



**Snohomish County**

**Planning and Development  
Services**

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**MEMORANDUM**

**TO:** Jared Mead, Council Chair  
Nate Nehring, Council Vice-Chair  
Megan Dunn, Councilmember  
Sam Low, Councilmember  
Strom Peterson, Councilmember

**Dave Somers**  
*County Executive*

**FROM:** Dave Somers, County Executive

**DATE:** March 26, 2024

**SUBJECT:** 2024 Comprehensive Plan Update County Executive Recommended Ordinances

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The purpose of this memorandum is to describe and provide rationales for the differences between the the Executive’s recommendations and those of the Planning Commission as they relate to Snohomish County’s required periodic update of the Growth Management Act Comprehensive Plan. A total of eight ordinances (ECAFs) represent the Executive Recommendations.

The Snohomish County Planning Commission held a public hearing on October 24, 2023, to take testimony on the 2024 Update. A considerable amount of oral and written testimony was received. Deliberations and recommendations occurred on November 14 and 15. For reference, the Planning Commission’s recommendations are attached in three letters dated January 16, 2024, and signed by the Chair.

The County Executive has reviewed the Planning Commission recommendations and considered public and staff input. For the most part the Commission made sound recommendations on amendments. However, there are a few instances enumerated in this memo where the Planning Commission recommended amendments that are difficult to support. It is important to note that should the County Council wish to consider a recommendation from the Planning Commission not included in the Executive recommendations it may introduce an amendment sheet prior to a public hearing(s).

Eight Executive Recommended Ordinances

A package of eight ordinances comprise the Executive Recommendation. These ordinances reflect four types of amendments to the comprehensive plan; text, map, County Council motion, and Docket. This approach to ordinances is consistent with past comprehensive plan updates. The ordinances are listed in order of consideration and adoption.

1. RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE (GMACP), AMENDING THE OFFICIAL ZONING MAP TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP, AND REVISING THE DARRINGTON URBAN GROWTH AREA (DR1-DARRINGTON).
2. RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN AND AMENDING THE OFFICIAL ZONING MAP TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP(SW10 – CS REAL ESTATE DEVELOPMENT)
3. RELATING TO THE GROWTH MANAGEMENT ACT, CONCERNING MAXIMUM BUILDING HEIGHTS; AMENDING SECTION 30.23.040 OF THE SNOHOMISH COUNTY CODE (SW12 – MIETZNER)
4. RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE MAP AND MUNICIPAL URBAN GROWTH AREA MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN, AMENDING THE OFFICIAL ZONING MAP TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP, AND REVISING THE SOUTHWEST URBAN GROWTH AREA (SW17 – TOWN OF WOODWAY)
5. RELATING TO THE GROWTH MANAGEMENT ACT; ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE (GMACP), AMENDING THE OFFICIAL ZONING MAP TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP, AND REVISING THE SOUTHWEST URBAN GROWTH AREA (MOTION NO. 22-134).
6. RELATING TO MANDATORY UPDATES OF THE (GMACP), PURSUANT TO RCW 36.70A.130; ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN.
7. RELATING TO MANDATORY UPDATES OF THE (GMACP), PURSUANT TO RCW 36.70A.130; AMENDING THE OFFICIAL ZONING MAP AS PART OF THE 2024 GMACP UPDATE.
8. RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING TEXT, POLICY, AND MAP AMENDMENTS TO THE COMPREHENSIVE PLAN; AND ADOPTING AN URBAN GROWTH AREA LAND CAPACITY ANALYSIS.

The following pages contain a series of tables corresponding to one of the above listed Executive recommended ordinances. These tables: 1) Summarize the differences between the Planning Commission Recommendation and Executive Recommendation, and 2) Provide a rationale as to why the Executive is choosing to recommend an amendment(s) that differs from the Planning Commission's. Except where noted, the Planning Commission recommendations reflect comprehensive plan amendments which were proposed by staff as part of a series of briefings between March and September 2023.

Adopting text and policy amendments to the comprehensive plan

Element	Planning Commission Recommendation	Executive Recommendation	Comments
Introduction	Recommend approval as proposed by staff.	Same as Planning Commission.	
Population and Employment	Recommend approval as proposed by staff.	Same as Planning Commission except: <ul style="list-style-type: none"> <li>2044 population and employment growth targets are updated.</li> </ul>	The Executive recommended ordinance updates the 2044 Population and Employment Growth tables to reflect the Executive Recommendations on urban growth boundaries, account for pending development applications and updated capacity information, and address the higher than anticipated housing need projections from Commerce.
Land Use	Recommend approval as proposed by staff except: <ul style="list-style-type: none"> <li>Amend LU Policy 14.A.7 to delete SFR and Townhouse Unit Lot Subdivisions from the list of exemptions requiring a TDR credit to gain additional density.</li> <li>MV2 docket repeals Objective LU 6.D and LU Policy 6.D.1 (as amendment sheet)</li> <li>Add two new policies, one each for the Agricultural and Forest Lands subelements of the Land Use Element, to conduct a comprehensive review of designated forest and agricultural lands of long-term significance.</li> </ul>	Same as Planning Commission except: <ul style="list-style-type: none"> <li>Do not amend LU Policy 14.A.7.</li> <li>Do not repeal Objective LU 6.D and LU Policy 6.D.1.</li> <li>Amend LU Policy 6.A.1 to clarify the rural population growth monitoring methodology.</li> </ul>	The Executive recommended ordinance excludes: 1) The Planning Commission's recommendation to amend LU Policy 14.A.7 because the use of TDR for single family and townhouse dwellings could impact the cost of housing, and 2) The repeal of LU 6.D and 6.D.1 as the Executive does not support the MV 2 docket application. It also ties the rural growth monitoring methodology to that which is established in the Countywide Planning Policies for consistency.
Housing	Recommend approval as proposed by staff except: <ul style="list-style-type: none"> <li>Add a policy in the Housing Element to develop an incentive driven inclusionary housing and zoning policy in areas of multi-family.</li> </ul>	Same as Planning Commission except: <ul style="list-style-type: none"> <li>Amend 2044 Housing growth targets.</li> <li>Adding a policy regarding support for the construction of new manufactured home communities.</li> </ul>	The Executive recommended ordinance: 1) Updates the 2044 Housing Growth tables to reflect the Executive Recommendations on urban growth boundaries, account for pending development applications and updated capacity information, and address the higher than anticipated housing need projections from Commerce and 2) adds a new policy regarding support for the construction of new manufactured home communities which can be a more affordable housing option.

Adopting text and policy amendments to the comprehensive plan

Element	Planning Commission Recommendation	Executive Recommendation	Comments
Transportation	<p>Recommend approval as proposed by staff except:</p> <ul style="list-style-type: none"> <li>Revise the policy in the Transportation Element around the Road Safety Plan to review the Plan every two years, including revisions to speed limits.</li> <li>Amend the Transportation Element’s project list to add 43<sup>rd</sup>/45<sup>th</sup> extension, 240<sup>th</sup> St improvements, and intersection projects at 228<sup>th</sup>/45<sup>th</sup> Ave and 240<sup>th</sup>/45<sup>th</sup> Ave to the TE project list. These projects were added to address the impacts of corresponding UGA expansions.</li> </ul>	<p>Same as Planning Commission except:</p> <ul style="list-style-type: none"> <li>Revise the policy in the Transportation Element about the Road Safety Plan to regularly review the Plan, including reviewing speed limits.</li> <li>Amend the Transportation Element’s project list to remove the 240<sup>th</sup> St SE, 156<sup>th</sup> St NE, and Forty-Five Rd improvements, add improvements for 8<sup>th</sup> Ave W, and a placeholder project for connecting the new railroad crossing at 156<sup>th</sup> St NE with Forty Five Rd.</li> </ul>	<p>The Executive recommended ordinance: 1) revises the Planning Commission policy requiring a review the Road Safety Plan keeping the intent of the Planning Commission recommendation while revising the language to be less challenging to implement, 2) changes the list of needed projects to reflect the Executive’s recommendations on UGA boundary adjustments, 3) adds a new project in the area of the future Mariner light rail station to improve bus rapid transit performance and connections to the planned light rail station, and 4) revises the TE project list to include a placeholder improvement project west of Marysville to accommodate the future I-5 interchange and railroad overcrossing at 156<sup>th</sup> St NE.</p>
Parks and Recreation	<p>Recommend approval as proposed by staff.</p>	<p>Same as Planning Commission.</p>	
Capital Facilities and Utilities	<p>Recommend approval as proposed by staff.</p>	<p>Same as Planning Commission, except:</p> <ul style="list-style-type: none"> <li>Revise Goal CUE 1 to spell out Hazard Mitigation Plan (HMP).</li> <li>Revise Objective CUE 1.A.5 to emphasize coordination with service providers.</li> <li>Revise Objective CUE 1.A.6 to include language for consistency with the Land Use Element.</li> <li>Add CUE Policy 3.A.5 related to Cathcart that was GPP CF Policy 1.B.4.</li> <li>Revise Objective CUE 4.C.4 to add the phrase “where feasible” as it relates to efforts to remove structures in high hazard zones.</li> <li>Revise Objective CUE 4.E.6 to add the phrase “to limit or” as it relates to no net loss of agricultural land from habitat restoration projects.</li> <li>Revise Table 2-5 regarding County owned facilities to change Edmonds and Everett Supportive Housing to Edmonds and Everett New Start Center.</li> <li>Revise Table 2-6 to remove “ATS” from 10012 Hangar Ptn. C-1, delete “BLR” from 3102 C-5, and delete the entry for 10204 Jet Deck C-57.</li> <li>Public water supply – narrative: Revise language regarding the North Snohomish County Coordinated Water System Plan (CWSP) to update the title for the County’s Health Department, add reference to</li> </ul>	<p>The Executive recommended ordinance contains the revisions to the CUE listed in the adjacent column.</p>

Adopting text and policy amendments to the comprehensive plan

Element	Planning Commission Recommendation	Executive Recommendation	Comments
		<p>the Critical Water Service Supply Area, and update RCW citation.</p> <ul style="list-style-type: none"> <li>Water Provider Table: Revise to correct latest water plan amendments for Bothell water plan to 2021; City of Lynnwood to 2018 (latest amendment); For Seven Lakes Water – added language regarding moratorium and that the 2013 plan has expired and is being updated.; City of Snohomish to 2011 from 2020 based info from City; PUD latest water plan to 2021; Three Lakes to 2023.</li> <li>Wastewater narrative: Revise to update 80 percent to 85 percent for when plant reach a threshold for capacity/design per NPDES permit.</li> <li>Wastewater/Sewer Provider table: Revise to update Bothell plan to 2018 and added language that the City does not own wastewater treatment facilities it conveys to King County; updated City of Sultans latest plan to 2019.</li> <li>Revised all maps to remove “DRAFT” watermark and update titles.</li> <li>Updated table of contents to list out maps and update.</li> </ul>	
Economic Development	Recommend approval as proposed by staff.	Same as Planning Commission.	
Natural Environment	Recommend approval as proposed by staff.	<ul style="list-style-type: none"> <li>Same as Planning Commission except:</li> <li>Amend Policy NE 9.A.2 to replace “38%” with “no net loss.”</li> </ul>	The Executive recommended ordinance includes an amendment to Policy NE 9.A.2 to reflect language that was: 1) Contained in Amended Motion No. 22-096 and 2) Has support from a coalition of key parties.
Interjurisdictional Coordination	Recommend approval as proposed by staff.	Same as Planning Commission.	
Climate Change and Resiliency	Recommend approval as proposed by staff.	<p>Same as Planning Commission except:</p> <ul style="list-style-type: none"> <li>Add new CRE Policy 2.B.7 related to energy conservation and recycling that was GPP NE Policy 10.B.6.</li> <li>Revise maps to remove “DRAFT” watermark.</li> <li>Revise Table of contents to list out maps.</li> </ul>	The Executive recommended ordinance contains the revisions to the CRE listed in the adjacent column.
Tribal Coordination	<p>Recommend approval as proposed by staff except:</p> <ul style="list-style-type: none"> <li>Add two new policies to the Tribal Coordination Element regarding tidelands and water.</li> </ul>	<p>Same as Planning Commission except:</p> <ul style="list-style-type: none"> <li>Add two new policies TC 2.B.4 and TC 2.C.2 to the Tribal Coordination Element regarding tidelands and water (slightly different language than PC).</li> </ul>	The Executive recommended ordinance includes alternative language that retains the intent of the Planning Commission recommendation but will be less challenging to implement.

**Adopting text and policy amendments to the comprehensive plan**

Element	Planning Commission Recommendation	Executive Recommendation	Comments
Urban Core Subarea Plan	Recommend approval as proposed by staff.	Same as Planning Commission except: <ul style="list-style-type: none"> <li>Amend the Urban Core Subarea Plan update information on employment, climate change and the list of transportation projects to add 8<sup>th</sup> Ave W project (see notes on the Transportation Element above).</li> </ul>	The Executive recommended ordinance includes: 1) The addition of UC Table 2-4 that shows the 2020-2022 total employment by MUGA (municipal urban growth area) portions of the Urban Core Subarea, 2) A revision to UC Map 3-1 the map has been amended to change an area south of 148th St and west of 52nd Av from “gap areas not claimed by any city” to “Lynnwood MUGA.”, 3) The addition to narrative and UC Policies 4.5 and 4.6 that expands the principles of sustainability and green building practices to include Leadership in Energy and Environmental Design (LEED) and Build Green, 4) A revision to UC Map 5-1 the future land use (FLU) designation for an area north of Center Rd and east of Hwy 99 has been changed from “Light Rail Community” to “Mixed Use Corridor,” and 5) add improvements to 8 <sup>th</sup> Ave W to the list of transportation projects.
Appendices	Recommend approval as proposed by staff.	Same as Planning Commission except: <ul style="list-style-type: none"> <li>Update List of Appendices</li> <li>Update Appendix E</li> <li>Update Appendix I.</li> </ul>	

**Adopting Future Land Use Map Amendments to the comprehensive plan**

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval of Alternative 2 Future Land Use Map except: <ul style="list-style-type: none"> <li>Add 80 acres south of Maltby Rd to the SW UGA Motion No. 22-134 expansion.</li> <li>Add SW 10 Docket application for new Urban Center inside SW UGA.</li> <li>Add MV2 Docket application to the Marysville UGA.</li> <li>Add Motion No. 22-098 + MALT 1 Docket application to the Maltby UGA.</li> <li>The DR 1 docket application was not recommended but recommended that Darrington work with County on a revised proposal.</li> </ul>	Recommend approval of Alternative 2 Future Land Use Map except: <ul style="list-style-type: none"> <li>Add 80 acres south Maltby Rd to the SW UGA Motion No. 22-134 expansion.</li> <li>Add SW 10 Docket application for new Urban Center inside SW UGA.</li> <li>Change six acres near Airport Rd/SR 99 from Urban Center to Mixed Use Corridor.</li> <li>Include revised DR 1 application UGA swap proposal.</li> </ul>	The Executive recommended ordinance excludes: 1) MV 2 Docket application as a reasonable measures analysis has not been completed to support expansion of the Marysville UGA, 2) Motion No. 22-098 and the MALT 1 Docket application as forecasted employment growth for the Maltby UGA does support a need for a UGA expansion, 3) Includes a change from Urban Center to Mixed Use Corridor for six acres near Airport Rd/State Route 99 north of Center Road to create a more logical plan designation boundary.

**Amending the official zoning map as part of the 2024 GMACP Update**

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval of Alternative 2 Zoning Map except: <ul style="list-style-type: none"> <li>Add 80 acres south of Maltby Rd to the SW UGA Motion No. 22-134 expansion.</li> <li>Add SW 10 Docket application for Urban Center rezone inside</li> </ul>	Adopt Alternative 2 Zoning Map except: <ul style="list-style-type: none"> <li>Add 80 acres south Maltby Rd to the SW UGA Motion No. 22-134 expansion.</li> <li>Add SW 10 Docket application for Urban Center</li> </ul>	The Executive recommended ordinance excludes: 1) MV 2 Docket application as a reasonable measures analysis has not been completed to support expansion of the Marysville UGA, 2) Motion No. 22-098 and the MALT 1 Docket application as forecasted employment growth for the Maltby UGA does support a need for a UGA expansion, 3) Includes a change from Urban Center to Mixed Use Corridor zoning for six acres near

Planning Commission Recommendation	Executive Recommendation	Comments
SW UGA. <ul style="list-style-type: none"> <li>Add MV2 Docket application to the Marysville UGA.</li> <li>Add Motion No. 22-098 + MALT 1 Docket application to the Maltby UGA.</li> <li>The DR 1 docket application was not recommended but recommended that Darrington work with County on a revised proposal.</li> </ul>	rezone inside SW UGA. <ul style="list-style-type: none"> <li>Change six acres near Airport Rd/State Route 99 from Urban Center to Mixed Use Corridor.</li> <li>Include revised DR 1 application UGA swap proposal.</li> </ul>	Airport Rd/State Route 99 north of Center Road to create a more logical zoning boundary.

**Amending the zoning map to implement changes to the Future Land Use Map, and revising the Darrington Urban Growth Area (DR1-Darrington)**

Planning Commission Recommendation	Executive Recommendation	Comments
Continue to work with the Town of Darrington on a UGA swap (exclude Alt 2 version from FLU Map and Zoning).	Adopt a GMA compliant UGA swap for the Darrington UGA.	The Executive recommended ordinance contains a UGA swap that has been negotiated with the Town of Darrington and complies with state law, and regional and countywide planning policies.

**Amending the zoning map to implement changes to the Future Land Use Map, and revising the Southwest Urban Growth Area (Motion No. 22-134)**

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval of Motion No. 22-134 plus approximately 80 acres south of Maltby Road, north of 215 <sup>th</sup> St, west of powerline.	Same as Planning Commission.	N/A

**Amending the zoning map to implement changes to the Future Land Use Map, and revising the Southwest Urban Growth Area (SW 10-CS Real Estate)**

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval.	Same as Planning Commission recommendation.	N/A

**Amending Chapter 30.23 of the Snohomish County Code (SW12 – Mietzner)**

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval.	Same as Planning Commission.	N/A

**Amending the zoning map to implement changes to the Future Land Use Map, and revising the Southwest Urban Growth Area (SW17-Town of Woodway)**

Planning Commission Recommendation	Executive Recommendation	Comments
Recommend approval.	Same as Planning Commission.	N/A

## Reformatting the GMA Comprehensive Plan

In addition to making necessary and required amendments to the County's comprehensive plan, the document underwent an extensive reformatting process, the first since the initial adoption in 1995. This included merging the current four separate documents (General Policy Plan, Transportation Element, Park and Recreation Element and Capital Facilities Plan) into one document. Consistent formatting of fonts, header/footers, headings, tables and maps along with the addition of color photographs represent a much improved and more useable document.

The exhibits attached to the ordinance amending the comprehensive plan indicate amendments to the [list the elements being amended] shown in underline/strikethrough. However, for the Transportation, Parks and Recreation, and Capital Facilities and Utilities Elements as well as the Introduction and select Appendices the reformatting changes were so extensive they required a complete repeal and replace. For the three new elements, Climate Change and Resiliency, Tribal Coordination, and the Urban Core Subare Plan all text is new and therefore not shown in underline.

### Attachments:

Planning Commission Recommendation Letters dated January 16, 2024.

### cc:

Ken Klein, Executive Director  
Mike McCrary, PDS Director  
David Killingstad, PDS Long Range Planning Manager  
Ryan Countryman, Legislative Analyst





## Snohomish County

### SNOHOMISH COUNTY PLANNING COMMISSION

January 16, 2024

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

SUBJECT: Planning Commission recommendation on Final Docket XXI

Snohomish County Council,

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendations regarding the Final Docket XXI proposed amendments to the Snohomish County Growth Management Act Comprehensive Plan (GMACP) policies and Future Land Use (FLU) Map, zoning, and Snohomish County Code (SCC). The Planning Commission had briefings on the Final Docket XXI proposals on September 12, 2023, and conducted a public hearing on October 24, 2023. Deliberations were held on November 14 and 15, 2023.

Consistent with the requirements for processing of the final docket in SCC 30.74.060, the Planning Commission makes the following recommendations to the Snohomish County Council, which are supported by findings of facts and conclusions after considering testimony and information presented during the public hearing process.

#### **PLANNING COMMISSION RECOMMENDATIONS**

- **DR1 – Town of Darrington:** A motion was made by Commissioner Campbell recommending the Town of Darrington continue to work with County staff on a docket application that can meet final approval criteria [Motion approved 9-0.] The recommendation is based on the findings in the September 11, 2023, PDS staff report and public testimony that the proposal as studied for the Draft Environmental Impact Statement (DEIS) and evaluated for the staff recommendation is inconsistent with the Growth Management Act (GMA), the Multicounty Planning Policies (MPPs), the Countywide Planning Policies (CPPs), and the Snohomish County GMACP policies and should be denied. The DR1 docket as evaluated is a proposal to amend the FLU Map of the Snohomish County GMACP to:
  - remove 262 acres from the western part of the Urban Growth Area (UGA) and redesignate from Urban Low Density Residential-3 (ULDR-3), Urban Industrial (UI), and Public/Institutional Use (P/IU) to Rural Residential-Rural Diversification (RR-RD), Commercial Forest-Forest Transition Area (CF-FTA), and Rural Industrial (RI), and rezone the area from Heavy Industrial (HI) and R-12,500 to Rural Diversification (RD), Forestry (F), and Rural Industrial (RI);
  - add 160 acres to the north of the UGA and redesignate from Low Density Rural Residential (LDRR), CF-FTA, RI, and RR-RD and Rural/Urban Transition Area (RUTA) overlay to P/IU, UI, and ULDR-3, and rezone the area from F, RD, and RI to R-12,500 and HI; and

- add 7.8 acres to the south of the UGA and redesignate from Rural Residential-10-Resource Transition (RR-10-RT) and Rural Residential-5 (RR-5) to ULDR-3 and rezone the area from RD to R-12,500.
- **LS2 – City of Lake Stevens: No recommendation** [Motion to recommend approval failed 5-4] was made on a proposed expansion of the east boundary of the Lake Stevens UGA and redesignation of 3.42 acres from Rural Residential (RR) and RUTA to UI. The proposal calls for rezoning the subject property from Rural 5-Acre (R-5) zoning to HI. The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is inconsistent with GMA, the MPPs, the CPPs, and the GMACP policies.
- **MALT1 – Vangemert: Recommend Approval** [Motion approved 9-0] of a proposed expansion of the Maltby UGA and redesignation of 10.7 acres from RR to UI. The proposal calls for rezoning the subject property from R-5 zoning to Light Industrial (LI). The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is not fully supported by GMA, the MPPs, the CPPs, and the GMACP policies. The Planning Commission based its recommendation on the public testimony recommending approval.
- **MON2 – Davis-Johnson: No recommendation** [Motion to recommend denial failed 4-5] was made on a proposed expansion of the northern boundary of the Monroe UGA and redesignation of 22 acres from RR and RUTA to Urban Low Density Residential (ULDR). The proposal also calls for rezoning the subject property from R-5 to R-9,600 zoning. The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is inconsistent with GMA, the MPPs, the CPPs, and the GMACP policies.
- **MV2 – Northpoint Development, LLC: Recommend Approval** [Motion approved 6-3] of a proposed expansion of the eastern boundary of the Marysville UGA and redesignation of approximately 183 acres from Rural Residential-10 (RR-10) to UI. The proposal calls for rezoning the subject property from Agriculture-10 Acre (A-10) to LI. The MV2 docket also calls for the following two policy amendments:

Repeal Objective LU 6.D

*Designate Rural Residential-10 in those areas outside the Marysville-Arlington Urban Growth Areas east of I-5 to maintain large parcel patterns for small farm and low-density rural uses.*

Repeal LU Policy 6.D.1

*Provide that the portion of the Rural Residential-10 area bounded on the south by 108<sup>th</sup> and on the north by the diagonal railroad line be maintained in rural status and specialty agriculture through cluster provisions and specialty agriculture priority.*

The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is not fully supported by GMA, the MPPs, the CPPs, and the GMACP policies. The Planning Commission based their recommendation on the public testimony received recommending approval.


- **SW10 – CS Real Estate Development, LLC: Recommend Approval** [Motion approved 9-0] of a proposed redesignation of 14 acres within the Southwest UGA from UI to Urban Center. The proposal calls for rezoning the subject property from LI to Urban Center. The recommendation is based on the findings in the September 11, 2023, PDS staff report.
- **SW12 – Mietzner: Recommend Approval** [Motion approved 9-0] of a proposed amendment to SCC 30.23.040(14) to expand the area east of SR 99 right-of-way and north of SR 525 and south of the City of Everett, from 800 feet to 2,000 feet, in which maximum height limits of 75 feet apply for multi-family residential development. The recommendation is based on the findings in the September 11, 2023, PDS staff report.
- **SW14 – Petrie: Recommend Denial** [Motion approved 9-0] of a proposed expansion of the eastern boundary of the Southwest UGA and redesignation of 10.75 acres from RR and RUTA to

Urban Medium Density Residential (UMDR). The proposal calls for rezoning the subject property from R-5 to Low Density Multiple Residential (LDMR). The recommendation is based on the findings in the September 11, 2023, PDS staff report.

- **SW17 – Town of Woodway: Recommend Approval** [Motion approved 9-0] of a proposed expansion the western boundary of the Southwest UGA and Woodway MUGA to: 1) add the 1,607 acres of Town of Woodway’s remaining incorporated area which lies within Puget Sound; and 2) add the 2.99 acres of deep-water pier at Point Wells, designate the pier as Urban Village on the FLU Map, and zone the pier as Planned Community Business (PCB). The recommendation is based on the findings in the September 11, 2023, PDS staff report.

These recommendations were made following the close of the public hearing in October, including written testimony submitted prior to close-of-business on October 31, 2023, and after due consideration of the information presented and is based on the findings and conclusions presented in the numerous staff reports, public comments, and Commission discussion.

Respectfully submitted,

  
[Robert Larsen \(Jan 16, 2024 18:07 PST\)](#)

SNOHOMISH COUNTY PLANNING COMMISSION  
Robert Larsen, Chairman

Attachments:

Planning Commission Minutes of October 24 and November 14 and 15, 2023

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



## SNOHOMISH COUNTY PLANNING COMMISSION

January 16, 2024

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

**SUBJECT:** Planning Commission recommendation on the 2024 Map Amendments to the Snohomish County Growth Management Act Comprehensive Plan

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendations regarding amendments to the Future Land Use (FLU) Map, zoning, and Municipal Urban Growth Area (MUGA) Map as part of the 2024 Update of the Snohomish County Growth Management Act Comprehensive Plan (GMACP). The Planning Commission had a briefing on the map alternatives on September 12, 2023, and conducted a public hearing on October 24, 2023. Deliberations were held on November 14 and 15, 2023.

There were hundreds of written comments received by the Planning Commission, and 67 members of the public commented at the public hearing. The Planning Commission makes the following recommendations to the Snohomish County Council, which are supported by the information and draft findings in the staff reports dated September 11, 2023, and October 10, 2023, and findings and conclusions after considering testimony and information presented during the public hearing process.

### **PLANNING COMMISSION RECOMMENDATION**

On the first day of deliberations, the Planning Commission made motions about an overall recommended growth alternative, as well as specific County Council-initiated map amendments in motions referred by the County Council for study as part of the 2024 Update, and public docket requests that were part of Final Docket XXI. The Planning Commission recommendations on the Final Docket XXI are detailed in a separate letter.

**Future Land Use Alternative:** A **motion** was made by Commissioner Campbell and Seconded by Commissioner Sheldon to recommend Alternative 2 [Approved 6-3]. Alternative 2 from the Draft Environmental Impact Statement (DEIS) includes the following FLU Map Amendments:

- Urban Core Subarea Plan FLU Map
- Infill review-proposed FLU Map amendments within the High Capacity Transit Communities regional geography
- Several proposals from Final Docket XXI
- One County Council-initiated Urban Growth Area (UGA) expansion
- Minor technical amendments

Alternative 2 also includes implementing zoning amendments and amendments to the MUGA map consistent with the changes to the Southwest UGA boundary. It is a medium growth alternative that is

generally consistent with the adopted initial 2044 growth targets developed by Snohomish County Tomorrow and adopted by the County Council in the Countywide Planning Policies.

Note that the recommendations on the following specific County Council-initiated map amendments and the individual Final Docket XXI requests may modify the Alternative 2 FLU Map, zoning, MUGA Map, and growth targets to form the Planning Commission recommended alternative.

**County Council Motion No. 22-090 Referring a Proposed Expansion of the Southwest UGA: No recommendation** was made on a proposed expansion of the east boundary of the Southwest UGA to add 789 acres generally using the Puget Sound Power & Light/Olympic Pipeline utility corridor as an eastern boundary for a variety of residential and Public/Institutional Use (P/IU) FLU designations, with implementing zoning. A motion was made by Commissioner Ash recommending adoption of Motion No. 22-090 and was seconded by Commissioner Brown [Motion failed 5-4]. Motion No. 22-090 was not included in Alternative 2 analyzed within the DEIS.

**County Council Motion No. 22-095 Referring a Proposed Expansion of the Lake Stevens UGA: No recommendation** was made on a proposed expansion of the Lake Stevens UGA to add 313.5 acres in three areas to the west, south, and east of the existing UGA boundary for Urban Low Density Residential (ULDR), Urban Commercial, and P/IU uses with implementing zoning. A motion to recommend approval of Motion No. 22-095 was made by Commissioner Sheldon and was seconded by Commissioner Ash [Motion failed 5-4]. Motion No. 22-095 was not included in Alternative 2 analyzed within the DEIS.

**County Council Motion No. 22-098 Referring a Proposed Expansion of the Maltby UGA: Recommend Approval** of a proposed expansion of the Maltby UGA to add a total of 255 acres plus additional right-of-way in three areas northwest, southeast, and a small amendment west of the existing UGA for P/IU, Urban Industrial (UI) and Urban Commercial uses with implementing zoning. A motion recommending approval for Motion No. 22-098 was made by Commissioner Ash and was seconded by Commissioner Niemela [Approved 9-0]. Motion No. 22-098 was not included in Alternative 2 analyzed within the DEIS, so this represents a modification to Alternative 2 for the Planning Commission recommended alternative. The Planning Commission's recommendation was based on public testimony.

**County Council Motion No. 22-099 Referring a Proposed Expansion of the Monroe UGA: No recommendation** was made on a proposed expansion to the northwestern part of Monroe UGA by 68 acres between US-2 and Roosevelt Rd with redesignation on the FLU Map from Rural Residential (RR) and Rural/Urban Transition Area (RUTA) overlay to ULDR, with implementing zoning. A motion to recommend approval of Motion No. 22-099 was made by Commissioner Sheldon and was seconded by Commissioner Sievers [Motion failed 5-4]. Motion No. 22-099 was not included in Alternative 2 analyzed within the DEIS.

**County Council Motion No. 22-134 Referring a Proposed Expansion of the Southwest UGA: Recommend Approval as Amended** of a proposed expansion of the Southwest UGA in the proximity of Maltby Rd and 43<sup>rd</sup> Ave SE. The original proposal was to expand the UGA by approximately 300 acres and redesignate it to Urban Medium Density Residential (UMDR) and P/IU FLU designations with Low Density Multiple Residential (LDMR) and R-9,600 zoning. A motion to amend the main motion was made by Commissioner Busted to include all areas with R-5 zoning north of 215<sup>th</sup> to Maltby Road be included from Motion No. 22-090 and was seconded by Commissioner Sheldon [Approved 7-2]. A motion to recommend approval of Motion No. 22-134 was made by Commissioner Sheldon and was seconded by Commissioner Ash [Approved 8-1]. Motion No. 22-134 was included in Alternative 2 analyzed within the DEIS, and the amended area represents a modification to Alternative 2 for the Planning Commission recommended alternative. The Planning Commission's recommendation was based on the staff reports dated September 11, 2023, and October 10, 2023, and public testimony.


**Final Docket XXI:** A separate letter was prepared detailing the recommendations on each of the Final Docket XXI proposals. The following docket requests were recommended for approval and included in the Planning Commission recommended alternative:

- MALT1 – Vangemert (this was not included in Alternative 2)
- MV2 – Northpoint Development, LLC (this was not included in Alternative 2)
- SW10 – CS Real Estate Development, LLC (this was not included in Alternative 2)
- SW12 – Mietzner
- SW17 – Town of Woodway

Docket DR1 – Town of Darrington was not recommended for approval and was included in Alternative 2, so that is a modification for the Planning Commission recommended alternative. The Planning Commission did recommend that the Town continue to work with the County to develop a proposal that can be approved. No recommendations were made on the LS2 – City of Lake Stevens and the MON2 – Davis-Johnson proposals, both of which were not included in Alternative 2. The Planning Commission recommended denial for the SW14 – Petrie docket proposal, which was not included in Alternative 2.

These recommendations were made following the close of the public hearing in October, including written testimony received by October 31, 2023, and after due consideration of the information presented and is based on the findings and conclusions presented in the staff reports, public comments, and Commission discussion.

Respectfully submitted,

  
Robert Larsen (Jan 16, 2024 18:20 PST)

SNOHOMISH COUNTY PLANNING COMMISSION  
Robert Larsen, Chairman

Attachments:

Planning Commission Minutes of October 24 and November 14 and 15, 2023

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



## SNOHOMISH COUNTY PLANNING COMMISSION

January 16, 2024

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

**SUBJECT:** Planning Commission Recommendation on the Elements of the Snohomish County Growth Management Act Comprehensive Plan

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendations regarding the Elements of the Snohomish County Growth Management Act Comprehensive Plan (GMACP). The Planning Commission had briefings on each element of the GMACP from March 28, 2023, through September 26, 2023, and conducted a public hearing on October 24, 2023. Deliberations were held on November 14 and 15, 2023.

The recommendation includes three new elements, four repeal and replacements for elements and the Introduction, and amendments to the remaining six elements.

There were hundreds of written comments received by the Planning Commission, and 67 members of the public commented at the public hearing.

### **PLANNING COMMISSION RECOMMENDATION**

On the second day of deliberations, the Planning Commission made motions about each of the 12 GMACP elements, the introduction and appendices, and a final motion to instruct staff to compile all amendments into one document and make housekeeping updates as necessary. The elements, proposed amendments, findings for amendments, and votes are listed below:

**Transportation Element:** Commissioner Campbell moved to recommend approval, seconded by Commissioner Sheldon. Approved 7-0 with one amendment

- Amendment moved by Commissioner Sheldon, seconded by Campbell (Approved 6-1 with Niemela opposed): Add a policy to review the road safety plan including speed limits using TR policy 2.B.3 to be reviewed every two years.
- Amendment Finding: Commissioners have witnessed reckless driving, and this policy could help implement positive change. Additionally reducing speed limits, can reduce the use of gas and be an aid to climate change resiliency.

**Park and Recreation Element:** Commissioner Sheldon moved to recommend approval, and Commissioner Campbell seconded. Approved 8-0.

**Capital Facilities and Utilities Element:** Commissioner Campbell moved to recommend approval, and Commissioner Ash seconded. Approved 8-0.

**Population and Employment Element:** Commissioner Sheldon moved to recommend approval, and Commissioner Campbell seconded. Approved 8-0.

**Economic Development Element:** Commissioner Sheldon moved to recommend approval, Commissioner Ash seconded. Approved 8-0.

**Interjurisdictional Coordination Element:** Commissioner Sheldon moved to recommend approval, seconded by Commissioner Brown. Approved 8-0.

**Land Use Element:** Commissioner Sheldon moved to recommend approval, Commissioner Brown seconded. Approved 8-0 with two amendments:

- Amendment moved by Commissioner Campbell and seconded by Commissioner Brown: Add a policy to conduct a comprehensive review of designated forest and agricultural lands of long-term significance. The review shall identify important parcels of forest and agricultural lands and downzone those parcels that qualify in the property tax codes for such purposes and to reduce the likelihood that these lands will be converted to housing and rural clusters. The review should also recommend measures to reduce the conversion of these lands to non-forest and non-agricultural uses.
- Amendment Finding: The county has lost tremendous agricultural and forest lands since 1990s and the agricultural and forest land designations of long-term commercial significance create an avenue for the preservation of the resource lands.
- Amendment moved by Commissioner Campbell and seconded by Commissioner Busted: Repeal the provision in 14.A.8(d) that exempts properties designated or zoned for single family residential and townhouse unit lot subdivisions from TDR receiving areas.
- Amendment Finding: TDR is an important component to preserve working farms and forest lands and removing single family exceptions from becoming a receiving area would conserve more working lands.
- A third amendment is included within the recommended approval for docket MV2 described in the Planning Commission Recommendation Letter from day one of deliberations.

**Housing Element:** Commissioner Sheldon moved to recommend approval, Commissioner Campbell seconded. Approved 8-0 with one amendment:

- Amendment moved by Commissioner Campbell and seconded by Commissioner Sheldon: Add a policy Snohomish County to develop an incentive driven inclusionary housing and zoning policy in areas of multi-family housing to encourage that a mix of housing is created in areas of infill development and public transit.
- Amendment Finding: There is no affordable housing in SWUGA, and this will provide a strong tool to help create it and meet goals.

**Natural Environment Element:** Commissioner Campbell moved to recommend approval, Commissioner Ash seconded. Approved 8-0.

**Climate Change and Resiliency Element:** Commissioner Sheldon moved to recommend approval, Commissioner Campbell seconded. Approved 8-0.

**Urban Core Subarea Plan:** Commissioner Campbell moved to recommend approval, Commissioner Sheldon seconded. Approved 8-0.

**Tribal Coordination Element:** Commissioner Sheldon moved to recommend approval, Commissioner Brown seconded. Approved 8-0 with two amendments:

- Amendment moved by Commissioner Sheldon and seconded by Commissioner Campbell: Add a policy to encourage future discussion of tribal jurisdiction on tidal lands within the reservation boundaries and refer to applicable tribal law.




- Amendment Finding: The recommended approval of docket SW17 docket on day 1 of deliberations, adjusted the UGA to include the pier and water. This amendment would discuss a similar extension of Tribal jurisdiction into tidelands.
- Amendment moved by Commissioner Sheldon and seconded by Commissioner Campbell: Add a policy to encourage future discussion of Tribal jurisdiction over waters, including groundwater, surface water and public water distribution systems “within” the reservation boundaries and refer to applicable tribal law and policy over such waters.
- Amendment Finding: The discussion and approval of the amendment related to tribal jurisdiction on tidal lands within the reservation boundaries led to further discussion about protecting tribal sovereign and treaty rights. This amendment would discuss future engagement with tribal planning partners on the topic of water and water rights in service of this concept.

**Introduction and Appendices:** Commissioner Campbell moved to recommend approval, Commissioner Brown seconded. Approved 8-0.

**Final Motion:** Instruct staff to compile all of Planning Commission amendments into final documents and 1) adjust comprehensive plan elements to match our recommended land use alternative, and 2) make necessary changes to ensure internal consistency between individual elements. Approved 8-0.

These recommendations were made following the close of the public hearing in October after due consideration of the information presented and are based on the findings and conclusions presented in the numerous element staff reports, public comments, and Commission discussion.

Respectfully submitted,

  
Robert Larsen (Jan 18, 2024 19:41 PST)

SNOHOMISH COUNTY PLANNING COMMISSION  
Robert Larsen, Chairman

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