

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 22-090

REFERRING CONSIDERATION OF EXPANSION OF THE
SOUTHWEST COUNTY UGA, INCLUDING FUTURE LAND USE MAP AND ZONING
MAP CHANGES, TO THE SNOHOMISH COUNTY PLANNING COMMISSION AND
THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES FOR
CONSIDERATION DURING THE 2024 COMPREHENSIVE PLAN UPDATE

WHEREAS, the County Council wishes to obtain a recommendation from the Snohomish County Planning Commission regarding a proposed expansion of the Southwest County Urban Growth Area, including changes to the Future Land Use Map (FLUM) and official zoning map; and

WHEREAS, FLUM and zoning map changes during comprehensive plan updates are Type 3 legislative actions pursuant to Chapter 30.73 SCC; and

WHEREAS, SCC 30.73.040 provides that the Planning Commission shall hold a public hearing on a Type 3 proposal referred to it by the county council within 90 days or within a time specified by the County Council; and

WHEREAS, RCW 36.70A.130 requires that the next periodic review of the GMACP be complete by June 30, 2024; and

WHEREAS, Planning and Development Services (PDS) is the lead department for the 2024 Update project and PDS may need to seek and receive input on the proposed policy amendments from other county departments; and

WHEREAS, the County Council is open to input from PDS and other departments on any issue or idea related to the proposal;

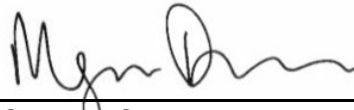
NOW, THEREFORE, ON MOTION, the County Council hereby refers the proposal as detailed and attached in "Exhibit A", to the Department of Planning and Development Services (PDS) for input as follows:

1. Pursuant to Chapters 2.08 and 30.73 SCC, the County Council refers the potential code revisions to the Director of PDS as both the head of the lead department and as acting in the capacity of Secretary to the Snohomish County Planning Commission for its review, consideration, and a recommendation to the Council.

2. The County Council understands that the proposed amendments may require refinements for consistency with other policies or statutes. PDS or other departments may suggest such refinements or other types of improvements. The intent of this motion is to consider expansion of the Southwest County UGA in Alternative 3 for the 2024 Update. Exhibit A to this motion includes details.
3. The County Council does not specify a date for a response and instead requests that the Planning Commission hold a public hearing and make its recommendation on the proposed changes back to the County Council as part of the commission's overall consideration of the 2024 Update.

DATED this 23rd day of March, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council

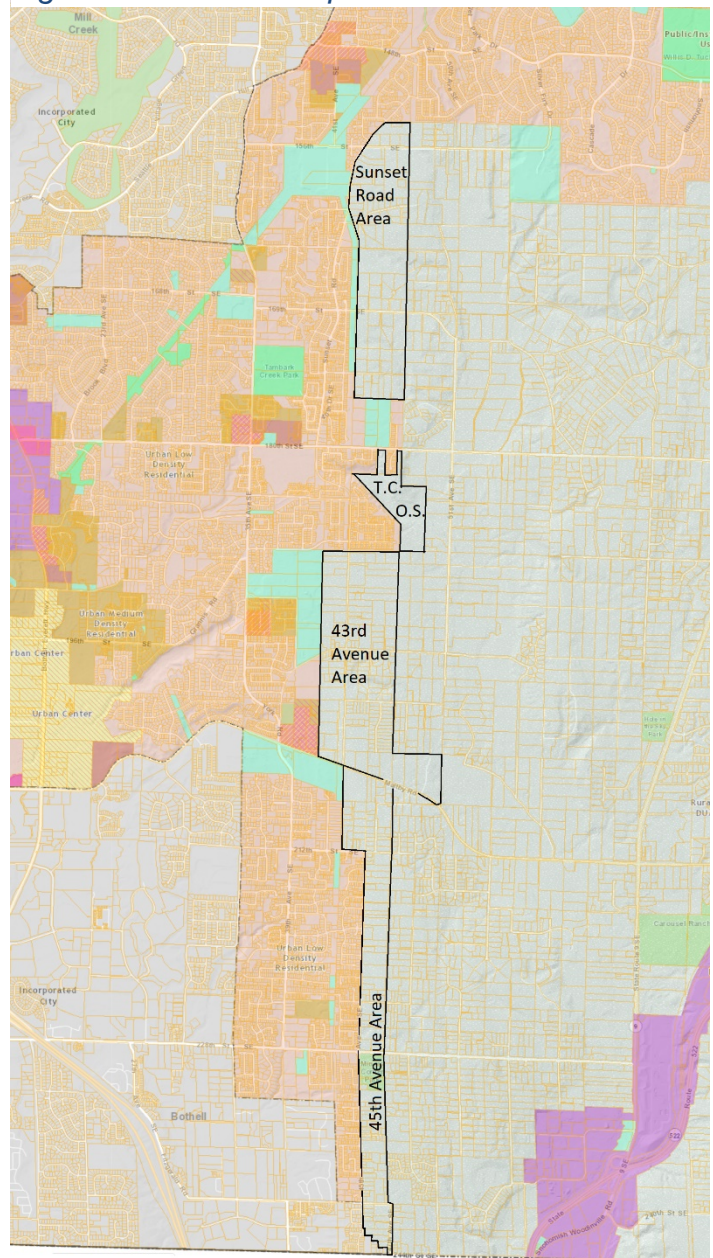
What is the proposed action?

Place an expansion of the Southwest County Urban Growth Area (SWUGA) by approximately 789 acres in Alternative 3 for study purposes. This expansion would generally use the Puget Sound Power & Light/Olympic Pipeline utility corridor as an eastern boundary. Most of the proposed future land use designations and zoning would be to accommodate residential development. Some parts of the expansion area are in public ownership and provide either existing or planned public services or infrastructure.

This motion details the proposal in four general expansion areas:

- **Sunset Road Area (215 acres)** – This part includes the western portion of the SW13 proposal to expand the UGA in Docket XXI, and all of area proposed in the SW14 and SW15 docket proposals. It also includes additional expansion areas to the utility corridor.
- **Timber Creek Open Space (51 acres)** – The utility corridor splits this undevelopable area owned by a neighboring home-owners association.
- **43rd Avenue Area (301 acres)** – This part includes all the area covered by the SW8, SW9 and SW16 docket proposals. It also includes an additional expansion area to include an adjacent school site east of the utility corridor.
- **45th Avenue Area (220 acres)** – This area would extend the UGA to the utility corridor from Maltby Road to the King County line.

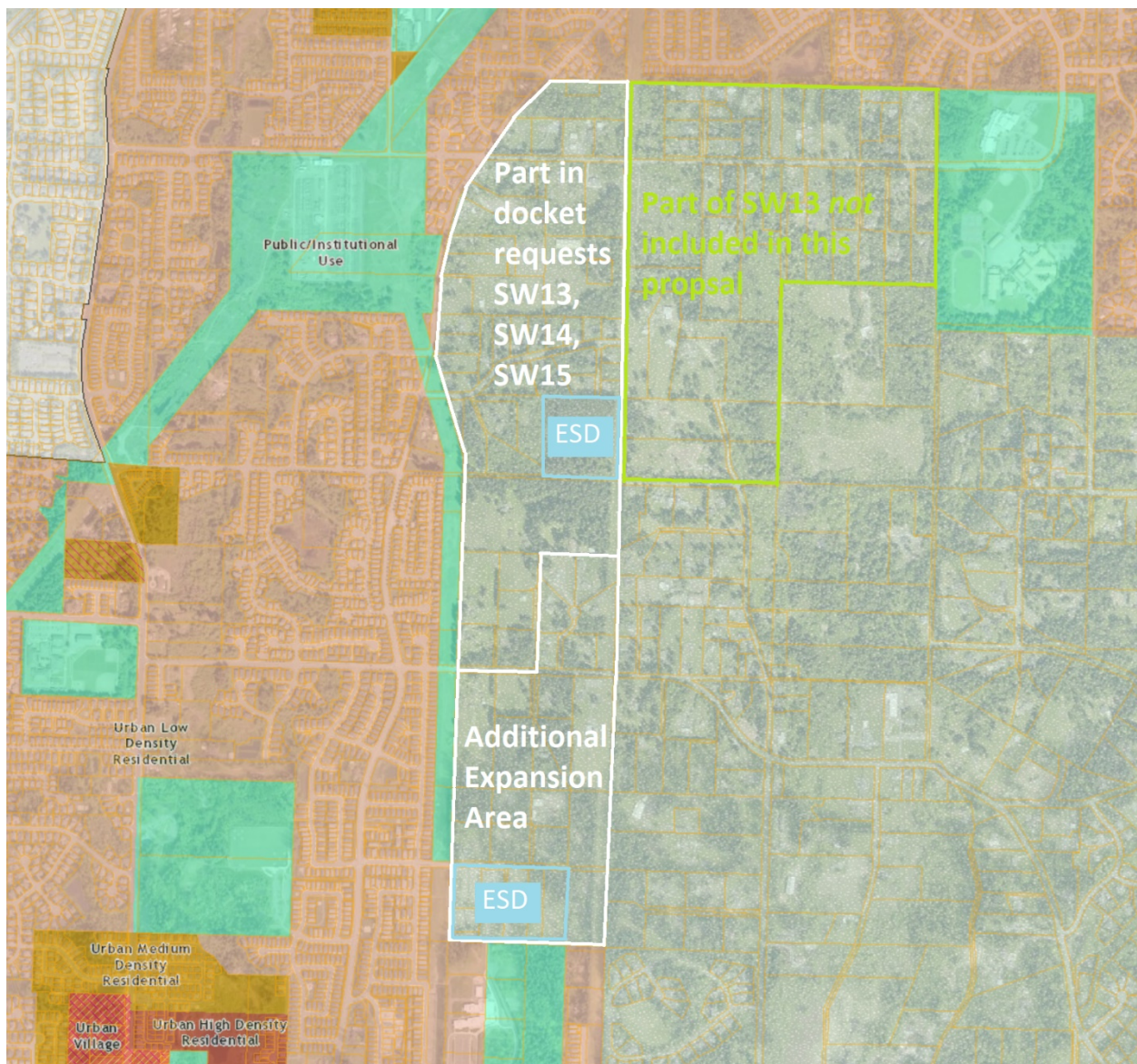
Figure 1 -- General Expansion Areas



Sunset Road Area

This motion proposes an expansion near Sunset Road of approximately 215 acres. Around 130 acres of this of this total area overlaps with UGA expansion proposals in Docket XXI. This includes the west part of the SW13 proposal¹ and all the area of SW14 and SW15. This motion also proposes an additional area of around 85 acres to the south. Most of the expansion in the Sunset Road Area would have and Urban Low Density Residential designation (approximately 191 acres). Two future school sites, with an approximate total of 24 acres, owned by the Everett School District would receive Public/Institutional Use designations. The proposed zoning for this entire area is R-7,200.

Figure 2 – Sunset Road Area Details



¹ The part of SW13 not included in this motion is approximately 158 acres.

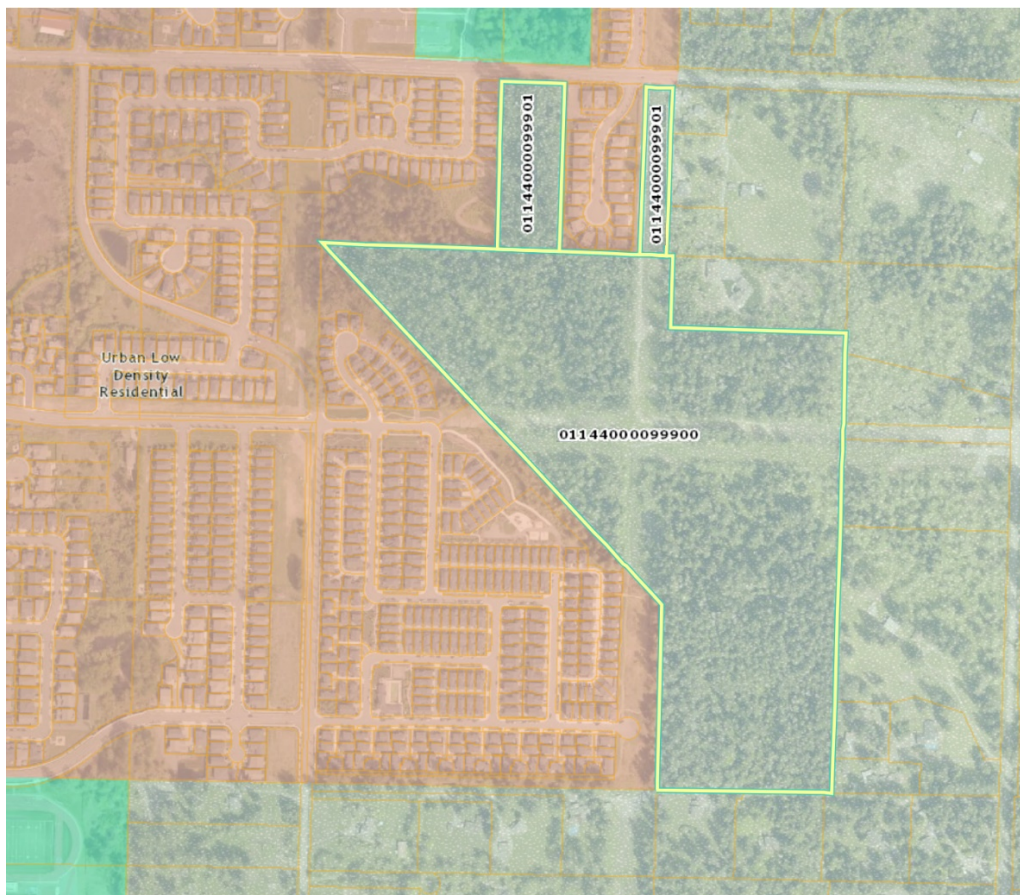
Timber Creek Open Space

This motion proposes consideration of a UGA expansion of approximately 51 acres to include the Timber Creek Open Space tracts. Timber Creek is a large urban development inside the UGA. Its homeowner's association owns two tracts outside the UGA that have restrictions preventing new development (it looks like three tracts below because Tract 01144000099901 has two discontinuous parts).

If the utility corridor became the UGA boundary in this area, all of Tract 01144000099901 would be inside the UGA, but the UGA would split Tract 01144000099900. Having the entire open space area in the UGA would simplify future annexation, but it would create a bump-out of the UGA east of the utility corridor. Since the open space tracts have private ownership, they do not meet the current criteria for designation as Public/Institutional Use (P/IU) on the Future Land Use Map. However, designating them as urban residential does not reflect the status as permanent open space.

This motion requests that PDS consider options for the UGA boundary in this area that account for the issues described here. A final recommendation back to the County Council could include revisions to the P/IU designation, creation of a new designation for private open space, or leaving things as is.

Figure 3 – Timber Creek Open Space Tracts



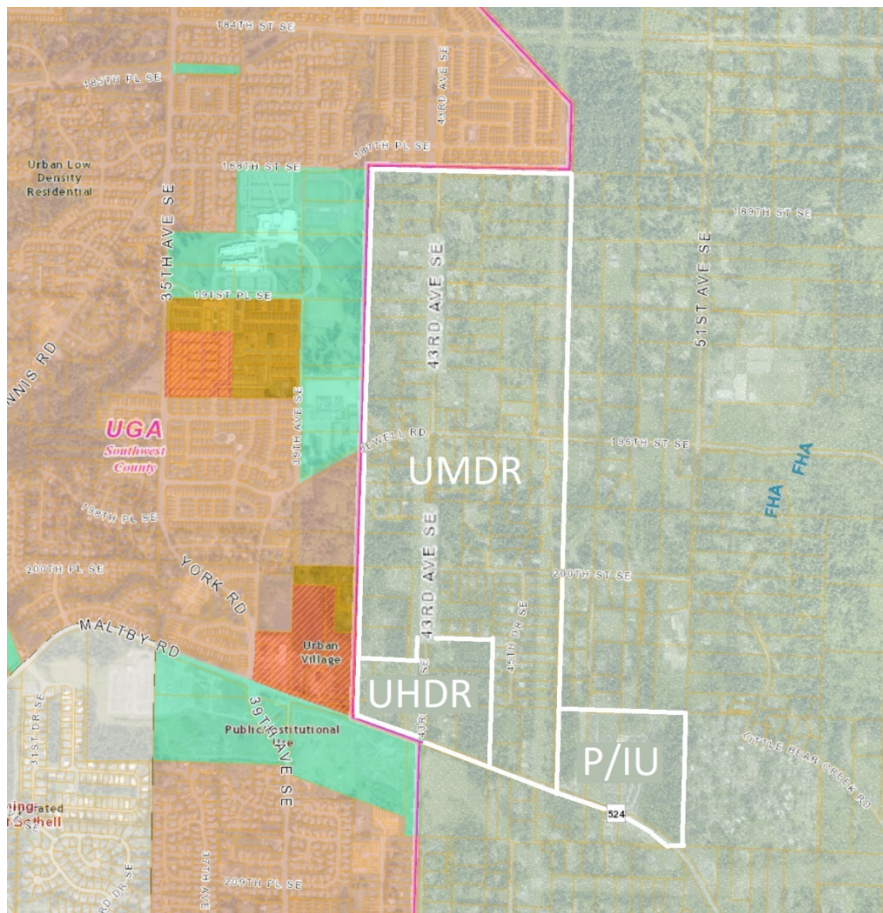
43rd Avenue Area

The total expansion proposed here would be approximately 301 acres. It would include the properties involved in three docket proposals (SW8, SW9, and SW16) from Docket XXI in Alternative 3 for study of an expansion of the Southwest County UGA. This motion also proposes study of an additional expansion beyond the docket proposals to include a site where the Northshore School District has one school and plans to add a second school.

For the residential areas, the future land use designations should be the higher of the densities proposed in the docket applications, mainly Urban Medium Density Residential (UMDR) and some Urban High Density Residential (UHDR). Public/Institutional Use (P/IU) is the appropriate designation for the school site and any other sites that PDS might determine as appropriate for this designation while finalizing the alternative.

- Proposed Future Land Use Map designations/Zoning (approximate acreage)
 - Urban Medium Density Residential/Low Density Multiple Residential (241 acres)
 - Urban High Density Residential/Multiple Residential (30 acres)
 - Public/Institutional Use/R-9,600 (30 acres)

Figure 4 – Future Land Designations for UGA Expansion in the 43rd Avenue Area



45th Avenue Area

The total expansion proposed south of Maltby Road to the King County line and generally on the east side of 45th Ave SE would be approximately 220 acres. Approximately 185 acres would receive the Urban Low Density Residential designation. This motion identifies around 35 acres of uses that qualify for the Public/Institutional Use designation (see Table 1, next page). Proposed zoning for this entire area is R-7,200.

Figure 5 – Proposed UGA Expansion in the 45th Avenue Area

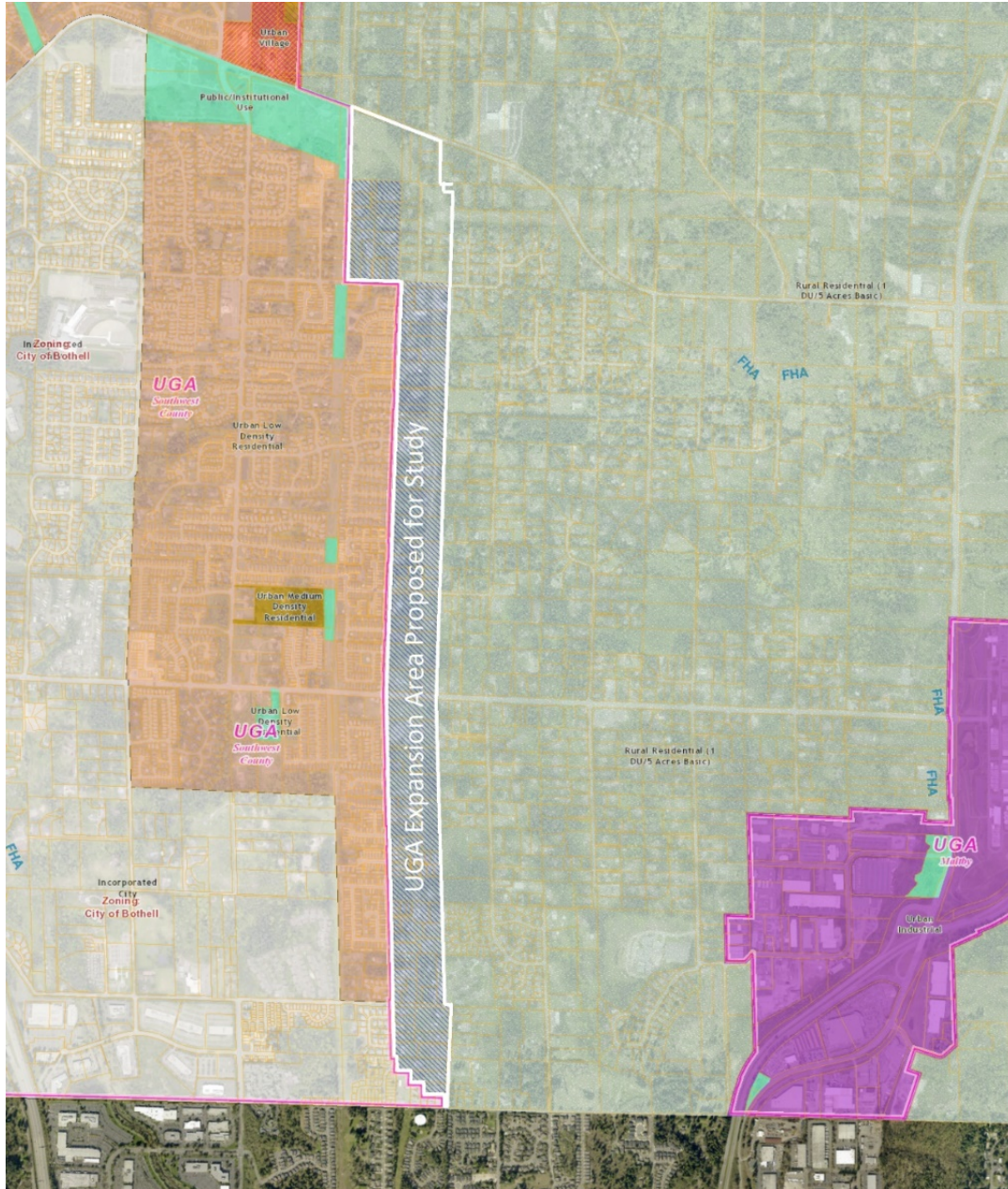


Table 1: Properties identified for evaluation with the P/IU designation

Owner	Use	Parcel(s)	Acreage
USA	Powerlines	27052100401300	11.30
Olympic Pipeline Company	Utility Equipment & Access	27052800101500;	3.62
		27042800104400	2.42
Snohomish Regional Fire Rescue	Fire Station	27052800409400	1.12
Alderwood Water District	Water Tower	27052800403100	4.46
Snohomish County	Miner's Corner Park	27053300101000;	1.32
		27053300101500;	5.07
		27053300107300;	2.44
		27053300109900	3.38
		Total	35.13

Policy Direction:

This motion proposes to study expansion of the SWUGA by approximately 789 acres. It requests that PDS refine the boundaries proposed here in consideration of factors such as how much right-of-way to include for future annexations. Although this motion identifies several locations that appear to meet the criteria for Public/Institutional Use designation, PDS may identify more as it develops and refines Alternative 3. Overall land uses proposed herein:

- 377 acres of Urban Low Density Residential
- 242 acres of Urban Medium Density Residential
- 30 acres of Urban High Density Residential
- 89 acres of Public/Institutional Use
- 51 acres of private open space with the land use designation TBD

Policy authorization an expansion of the UGA for the residential uses could potentially be under CPP DP-2.e.2, which allows UGA expansions during comprehensive plan updates that increase population capacity within the UGA.

Policy authorization for an expansion of the UGA for the Public/Institutional Use sites could potentially come from Countywide Planning Policy (CPP) DP-2.e.6, which allows UGA expansion for schools and other community facilities.