



Committee of the Whole

Deb Bell

Council Initiated:

☐ Yes

☒ No

ECAF: 2026-1999
Ordinance: 26-042

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: Snohomish County Growth Management Act Comprehensive Plan.

Scope: The proposed ordinance amends the Population and Employment Element, Housing Element, and the Land Use Element to the Growth Management Act Comprehensive Plan (GMACP), including the Housing Needs Analysis (Appendix C to the GMACP), and Maps 1 through 6 of the Land Use Element, including the Future Land Use (FLU) Map, all to include the reconciled 2044 targets recommended by Snohomish County Tomorrow (SCT).

Element	Proposed Change
Population and Employment	Tables PE-1, PE-2, PE-3 and PE-4
Housing Element	Tables HO-2 and HO-3
	Minor rounding errors in above Elements
Land Use	Population target for rural areas
Land Use (LU) Maps 1-6	Future Land Use Map (1), Countywide Centers Map (2), Mineral Resource Lands Mineral Resource Overlay (MRO) (3), Municipal Urban Growth Areas (MUGA) (4), Open Space Corridors and Wildlife Areas (5), and the Public Purpose Map (6) *

*See details in 1-11 below.

Authority Granted: The GMA authorizes the County to update its comprehensive plan once per year under RCW 36.70A.130. Under SCC 30.73 the Department of Planning and Development Services has completed their final review and evaluation of the County-initiated GMACP amendments. The County Council directs the Code Revisor to update SCC 30.10.060 pursuant to SCC 1.02.020(3).

Background: The Snohomish County 2024 Comprehensive Plan, last amended by Amended by Ordinance No. 24-033 and 25-079, was adopted with initial elements that are allowed to be reconciled. The Population and Employment Element, the Housing Element, the Land Use Element, the Land Use Maps 1-6, and Appendix B, C, D and E incorporate reconciled data and related Land Use Maps. The following amendments to the GMACP are listed below:

1. This change would finalize the Monroe Connor annexation, approved by the city via Ordinance 022/2025 on October 14, 2025. The annexed area consists of 1.58 acres located in the SW portion of Monroe, adjacent to Monroe High School along SR522.
2. This change would finalize the Lake Stevens Fagerlie West Annexation, approved by the city via Ordinance 1213 on January 13, 2026. The annexed area consists of 3.1 acres located in the SE portion of Lake Stevens along 20th St SE.

Committee of the Whole

Deb Bell

3. This change would finalize the Mountlake Terrace 48th Avenue W Annexation by the city via Ordinance 2896 on October 16, 2025. The annexed area consists of 0.4 acres located in the SE portion of Mountlake Terrace.
4. This change would finalize the Tribal Transfer, recorded under Statutory Warrantee Deed No. 202603300576. The transfer was of 7.48 acres of fee land to trust, known as the Stewart property located along 27th Ave NE in Arlington. The parcel will be held in trust for the Stillaguamish Tribe of Indians.
5. This change would finalize the Tribal Transfer, recorded under Statutory Warrantee Deed No. 202508070409. The transfer was 20.54 acres of fee land to trust, known as the Summit property located along 28th Ave NW and I-5 in Arlington. The parcel will be held in trust for the Stillaguamish Tribe of Indians.
6. This change would finalize the Tribal Transfer, recorded under Statutory Warrantee Deed No. 202505080239. The transfer was of 45.04 acres of fee land to trust, known as the Lind West property located along 224th St NW in Arlington. The parcel will be held in trust for the Stillaguamish Tribe of Indians.
7. The proposal would amend the designations for areas recently added to the Southwest Urban Growth Area:
 - a. Incorporated boundary of the Town of Woodway within the Puget Sound west to the County line and the deepwater pier in the Woodway MUGA by removing the word “Proposed”; and
 - b. Amend the MUGA designation for the area added to the east edge of the SWUGA by Amended Ordinance 24-030 adopted in December 2024 from “Proposed Bothell MUGA” to “SWUGA Expansion Area*” with a special notation at the bottom of the legend, “*Negotiations on-going for city affiliation.”
8. This change would align the City of Gold Bar within the boundaries of the Gold Bar UGA, consistent with RCW 36.70A.110. This aligns the boundary north edge to account for shifting parcel and city boundaries due to river accretion.
9. This change would align the City of Stanwood within the boundaries of the Stanwood UGA. This aligns the northeast boundary northeast to account for shifting parcel boundaries from assessor cadastral improvements.
10. This change would align the City of Stanwood within the boundaries of the Stanwood UGA, which shifted due to a boundary line adjustment as part of a subdivision in the assessor’s cadastral parcel data.

Committee of the Whole

Deb Bell

11. This change would align the City of Mill Creek within the boundaries of the Mill Creek MUGA, along the southern boundary of the city where cadastral accuracy of the city and parcel boundaries has been improved on the Assessor map.

In accordance with Snohomish County Charter 2.60, any amendments to the Comprehensive Plan require a night meeting.

Requested Action: For Council to move the ordinance to GLS on August 19th, 2026, to set time and date for public hearing, on September 15th, 2026, following the in-district night meeting, at the time of 6 pm; District 5 - Lake Stevens Boys & Girls Club 1609 E. Lakeshore Drive, Lake Stevens, WA & Remote Meeting.