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Hearing Date: Wednesday, October 1, 2025 @ 10:30 a.m.					
Council Staff: Ryan Hembree		PDS Staff: Frank Slusser		DPA: Alethea Hart	
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Snohomish County

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MEMORANDUM

TO: Snohomish County Planning Commission

Dave Somers
County Executive

FROM: Frank Slusser, PDS

SUBJECT: Area-wide Rezones to More Fully Implement Urban Medium and High Density Residential Designations in the Adopted 2024 Comprehensive Plan Future Land Use Map

DATE: April 4, 2025

INTRODUCTION

The purpose of this staff report is to provide information for a non-project proposal to amend the official zoning map for Snohomish County to rezone approximately 3,499 acres within the Southwest Urban Growth Area (UGA) to Low Density Multiple Residential (LDMR) and Multiple Residential (MR) zoning. The aim of this code project is to more fully implement and provide consistency with the Urban Medium Density Residential (UMDR) and Urban High Density Residential (UHDR) designations on the future land use (FLU) map in the recently adopted 2024 Snohomish County Growth Management Act Comprehensive Plan ("2024 Comprehensive Plan"). This project will streamline permitting processes by eliminating the need for site-specific rezone approvals for individual housing development projects in order to build to the planned densities in some areas where different zoning is still in place.

PROPOSAL BACKGROUND

Snohomish County adopted the 2024 Comprehensive Plan in December 2024. The Plan included adoption of a revised FLU map planning for sufficient development capacity to accommodate growth projections to 2044 consistent with the periodic review requirements of Revised Code of Washington (RCW) 36.70A.130 of the Growth Management Act (GMA). This included a thorough review of areas inside the pre-existing UGA that were appropriate for re-designation to FLU designations of UMDR or UHDR. The review resulted in nearly 2,300 acres of additional land within the pre-existing UGA redesignated to the UMDR FLU designation and a small additional amount of land redesignated to UHDR.

The adopted FLU map also includes large areas that were already designated UMDR and UHDR prior to the 2024 update and continue to provide capacity for future development.

The FLU map designations provide general guidance for the more specific zoning that should be applied within those areas. Implementing zones are based on the FLU Map designation descriptions found in the Land Use Element, which provide a limited range of options for zones to implement each FLU designation:

Urban Medium Density Residential (UMDR).

This designation allows a variety of housing types, including detached homes on small lots, townhouses, and apartments in medium density developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB.

Urban High Density Residential (UHDR).

This designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses. Implementing zones: MHP, MR, PRD-MR, LDMR, and PRD-LDMR.

For the UMDR FLU designation, the highest density zoning allowed is LDMR, and for UHDR, the highest density zoning allowed is MR. If those zones are not already in place in areas with those FLU designations, a developer is allowed to and normally will apply for a rezone to those zoning designations prior to new development. That means there is an extra step in the permitting process for new housing development proposals that only affects locations that were not rezoned to LDMR or MR at the time that the UMDR or UHDR FLU designation was adopted. The comprehensive plan is based on capacity estimates that assume that development in the UMDR and UHDR FLU designations will normally build at LDMR or MR zoning respectively. This rezoning project will increase the efficiency of permitting by removing that previously necessary step that adds time for both staff and the public without benefit.

Development of Proposal

The Executive directed staff to develop a proposal to fully implement the UMDR and UHDR designations in the adopted 2024 Comprehensive Plan to the highest density zoning allowed.

This proposal focused on the same area that was the subject of the infill review for the 2024 update. As described in the September 11, 2023, memorandum to the Planning Commission, the “2024 Update Future Land Use, Zoning, and Municipal Urban Growth Area Map Alternatives,” review focused on the portions of the unincorporated UGA that are part of the High Capacity Transit (HCT) Communities regional geography in the Puget Sound Regional Council VISION 2050. The review excluded some areas that are unsewerable or with topography unsuitable for UMDR development and areas beneath airport runway approaches.

For this proposal, the area known as the Lake Stickney Gap area, which is not part of the HCT Communities regional geography but is within the newly adopted Urban Core Subarea and served by high-capacity transit, was also included in the review. In addition, this proposal does affect the Edmonds Municipal Urban Growth Area, a part of the HCT Communities regional geography which was not affected by re-designations resulting from the infill review for the 2024 Comprehensive Plan because the area was already all designated with UMDR or higher density FLU designations.

Within the review area identified above, those areas designated UMDR but not zoned LDMR are proposed to be rezoned to LDMR. Similarly, areas designated UHDR but not zoned MR are proposed to be rezoned to MR. In addition, some areas that are designated Public/Institutional Use (P/IU) and adjacent to areas proposed for rezone are also included in the areas to be rezoned to either LDMR or MR to remain consistent if adjacent properties are being rezoned. Per the description of the P/IU FLU designation in the Land Use Element, “Implementing zoning should be consistent with surrounding zones.” There were some exceptions to these general rules:

- No areas zoned Mobile Home Park (MHP) are proposed to be rezoned. This zone has been applied to protect specific existing mobile/manufactured home parks from redevelopment.

- No areas zoned Waterfront Beach (WFB) are proposed to be rezoned. This zone exists around specific waterbodies, including lakes in urban areas.
- One area zoned Rural Conservation, a legacy zone that is no longer an implementing zone for any FLU designation, is not proposed to be rezoned despite being in an area designated UMDR. Consideration of amendments to the Rural Conservation zone could be a future project.
- Areas zoned Townhouse within the UMDR designation are not proposed to be rezoned, but those within the UHDR designation are proposed to be rezoned to MR. The Townhouse zone exists on only a small number of properties and was intended to provide for medium density development.

PROPOSED AREA-WIDE REZONES

The proposal is to amend the official zoning map for Snohomish County to rezone approximately 3,499 acres within the Southwest UGA to Low Density Multiple Residential (LDMR) and Multiple Residential (MR) zoning.

Table 1. Acreage of Proposed Rezones

Current Zoning	Proposed Zoning	Acres
PRD SA-1	LDMR	10.62
PRD-7,200	LDMR	172.54
PRD-7,200(Mobile)	LDMR	10.03
PRD-8,400	LDMR	18.21
PRD-9,600	LDMR	38.27
R-12,500	LDMR	1.16
R-7,200	LDMR	2,169.19
R-7,200(PRD)	LDMR	92.59
R-8,400	LDMR	679.76
R-9,600	LDMR	10.24
LDMR	MR	51.79
PRD-7,200	MR	3.66
PRD-9,600	MR	14.45
PRD-LDMR	MR	26.96
R-7,200	MR	107.22
R-8,400	MR	85.22
Townhouse	MR	6.90

The proposed amendments to the official zoning map are shown in Attachment B to this staff report, “2025 Area-wide Rezones.”

ANALYSIS

The following analysis provides a summary of this proposal’s compliance with state law, as well as regional, countywide, and county Comprehensive Plan policies.

Compliance with State Law

The GMA planning goals adopted in RCW 36.70A.020 guide the development and adoption of comprehensive plans and development regulations, including zoning. The goals are not priority-listed. In particular, the GMA goals guide the policies and FLU map in the Snohomish County 2024 Comprehensive Plan and require consistency between the 2024 Comprehensive Plan and implementing development regulations, including zoning. Table 2 identifies the reasonably related GMA planning goals listed in RCW 36.70A.020 and describes how the proposed area-wide rezones are consistent with and advance those goals.

Table 2. Compliance with GMA Planning Goals

GMA Planning Goal	Finding
GMA Goal 1 Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.	The proposed amendments support planned densities within the UGA where services and facilities exist currently to accommodate higher levels of growth.
GMA Goal 2 Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.	The proposed amendments support infill development to concentrate growth within the UGA, reducing urban sprawl outside of the UGA.
GMA Goal 7 Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.	The proposed amendments streamline the permitting process by removing a step in the development process to apply for a rezone prior to new development, as is often necessary in areas where the FLU map has not been fully implemented in the zoning.

Compliance with the Multi-County Planning Policies

Multi-County Planning Policies (MPPs) within VISION 2050 “provide for coordination and consistency among the metropolitan counties sharing common borders and related regional issues as required by RCW 36.70A.100, and, in order to ensure consistency, the directive policies of the MPPs need to have a binding effect.” (Summit-Waller Community Association, et al, v Pierce County). Table 3 identifies the reasonably related MPPs within VISION 2050 and describes how the proposed area-wide rezones are consistent with and advance those goals.

Table 3. Compliance with MPPs

MPP	Finding
MPP-RGS-6. Encourage efficient use of urban land by optimizing the development potential of existing urban lands and increasing density in the urban growth area in locations consistent with the Regional Growth Strategy.	The proposed amendments support planned housing densities within the UGA and opportunity for infill development. This ensures land is used efficiently.
MPP-H-10. Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.	The proposed amendments streamline the permitting process by removing a step in the development process to apply for a rezone prior to new development, as is often necessary in areas where the FLU map has not been fully implemented in the zoning.

Compliance with the Countywide Planning Policies

Countywide Planning Policies (CPPs) establish a countywide framework for developing and adopting county, city, and town comprehensive plans. The role of the CPPs is to coordinate comprehensive plans of jurisdictions in the same county regarding regional issues and issues affecting common borders (RCW 36.70A.100). Table 4 identifies the reasonably related CPPs and describes how the proposed area-wide rezones are consistent with and advance those goals.

Table 4. Compliance with CPPs

CPP	Finding
HO-4. The county and cities should implement policies that allow for the development of moderate density housing to help meet future housing needs, diversify the housing stock, and provide more affordable home ownership and rental opportunities. This approach should include code updates to ensure that zoning designations and allowed densities, housing capacity, and other restrictions do not preclude development of moderate density housing.	The proposed amendments support the 2024 Comprehensive Plan UMDR FLU designations that plan for moderate densities in urban zones to support development of more housing, and greater variety of housing, to accommodate future housing needs and availability of affordable home ownership and rental opportunities.

Compliance with the Snohomish County 2024 Comprehensive Plan

The proposed area-wide rezones will better achieve, comply with, and implement the policies identified in Table 5 contained in the 2024 Comprehensive Plan.

Table 5. Compliance with the Comprehensive Plan

2024 Comprehensive Plan Policy	Finding
Urban Medium Density Residential (UMDR). This designation allows a variety of housing types, including detached homes on small lots, townhouses, and apartments in medium density developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB. Urban High Density Residential (UHDR). This designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses. Implementing zones: MHP, MR, PRD-MR, LDMR, and PRD-LDMR.	The proposed amendments more fully implement the UMDR and UHDR FLU designations adopted in the 2024 Comprehensive Plan.
HO 3.A.2. Development standards and building permit requirements shall be reviewed on a continual basis to ensure clarity and consistency	The proposed amendments streamline the permitting process by removing a step in the development process to apply for a rezone prior to new development, as is often necessary in areas

2024 Comprehensive Plan Policy	Finding
while providing for a timely, fair, and predictable application processing outcome.	where the FLU map has not been fully implemented in the zoning.

Public Participation

The GMA requires early and continuous public participation (GOAL 11). As this proposal implements the Snohomish County GMA Comprehensive Plan FLU map adopted in 2024, the extensive public participation for that project serves as the early phase of public participation for this project.

In addition, the proposed May 27, 2025, public hearing by the Snohomish County Planning Commission will provide for continuing public participation. As required by SCC 30.73.050, postcard notice of that hearing will be mailed to the estimated 35,057 addresses for those parcels either proposed for rezones or within 500 feet of parcels proposed for rezones, providing for robust public participation.

Environmental Review

A State Environmental Policy Act (SEPA) Determination is required for the proposed area-wide rezones. The impacts of this proposal were studied in the Environmental Impact Statement (EIS) for the Snohomish County 2024 Comprehensive Plan Update. An addendum to that EIS will be issued in advance of public hearing by the Planning Commission.

Notification of State Agencies

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards will be transmitted to the Washington State Department of Commerce at the time this staff report is transmitted to the Snohomish County Planning Commission.

Staff Recommendation:

Staff recommends approval of the proposed area-wide rezones and findings contained in this staff report.

Action Requested

The Planning Commission is requested to hold a public hearing, consider the proposed area-wide rezones, and provide a recommendation to the County Council. The Planning Commission can recommend approval of the area-wide rezones with supporting findings of fact as proposed or modified, deny the proposal with findings, or amend the proposal with appropriate findings.

cc: Ken Klein, Executive Director
Mike McCrary, PDS Director
David Killingstad, PDS Manager
Michael Dobesh, PDS Manager
Ryan Hembree, Legislative Analyst

Attachments

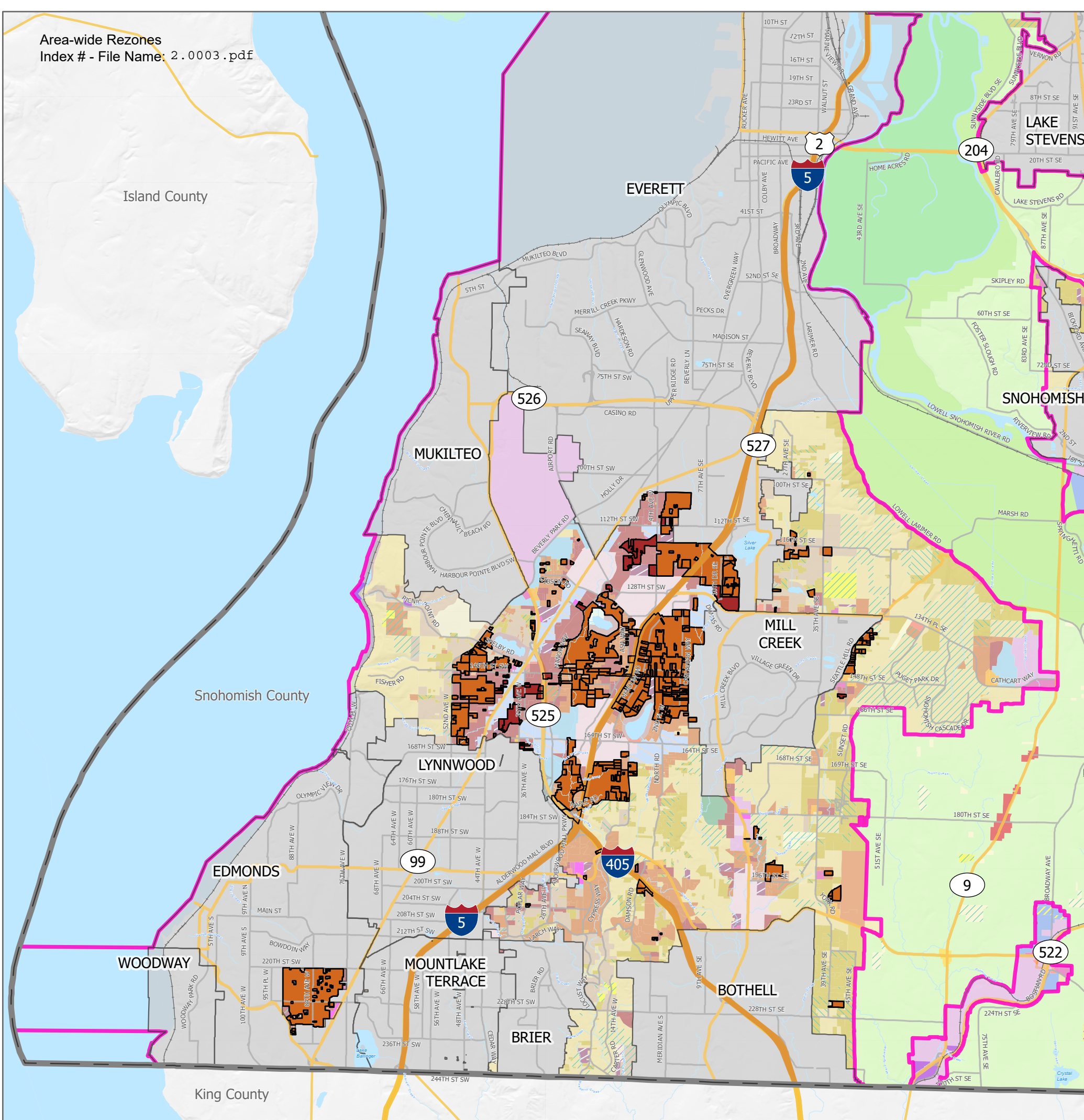
Attachment A: Draft Planning Commission Findings of Fact and Conclusions
Attachment B: Map, "2025 Area-wide Rezones"

Attachment A
Area-wide Rezones Implementing UMDR and UHDR Designations
Draft Planning Commission Findings

- A. The proposed ordinance will amend the Snohomish County official zoning map to adopt Low Density Multiple Residential (LDMR) and Multiple Residential (MR) zones to more fully implement the adopted future land use map.
- B. In developing the zoning amendments, the County considered the goals of the GMA identified in RCW 36.70A.020, specifically those goals related to urban growth, reducing sprawl, and permits. The proposed zoning amendments are reasonably related to, and necessary for, the advancement of the before mentioned GMA planning goals.
- C. The proposed zoning amendments comply with, and implement the goals, objectives, and policies of the MPPs, CPPs, and Snohomish County 2024 Comprehensive plan. In particular, the amendments will support planned growth and density within urban land and will streamline permitting processes.
- D. The proposed zoning amendments are consistent with the record as set forth in the PDS Staff Report dated April 4, 2025.
- E. Procedural requirements:
 - 1. The proposal is a Type 3 legislative action under SCC 30.73.010 and 30.73.020.
 - 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed zoning amendments has been transmitted to the Washington State Department of Commerce for distribution to state agencies in the coming months.
 - 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this non-project action were satisfied through analysis in the Environmental Impact Statement (EIS) for the Snohomish County 2024 Comprehensive Plan Update and an addendum to that EIS will be issued to that effect in the coming months.
 - 4. The public participation process for the proposed zoning amendments has complied with all applicable requirements of the GMA and SCC.
 - 5. As required by RCW 36.70A.370, the Washington State Attorney General last issued an advisory memorandum in October 2024 titled "Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property" to help local governments avoid unconstitutional takings of private property. The process outlined in the State Attorney General's 2024 advisory memorandum was used by the County in objectively evaluating the regulatory changes in this proposal.

Attachment B

[Insert Zoning Map Here]



2025 Area-wide Rezones

Existing Zoning

- F Forestry
- F and R Forestry and Recreation
- F and R ORV Forestry and Recreation-Off Road Vehicle
- SA-1 Suburban Agriculture-1 Acre
- A-10 Agriculture-10 Acre
- RRT-10 Rural Resource Transition-10 Acre
- R-5 Rural-5 Acre
- RD Rural Diversification
- RC Rural Conservation
- R-20,000 Residential 20,000 sq. ft.
- R-12,500 Residential 12,500 sq. ft.
- R-9,600 Residential 9,600 sq. ft.
- R-9,600(PRD) Residential 9,600 sq. ft. (Planned Residential Development)
- R-8,400 Residential 8,400 sq. ft.
- R-8,400(PRD) Residential 8,400 sq. ft. (Planned Residential Development)
- R-7,200 Residential 7,200 sq. ft.
- R-7,200(PRD) Residential 7,200 sq. ft. (Planned Residential Development)
- WFB Waterfront Beach
- PRUD Planned Residential Unit Devl.

- T Townhouse
- LDMR Low Density Multiple Residential
- LDMR(PRD) Low Density Multiple Residential (Planned Residential Development)
- MR Multiple Residential
- MR(PRD) Multiple Residential (Planned Residential Development)
- MHP Mobile Home Park
- RFS Rural Freeway Service
- NB Neighborhood Business
- PCB Planned Community Business
- CB Community Business
- UC Urban Center
- GC General Commercial
- RB Rural Business
- CRC Clearview Rural Commercial
- MUC Mixed-Use Corridor
- IP Industrial Park
- PIP Planned Industrial Park
- BP Planned Industrial Park
- RI Rural Industrial
- LI Light Industrial
- HI Heavy Industrial

- PRD SA-1 Planned Residential Development Suburban Agriculture-1 Acre
- PRD-20,000 Planned Residential Development 20,000 sq. ft.
- PRD-20,000(Mobile) Planned Residential Development (Mobile) Residential 20,000 sq. ft.
- PRD-12,500(Mobile) Planned Residential Development (Mobile) Residential 12,500 sq. ft.
- PRD-9,600 Planned Residential Development 9,600 sq. ft.
- PRD-8,400 Planned Residential Development 8,400 sq. ft.
- PRD-7,200 Planned Residential Development 7,200 sq. ft.
- PRD-7,200(Mobile) Planned Residential Development (Mobile) Residential 7,200 sq. ft.
- PRD-LDMR Planned Residential Development Low Density Multiple Residential
- PRD-MR Planned Residential Development Multiple Residential
- PRD-CB Planned Residential Development Community Business

Area Wide Zoning Amendments:

- LDMR
- MR

County Boundary

Incorporated City

Urban Growth Area (UGA) Boundary

Lakes

Streams

Road Types

- Interstate
- State Route
- Arterial
- Railroad

0 1 2 Miles

Date: 03/19/2025

Snohomish County Data and Map Disclaimer

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



Snohomish County

SNOHOMISH COUNTY PLANNING COMMISSION

July 1, 2025

Snohomish County Council
County Administration Building
3000 Rockefeller Avenue, M/S 609
Everett, WA 98201-4046

SUBJECT: Planning Commission recommendation on proposed area-wide rezones

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation on this non-project proposal to amend the official zoning map to adopt area-wide rezones. The Planning Commission had a briefing on this topic on April 22, 2025, and conducted a public hearing on May 27, 2025.

The aim is to more fully implement and provide consistency with the Urban Medium Density Residential (UMDR) and Urban High Density Residential (UHDR) designations on the future land use (FLU) map in the recently adopted 2024 Snohomish County Growth Management Act Comprehensive Plan. The proposal is to amend the official zoning map for Snohomish County to rezone approximately 3,499 acres in the Southwest Urban Growth Area within those designations to Low Density Multiple Residential (LDMR) and Multiple Residential (MR) zoning. This proposal will streamline permitting processes by eliminating the need for site-specific rezone approvals for individual housing development projects in order to build to the planned densities in some areas where different zoning is still in place.

Forty (40) written comments were received by the Planning Commission from the public before the public hearing. Forty-one (41) members of the public commented at the public hearing. For those opposed to the proposed rezones, the majority cited concerns including service availability, traffic safety concerns, lack of infrastructure, lack of parking and sidewalks, an increase in crime, and the destruction of nature and wildlife. Many stated that the rezones were too broad and needed to be site-specific or offer targeted zoning. For those in favor, they cited the need to accommodate growth, the need for housing, and to follow regulations.

PLANNING COMMISSIONER COMMENTS

Following the close of the hearing and prior to final vote on the motion to approve, the Planning Commission deliberated, and each commissioner offered comments to be included along with the recommendation, which are summarized below:

- **Commissioner Sheldon** – had concerns about what development under the area-wide rezones will look like going forward, and concerns that this type of area-wide rezone approach could later be applied in other areas further north.
- **Commissioner Chandler** – stated that the premise of the area-wide rezone proposal is something that needs to happen to accommodate growth, but that concerns about service and traffic were very high. Traffic studies need to be presented upon application, and traffic and parking need to be addressed at the project level. Also, there are concerns about sites that are heavily constrained with critical areas that would likely be addressed by developers not choosing to develop those properties.

- **Commissioner Busteed** – heard concerns about traffic and parking that are very valid given that parking standards are being reviewed to reduce parking requirements in some zones. Also heard concerns about the ability for new development to be so close together with existing homes, with walls blocking light. In addition, there is the need to review grading requirements and impacts for adjacent properties.
- **Commissioner Larsen** – expressed that for areas being rezoned it will be important to preserve parks and public open spaces, increase code enforcement, save trees including through incentives, lessen privacy impacts, and review needs for infrastructure, utilities, and services like public safety.
- **Commissioner Sievers** – stated that we are not unique in the issues we face with growth. Heard concerns about the cost of site work, and impacts of infill and grading for adjacent properties. Another concern that stands out is about public safety and emergency vehicle access. Also heard positive things about protecting salmon and streams. In smaller communities, people want space to live in, so it is important to be thoughtful about where we allow increased density in areas served by transit investments.
- **Commissioner Niemela** – suggested that people should contact their representatives if they support case-by-case proposals rather than blanket approaches. There also may be the ability repurpose vacant businesses to accommodate growth.
- **Commissioner Bush** – described that cities used to develop in natural ways, and then with zoning requirements we added limits, but now we are going in reverse because there is a need for more housing. It is challenging because this is a natural process to redevelop with higher densities. It is saddening to hear how it has impacted people because they bought with an idea of what the community would be like that now is changing. It is a complicated process. In areas near transit, creating more walkable communities is important, but that means having safe sidewalks. Money for infrastructure and services is always an issue. People are saving to buy a house, and the prices get higher and higher, and many do not need large houses on large lots if there are smaller houses and shared green spaces.

PLANNING COMMISSION RECOMMENDATION

At the May 27, 2025, Planning Commission meeting, Commissioner Sheldon made a motion, seconded by Commissioner Chandler, recommending APPROVAL of the proposed area-wide rezones contained in the staff report dated April 4, 2025.

Vote (Motion):

6 in favor (*Bush, Busteed, Chandler, Larsen, Niemela, Sievers*)

1 opposed (*Sheldon*)

Motion passed

The recommendation presented to the County Council within this motion was made following the close of the deliberations and after due consideration of information presented and is based on the findings and conclusions presented in the April 4, 2025, staff report.

Area-wide Rezones
Planning Commission Recommendation Letter
Index # - File Name: 2.0012.pdf
Area-wide Rezones
July 1, 2025

Respectfully submitted,

Robert W Larsen

Robert W Larsen (Jul 3, 2025 18:56 PDT)

SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive
Michael McCrary, Director, Planning and Development Services

Executive/Council Action Form (ECAF)**ITEM TITLE:****..Title**

Ordinance 25-051, relating to Growth Management; amending the Snohomish County Official Zoning Map to more fully implement the Urban Medium Density Residential and Urban High Density Residential Designations on the Snohomish County Growth Management Act Comprehensive Plan Future Land Use Map

..body**DEPARTMENT:** Planning and Development Services**ORIGINATOR:** Frank Slusser**EXECUTIVE RECOMMENDATION:** Approved by Ken Klein 8/18/25

PURPOSE: To consider area-wide rezones to more fully implement the Urban Medium Density Residential and Urban High Density Residential designations adopted on the future land use map in the Snohomish County 2024 Comprehensive Plan.

BACKGROUND: The proposed Area-wide Rezones ordinance amends the official zoning map for Snohomish County to rezone approximately 3,500 acres within the Southwest Urban Growth Area to Low Density Multiple Residential (LDMR) and Multiple Residential (MR) zoning. This proposal more fully implements and provides consistency with the Urban Medium Density Residential (UMDR) and Urban High Density Residential (UHDR) designations on the future land use (FLU) map in the adopted 2024 Snohomish County Growth Management Act Comprehensive Plan. This project will streamline permitting processes by eliminating the need for site-specific rezone approvals for individual housing development projects in order to build to the planned densities where different zoning is still in place.

FISCAL IMPLICATIONS:

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

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

DEPARTMENT FISCAL IMPACT NOTES: Click or tap here to enter text.**CONTRACT INFORMATION:**

ORIGINAL	_____	CONTRACT#	_____	AMOUNT	_____
AMENDMENT	_____	CONTRACT#	_____	AMOUNT	_____

Contract Period

ORIGINAL	START	_____	END	_____
AMENDMENT	START	_____	END	_____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Reviewed/approved by Finance – Nathan Kennedy 8/18/25 AATF: DPA 7/31/25

1 Adopted:

2 Effective:

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington

5
6 ORDINANCE NO. 25-051

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

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

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

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

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

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

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

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

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

ORDINANCE NO. 25-051

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

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

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

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

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

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

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

25 NOW, THEREFORE, BE IT ORDAINED:
26

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

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

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

ORDINANCE NO. 25-051

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

PAGE 2 OF 7

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- H. Procedural requirements.

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

1 5. As required by RCW 36.70A.370, the Washington State Attorney General last issued an advisory
2 memorandum in October 2024 titled "Advisory Memorandum and Recommended Process for
3 Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of
4 Private Property" to help local governments avoid unconstitutional takings of private property.
5 The process outlined in the State Attorney General's 2024 advisory memorandum was used by
6 the County in objectively evaluating the regulatory changes in this proposal.
7

8 I. The zoning map amendments in this ordinance are consistent with the record:
9

10 1. This ordinance amends the Snohomish County Official Zoning Map to adopt LDMR and MR
11 zones over approximately 3,500 acres within the Southwest County Urban Growth Area to more
12 fully implement the UMDR and UHDR designations respectively on the adopted GMACP FLU
13 Map.
14

15 2. The zoning map amendments are consistent with the record as set forth in the PDS Staff Report
16 dated April 4, 2025.
17

18 Section 2. The County Council makes the following conclusions:
19

20 A. The amendments proposed by this ordinance are consistent with all applicable federal, state, and
21 local laws and regulations.
22

23 B. The amendments proposed by this ordinance are consistent with the goals, objectives, and policies
24 of the MPPs, CPPs, and the Snohomish County GMACP.
25

26 C. The County has complied with all SEPA requirements in respect to this non-project action.
27

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

31 E. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
32 property for a public purpose.
33

34 Section 3. The County Council bases its findings and conclusions on the entire record of the
35 County Council, including all testimony and exhibits. Any finding, which should be deemed a conclusion,
36 and any conclusion which should be deemed a finding, is hereby adopted as such.
37

38 Section 4. The Snohomish County Official Zoning Map maintained pursuant to SCC 30.21.030
39 shall be revised to reflect the zoning map amendments adopted by the County Council as indicated in
40 Exhibit A to this ordinance, which is attached hereto and incorporated by reference into this ordinance.
41

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

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

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

10
11 SNOHOMISH COUNCIL
12 Snohomish, Washington

13
14
15 _____
16 Council Chair

17 ATTEST:

18
19
20 _____
21 Deputy Clerk of the Council

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

26 DATE:

27
28 _____
29 County Executive

30 ATTEST:

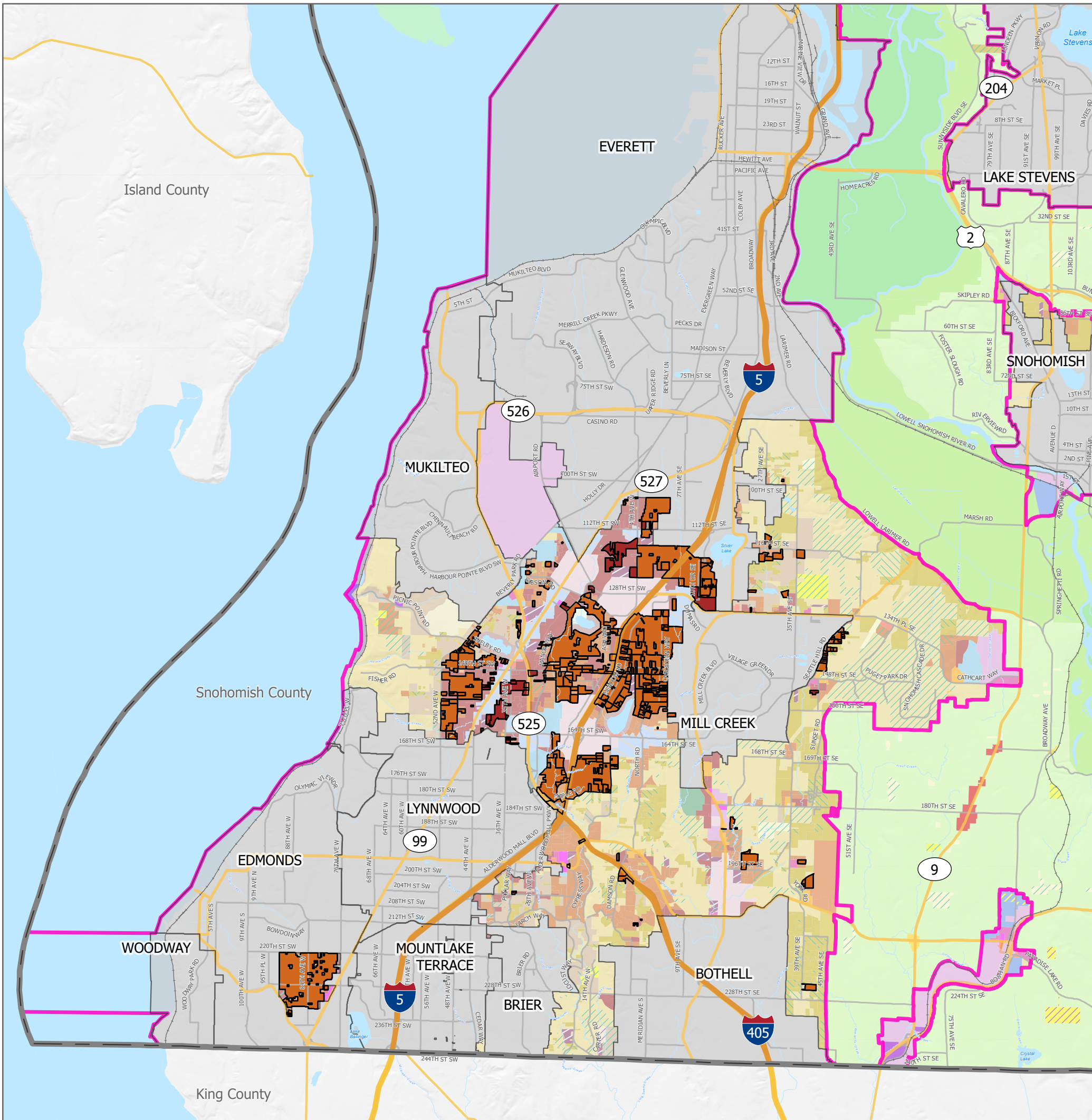
31
32 _____
33
34 Approved as to form only:

35  July 31, 2025
36 _____
37 Deputy Prosecuting Attorney

1
2
3

EXHIBIT A

[INSERT ZONING MAP HERE]



2025 Area-wide Rezones

Existing Zoning

F

F and R

F and R ORV

SA-1

A-10

RRT-10

R-5

RD

RC

R-20,000

R-12,500

R-9,600

R-9,600(PRD)

R-8,400

R-8,400(PRD)

R-7,200

R-7,200(PRD)

WFB

PRUD

F Forestry

F and R Forestry and Recreation

F and R ORV Forestry and Recreation-Off Road Vehicle

SA-1 Suburban Agriculture-1 Acre

A-10 Agriculture-10 Acre

RRT-10 Rural Resource Transition-10 Acre

R-5 Rural-5 Acre

RD Rural Diversification

RC Rural Conservation

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

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

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

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

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

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

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

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

WFB Waterfront Beach

PRUD Planned Residential Unit Devl.

T

LDMR

LDMR(PRD)

MR

MR(PRD)

MHP

RFS

NB

PCB

CB

UC

GC

RB

CRC

MUC

IP

PIP

BP

RI

LI

HI

T Townhouse

LDMR Low Density Multiple Residential

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

MR Multiple Residential

MR(PRD) Multiple Residential (Planned Residential Development)

MHP Mobile Home Park

RFS Rural Freeway Service

NB Neighborhood Business

PCB Planned Community Business

CB Community Business

UC Urban Center

GC General Commercial

RB Rural Business

CRC Clearview Rural Commercial

MUC Mixed-Use Corridor

IP Industrial Park

PIP Planned Industrial Park

BP Planned Industrial Park

RI Rural Industrial

LI Light Industrial

HI Heavy Industrial

PRD SA-1

PRD-20,000

PRD-20,000(Mobile)

PRD-12,500(Mobile)

PRD-9,600

PRD-8,400

PRD-7,200

PRD-7,200(Mobile)

PRD-LDMR

PRD-MR

PRD-CB

PRD SA-1 Planned Residential Development

Suburban Agriculture-1 Acre

PRD-20,000 Planned Residential Development

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

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

Residential 20,000 sq. ft.

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

Residential 12,500 sq. ft.

PRD-9,600 Planned Residential Development

Residential 9,600 sq. ft.

PRD-8,400 Planned Residential Development

Residential 8,400 sq. ft.

PRD-7,200 Planned Residential Development

Residential 7,200 sq. ft.

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

Residential 7,200 sq. ft.

PRD-LDMR Planned Residential Development

Low Density Multiple Residential

PRD-MR Planned Residential Development

Multiple Residential

PRD-CB Planned Residential Development

Community Business

Area Wide Zoning Amendments:

LDMR

MR

County Boundary

Incorporated City

Urban Growth Area (UGA) Boundary

Lakes

Streams

Road Types

Interstate

State Route

Arterial

Railroad

012 Miles

N

Date: 07/10/2025

Snohomish County

Snohomish County Data and Map Disclaimer

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

Path: W:\planning\carto\code\2025\AreaWideRezone\ArcGISPro\AWR_T3Projects_with6daysZoning_v20250723.aprx

ECAF:
RECEIVED:

**ORDINANCE
INTRODUCTION SLIP**

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.003

FILE ORD 25-051

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

Introduced By:

N Neh
Councilmember

Date

~~~~~  
Clerk's Action:

Proposed Ordinance No. \_\_\_\_\_

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

~~~~~  
STANDING COMMITTEE RECOMMENDATION FORM

On _____, the Committee considered the Ordinance by ____ Consensus /
____ Yeas and ____ Nays and made the following recommendation:

____ Move to Council to schedule public hearing on: _____

____ Other _____

Regular Agenda _____ **Administrative Matters** _____

Public Hearing Date _____ **at** _____

N Neh
Committee Chair



Planning and Community Development

Ryan Hembree

SNOHOMISH COUNTY COUNCIL

Council Initiated:

☐ Yes

☒ No

EXHIBIT # 3.2.001

FILE ORD 25-051

ECAF: 2025-2735

Ordinance: 25-051

Type:

☐ Contract

☐ Board Appt.

☒ **Code Amendment**

☐ Budget Action

☐ Other

Requested Handling:

☒ **Normal**

☐ Expedite

☐ Urgent

Fund Source:

☐ General Fund

☐ Other

☒ **N/A**

Executive Rec:

☒ **Approve**

☐ Do Not Approve

☐ N/A

Approved as to

Form:

☒ **Yes**

☐ No

☐ N/A

Subject:

SW UGA Area Wide Rezones regarding implementation of the 2024 GMA Comprehensive Plan

Scope:

Ordinance 25-051, relating to Growth Management; amending the Snohomish County Official Zoning Map to more fully implement the Urban Medium Density Residential and Urban High Density Residential Designations on the Snohomish County Growth Management Act Comprehensive Plan Future Land Use Map

Duration:

N/A

Fiscal Impact:

☐ Current Year

☐ Multi-Year

☒ **N/A**

Authority Granted:

Authorizes the Executive to approve area-wide rezones that more fully implement the Urban Medium Density Residential and Urban High Density Residential designations adopted on the future land use map in the Snohomish County 2024 Comprehensive Plan.

Background:

The proposed Area-wide Rezones ordinance amends the official zoning map for Snohomish County to rezone approximately 3,500 acres within the Southwest Urban Growth Area to Low Density Multiple Residential (LDMR) and Multiple Residential (MR) zoning. This proposal more fully implements and provides consistency with the Urban Medium Density Residential (UMDR) and Urban High Density Residential (UHDR) designations on the future land use (FLU) map in the adopted 2024 Snohomish County Growth Management Act Comprehensive Plan.

This project will streamline permitting processes by eliminating the need for site-specific rezoning approvals for individual housing development projects in order to build to the planned densities where different zoning is still in place.

Request: Move Ordinance 25-051 to GLS on September 10th to set a time and date for a public hearing.

Exhibit 3.2.002

Planning and Community Development Committee – 09/02/25

[Video](#)



Snohomish County Council
Planning and Community Development Committee
Agenda

Nate Nehring, Committee Chair
Strom Peterson, Committee Vice-Chair
Committee Members: Sam Low, Megan Dunn, Jared Mead

Ryan Hembree, Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, September 2, 2025	11:00 AM	Jackson Board Room - 8th Floor
		Robert J. Drewel Building
		& Remote Meeting

Webinar Link: <https://zoom.us/j/94846850772>

Attend in person at 3000 Rockefeller Ave, Jackson Board Room, 8th Floor, Everett, WA
Join remotely using the Zoom link above or call 1-253-215-8782 or 1-206-337-9723
and enter Meeting ID 948-4685 0772

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

ACTION ITEMS

1. Motion 25-330, authorizing the County Executive to execute [2025-2147](#)
Amendment No. 1 to the Interlocal Agreement between Snohomish
County and the City of Everett for the Lion's Park Skate DOT
Project

Proposed Action: Move to General Legislative Session September 10th for consideration.

2. Motion 25-363, convening Board of Equalization [2025-2457](#)

Proposed Action: Move to General Legislative Session September 10th for consideration.

3. Ordinance 25-047, relating to nonconforming structures and uses; [2025-2504](#)
amending Sections 30.28.070, 30.28.072, and 30.91n.050, and
repealing Section 30.28.075 of the Snohomish County Code

Proposed Action: Move to General Legislative Session on September 10th to set time and date for a public hearing.

4. Ordinance 25-051, relating to Growth Management; amending the [2025-2735](#)
Snohomish County Official Zoning Map to more fully implement the
Urban Medium Density Residential and Urban High Density
Residential Designations on the Snohomish County Growth
Management Act Comprehensive Plan Future Land Use Map

Proposed Action: Move to General Legislative Session on September 10th to set time and date for a public hearing.

5. Motion 25-405, referring a proposed ordinance relating to Growth [2025-2896](#)
Management; allowing reduced setbacks for covered parking
structures from road elements in the Rural Village Housing
Demonstration Program; adding New Section 30.41h.105 of the
Snohomish County Code to Planning and Development Services
(PDS), Department of Public Works and the Snohomish County
Planning Commission

****Pending assignment to Committee***

Proposed Action: Move to General Legislative Session September 3rd for consideration.

6. Motion 25-337, accepting contract funds awarded to Snohomish [2025-2289](#)
County from the Washington State Department of Agriculture for
the control of the noxious weed Spartina along the shores and in
the estuaries of Snohomish County

Proposed Action: Move to General Legislative Session September 10th for consideration.

7. Motion 25-364, authorizing the County Executive to execute [2025-2381](#) Amendment No. 1 to the Interlocal Agreement between Snohomish County and the City of Lake Stevens for the Frontier Heights Park Project

Proposed Action: Move to General Legislative Session September 10th for consideration.

8. Motion 25-382, approving Agreement Amendment No. 2 with [2025-2594](#) Lautenbach Recycling for year-round hauling services

Proposed Action: Move to General Legislative Session September 10th for consideration.

9. Motion 25-395, accepting contract funds awarded from the [2025-2702](#) Washington State Department of Ecology Stormwater Strategic Initiative Lead Grant Program for the purposes of designing a surface water project for the Evergreen State Fairgrounds Park

Proposed Action: Move to General Legislative Session September 10th for consideration.

DISCUSSION ITEMS

1. WSU Promotores Program [2025-2858](#)



Snohomish County Council
Planning and Community Development Committee
Meeting Minutes

Nate Nehring, Committee Chair
Strom Peterson, Committee Vice-Chair
Committee Members: Sam Low, Megan Dunn, Jared Mead

Ryan Hembree, Legislative Analyst
Russell Wiita, Legislative Aide
Lisa Hickey, Assistant Clerk of the Council

Tuesday, September 2, 2025

11:00 AM

**Jackson Board Room - 8th Floor
Robert J. Drewel Building
& Remote Meeting**

PRESENT:

Committee Chair Nehring
Committee Vice-Chair Dunn
Committee Member Low (*remote*)
Committee Member Mead (*not present*)
Committee Member Peterson
Ryan Hembree, Council Staff
Frank Slusser, Planning and Development Services
Henry Jennings, Planning and Development Services
Anthony Gromko, WSU Promotores
Jessica Gardenia, WSU Promotores
Patricia Townsend, WSU Promotores
Lisa Hickey, Assistant Clerk of the Council

CALL TO ORDER

Committee Chair Nehring called the meeting to order at 11:00 a.m.

ROLL CALL

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

PUBLIC COMMENT

There were no persons present wishing to provide public comment.

ACTION ITEMS

Deb Bell, Sr. Legislative Analyst, provided a staff report for Items 1 and 2.

1. Motion 25-330, authorizing the County Executive to execute Amendment No. 1 to the Interlocal Agreement between Snohomish County and the City of Everett for the Lion's Park Skate DOT Project [2025-2147](#)

ACTION: Move to Consent Agenda, General Legislative Session September 10th for consideration.

2. Motion 25-363, convening Board of Equalization [2025-2457](#)

ACTION: Move to Consent Agenda, General Legislative Session September 10th for consideration.

Ryan Hembree, Legislative Analyst, provided a staff report for Items 3 through 10.

3. Ordinance 25-047, relating to nonconforming structures and uses; amending Sections 30.28.070, 30.28.072, and 30.91n.050, and repealing Section 30.28.075 of the Snohomish County Code [2025-2504](#)

ACTION: Move to Administrative Matters, General Legislative Session September 10th to set time and date for a public hearing.

4. Ordinance 25-051, relating to Growth Management; amending the Snohomish County Official Zoning Map to more fully implement the Urban Medium Density Residential and Urban High Density Residential Designations on the Snohomish County Growth Management Act Comprehensive Plan Future Land Use Map [2025-2735](#)

Frank Slusser, Planning and Development Services, responded to Committee Member Dunn's questions.

ACTION: Move to Administrative Matters, General Legislative Session September 10th to set time and date for a public hearing.

Item 5 walked on

5. Ordinance 25-052, relating to Growth Management; concerning rural cluster subdivisions and short subdivisions; amending Chapter 30.41C of the Snohomish County Code [2025-2799](#)

Henry Jennings, Planning and Development Services, provided a PowerPoint presentation and responded to questions.

ACTION: Move to Regular Agenda, General Legislative Session September 3rd to set time and date for a public hearing.

6. Motion 25-405, referring a proposed ordinance relating to Growth Management; allowing reduced setbacks for covered parking structures from road elements in the Rural Village Housing Demonstration Program; adding New Section 30.41h.105 of the Snohomish County Code to Planning and Development Services (PDS), Department of Public Works and the Snohomish County Planning Commission [2025-2896](#)

ACTION: Move to Consent Agenda, General Legislative Session September 3rd for consideration.

7. Motion 25-337, accepting contract funds awarded to Snohomish County from the Washington State Department of Agriculture for the control of the noxious weed Spartina along the shores and in the estuaries of Snohomish County [2025-2289](#)

ACTION: Move to Consent Agenda, General Legislative Session September 10th for consideration.

8. Motion 25-364, authorizing the County Executive to execute Amendment No. 1 to the Interlocal Agreement between Snohomish County and the City of Lake Stevens for the Frontier Heights Park Project [2025-2381](#)

ACTION: Move to Consent Agenda, General Legislative Session September 10th for consideration.

9. Motion 25-382, approving Agreement Amendment No. 2 with Lautenbach Recycling for year-round hauling services [2025-2594](#)

ACTION: Move to Consent Agenda, General Legislative Session September 10th for consideration.

10. Motion 25-395, accepting contract funds awarded from the Washington State Department of Ecology Stormwater Strategic Initiative Lead Grant Program for the purposes of designing a surface water project for the Evergreen State Fairgrounds Park [2025-2702](#)

ACTION: Move to Consent Agenda, General Legislative Session September 10th for consideration.

DISCUSSION ITEM

1. WSU Promotores Program [2025-2858](#)

Anthony Gromko, Jessica Gardenia, and Patricia Townsend, WSU Promotores Program, provided a PowerPoint presentation and responded to questions.

Meeting adjourned at 11:38 a.m.

EXHIBIT # 3.3.001

FILE ORD 25-051

From: adull6@aol.com
To: [Contact Council](#)
Subject: Esperance re-zone
Date: Friday, September 19, 2025 2:01:29 PM

Hi,

Please pump the brakes on the multi housing efforts going on in our area. We already have too much traffic. I don't think you've really done much of an environmental impact study- or possibly don't care.

Regards,

Alan & Tomoko Dull

Esperance residents

From: [Tom Brown](#)
To: [Contact Council](#)
Subject: Esperance Rezoning
Date: Saturday, September 20, 2025 5:04:09 PM

Dear Snohomish County Council,

I am urging you to postpone the rezoning vote on Esperance until three things happen.

1. Infrastructure impacts are fully evaluated.
2. Tree codes are updated.
3. Edmonds' design standards are applied to Esperance.

Currently the unincorporated Snohomish County area of Esperance is being developed at an alarming rate with multiple single family homes being built on one or two lots that used to house one or two homes.

I am all for more affordable housing, but that does not seem to be the goal of the developers as they build million dollar homes.

If you were to rezone the area, would developers be required to provide a percentage of the units as "affordable"? Would we see sidewalks being built, service from Edmonds Police instead of the Snohomish County Sheriff's Office?

I am also concerned that public hearings on future development would be eliminated. Please think about how this affects the Esperance neighborhood before you vote on the rezoning plan.

Thank you for your time,
Tom Brown

From: [Sonja Tangen](#)
To: [Contact Council](#)
Subject: POSTPONE THE REZONE VOTE
Date: Saturday, September 20, 2025 9:40:05 AM

Hello,

I am a concerned citizen living in Esperance (unincorporated snohomish county neighborhood in the heart of Edmonds). The proposed rezoning will have a HUGE negative impact on the residents in this area.

I urge the County Council to **postpone the rezoning vote** until:

- **Infrastructure impacts are fully evaluated** (traffic, utilities, police, and services)
- **Tree codes are updated** to preserve our rapidly disappearing canopy
- **Edmonds' design standards are applied to Esperance**, since we are surrounded by Edmonds
 - These standards will prevent tall, narrow "slot homes"
 - They will maintain neighborhood cohesiveness and protect the character of our community

Thank you!
Sonja Tangen

EXHIBIT # 3.3.004FILE ORD 25-051

From: [Terry Farnam](#)
To: [Contact Council](#)
Subject: Rezone Of Esperance
Date: Monday, September 22, 2025 11:08:22 AM

Please do not vote to rezone Esperance until a thorough study of needed infrastructure, update of tree canopy rules & application of Edmonds design standards is all done. Moreover do not take away any future right to be heard & speak up—whatever happened to government of the people & by the people. This whole rezone is very wrong & short sighted.

From: [Erik Kalstad](#)
To: [Contact Council](#); [Kasia Hall](#)
Subject: Esperance Rezoning Concerns
Date: Monday, September 22, 2025 10:59:53 AM

Hi Council,

My wife and I are residents in the Esperance community of Snohomish county and ask for your consideration on the 10/1 vote to postpone changing Esperance properties from single-family lots to multi-family housing. Along with our neighbors, we are deeply concerned about the impact of the proposed re-zone. It's been known for years that Esperance severely lacks the infrastructure (roads, utilities, police, services, parking, etc) to accommodate such a drastic rezone. The topic comes up frequently in this community- We have virtually no police presence or patrols from the sheriff/county (cars race around undeterred around our 25 mph streets, frequently breaking traffic laws due to lack of enforcement. We lack sidewalks, underground utilities, power, and our streets and infrastructure were never built for this type of growth nor have there been substantive updates or proposed updates in decades. We're concerned for the loss of trees, green space and neighborhood privacy- accelerated overdevelopment in Esperance doesn't work under weak county regulations as has been shown with similar neighborhoods facing rezoning without proper infrastructure updates.

We ask the rezone is postponed until infrastructure impacts are fully scoped out and evaluated (traffic, utilities, police, services, sidewalks, tree codes updated due to rapidly disappearing canopy, parks). Since we're surrounded by Edmonds, I'd like to see their design standards applied to Esperance to prevent tall/narrow slot homes and maintain the cohesiveness and protect the character of our community.

I also ask the council to keep allowing public hearings on future developments because developers are already taking advantage of us under R8400 zoning. If this passes, the character and livability of Esperance will permanently be altered. Population growth needs to be matched with infrastructure and police/services support of which has gone ignored in this community. We ask that any growth plans are shared in tandem with infrastructure proposals for residents to see/share input in public hearings before any change to zoning occurs.

Greatly appreciate your service to this community and your continued support at the county.

Best regards,
Erik and Kasia Kalstad
Esperance residents