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Areawide Rezones Ordinance 25-051 (ECAF 2025-2735)					
Hearing Date: Wednesday, October 1, 2025 @ 10:30 a.m. and December 17, 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

Dave Somers
County Executive

TO: Snohomish County Planning Commission

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, LDMMR, PRD-LDMMR, 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, LDMMR, and PRD-LDMMR.

For the UMDR FLU designation, the highest density zoning allowed is LDMMR, 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 LDMMR 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 LDMMR 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 LDMMR are proposed to be rezoned to LDMMR. 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 LDMMR 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
<p>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.</p> <p>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.</p>	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

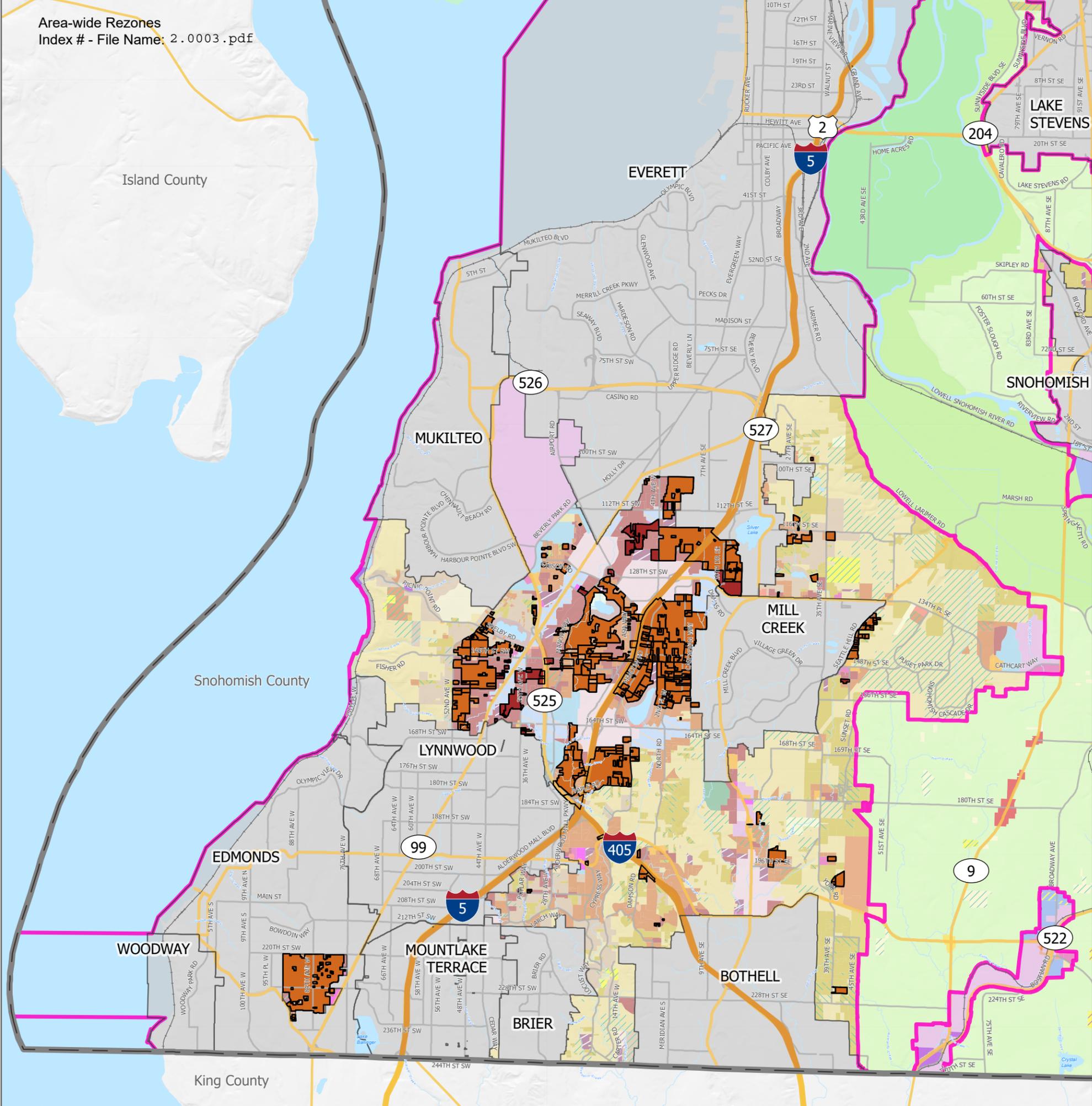
Attachment A: Draft Planning Commission Findings of Fact and Conclusions
Attachment B: Map, "2025 Area-wide Rezones"

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	Existing Zoning	Existing Zoning	Existing Zoning
F	F Forestry	T	T Townhouse
F and R	F and R Forestry and Recreation	LDMR	LDMR Low Density Multiple Residential
F and R ORV	F and R ORV Forestry and Recreation-Off Road Vehicle	LDMR(PRD)	LDMR(PRD) Low Density Multiple Residential (Planned Residential Development)
SA-1	SA-1 Suburban Agriculture-1 Acre	MR	MR Multiple Residential
A-10	A-10 Agriculture-10 Acre	MR(PRD)	MR(PRD) Multiple Residential (Planned Residential Development)
RRT-10	RRT-10 Rural Resource Transition-10 Acre	MHP	MHP Mobile Home Park
R-5	R-5 Rural-5 Acre	RFS	RFS Rural Freeway Service
RD	RD Rural Diversification	NB	NB Neighborhood Business
RC	RC Rural Conservation	PCB	PCB Planned Community Business
R-20,000	R-20,000 Residential 20,000 sq. ft.	CB	CB Community Business
R-12,500	R-12,500 Residential 12,500 sq. ft.	UC	UC Urban Center
R-9,600	R-9,600 Residential 9,600 sq. ft.	GC	GC General Commercial
R-9,600(PRD)	R-9,600(PRD) Residential 9,600 sq. ft. (Planned Residential Development)	RB	RB Rural Business
R-8,400	R-8,400 Residential 8,400 sq. ft.	CRC	CRC Clearview Rural Commercial
R-8,400(PRD)	R-8,400(PRD) Residential 8,400 sq. ft. (Planned Residential Development)	MUC	MUC Mixed-Use Corridor
R-7,200	R-7,200 Residential 7,200 sq. ft.	IP	IP Industrial Park
R-7,200(PRD)	R-7,200(PRD) Residential 7,200 sq. ft. (Planned Residential Development)	PIP	PIP Planned Industrial Park
WFB	WFB Waterfront Beach	BP	BP Planned Industrial Park
PRUD	PRUD Planned Residential Unit Devl.	RI	RI Rural Industrial
		LI	LI Light Industrial
		HI	HI Heavy Industrial
		PRD SA-1	PRD SA-1 Planned Residential Development Suburban Agriculture-1 Acre
		PRD-20,000	PRD-20,000 Planned Residential Development 20,000 sq. ft.
		PRD-20,000(Mobile)	PRD-20,000(Mobile) Planned Residential Development (Mobile) Residential 20,000 sq. ft.
		PRD-12,500(Mobile)	PRD-12,500(Mobile) Planned Residential Development (Mobile) Residential 12,500 sq. ft.
		PRD-9,600	PRD-9,600 Planned Residential Development Residential 9,600 sq. ft.
		PRD-8,400	PRD-8,400 Planned Residential Development Residential 8,400 sq. ft.
		PRD-7,200	PRD-7,200 Planned Residential Development Residential 7,200 sq. ft.
		PRD-7,200(Mobile)	PRD-7,200(Mobile) Planned Residential Development (Mobile) Residential 7,200 sq. ft.
		PRD-LDMR	PRD-LDMR Planned Residential Development Low Density Multiple Residential
		PRD-MR	PRD-MR Planned Residential Development Multiple Residential
		PRD-CB	PRD-CB Planned Residential Development Community Business

Area Wide Zoning Amendments:

- LDMR
- MR
- County Boundary
- Incorporated City
- Urban Growth Area (UGA) Boundary
- Lakes
- Streams
- Interstate
- State Route
- Arterial
- Railroad



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

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:

AMENDED AT DECEMBER 17, 2025 PUBLIC HEARING

SNOHOMISH COUNTY COUNCIL

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 Snohomish County Growth Management Act Comprehensive Plan (GMACP) including the Future Land 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 (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 with the FLU Map; and

22

23

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

26

27

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

30

31

WHEREAS, if those zones are not in place in those FLU designations, developers are allowed to and normally will apply for site-specific quasi-judicial rezones as part of the permitting process in advance of, or concurrent with, applications for new housing development in order to develop at the planned density, an extra and redundant step in the permitting process that increases time and costs for 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 permitting process to be more efficient and predictable and minimize additional costs in order to address housing supply and affordability; and

40

41

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

43

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

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

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

- 3
4 G. The zoning map amendments in this ordinance more fully implement and ensure consistency with
5 the following policies from the Land Use and Housing Elements of the GMACP:

6
7 *“Urban Medium Density Residential (UMDR). This designation allows a variety of housing types,
8 including detached homes on small lots, townhouses, and apartments in medium density
9 developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200
10 and WFB.”*

11
12 *“Urban High Density Residential (UHDR). This designation allows high density residential land
13 uses such as townhouses and apartments generally near other high intensity land uses.
14 Implementing zones: MHP, MR, PRD-MR, LDMR, and PRD-LDMR.”*

15
16 HO 3.A.2: “Development standards and building permit requirements shall be reviewed on a
17 continual basis to ensure clarity and consistency while providing for a timely, fair, and
18 predictable application processing outcome.”

19
20 The zoning map amendments in this ordinance more fully implement the UMDR and UHDR FLU
21 designations adopted on the GMACP FLU Map. The zoning map amendments in this ordinance
22 streamline the permitting process by removing a step in the development process to apply for a
23 quasi-judicial rezone prior to new development, as is often necessary in areas where the FLU map
24 has not been fully implemented in the zoning.

- 25
26 H. Procedural requirements.

- 27
28 1. The zoning map amendments in this ordinance are a Type 3 legislative action under SCC
29 30.73.010 and 30.73.020.
30
31 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed zoning
32 amendments was transmitted to the Washington State Department of Commerce for
33 distribution to state agencies on May 5, 2025.
34
35 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this
36 non-project action were satisfied through analysis in the Environmental Impact Statement (EIS)
37 for the Snohomish County 2024 Comprehensive Plan Update and an addendum to that EIS
38 issued to that effect on May 5, 2025.
39
40 4. The public participation process for the proposed zoning amendments has complied with all
41 applicable requirements of the GMA and SCC.
42

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]

ECAF: 2025-2735
RECEIVED: 8/19/2025

**ORDINANCE
INTRODUCTION SLIP**

SNOHOMISH COUNTY COUNCIL

EXHIBIT #3.1.003

TO: Clerk of the Council

FILE ORD 25-051

TITLE OF PROPOSED ORDINANCE:

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

Introduced By:

N. Nehring 8/25/2025
Councilmember Date

Clerk's Action:

Proposed Ordinance No. 25-051

Assigned to: Planning and Community Development Committee Date: 8/26/2025

STANDING COMMITTEE RECOMMENDATION FORM

On 9/2/2025, the Committee considered the Ordinance by Consensus /
___ Yeas and ___ Nays and made the following recommendation:

Move to Council to schedule public hearing on: 9/10/2025 GLS

Other _____

Regular Agenda _____ Administrative Matters

Public Hearing Date 10/1/2025 at 10:30 am ***Referred back to Planning and Community Development Committee at 10/1 Public Hearing.**

N. Nehring
Committee Chair

NOTE: Re-assigned to Committee of the Whole on 11/25/2025 and scheduled for Public Hearing on 12/17/25 at 10:30 a.m.



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 rezone 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
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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 3.2.003

Public Hearing – 10/01/25

[Video](#)



Snohomish County Council
Public Hearings
Agenda

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

Wednesday, October 1, 2025 **10:30 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 1-253-215-8782 or 1-206-337-9723
Meeting ID 948-4685 0772

CALL TO ORDER

ROLL CALL

ACTION ITEMS

1. 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](#)
2. 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](#)

ADJOURN



Snohomish County Council

Public Hearings

Meeting Minutes

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

Wednesday, October 1, 2025 **10:30 AM** **Jackson Board Room - 8th Floor**
Robert J. Drewel Building
& Remote Meeting

CALL TO ORDER

Chair Nehring called the Council to order at 10:30 a.m.

ROLL CALL

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

ACTION ITEMS

PRESENT:

Council Chair Nehring
Council Vice-Chair Dunn
Councilmember Low
Councilmember Mead
Councilmember Peterson
Ryan Hembree, Council Staff
Lisa Hickey, Asst. Clerk of the Council

1. 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

Chair Nehring opened the public hearing.

Ryan Hembree, Legislative Analyst, provided a staff report.

Chair Nehring opened the hearing for public testimony. There being no persons present wishing to testify, he closed the testimony portion of the hearing.

Vice-Chair Dunn made a motion to approve Ordinance 25-047. Councilmember Dunn seconded the motion. The clerk called the roll and the motion to approve Ordinance 25-047 carried unanimously.

APPROVED: 5-0

PRESENT:

Council Chair Nehring
Council Vice-Chair Dunn
Councilmember Low
Councilmember Mead
Councilmember Peterson
Ryan Hembree, Council Staff
Frank Slusser, Planning and Development Services
Lisa Hickey, Asst. Clerk of the Council
**see list of names below for public testimony*

2. 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

Chair Nehring opened the public hearing.

Ryan Hembree, Legislative Analyst, provided a staff report.

Chair Nehring opened the hearing for public testimony.

The following individuals provided public testimony:

- Bob Danson, Olympic View Water and Sewer
- Carrie Wilson, resident of Lynnwood
- Phillip Smithson, resident of Snohomish County
- Dorris Black, resident of Snohomish County
- Colleen MacDonald, resident of Snohomish County
- Taylor Cruz, resident of Snohomish County
- Greg Marstene, resident of Snohomish County
- Morgan Krueger, Washington Department of Fish and Wildlife
- Tim Payne, resident of Snohomish County
- Dawn Parker, resident of Snohomish County
- Vivian Olson, City of Edmonds
- Missy Borgelt, resident of Snohomish County

There being no further persons present wishing to testify, Chair Nehring closed the public testimony of the hearing.

Mr. Hembree and Frank Slusser, Planning and Development Services, responded to questions and discussion ensued.

Vice-Chair Dunn made a motion to refer Ordinance 25-051 back to the Planning and Community Development Committee. Councilmember Low seconded the motion and it carried unanimously.

ADJOURN

Chair Nehring adjourned the Council for the day at 11:40 a.m.

Exhibit 3.2.004

Administrative Session – 11/25/25

[Video](#)



Snohomish County Council

Administrative Session

Agenda

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

Tuesday, November 25, 2025 **9:00 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

- A. Call to Order**
- B. Roll Call**
- C. Special Reports**
- D. Public Comment**
- E. Introduction and Assignment of Legislation to Committees**
 - 1. Community Safety and Justice**
 - a. Motion 25-543, approving the contract with Public Safety Psychological Services, PLLC, for pre-employment psychological examinations [2025-3646](#)
 - 2. Finance, Budget and Administration**
 - 3. Health and Community Services**
 - a. Motion 25-520, approving the 2025-2027 Snohomish County Criminal Justice Treatment Account (CJTA) Plan and authorize the County Executive to approve CJTA contracts and amendments [2025-3557](#)

- b. Motion 25-521, approving the Interlocal Agreement for emergency management services between Snohomish County and the South Snohomish County Regional Fire Authority [2025-3567](#)

4. Planning and Community Development

- a. Ordinance 25-078, relating to Growth Management; concerning Urban Zone development regulations; amending Chapters 30.22, 30.31A, and 30.34A of the Snohomish County Code [2025-3553](#)
- b. Motion 25-524, authorizing the County Executive to execute Amendment No. 1 to the Interlocal Agreement between Snohomish County and the City of Mill Creek for the North Creek Trail Improvement [2025-3534](#)
- c. Motion 25-525, authorizing the County Executive to execute Amendment No. 1 to the Interlocal Agreement between Snohomish County and the City of Mill Creek for the Library Park Improvements [2025-3535](#)
- d. Motion 25-539, approving and authorizing the County Executive to execute Critical Area Site Plans [2025-3602](#)
- e. Motion 25-546, approving agreements for legal services and airport multi district litigation coalition related to recovery of damages claims at the Snohomish County Airport [2025-3604](#)

5. Public Infrastructure and Conservation

- a. Ordinance 25-080, vacating and abandoning an unopened portion of 40th St SE, a Snohomish County Road Right-Of-Way [2025-3633](#)
- b. Motion 25-522, approving an Interlocal Agreement between Snohomish County and the Alderwood Water & Wastewater District concerning utility construction associated with the Alderwood Mall Parkway SR 525 to 168th St SW Improvement Project [2025-3548](#)
- c. Motion 25-529, approval of an Interlocal Agreement between Snohomish County and the Alderwood Water & Wastewater District concerning utility construction associated with the Ash Way Overlay: 164th St SW to Park & Ride Improvement Project [2025-3550](#)

- d. Motion 25-538, approving and authorizing the County Executive to execute an Interlocal Agreement with Snohomish Regional Fire and Rescue to provide technology services [2025-3601](#)
- e. Motion 25-542, authorizing the surplus and sale of a remnant property, Tax No. 29060900206100 [2025-3233](#)

6. Committee of the Whole

Items a through k: For assignment to Committee of the Whole. Move to General Legislative Session December 3rd for consideration

- a. Motion 25-523, approving agreement with the Washington State Office of Public Defense to provide Indigent Defense Improvement Funds to Snohomish County Office of Public Defense for the period from January 1, 2026, to June 30, 2026 [2025-3505](#)
- b. Motion 25-526, approving the Interlocal Agreement establishing the Snohomish Regional Drug Task Force [2025-3551](#)
- c. Motion 25-527, approving Release and Indemnity Agreement for transfer of Sheriff's Office K9-Doc [2025-3559](#)
- d. Motion 25-528, appointing Dave Schaefer to the Public Facilities District Board of Directors [2025-2256](#)
- e. Motion 25-531, approving the Interlocal Agreement between Snohomish County and the City of Marysville relating to Snohomish County Auto Theft Task Force participation [2025-3579](#)
- f. Motion 25-532, approving contract between North Sound Behavioral Administrative Services Organization and Snohomish County for AOT Legal Services [2025-3585](#)
- g. Motion 25-533, confirming the reappointment of Janet Anderberg to the Snohomish County Board of Health [2025-3554](#)
- h. Motion 25-534, confirming the appointment of Christine Stansfield to the Snohomish County Children's Commission [2025-3583](#)
- i. Motion 25-535, reappointing Randy Burge to the Developmental Disabilities Citizen Advisory Board [2025-3607](#)

-
- j. Motion 25-537, approving and authorizing the Executive to sign Agreement with TouchPhrase Development, LLC d/b/a Julota for services supporting the Snohomish County Lead Program [2025-3525](#)
 - k. Motion 25-540, confirming the appointment of Ilse Gagnaire to the Developmental Disabilities Citizen Advisory Board [2025-3626](#)

Items l and m: For re-assignment from Community Safety and Justice Committee to Committee of the Whole. Move to General Legislative Session December 3rd for consideration

- l. Motion 25-512, confirming the appointment of Ryan May to the Sno-Isle Libraries Board of Trustees [2025-3503](#)
- m. Motion 25-513, confirming the appointment of Jessica Fleming to the Sno-Isle Libraries Board of Trustees [2025-3504](#)
- n. Motion 25-545, authorizing the Executive to execute IAC Building and Land Lease 25-005 with Washington State University at the Snohomish County Airport [2025-3621](#)

(For assignment to Committee of the Whole, move to Administrative Session December 2nd)

- o. Ordinance 25-079, relating to Growth Management; adopting amendments to the Snohomish County Growth Management Act Comprehensive Plan [2025-3576](#)

(For assignment and staff report. Proposed Action is to set time and date for a public hearing. Suggested time and date is a Special Meeting, Friday, December 12, 2025 at the hour of 6:00 p.m.)

- p. Ordinance 25-051, relating to Growth Management; [2025-2735](#)
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

Attachments: [Proposed Substitute Ordinance 25-051](#)

(For re-assignment from Planning and Community Development Committee to Committee of the Whole for staff report. Proposed Action is to set time and date for a public hearing. Suggested time and date is Wednesday, December 17, 2025, at the hour of 10:30 a.m.)

- q. Ordinance 25-081, relating to Growth Management; [2025-3670](#)
amending the Snohomish County Official Zoning Map to more fully implement the Urban Medium Density Residential designation on the Snohomish County Growth Management Act Comprehensive Plan Future Land Use Map in the Esperance area

(For assignment and staff report. Proposed Action is to set time and date for a public hearing. Suggested time and date is Wednesday, December 17, 2025, at the hour of 10:30 a.m.)

- r. Ordinance 25-076, related to the 2025 Budget; making an [2025-3431](#)
emergency appropriation in the Evergreen State Fairgrounds Capital Improvements and Operating Reserve Fund 180 to authorize expenditure of prior year surplus revenues and admission tax revenues to support costs associated with the Fairgrounds

(For re-assignment from Planning and Community Development Committee to Committee of the Whole for staff report. Proposed Action is to set time and date for a public hearing. Suggested time and date is Wednesday, December 17, 2025, at the hour of 10:30 a.m.)

- s. Motion 25-510, authorizing the Property Officer for Snohomish County to sign a distribution easement for the property known as New Start Center of Edmonds in agreement with Public Utility District No. 1 of Snohomish County [2025-3495](#)
- (For re-assignment from Public Infrastructure and Conservation Committee to Committee of the Whole for consideration)*
- t. Motion 25-536, authorizing Chair of the Council to sign Certification of 2026 Tax Levy Estimates [2025-3593](#)
- (For assignment and consideration)*
- u. Motion 25-544, relating to the 2025/26 Budget; approving a transfer of budgeted contingency from non-departmental to County offices and departments within General Fund 002 [2025-3657](#)
- (For assignment and consideration)*
- v. Motion 25-530, authorizing the County Executive to sign Amendment No. 1 to January 1, 2024, through December 31, 2026, Collective Bargaining Agreement between Snohomish County, Washington and the Snohomish County Clerks' Association [2025-3558](#)
- (For assignment and consideration)*
- w. Motion 25-541, authorizing the County Executive to sign Amendment No.1 to the January 1, 2024, through December 31, 2027, Collective Bargaining Agreement between Snohomish County, Washington and the Washington State Council of County and City Employees, AFSCME, AFL-CIO, Local 1811-PA [2025-3620](#)
- (For assignment and consideration)*

F. Clerk's Report on Pending Legislation - No Report**G. Reports of Council Committees:****1. Community Safety and Justice**

(Next meeting is scheduled for Tuesday, December 9, 2025, at 1:00 p.m.)

2. Finance, Budget and Administration

(Next meeting is scheduled for Tuesday, December 9, 2025, at 10:00 a.m.)

3. Health and Community Services

(Next meeting is scheduled for Tuesday, November 25, 2025, at 11:00 a.m.)

4. Planning and Community Development

(Next meeting is scheduled for Tuesday, December 16, 2025, at 11:00 a.m.)

5. Public Infrastructure and Conservation

(Next meeting is scheduled for Tuesday, December 2, 2025, at 10:00 a.m.)

H. Reports of Outside Committees**I. Chairperson's Report****J. Chief of Staff's Report****K. Full Council Action on Items from Committee of the Whole**

1. Motion 25-518, concerning the County Council's position on a proposed Interlocal Agreement Method Annexation to the City of Snohomish BRB 2025-06-North Lake Annexation [2025-3500](#)

L. Other Business**M. Executive Session(s):****N. Adjourn**



Snohomish County Council

Administrative Session

Meeting Minutes

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

Tuesday, November 25, 2025

9:00 AM

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

PRESENT:

Presiding Councilmember Mead
Council Chair Nehring (*remote*)
Council Vice-Chair Dunn (*remote*)
Councilmember Low (*remote*)
Councilmember Peterson
Heidi Beazizo, Chief of Staff
Ryan Hembree, Council Staff
Deb Bell, Council Staff
Jim Martin, Council Staff
Frank Slusser, Planning & Development Services
Debbie Eco, Clerk of the Council
**See names below for people who provided public comment*

A. Call to Order

Presiding Councilmember Mead called the meeting to order at 9:00 a.m.

B. Roll Call

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

C. Special Reports

D. Public Comment

The following individuals provided public comment related to Ordinance 25-081:

Colleen, resident of Esperance
Sylvia Woods, resident of Esperance
Piper, resident of Esperance
Dawn Parker, resident of Esperance

E. Introduction and Assignment of Legislation to Committees

All items assigned as listed below:

1. Community Safety and Justice

- a. Motion 25-543, approving the contract with Public Safety Psychological Services, PLLC, for pre-employment psychological examinations [2025-3646](#)

2. Finance, Budget and Administration**3. Health and Community Services**

- a. Motion 25-520, approving the 2025-2027 Snohomish County Criminal Justice Treatment Account (CJTA) Plan and authorize the County Executive to approve CJTA contracts and amendments [2025-3557](#)
- b. Motion 25-521, approving the Interlocal Agreement for emergency management services between Snohomish County and the South Snohomish County Regional Fire Authority [2025-3567](#)

4. Planning and Community Development

- a. Ordinance 25-078, relating to Growth Management; concerning Urban Zone development regulations; amending Chapters 30.22, 30.31A, and 30.34A of the Snohomish County Code [2025-3553](#)
- b. Motion 25-524, authorizing the County Executive to execute Amendment No. 1 to the Interlocal Agreement between Snohomish County and the City of Mill Creek for the North Creek Trail Improvement [2025-3534](#)
- c. Motion 25-525, authorizing the County Executive to execute Amendment No. 1 to the Interlocal Agreement between Snohomish County and the City of Mill Creek for the Library Park Improvements [2025-3535](#)
- d. Motion 25-539, approving and authorizing the County Executive to execute Critical Area Site Plans [2025-3602](#)

- e. Motion 25-546, approving agreements for legal services and airport multi district litigation coalition related to recovery of damages claims at the Snohomish County Airport [2025-3604](#)

5. Public Infrastructure and Conservation

- a. Ordinance 25-080, vacating and abandoning an unopened portion of 40th St SE, a Snohomish County Road Right-Of-Way [2025-3633](#)
- b. Motion 25-522, approving an Interlocal Agreement between Snohomish County and the Alderwood Water & Wastewater District concerning utility construction associated with the Alderwood Mall Parkway SR 525 to 168th St SW Improvement Project [2025-3548](#)
- c. Motion 25-529, approval of an Interlocal Agreement between Snohomish County and the Alderwood Water & Wastewater District concerning utility construction associated with the Ash Way Overlay: 164th St SW to Park & Ride Improvement Project [2025-3550](#)
- d. Motion 25-538, approving and authorizing the County Executive to execute an Interlocal Agreement with Snohomish Regional Fire and Rescue to provide technology services [2025-3601](#)
- e. Motion 25-542, authorizing the surplus and sale of a remnant property, Tax No. 29060900206100 [2025-3233](#)

6. Committee of the Whole

Items a through k were assigned to Committee of the Whole and moved to General Legislative Session December 3rd for consideration.

- a. Motion 25-523, approving agreement with the Washington State Office of Public Defense to provide Indigent Defense Improvement Funds to Snohomish County Office of Public Defense for the period from January 1, 2026, to June 30, 2026 [2025-3505](#)
- b. Motion 25-526, approving the Interlocal Agreement establishing the Snohomish Regional Drug Task Force [2025-3551](#)
- c. Motion 25-527, approving Release and Indemnity Agreement for transfer of Sheriff's Office K9-Doc [2025-3559](#)
- d. Motion 25-528, appointing Dave Schaefer to the Public Facilities District Board of Directors [2025-2256](#)
- e. Motion 25-531, approving the Interlocal Agreement between Snohomish County and the City of Marysville relating to Snohomish County Auto Theft Task Force participation [2025-3579](#)

-
- f. Motion 25-532, approving contract between North Sound Behavioral Administrative Services Organization and Snohomish County for AOT Legal Services [2025-3585](#)
 - g. Motion 25-533, confirming the reappointment of Janet Anderberg to the Snohomish County Board of Health [2025-3554](#)
 - h. Motion 25-534, confirming the appointment of Christine Stansfield to the Snohomish County Children’s Commission [2025-3583](#)
 - i. Motion 25-535, reappointing Randy Burge to the Developmental Disabilities Citizen Advisory Board [2025-3607](#)
 - j. Motion 25-537, approving and authorizing the Executive to sign Agreement with TouchPhrase Development, LLC d/b/a Julota for services supporting the Snohomish County Lead Program [2025-3525](#)
 - k. Motion 25-540, confirming the appointment of Ilse Gagnaire to the Developmental Disabilities Citizen Advisory Board [2025-3626](#)

Items l and m were re-assigned from Community Safety and Justice Committee to Committee of the Whole and moved to General Legislative Session December 3rd for consideration.

- l. Motion 25-512, confirming the appointment of Ryan May to the Sno-Isle Libraries Board of Trustees [2025-3503](#)
- m. Motion 25-513, confirming the appointment of Jessica Fleming to the Sno-Isle Libraries Board of Trustees [2025-3504](#)
- n. Motion 25-545, authorizing the Executive to execute IAC Building and Land Lease 25-005 with Washington State University at the Snohomish County Airport [2025-3621](#)

Motion 25-545 was assigned to Committee of the Whole and moved to Administrative Session December 2nd.

- o. Ordinance 25-079, relating to Growth Management; adopting amendments to the Snohomish County Growth Management Act Comprehensive Plan [2025-3576](#)

Ryan Hembree, Legislative Analyst, provided a staff report.

Councilmember Peterson made a motion to set time and date for a Special Meeting/public hearing for Ordinance 25-079 for Friday, December 12, 2025, at the hour of 6:00 p.m. Vice-Chair Dunn seconded the motion and it carried unanimously.

- p. Ordinance 25-051, relating to Growth Management; [2025-2735](#)
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

*Ordinance 25-051 was re-assigned from Planning and Community
Development Committee to Committee of the Whole.*

Ryan Hembree, Legislative Analyst, provided a staff report and
responded to questions.

Councilmember Peterson made a motion to set time and date for a public
hearing for Ordinance 25-051 for Wednesday, December 17, 2025, at the
hour of 10:30 a.m. Vice-Chair Dunn seconded the motion and it carried
unanimously.

- q. Ordinance 25-081, relating to Growth Management; [2025-3670](#)
amending the Snohomish County Official Zoning Map to
more fully implement the Urban Medium Density Residential
designation on the Snohomish County Growth Management
Act Comprehensive Plan Future Land Use Map in the
Esperance area

Ryan Hembree, Legislative Analyst, provided a staff report. Mr. Hembree
and Frank Slusser, Planning and Development Services, responded to
questions and discussion ensued.

Councilmember Peterson made a motion to refer Ordinance 25-081 back
to Planning and Community Development Committee. Vice-Chair Dunn
seconded the motion and it carried unanimously.

- r. Ordinance 25-076, related to the 2025 Budget; making an [2025-3431](#)
emergency appropriation in the Evergreen State Fairgrounds
Capital Improvements and Operating Reserve Fund 180 to
authorize expenditure of prior year surplus revenues and
admission tax revenues to support costs associated with the
Fairgrounds

*Ordinance 076 was re-assigned from Planning and Community
Development Committee to Committee of the Whole.*

Ryan Hembree, Legislative Analyst, provided a staff report.

Councilmember Peterson made a motion to set time and date for a public hearing for Ordinance 25-076 for Wednesday, December 17, 2025, at the hour of 10:30 a.m. Vice-Chair Dunn seconded the motion and it carried unanimously.

- s. Motion 25-510, authorizing the Property Officer for Snohomish County to sign a distribution easement for the property known as New Start Center of Edmonds in agreement with Public Utility District No. 1 of Snohomish County [2025-3495](#)

Motion 25-510 was re-assigned from Public Infrastructure and Conservation Committee to Committee of the Whole for consideration.

Deb Bell, Sr. Legislative Analyst, provided a staff report.

Councilmember Peterson made a motion to approve Motion 25-510. Vice-Chair Dunn seconded the motion and it carried unanimously.

APPROVED 5-0

- t. Motion 25-536, authorizing Chair of the Council to sign Certification of 2026 Tax Levy Estimates [2025-3593](#)

Jim Martin, Sr. Legislative Analyst, provided a staff report.

Councilmember Peterson made a motion to approve Motion 25-536. Chair Nehring seconded the motion and it carried unanimously.

APPROVED 5-0

- u. Motion 25-544, relating to the 2025/26 Budget; approving a transfer of budgeted contingency from non-departmental to County offices and departments within General Fund 002 [2025-3657](#)

Jim Martin, Sr. Legislative Analyst, provided a staff report.

Councilmember Peterson made a motion to approve Motion 25-544. Councilmember Low seconded the motion and it carried unanimously.

APPROVED 5-0

- v. Motion 25-530, authorizing the County Executive to sign [2025-3558](#) Amendment No. 1 to January 1, 2024, through December 31, 2026, Collective Bargaining Agreement between Snohomish County, Washington and the Snohomish County Clerks' Association

Jim Martin, Sr. Legislative Analyst, provided a staff report.

Councilmember Peterson made a motion to approve Motion 25-530. Vice-Chair Dunn seconded the motion and it carried unanimously.

APPROVED 5-0

- w. Motion 25-541, authorizing the County Executive to sign [2025-3620](#) Amendment No.1 to the January 1, 2024, through December 31, 2027, Collective Bargaining Agreement between Snohomish County, Washington and the Washington State Council of County and City Employees, AFSCME, AFL-CIO, Local 1811-PA

Jim Martin, Sr. Legislative Analyst, provided a staff report.

Councilmember Peterson made a motion to approve Motion 25-541. Councilmember Low seconded the motion and it carried unanimously.

APPROVED 5-0

F. Clerk's Report on Pending Legislation - No Report

G. Reports of Council Committees:

1. Community Safety and Justice

(Next meeting is scheduled for Tuesday, December 9, 2025, at 1:00 p.m.)

2. Finance, Budget and Administration

(Next meeting is scheduled for Tuesday, December 9, 2025, at 10:00 a.m.)

3. Health and Community Services

(Next meeting is scheduled for Tuesday, November 25, 2025, at 11:00 a.m.)

4. Planning and Community Development

(Next meeting is scheduled for Tuesday, December 16, 2025, at 11:00 a.m.)

5. Public Infrastructure and Conservation

(Next meeting is scheduled for Tuesday, December 2, 2025, at 10:00 a.m.)

H. Reports of Outside Committees

Councilmember Peterson reported that they will be meeting to certify elections this afternoon.

I. Chairperson's Report**J. Chief of Staff's Report**

Heidi Beazizo, Chief of Staff, provided a report.

K. Full Council Action on Items from Committee of the Whole

See above Introduction and Assignment of Legislation to Committees under Committee of the Whole for additional actions taken.

1. Motion 25-518, concerning the County Council's position on a proposed Interlocal Agreement Method Annexation to the City of Snohomish BRB 2025-06-North Lake Annexation [2025-3500](#)

Ryan Hembree, Legislative Analyst, provided a staff report.

Councilmember Low explained his opposition.

Councilmember Peterson made a motion to approve Motion 25-518. Vice-Chair Dunn seconded the motion and it carried three to two, with Councilmembers Nehring and Low voting against.

APPROVED 3-2

L. Other Business**M. Executive Session(s):****N. Adjourn**

At 9:42 a.m., Presiding Councilmember Mead recessed the meeting until the 11:00 a.m. Health and Community Services Committee meeting.

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

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

From: [Meg Jacobsen](#)
To: [Contact Council](#)
Subject: Rezoning Esperance
Date: Tuesday, September 23, 2025 1:39:44 PM

Dear Sirs and Madams,

I am writing as a ten-year resident of Esperance to urge you to consider the recommendations offered by this community to do the following:

1. Delay making a final decision to rezone this area to multi-family housing until careful consideration has been given to impacts on infrastructure and public services.
2. Create codes to preserve trees in our area.
3. Apply the building standards currently active in incorporated Edmonds to provide cohesiveness in character to our neighborhoods.

It is my understanding that the County Council is scheduled to take action on this rezoning measure at the October 1st meeting. It is my opinion that this action would be premature and potentially very damaging to my home and neighborhood. I ask you to reconsider taking action at this time.

Sincerely,

Margaret Hall Jacobsen
8504 220th Place SW
Edmonds WA 98026

206.851.1590

From: [Sheila Martin](#)
To: [Contact Council](#)
Subject: Rezoning of Esperance
Date: Tuesday, September 23, 2025 12:21:24 PM

To Whom it May Concern:

I have lived in Esperance for over 16 years, in that 16 years the only time I have seen police presence was when there was a warrant issued for a former neighbor. With that being said having more Multi-family housing is going to make more traffic and more people with no police presence anywhere. It's a small safe area now, but with the changes proposed that will all change. I would rather have Esperance join Edmonds so we have more say in what happens to our neighborhood and have police for our safety. Please reconsider rezoning our community. It isn't all about money!

Sheila Martin

From: [Dawn Parker](#)
To: [Contact Council](#)
Subject: Rezoning of Esperance
Date: Tuesday, September 23, 2025 2:08:02 PM

Hello,

I am a long term resident of Esperance. I strongly urge you to postpone the rezoning vote until certain criteria are met:

1. Infrastructure impacts are fully evaluated - this means traffic, utilities, police and services) Right now we live on 88th and the traffic at the corner of 88th and 228th is horrendous. The speed limit is 25 but people are always zooming by at 40 or more and running the stop sign.
2. Tree codes are updated
3. Edmonds design standards are applied to Esperance. This is because we are surrounded by Edmonds.

Thank you,
Dawn Parker
22714 88th Ave W
Edmonds, WA 98026
425-492-0707

From: [taylor cruse](#)
To: [Contact Council](#)
Subject: Esperance proposed zoning law changes
Date: Thursday, September 25, 2025 1:15:12 PM

To the Snohomish City Council Members, Staff, and all other involved parties,

Esperance has always stood apart as one of the last remaining unincorporated rural communities in south Snohomish County. When someone drives down Highway 99 and passes the Country farms fruit and vegetable stand that has been operation since 1946, they are reminded of what built this region, open land, food cultivation, and rural resilience. Just behind that stand is a community that embodies these same legacies. A pocket of rural heritage surrounded by growing suburban pressure that should be protected for future generations.

The fertile upland soils which were the selling point of the lots in the 1950s, have a direct correlation to the county's historical early homesteads and orchards. Many fruit trees can still be found dispersed throughout the neighborhoods to this day and yards are lush with mature landscapes and vegetation. Voting to change zoning laws threatens to forever bury the very same fertile soil families were drawn to. Studies have shown that construction permanently compacts and degrades soils, reducing the ability to store carbon, water, and sustain life. Soils that have farmed gardens and orchards are in danger of becoming no longer visible in shrinking lots filled by concrete foundations that threaten the land from ever being restored. Rezoning proposes construction over decades that continually threatens the soils and of current residents.

Chase Lake is in the heart of Esperance and its surrounding wetlands filter stormwater, recharge groundwater, and provide flood protection at no cost to the county. The surrounding canopies sustains pollinators and migratory birds along the Pacific Flyway. Chase Lake serves as a living archive of plants uniquely adapted to its soils and water. Species that filter out pollutants and stabilize banks, while rare bog and marsh plants important provide food and shelter to the ecosystem. They depend on the soil chemistry and microclimate unique to Chase Lake.

The EPA and leading wetland studies are clear; once wetlands are fragmented by development, their ability to clean water, store carbon, and support life is permanently lost. Rezoning to the proposed density would degrade the invaluable habitat the wetlands and lake provide beyond repair.

This Council has the opportunity to preserve the historical rural heritage and the

ecological biodiversity of the community of Esperance and its importance to Snohomish County's history. If zoning laws are voted in, Esperance will lose its unique role over time as a living link to the county's rural past and its role as a natural buffer for our region's ecological future. Preserving this area will be a rare reminder of the farmlands and open skies that have shaped Snohomish County along the Highway 99 corridor and will be a great example on how to develop neighborhoods that foster community and the natural environment to both thrive.

Thank you,

Taylor Cruse

Esperance resident since 2024

From: [Mat Johnson](#)
To: [Contact Council](#)
Subject: RE: Ordinance 25-051
Date: Thursday, September 25, 2025 2:17:54 PM
Attachments: [Letter to County Council - 9.25.2025.pdf](#)

Dear Councilmembers,

I hope this letter finds you all well. On behalf of the Snohomish County-Camano Association of REALTORS® (SCCAR), I am writing to express our strong support for **Ordinance 25-051**, amending Snohomish County's Official Zoning Map to more fully implement the Urban Medium Density Residential (UMDR) and Urban High Density Residential (UHDR) designations adopted in the County's Comprehensive Plan. REALTORS® see first-hand the ongoing challenges our community faces with housing supply and affordability. We believe that **Ordinance 25-051** directly addresses such issues by:

1. **Streamlining the permitting process:** By ensuring that zoning aligns with the Future Land Use Map, this ordinance eliminates the need for costly, time-consuming site-specific rezones. This creates greater predictability for builders and reduces unnecessary delays that drive up housing costs. Thus, by removing redundant regulatory hurdles and increasing supply opportunities, the ordinance helps lower development costs and expand the inventory of attainable homes.
2. **Encouraging efficient growth:** Implementing the UMDR and UHDR designations supports planned densities within existing Urban Growth Areas, where infrastructure and services already exist. This helps reduce sprawl, makes better use of urban land, and aligns with GMA goals.
3. **Expanding future housing options:** The amendments found in the proposed ordinance will allow for more diverse types of housing (i.e., townhomes, apartments, and small detached homes), thus providing opportunities for first-time homebuyers, renters, and families of all sizes.

We at SCCAR firmly believe that **Ordinance 25-051** represents a practical and forward-looking step to ensure that Snohomish County can meet its housing needs while preserving predictability and efficiency in the development process. **We therefore urge the council to adopt Ordinance 25-051** and continue supporting policies that expand housing opportunity for current and future residents of Snohomish County.

Thank you for your attention to this matter and for considering the input of stakeholders like the Association of REALTORS®. We look forward to the County Council's favorable decision on the proposed ordinance and its subsequent implementation for the benefit of both current and future Snohomish County residents.

Thank you again for your careful consideration of these important matters.

Sincerely,

Mat Johnson

Director of Government and Public Affairs

Snohomish County/Camano

Association of REALTORS®

(425) 339-1388

mjohnson@sccar.org

AE



The information contained in this e-mail communication and any attached documentation may be privileged, confidential or otherwise protected from disclosure and is intended only for the use of the designated recipient(s). It is not intended for transmission to, or receipt by, any unauthorized person. The use, distribution, transmittal or re-transmittal by an unintended recipient of this communication is strictly prohibited without our express approval in writing or by e-mail. If you are not the intended recipient of this e-mail, please delete it from your system without copying it and notify the above sender so that our e-mail address may be corrected. Receipt by anyone other than the intended recipient is not a waiver of any attorney-client or work product privilege.



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SNOHOMISH COUNTY-CAMANO ASSOCIATION OF REALTORS®

3201 Broadway, Suite E, Everett, WA 98201 • (425) 339-1388

Website: www.sccar.org • Email: info@sccar.org

"The voice for real estate in Snohomish County."

25 September 2025

Snohomish County Council
3000 Rockefeller Avenue,
Everett, WA 98201

Dear Councilmembers,

I hope this letter finds you all well. On behalf of the Snohomish County-Camano Association of REALTORS® (SCCAR), **I am writing to express our strong support for Ordinance 25-051**, amending Snohomish County's Official Zoning Map to more fully implement the Urban Medium Density Residential (UMDR) and Urban High Density Residential (UHDR) designations adopted in the County's Comprehensive Plan.

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1. **Streamlining the permitting process:** By ensuring that zoning aligns with the Future Land Use Map, this ordinance eliminates the need for costly, time-consuming site-specific rezones. This creates greater predictability for builders and reduces unnecessary delays that drive up housing costs. Thus, by removing redundant regulatory hurdles and increasing supply opportunities, the ordinance helps lower development costs and expand the inventory of attainable homes.
2. **Encouraging efficient growth:** Implementing the UMDR and UHDR designations supports planned densities within existing Urban Growth Areas, where infrastructure and services already exist. This helps reduce sprawl, makes better use of urban land, and aligns with GMA goals.
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Thank you for your attention to this matter and for considering the input of stakeholders like the Association of REALTORS®. We look forward to the County Council's favorable decision on the proposed ordinance and its subsequent implementation for the benefit of both current and future Snohomish County residents.

Thank you again for your careful consideration of these important matters.

Sincerely,

Mat Johnson

Director of Government and Public Affairs
Snohomish County-Camano Association of REALTORS
(425) 339-1388 | mjohnson@sccar.org

EXHIBIT # 3.3.011

FILE ORD 25-051

From: [M. Press](#)
To: [Contact Council](#)
Subject: No to Esperance Rezone
Date: Friday, September 26, 2025 11:05:47 PM

I am an Esperance resident for 6 years. This is a peaceful and beautiful neighborhood with nice people and a strong sense of community. A little slice of heaven. Please don't allow rezoning. It does not need to be altered.

Thank you for listening.

MP

From: [sarah baker](#)
To: [Contact Council](#)
Cc: [Troy Coleman](#)
Subject: Comment on Ordinance 25-051
Date: Saturday, September 27, 2025 8:47:40 AM

Greetings,

I am submitting a comment regarding the rezoning proposal that will be discussed at the County Council meeting on 10/1. I am a 10-year resident of the Esperance neighborhood. I am an advocate for higher density housing, however it needs to be done thoughtfully and with consideration for the surrounding area.

My neighbors and I urge County Council to wait to re-zone Esperance until:

1. Infrastructure impacts are fully evaluated - traffic, police, utilities and services)
2. Tree codes are updated to preserve our rapidly disappearing tree canopy
3. Edmonds design standards are applied to Esperance. We are surrounded by Edmonds and this will maintain neighborhood cohesiveness

I thank the Council in advance for re-zoning this neighborhood thoughtfully.

Sincerely,
Sarah Baker

8925 229th Pl SW
Edmonds, Wa

Sent from my iPhone

From: [Katherine Buckley](#)
To: [Contact Council](#)
Subject: Please do not approve the sweeping zoning changes in Esperance
Date: Tuesday, September 30, 2025 7:41:02 AM

I am writing to express my deep concern over the proposed rezoning of the Esperance neighborhood. My family and I, along with many of our neighbors, respectfully urge you to oppose this sweeping change.

We chose to move up to Esperance from Seattle because of its quiet charm, tree-lined streets, and the strong sense of community rooted in single-family homes. Our street, in particular, was once a historic rhododendron farm, and many of the stunning mature bushes remain and are thriving. These open spaces serve as a rare ecological buffer between the I-5 corridor and the industrial coast—offering not only beauty, but essential habitat and breathing space in an increasingly urbanized area.

The thought of replacing this unique, green area with dense development is heartbreaking. Not just for what will be lost ecologically, but for the long-term human impact. While we understand the need to accommodate population growth and meet housing mandates, there *must* be a more thoughtful, targeted approach.

Why should we destroy one of the few remaining naturally rich areas near us when there are other sites better suited for development? Why be actively complicit in net new devastation of our town/state/planet? Areas along Highway 99 or near new light rail stations have already been identified as growth corridors and places that have already lost their nature, sadly. Redirecting efforts to those zones could meet development goals without sacrificing an additional neighborhood and an ecosystem that still have so much to offer.

We are not saying "no" to growth or finding homes for those who need them. We are saying "not like this." Please reconsider the scope of this rezoning plan and take into account the ecological, historical, and human value of the Esperance neighborhood. Let's preserve what we can, before it's too late.

Sincerely,
Katherine Buckley

From: [Virginia Leeper](#)
To: [Contact Council](#)
Subject: Proposed Ordinance No. 25-051 - Hearing October 1, 2025
Date: Monday, September 29, 2025 11:15:43 AM
Attachments: [Snohomish County City Council - Proposed re-zoning ordinance.pdf](#)

Attached please find my written testimony objecting to proposed Ordinance No. 25-051 regarding medium and high density zoning.

Thank you,

Virginia Leeper

The Wood Group PLLC

600 Stewart Street, Suite 400

Seattle, WA 98101

(206) 273-7400

Cell: (206) 992-4769

Virginia and John Leeper
12208 - 11th Drive S.E.
Everett, WA 98208
(206) 992-4769 cell

September 29, 2025

To: Snohomish County Council
Re: Proposed Ordinance No. 25-051 Relating to Growth Management and Amending the Zoning Map
Hearing Date: October 1, 2025 at 10:30 a.m.

We write this letter because we are unavailable to attend the hearing on October 1, 2025. We have lived at 12208 – 11th Drive S.E. in Everett since 1987 in the Silver Lake Terrace neighborhood. We strenuously oppose revising the zoning codes to allow medium or high density residential buildings in this neighborhood for the reasons set out below and object to not having each new development be approved on an individual basis for each residential unit.

1. Our home value will decrease – If our neighborhood is converted to a medium density neighborhood instead of single family dwellings, our home value will decrease. We have paid property taxes to maintain our home, neighborhood and community. Our home is our only real asset to sustain us in our golden years. We should not have it devalued for the benefit of newcomers to the County who have never paid taxes. The council needs to find other alternatives. We have seen a lot of growth in our area in the 38 years we have lived here. We have seen a ranch that had pony rides be sold and an apartment complex replace it. We have seen woods replaced with apartment houses and new homes built very close together with very small yards. We had no opposition to these developments. However, proposed Ordinance 25-051 is different.
2. Potential damage to septic systems – The houses in Silver Lake Terrace are all on septic systems. Allowing medium or high density developments to be built in this neighborhood could easily affect the ability of septic drain systems to function properly due to additional run-off from two or three homes being built where one once stood or reducing setbacks so new buildings are right on fence lines and too close to septic drain fields. We personally know how one neighbor can affect another neighbor's septic system. Several years ago our next door neighbor collected the run off from his roof and grey water and pumped it into a drain in his back yard which aimed at our yard on a slope. When heavy rains came, the neighbor's run-off water flowed like a river down the slope and overwhelmed our septic drain field and filled our tank which caused some back up into our house. The water also ran under the door in our back yard into our house. This was unintentional and when we brought it to our neighbor's attention they immediately moved their drain so it did not flow into our backyard. If a medium density residence is build next to a house like ours and

water from their likely taller building right along the fence line causes water to flow into our septic system, it could make that system fail and our house uninhabitable. These are issues the Council and Planning Commission must take into consideration. You cannot build new residences at the cost of those who already live there and have lived there for decades.

3. Infrastructure not set up to support more dense population – The streets in the Silver Lake Terrace neighborhood have no sidewalks and are narrow. They are not set up to sustain a dense population. Now, if there are cars parked on each side of the street, only one car in one direction can get by at a time. Adding more buildings to one lot or a four-plex to a lot will add more vehicles than the streets are designed to handle and create more chances for pedestrians and bicyclists to be hit by cars. With a denser population, there will need to be more classrooms which will raise taxes. There will also be a higher demand on utilities, such as water, electricity and gas causing these utilities to likely need upgrades to support the additional demand and higher costs to those already living here.
4. Proposed Ordinance No. 25-051 will not provide affordable housing which is what is needed. The newer denser housing being built in south Everett is not affordable, but more expensive than older single family homes. The Council should be looking at ways to subsidize existing housing or build new housing themselves, which is affordable. That is what is most needed to solve the homeless crisis in this County.
5. The population is decreasing. There is no need for dense housing in established single family residence neighborhoods. The birth rate in the United States had decreased. Many people are choosing to not have children or having them at a lower rate than in the past, due to economics and other reasons. Also, the current administration is deporting 3,000 people a day, not that we agree with this, but it is reducing the population in this country.
6. Quality of life - We bought this home on a dead end street as our forever home to raise our children and now to have our grandchildren visit. It is peaceful and quiet. Adding more dense residences into this neighborhood would change that. Longtime residents should not have to sacrifice and lower the quality of their life and neighborhood for newcomers to the area. Newcomers can move away from the city to find housing, like we did 38 years ago. We both worked in Seattle for decades and sacrificed time with our families by commuting to be able to have a house we could afford. Newcomers to Snohomish County can do the same, by moving further away from the city of Everett where there is new development that does not negatively affect current longtime residents.
7. Zoning ordinances, building codes and regulations are put in place for a reason. They should be enforced and required for each residence being built, and not give a developer a blanket approval for a medium or high density residential development without looking how each residence will affect the neighboring properties. Enforcing ordinances and codes should not be sacrificed for expediency or cost-saving in building new density developments, especially at the cost of long term neighboring residents.

There are other alternatives than proposed Ordinance No. 25-051 that will not negatively impact our neighborhood and forever home. There is plenty of undeveloped space in Snohomish County to build new homes. There are many smart people on the Planning Commission and County Council. I know you can find another and better way.

Sincerely,
Virginia Leeper
Virginia Leeper

From: [Marlene Martzke](#)
To: [Contact Council](#)
Subject: Esperance Rezoning Vote
Date: Monday, September 29, 2025 11:42:33 AM

Members of the Snohomish County Council,

As a twenty-year resident of the Esperance neighborhood, I urge you to postpone the rezoning vote scheduled for this Tuesday, October 1st. My neighbors and I humbly ask that the vote be postponed until further impacts such as traffic, utilities, police, and services are fully evaluated. We've seen many trees felled in our neighborhood recently and would like the tree codes in Esperance updated to preserve our precious canopy. Last, we request the City of Edmonds design standards applied to Esperance to prevent narrow, "slot" homes and overdevelopment, and to better align with CoE's overall neighborhood cohesiveness and character of our community.

In Esperance, we are currently facing many challenges such as increased traffic through our neighborhood streets, speeding and reckless driving, excessive noise pollution from loud vehicles on 99th Avenue, an increase in litter, and weak county regulations that permit some homes to be used for commercial heavy equipment and materials storage while the property declines.

Please do not exacerbate our situation by enacting rezoning to higher density housing with subsequent population density and traffic. Especially, please do not eliminate public hearings and notifications on future development. As tax-paying county residents of Esperance, we have the right to weigh in on potential and consequential impacts to our neighborhood.

Thank you for your time and thought to this matter.

Sincerely,

Marlene Martzke

From: [Elizabeth Harrington](#)
To: [Contact Council](#)
Subject: Zoning for Esperance meeting on 10/1
Date: Monday, September 29, 2025 11:08:00 AM

To Whom it may concern,

I am a new Esperance homeowner, and I am very concerned with the rezoning vote happening this week. I urge the Council to postpone the rezoning vote until:

- 1) Infrastructure impacts are fully evaluated (traffic, utilities, police, and service)
- 2) Tree codes are updated to preserve our rapidly disappearing canopy.
- 3) Edmonds design standards are applied to Esperance, since we are surrounded by Edmonds. We would like to prevent tall, narrow, "slot homes". We need to maintain neighborhood cohesiveness and protect the character of our community.

We have already seen developers purchase single family homes and turn the lots into high density housing with many single family homes fitting into a small area. Multi-family, multiple story housing without looking at the infrastructure impacts, the tree canopy disappearing, and the design standards being on par with surrounding Edmonds will ruin our neighborhood. Please postpone the vote.

Best,

Elizabeth Peterson
8827 224th Street SW
Edmonds (Esperance), WA 98026

From: [julia.carnahan](#)
To: [Contact Council](#); [Peterson, Strom](#); colleen.mcdonald@comcast.net
Subject: Esperance rezone
Date: Tuesday, September 30, 2025 1:03:40 PM

Dear Council,

Requesting permitting of rezoning to increase density is the step in assessing whether the proposed density will be appropriate for a specific development.

Of course, the proposed global rezoning of Esperance to maximize density will eliminate any discussion or intelligent stewardship of our resources. Likely, save our civic minded developers some money too.

Shovels in! Julia Carnahan

8319- 224th St SW

98026

From: [Lucia Ersfeld](#)
To: [Contact Council](#)
Cc: [Peterson, Strom](#)
Subject: Correction, Ordinance 25-051 Re: Input on Ordinance 15-051
Date: Tuesday, September 30, 2025 1:50:50 PM

My apologies, my input is in reference to Ordinance 25-051. Thank you,
Lucia

On Tue, Sep 30, 2025 at 10:58 AM Lucia Ersfeld <lucia.ersfeld@gmail.com> wrote:

Dear Snohomish County Councilmembers,

I'm writing to express my opposition to Ordinance 15-051, which I understand will be considered by the council on October 1. My primary concern is the loss of mature trees due to unchecked development in my neighborhood of Esperance.

In Esperance, a significant portion of our mature tree canopy exists on private property. I reviewed the plans for a recent development across from Esperance Park, which was previously a heavily treed lot single family lot. The developers completely clear-cut the lot, and only 12 new trees were required for replanting. Of course, these young trees will take many decades to match the environmental and habitat benefits of the original canopy.

When the treed lots in our neighborhood are clear cut like this, some significant impacts are immediately felt. Heat islands are formed, wildlife is displaced, and the scenery of our neighborhood changes irrevocably. There are other, longer term impacts that are also important to consider - decreased carbon storage, further degradation of critical wetland habitat, and increased flood risk.

I understand that streamlining permitting is viewed as an important step to increase construction of new housing. I think that many of the concerns that my neighbors are expressing about this proposed blanket rezone are not rooted in an opposition to more housing. I do think that there would be more support for this blanket rezone if it came along with an effort to incorporate input from residents. Is it true that thoughtful design that accommodates the character of a neighborhood, incorporates community input, mitigates impacts on traffic and parking, and preserves tree canopy would significantly hinder necessary development?

At least, it would be great to hear that there are discussions underway to strengthen the County's tree code to better protect mature trees and prevent clear-cutting. I appreciate your time and look forward to learning more about the Council's approach to balancing growth with environmental stewardship.

Best regards,
Lucia Ersfeld

From: [Steve Johnson](#)
To: [Contact Council](#)
Subject: Proposed rezoning of unincorporated Snohomish County
Date: Tuesday, September 30, 2025 3:28:06 PM

Snohomish County Council,

I am writing to express my concern about the proposed rezoning plan for unincorporated Snohomish County that is scheduled to be voted on Nov 1st. I live in the neighborhood of Esperance, an 8 block by 8 block area in the middle of Edmonds, and am concerned that this blanket rezoning of all incorporated areas will irrevocably change the nature of my community for the worse. In particular, I am concerned about multiple multilevel condos crowding the properties that once contained single family housing, the continued loss of tree/canopy cover for the neighborhood, as well as infrastructure and traffic overload in our community.

I would appeal to the county council that they delay this vote to allow further discussion about treating different incorporated areas to different zoning stipulations, based on the zoning regulations of surrounding communities. I feel that the zoning in Esperance should be similar to the city of Edmond's zoning requirements.

Sincerely,

Steve Johnson

22506 86th Ave W

Edmonds, WA 98026

970-218-9382

sjohnend8@gmail.com

From: [Krueger, Morgan \(DFW\)](#)
To: [Hickey, Lisa](#); [Contact Council](#)
Cc: [Berejikian, Marian \(DFW\)](#); [Whittaker, Kara A \(DFW\)](#); [Reaves, Marcus A \(DFW\)](#); [DFW R4Cplanning](#)
Subject: RE: Hearing Notice for Ordinance 25-051
Date: Tuesday, September 30, 2025 1:43:05 PM
Attachments: [image001.png](#)
[9.30.25 WDFW Comment Ordiannce 25-051.pdf](#)

Hi Lisa,

Please include the attached comment letter into the public record for tomorrow's County Council public hearing on Ordinance 25-051.

Thank you,



Morgan Krueger (she/her)
Regional Land Use Lead, Habitat Program
Washington Dept. of Fish and Wildlife
Region 4
Morgan.Krueger@dfw.wa.gov
425-537-1354

From: Hickey, Lisa
Sent: Wednesday, September 24, 2025 9:07 AM
To: Hickey, Lisa
Subject: Hearing Notice for Ordinance 25-051

External Email

Please see attached Notice of Public Hearing and Introduction for 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.

The hearing is scheduled for Wednesday, October 1, 2025 @ 10:30 a.m.

Thank you,

Lisa Hickey

Asst. Clerk of the Council
Snohomish County Council
3000 Rockefeller
Everett, WA 98201
425-388-3901

NOTICE: All e-mails and attachments sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act ([RCW 42.56](#)).



State of Washington
DEPARTMENT OF FISH AND WILDLIFE
North Puget Sound • Region 4 • 16018 Mill Creek Blvd., Mill Creek, WA 98012-1296
Telephone: (425) 775-1311 • Fax: (425) 338-1066

September 30, 2025

RE: Request to Remove Critical-Area-Encumbered Parcels from Area-Wide Rezone Proposal, Ordinance 25-051

Dear Snohomish County Council Members,

Thank you for the opportunity to provide input on the proposed area-wide rezones intended to implement the 2024 Future Land Use Map (FLUM). I understand the County's goal to streamline permitting and align zoning with the adopted 2024 Comprehensive Plan. However, I urge the Commission to consider refining the proposal to remove parcels that are substantially or entirely encumbered by critical areas.

A review of the [staff report](#) and rezone map shows that some parcels proposed for upzoning are almost entirely encumbered by critical areas and associated buffers. Assigning the urban-level zones of Low Density Multiple Residential (LDMR) or Multiple Residential (MR) to these parcels without parcel-scale review could create the perception of buildable capacity where it may not meaningfully exist under current environmental constraints.

As noted in the staff report, the County chose not to rezone parcels currently zoned Mobile Home Park (MHP), Waterfront Beach (WFB), and select Townhouse zones, despite their location within rezone-eligible FLU designations. These decisions reflect thoughtful consideration of special land use contexts and management intentions. In light of these thoughtful exceptions, it is reasonable to consider whether parcels significantly constrained by critical areas should receive a similar level of zoning scrutiny, particularly where the applied zoning does not accurately reflect development potential.

An example that illustrates our concerns is shown below in Figure 1. This figure shows an area of the Swamp Creek watershed proposed to be rezoned in comparison to the extent of critical areas in the same location.

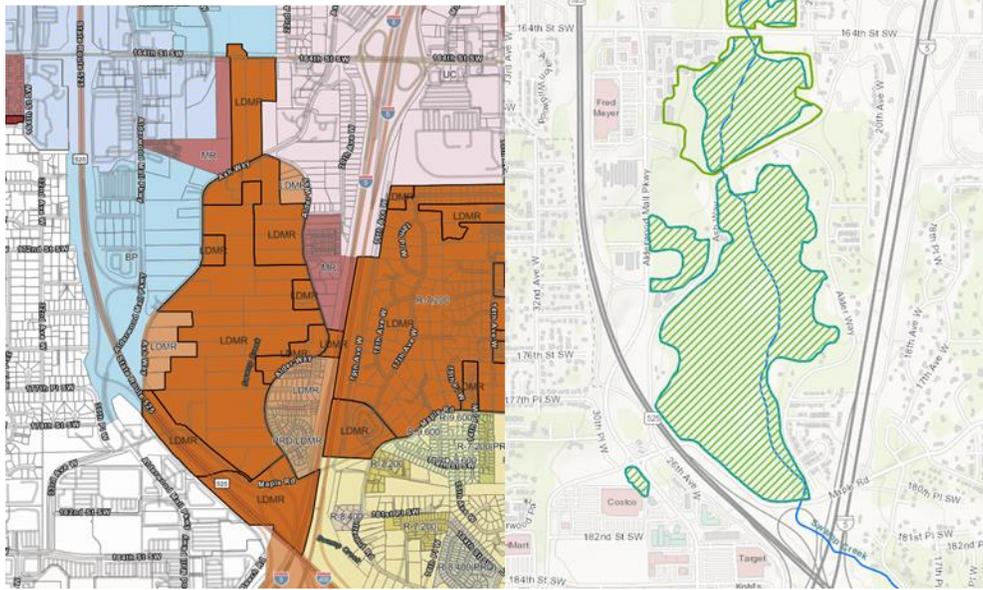


Figure 1 – Proposed rezone area in orange (left) vs. environmental constraints (right)

The Swamp Creek area has long experienced significant development pressure. Docket item SW12 was originally included in the [Snohomish County 2024 Comprehensive Plan Draft EIS](#) and proposed to expand the area eligible for increased building heights for multifamily residential development from within 800 feet to within 2,000 feet east of SR 99. This approach aimed to increase housing capacity along the corridor, potentially allowing for greater density without expanding impervious surfaces within the Swamp Creek watershed.

However, the [Final EIS](#) and resulting Substitute Ordinance significantly expanded both the scale and potential intensity of development outlined in the original proposal, increasing the affected area from 497 acres to approximately 2,146 acres and removing key development standards, including lot coverage limits. This expanded area lies entirely within the Swamp Creek watershed, which the Final EIS acknowledges includes the riparian corridor of a 303(d)-listed salmon-bearing stream impaired for temperature, pH, and dissolved oxygen.

Historically a vast floodplain-associated wetland, Swamp Creek has been heavily channelized, with reduced groundwater discharge causing its upper reaches to run dry during critical periods of fish developmental stages. Incremental habitat losses, particularly from intensified development, further jeopardize the Swamp Creek watershed's ability to support salmon and other aquatic species. As such, proposed upzoning and increased development intensity in this area risk undermining decades of restoration work by partner jurisdictions, threatening the hard-fought gains in its ecological recovery.

The reduction in protective development standards within the Swamp Creek area, combined with the broader area-wide rezoning approach that forgoes parcel-level review, contrasts with mitigation measures identified in the EIS, such as strengthening critical area protections and minimizing development impacts. The shift from SW12's original scope, combined with the inclusion of ecologically

constrained areas such as Swamp Creek in the area-wide rezone proposal, underscores the importance of continuing with site-specific rezone review for similarly constrained parcels.

While we understand that the Critical Areas Regulations (CARs) remain in place regardless of zoning, applying a more intensive zoning designation to highly constrained properties sends a misleading regulatory signal and appears inconsistent with GMA requirements ([WAC 365-196-485\(4\)\(a\)](#)). Zoning critical areas for high-density development creates pressure for variances and exceptions, fuels frustration among property owners and developers, and ultimately erodes critical area functions and values, as demonstrated in the Swamp Creek example above.

To better align zoning with development feasibility, we respectfully request that the Planning Commission:

1. Remove parcels that contain mapped critical areas and buffers from the area-wide rezone; and
2. Direct those parcels to proceed through the [site-specific rezone process](#), which allows for detailed evaluation of physical constraints, notice to the public, and Comprehensive Plan policy consistency on a case-by-case basis.

This approach would not compromise the broader rezone effort but would help ensure that critical-area-dominated parcels are properly reviewed and protected from intensive developmental impacts.

Thank you again for your attention to this issue and your commitment to public service.

Sincerely,



Marcus Reaves, Regional Habitat Program Manager (Marcus.Reaves@dfw.wa.gov)

From: [John Patterson](#)
To: [Contact Council](#)
Subject: Public Testimony: PROPOSED ORDINANCE NO. 25-051
Date: Tuesday, September 30, 2025 10:47:55 AM

To Snohomish County Council,

My comments are specific to the area between Cascadian Way and Meadow Road. The real issue central to rezoning this area is infrastructure and the capacity to adequately handle the additional traffic that will result due to increased density. I would like to address the specific impacts to traffic that I feel must be addressed before rezoning to include LDMR housing. I do not agree that MR zoning is appropriate for this area at all.

Let's look at the two roads impacted, specifically where they intersect with larger arterials at 164th St and 128th St. On the South end, Cascadian Way is fairly accessible to and from 164th. Access from Meadow Road to 164th is somewhat congested, but perhaps acceptable. However, getting onto Meadow from 164th is already very congested. The turn lane already cannot accommodate the amount of traffic attempting to access Meadow, and backs up into the main traffic lanes. This must be addressed before any higher density rezoning is implemented.

The North access from Cascadian and Meadow is extremely congested both from and to 128th. Cascadian and Meadow merge into a single access point to 128th at 3rd Avenue SE. Traffic trying to access 128th can get extremely congested. The traffic backs up almost to the hospital at times. This must be addressed before any higher density rezoning is implemented. Getting from 128th to Cascadian/Meadow is extremely congested. The existing infrastructure of 128th St cannot adequately handle the amount of traffic going through this area. It has taken me 30 minutes to get from 8th Avenue West by the Cactus Moon Saloon to 3rd Avenue to access Cascadian/Meadow. I would say that this entire area should be declared at Ultimate Capacity. No rezoning at all should be allowed until the infrastructure in this area is addressed.

Regards,

John Patterson

11 152nd PL SE

Lynnwood, WA 98087

From: [Jaclyn Tucker Pedersen](#)
To: [Peterson, Strom](#); [Contact Council](#)
Subject: Concern about Esperance rezone
Date: Tuesday, September 30, 2025 9:17:30 AM

Hello Strom and all,

I'm writing to express my concern and voice against the upcoming rezoning - at minimum asking that we delay the vote until a) infrastructure impacts are fully evaluated, b) tree codes are updated to protect and preserve our rapidly disappearing canopy, and c) have Edmonds' design standards applied to Esperance since we are surrounded by Edmonds (preventing tall, narrow slot homes and maintaining the neighborhood connectedness and community).

We moved away from Seattle and our first home to have more of that neighborhood feel - the neighbors that you can text in an emergency, the block parties, the lack of fear of too much traffic on our small streets as our kids play, etc. The fact that we have trees - wildlife, bunnies, and birds - and roads that are not riddled with the noise and congestion is something we do not take for granted. Being from a small town in Wisconsin - I always say it felt like I moved to a little town in a big city - both from the feel of the neighborhood/people and the beautiful spaces. Please help our community continue to feel like this family community and home.

Thank you,
Jaclyn

--

Jaclyn J. Tucker Pedersen
Marketing Team Lead | TikTok
<http://www.linkedin.com/pub/jaclyn-tucker/19/2ba/942>
jaclyntucker220@gmail.com
(414) 810-8221

From: [Wudie Shifaw](#)
To: [Contact Council](#)
Subject: vote no for sweeping rezoning plan
Date: Tuesday, September 30, 2025 2:11:02 PM

My name is Wudie I live in Edmonds WA I am opposing change all Esperance properties from single family lots to multi -family housing and eliminate public hearing on future developments We don't want three- story condos nest to single story homes which cose more traffic and population growth without matching infrasutrure or police support . One more it is loss of trees ,green space and neighborhood privacy

Thank you

Wudie Shifaw

425 776-4606

From: [mingni sun](#)
To: [Peterson, Strom](#); [Contact Council](#)
Subject: Concern for vote tomorrow
Date: Tuesday, September 30, 2025 11:46:42 AM

Hello,

I am writing with concern for the proposed vote tomorrow on rezoning of the esperance area. We are raising a family in this community, and need our concerns addressed before policy changes are made on our behalf.

These rezoning changes are not in the next interest of the residents of this area, and so I ask that you at the least delay the vote until issues can be addressed. We want policies in place to protect our green spaces, and to ensure the correct infrastructure supports are maintained before allowing such rapid urban growth in a suburban area.

Thanks, Mingni

From: [Petra White](#)
To: [Contact Council](#)
Subject: Esperance Rezone
Date: Tuesday, September 30, 2025 11:55:55 AM

Dear Snohomish County Council:

We are writing to ask you to postpone the vote to rezone the neighborhood of Esperance in Edmonds WA from single family lots to multi-family housing, and the elimination of public hearings on future developments.

Esperance is a warm, family friendly community where the kids ride bikes down the street, and make chalk art on the side walks.

The squirrels and bunnies play in the yards and our many trees provide habitat for birds, raccoons and opossums, who are frequent visitors.

Rezoning could wreck havoc on our cozy, charming neighborhood, turning it into another Ballard, where I work. Every day, in Ballard, I pass boarded up family homes that are destined for destruction. Where families once worked and played, the cold abandoned feeling is very palpable and sad. In the spring, the rhododendrons that were the centerpieces of carefully tended yards still bloom behind construction fences, waiting for the backhoes to rip them out.

It is heartbreaking: Developers are only in it for the money.

If development is going to happen, please let it be thoughtful and considered.

We urge the county council to postpone the vote until

- Infrastructure impacts are fully evaluated (traffic, parking, utilities, police and other services).
- Tree codes are updated to preserve our rapidly disappearing canopy and protect our urban wildlife.
- Edmonds design standards are applied to Esperance, since we are surrounded by Edmonds
 - No tall, narrow “slot” homes.
 - Maintain neighborhood cohesiveness and protect the character of our community.

Thank you for your consideration,

Curt and Petra White

Esperance residents, 22 years

From: [Karrie Wilson](#)
To: [Contact Council](#)
Subject: Public hearing regarding Proposed Ordinance 25-051
Date: Tuesday, September 30, 2025 3:19:58 PM
Attachments: [Rezone to LDMR of SW corner unincorporated Snohomish County.docx](#)

Thank you for allowing the public to speak regarding this rezoning.
Attached is my testimony.

Have a great day!

Kind regards,
Karrie Wilson

September 29,2025

RE: Proposed Ordinance 25-051

Dear members of the council,

I am reaching out to you regarding the 2025 rezoning of the SW corner of unincorporated Snohomish County.

I am **opposed** to the new zoning for SW unincorporated Snohomish County. The area has been rezoned to LDMR, Low Density Multiple Residential.

There are many problems with this zoning.

1. Traffic

This will increase traffic to a level our area cannot accommodate.

The new townhomes that are developed are quite large 4-bedroom 3 bath homes with a tiny 1 car garage. A 4-bedroom home family will generally have more than 1 car, so where will the other cars park? They will park on the surrounding streets.

This will make navigating these streets extremely difficult.

More people may create more driving traffic, on already congested roads.

Traffic due to grocery shopping, taking children to after school activities, sports, going to the park/beach and visiting family. The light rail does not alleviate traffic from those activities.

2. Crime

The policing service for unincorporated Snohomish County is the Snohomish County Sheriff's office. They are extremely undermanned. They do not have the manpower to service the current population. They have expressed this situation to Snohomish County many times. A higher density population will create longer response times, placing the citizens safety at risk. I am seriously concerned about this possibility. I am an international mentor and house international students as they pursue a higher education at Edmonds College. I do not want my students to encounter a higher crime area. A family in another country is trusting me to protect their child. I take that trust very seriously.

3. School overcrowding

Many of the schools in the targeted unincorporated Snohomish County are overcrowded and cannot absorb more students. A higher student teacher ratio places our students at risk of failing.

4. Prices of "affordable housing".

I see the townhomes (being built) in my neighborhood are quite expensive. The 4-bedroom townhomes are \$850,000 starting price. A \$850, 000 home at 6% interest will be a mortgage approximately \$7,713 per month, before incorporating property taxes. Your mortgage should only be 40% of your net income. If \$7,713 is 40% of your net income, then a net income over \$19,000 per month is required to purchase these homes. This is not "affordable" housing.

This will require both parents to work: leaving the older children they are raising, to be home alone a lot of the time. Children left alone have a high chance of getting into a lot of trouble.

5. Risk of existing mature homes prices decreasing. More homes availability will decrease the market value of homes. It is simple supply and demand, the more product the cheaper the price. The less availability the higher price.

This letter does not even address the ramification of low-density housing and the impacts on the environment, natural habitats and wildlife.

The history regarding the "affordable" housing has been addressed by Snohomish County multiple times over with no avail. The North Everett "affordable" housing that turned the neighborhood into "the projects". An area riddled with drugs and crime. This is the area NE of Everett Community College.

It was created for affordable housing, and turned into Section 8 housing in 1980 and 90s. Casino Rd in Everett is case and point. Affordable housing was created there. There were a lot of mobile home parks. It was then developed into Section 8 housing with a plethora of apartments built to accommodate Section 8. Casino Road is an area of high crime and drugs now.

We have addressed this issue multiple times, without viable and acceptable results.

I will not risk my home and community to the credible chance this will yet again be a failed attempt.

This new zoning will do more harm than good.

Is the amount of revenue produced from property taxes and minor sales tax revenue worth the monetary output this county will have to pay to ensure the safety and wellbeing of its residents?

I have already read reports regarding the biennial budget deficit for this county. One supposed contributing factor to the deficit is: the Snohomish County Sherriff's Office.

Public safety is priority number one. We do need to fund our Sherriff's office. If the county cannot afford them currently, there is a good chance funding will be strained in the future due to a higher density populace.

If you want families to buy homes here you must ensure their safety is priority one.

The 2024 Comprehensive Plan policy as part of Vision 2050 will not benefit property tax payers. The return of investment will be minimal and non-beneficial for the individuals paying into it.

I am a registered voter and homeowner. The rezoning actions of Snohomish County Council/Planners place my neighborhood, my home and family's safety at risk. It is unacceptable.

I will greatly remember this when it comes time to vote.

I will state that planning a dense population based on RTC (Rapid Transit Centers) will impact this area negatively.

I respectfully submit to you a request to gather ideas from the taxpayers to collectively formulate a successful plan. If we taxpayers are footing the bill we have a right to be involved and create solutions that benefit our neighborhoods.

I was not involved until now. I have a vested interest in the future of my home and my community.

I thank you for waking me up to that reality.

Rethink the rezoning of the SW corner of unincorporated Snohomish County.

Kind regards,
Karrie Wilson

From: [Yuan Zhao](#)
To: [Contact Council](#)
Subject: Please Postpone Esperance Rezoning Vote Until Impacts Are Fully Addressed
Date: Tuesday, September 30, 2025 8:13:11 AM

Dear Councilmembers,

I am writing as a concerned resident of Esperance regarding the upcoming vote on the sweeping rezoning proposal. While I understand the need to plan for growth in Snohomish County, I am deeply concerned about the consequences of applying dense multi-family zoning across our entire neighborhood without adequate environmental impact assessment, safeguards, hearings, or infrastructure updates.

Among the many risks, I want to highlight five areas that will have especially profound and lasting effects on our community:

1. Loss of trees, green space, wildlife, and biodiversity – Esperance is a small neighborhood that treasures many mature trees and a second-growth forest. These trees are more than aesthetic assets; they provide shade, reduce stormwater runoff, and offer essential habitat for birds, pollinators, and other wildlife. Removing this canopy to make way for higher-density development would permanently erode the natural beauty and significantly decrease biodiversity and ecological balance. The recent removal of the iconic “Big Red” redwood tree in Edmonds serves as a cautionary example—a single removal sparked community outrage, leading to calls for stronger tree protections and Ordinance 4389.
2. Environmental and health impacts – More vehicles, more impervious surfaces, and more construction will bring increased air, water, and noise pollution. Runoff will carry more contaminants into nearby water bodies, such as Chase Lake, and contaminate the underground water. These changes threaten both the environment and residents’ health, especially children and older adults, who rely on safe, clean, and green spaces.
3. Loss of public voice – The proposed elimination of public hearings on development projects is alarming. Public input is not a procedural formality; it is a critical safeguard to ensure growth aligns with local conditions. Removing our ability to speak up silences residents and erodes public trust in the planning process.
4. Parking shortages and spillover – Multi-family developments often bring more vehicles than the available on-site parking can accommodate. This leads to crowded streets and spillover parking into nearby single-family neighborhoods. Residents may find it harder to park near their own homes, visitors may struggle to find spaces, and delivery or emergency vehicles could be delayed. Over time, this erodes convenience, safety, and the quality of life for existing residents.
5. Loss of neighborhood character – Esperance’s identity rests on being a modest, single-family neighborhood surrounded by Edmonds. Tall, narrow “slot homes” and three-story condos overshadowing single-story homes would change the look, feel, and cohesion of our community forever. Once this character is lost, it cannot be restored.

I respectfully urge the Council to postpone the rezoning vote until these impacts are properly evaluated and addressed. At a minimum, I ask that:

Tree protection codes are updated to preserve our rapidly disappearing canopy and protect wildlife habitat.

- Infrastructure and environmental impacts (traffic, utilities, stormwater, public safety) are fully studied.
- Edmonds' design standards are applied to Esperance to prevent out-of-scale "slot homes" and preserve neighborhood character.
- Public hearings remain a requirement so residents continue to have a voice in shaping developments that affect their daily lives.

Esperance is only 448 acres in size, but it is home to thousands of residents who care deeply about its future. Our trees, green spaces, and wildlife are integral to the community's health and spirit. Please ensure that growth is pursued responsibly, with transparency, and with protections in place so our community remains livable for generations to come.

Thank you for your consideration.

Sincerely,

Yuan Zhao

Esperance, Edmonds, WA 98026

From: [Yuan Zhao](#)
To: [Contact Council](#)
Subject: Request to Postpone Rezoning of Esperance Area Due to Public Health Concern
Date: Tuesday, September 30, 2025 2:17:51 PM

To the Snohomish County Council,

I am writing as a resident and as a cancer patient to respectfully urge the Council to postpone the rezoning decision regarding the Esperance area.

I share the environmental concerns voiced by many Esperance residents, including reduced green space and biodiversity, insufficient infrastructure, increased stormwater runoff, and limited opportunities for community input on future developments. Beyond these, I believe Esperance warrants special consideration because it is directly adjacent to Swedish Edmonds Hospital and numerous clinics. Several daycare centers, preschools, and Woodway High School are also located nearby, meaning this area serves two of our most vulnerable groups: children and patients.

A rapid increase in population will inevitably lead to traffic congestion. Scientific studies consistently show that increased traffic elevates concentrations of pollutants such as PM_{2.5} and NO_x, which exacerbate asthma, cardiovascular disease, and other serious health conditions. While the WHO recommends a PM_{2.5} concentration of no more than 5 µg/m³, research shows that no level of air pollution is safe. Children, whose lungs are still developing, and hospital patients with respiratory or immune vulnerabilities (e.g., cancer patients like me) are especially at risk.

While it is true that many urban hospitals are located in high-traffic areas, this historical pattern does not justify exposing a residential and suburban community like Esperance to the same risks. Swedish Edmonds Hospital already sits just one block from Highway 99 and experiences significant traffic-related air pollution. Introducing additional rezoning that increases vehicle volume would compound the existing burden. Nearby schools and childcare facilities would expose hundreds of children daily to higher pollutant levels, while patients at the hospital would face additional risks from intensified local traffic, creating clear environmental justice and public health concerns.

For these reasons, I respectfully ask the Council to postpone the rezoning decision until a full environmental and health impact assessment is conducted. This assessment should include independent studies of projected traffic emissions, near-roadway air pollution, and emergency response impacts. Only with this data can an informed and responsible decision be made.

Thank you for your consideration of this matter.

Respectfully,

Y. Zheng

Esperance Resident

From: [STEPHEN BRAGALONE](#)
To: [Hickey, Lisa](#)
Subject: Hearing Notice for Ordinance 25-051
Date: Tuesday, September 30, 2025 11:33:44 PM



CAUTION. This email originated from outside of this organization. Please exercise caution with links and attachments.

Hi Lisa,

An active community member and concerned neighbor has passed along the Hearing Notice scheduled for 10:30am, Wednesday October 1st, 2025. Many of us were not informed of this hearing and also recognize that a mid-morning session during the middle of the work week is strategic and intentional.

Please pass along to the County Council members and other Snohomish County elected officials, that awareness is growing among community members. We have attended events leading up to this Hearing and voiced our disapproval of the rezoning in our neighborhoods for the LDMR. Those opposed to the rezone are overwhelmingly obvious yet ignored at the moment of voting, indicating that these are for show and simply to "check a box" of public comment.

As the conditions in our communities continues to deteriorate with loss of single family homes and their yards, green space and tree canopy cover, increased vandalism, traffic and roadside parking, loss of wildlife, expansion of impervious pavement leading to toxins in our streams from stormwater runoff, impacts to privacy and encroachment on homeowners by new developments that are constructed right up to the property lines, we are taking note and organizing. The trend in our county has been one of historical mismanagement and to believe that the City Council is anywhere near equipped for Growth Management is absurd and in denial of reality. The cost of living is out of control and the siloed decision making in our county exacerbates a decline effecting overall societal health.

The fiscal responsibility of the elected leaders is atrocious. There is a severe lack of focus on safety with inadequate support for our Snohomish County Sheriff's office to respond and assist. Vacant lots along Rt. 99 are public eyesores and magnets for transients and drug use. Tagged buildings and fences throughout showcase the neglect. We see the display of greed, the interest to squeeze every possible dollar out of every plot of land, out of every property owner, and to diminish our ability to thrive with collective wellness in our communities. Addressing the quality of life, economy, ecology, and social impacts of our region needs to be the priority before attempting to accelerate "growth".

So, like many others, I will be unable to attend tomorrow but please share that my absence is not of silence and conformity. We will come together to vote every last one of the elected officials out. The days of political favors, special interests, and ego-centric governance are dwindling. They do not serve the public they were elected to represent and have no future place in our community framework.

Respectfully,
Steve

From: julia_carnahan
To: nat.nehring@snoco.org; [Contact Council](#)
Subject: Fwd: Esperance rezone
Date: Friday, October 3, 2025 2:11:16 PM

----- Original Message -----

From: julia carnahan
To: "contactcouncil@snoco.org" , "Strom.Peterson@snoco.org" ,
"Nate.wehring@snoco.org" , julia carnahan
Date: 10/03/2025 2:09 PM PDT
Subject: Esperance rezone

Thank you for listening and reconsidering the global rezone of Esperance
in unincorporated Snohomish County.

Responsible stewardship of our resources and the livelihood of our
community depend upon measured and thoughtful development of Land.
Julia Carnahan

From: [Slusser, Frank](#)
To: [Bob Danson](#)
Cc: [Hickey, Lisa](#); [Hembree, Ryan](#)
Subject: RE: Public Comment on Esperance Rezone – October 1, 2025 Hearing Ord. 25-051
Date: Tuesday, October 21, 2025 10:31:20 AM
Attachments: [image001.png](#)

Hi Bob,

Additional steps for the consideration of the proposed Area-wide Rezone, Ord. 25-051, and/or the area-wide rezone of Esperance, which the County Council has directed be separated from the main proposal into a separate ordinance, is at the prerogative of the County Council. More information about the County Council process can be found on the Council website: <https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>

I have copied Council staff on this email so that it can be included in the record.

Frank Slusser | *Senior Planner*
[Snohomish County Planning and Development Services](#) | Long Range Planning
3000 Rockefeller Avenue M/S 604 | Everett, WA 98201
425-262-2944 | frank.slusser@snoco.org

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56).

From: Bob Danson <bobd@ovwater.com>
Sent: Tuesday, October 21, 2025 10:13 AM
To: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Subject: RE: Public Comment on Esperance Rezone – October 1, 2025 Hearing Ord. 25-051

Another follow up question. Do you know when and where the Esperance rezone will be on an agenda next?

Thanks,

Bob Danson, General Manager

From: Slusser, Frank <frank.slusser@co.snohomish.wa.us>
Sent: Thursday, October 16, 2025 4:56 PM
To: Bob Danson <bobd@ovwater.com>
Cc: PDS, Information Request <InformationRequest.PDS@co.snohomish.wa.us>; Hickey, Lisa <Lisa.Hickey@co.snohomish.wa.us>; Hembree, Ryan <Ryan.Hembree@co.snohomish.wa.us>; Bird, Shanan <Shanan.Bird@co.snohomish.wa.us>

Subject: RE: Public Comment on Esperance Rezone – October 1, 2025 Hearing Ord. 25-051

You don't often get email from frank.slusser@co.snohomish.wa.us. [Learn why this is important](#)

Hi Bob,

Thank you for reaching out with your testimony on the Area-wide Rezones proposal. At this point, the Area-wide Rezones proposal has been forwarded to the Snohomish County Council for consideration and you should provide your comments to them directly. I am copying Council staff on this response so that it can be included in the record.

Note that your testimony proposes a different approach to wellhead protection that is inconsistent with our 2024 Comprehensive Plan policies and future land use map developed with extensive outreach to the public and service providers over the last five years. The County has adopted regulations to protect those areas in [Chapter 30.62C Snohomish County Code](#). If you would like to propose changes to the comprehensive plan policies and future land use map, those changes can be proposed through the docketing process. More information on that process can be found here: <https://snohomishcountywa.gov/2151/Docketing-Process>

It is also possible that the area that is the subject of your testimony within the Esperance area may be annexed by the City of Edmonds in the future in which case it would make sense to reach out to them with your concerns.

Sincerely,

Frank Slusser | *Senior Planner*

[Snohomish County Planning and Development Services](#) | Long Range Planning

3000 Rockefeller Avenue M/S 604 | Everett, WA 98201

425-262-2944 | frank.slusser@snoco.org

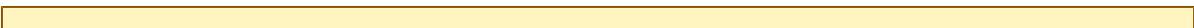
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From: Bob Danson bobd@ovwater.com

Sent: Wednesday, October 15, 2025 3:19 PM

To: Slusser, Frank frank.slusser@co.snohomish.wa.us; PDS, Information Request InformationRequest.PDS@co.snohomish.wa.us

Subject: FW: Public Comment on Esperance Rezone – October 1, 2025 Hearing





Caution. Suspicious Attachment Types. This may be a phishing attempt.

Hello Frank Stusser and PDS Staff,

I'm following up on a comment made at the Public Hearing on county rezoning on 10/1, see email below and attachments.

Is there anything else I can provide to help with this effort or to better assist in understanding our concern with the Esperance rezone?

Please reach out with any questions or requests.

Best,

Bob Danson, General Manager
Olympic View Water and Sewer District
8128 228th Street SW
Edmonds, WA 98026-8449
bobd@ovwater.com
p: (425) 774-7769



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Email from this address is subject to public disclosure pursuant to RCW 42.56.

From: Bob Danson
Sent: Wednesday, October 1, 2025 8:17 AM
To: contact.council@snoco.org
Cc: Kelly Boswell <KellyB@ovwater.com>; Billy Ward <billyw@ovwater.com>
Subject: Public Comment on Esperance Rezone – October 1, 2025 Hearing

Dear Hearing Examiner and County Staff,

On behalf of Olympic View Water & Sewer District, please find attached our written public comment regarding the proposed Esperance rezone scheduled for the October 1, 2025, public hearing.

The District has significant concerns about the risks that increased density in a Critical Aquifer Recharge Area poses to the 228th Street Wellhead Protection Area, which supplies clean drinking water to the community and is tied to the regional water system. Our comments explain why added density creates unacceptable risks for this aquifer and urge the County to deny the rezone and strengthen CARA protections.

I will also provide verbal testimony at the hearing. Please confirm receipt for our files.

Respectfully,

Bob Danson, General Manager

Olympic View Water and Sewer District

8128 228th Street SW

Edmonds, WA 98026-8449

bobd@ovwater.com

p: (425) 774-7769



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Attachments:

- Public Comment – Esperance Rezone (Final)
- Map of 228th Street Wellhead Protection Area / CARA



OLYMPIC VIEW WATER & SEWER DISTRICT

8128 228th Street SW
Edmonds, WA 98026-8449
Olympicviewwater.com

P: 425.774.7769
F: 425.670.1856

Board of Commissioners

.....
John Elsasser
Judi Gladstone
Lora Petso

Written Comment

To: Snohomish County Planning & Development Services / Hearing Examiner
Re: Proposed Rezoning of Esperance (R-8,400 → LDMR) — October 1, 2025 Hearing
From: Bob Danson, General Manager, Olympic View Water & Sewer District

Comment on Density Increases in the 228th Street WHPA / CARA

Olympic View Water & Sewer District provides drinking water to the Esperance community and other nearby communities. Some of this drinking water is from an aquifer within the Esperance neighborhood. This is why a portion of the neighborhood is designated as a **Critical Aquifer Recharge Area (CARA)** because it lies within this **228th Street Wellhead Protection Area (WHPA)**. This is not the entire Esperance rezone area, but it is the portion where aquifer protection must be carefully considered (see attached map).

The County has explained that this rezone is intended to align the zoning map with the Comprehensive Plan, which already allows for higher density through parcel-by-parcel rezones. Regardless of this procedural framing, the fact remains: allowing additional density in a CARA and WHPA introduces real and unacceptable risks to the underlying aquifer that supplies our community with drinking water.

Why Density Increases Are a Direct Threat in a CARA

Higher density means more hard surfaces, more runoff, and greater reliance on infiltration. In a sensitive recharge area like Esperance, infiltration is a known pathway for contaminants such as nutrients, oils, metals, and PFAS to reach the aquifer and pollute our drinking water.

- **EPA (CADDIS – Urbanization/Hydrology):** Urbanization increases impervious cover, which increases stormwater runoff and pollutant loading ([EPA CADDIS – Urbanization Hydrology](#)).
- **Washington State Department of Ecology (2020 PFAS Survey):** PFAS were detected in stormwater discharges throughout the Greater Lake Washington Watershed ([Ecology Report 20-03-112](#)).
- **Green Science Policy Institute (2021):** PFAS are common in building materials and migrate into runoff, contributing to stormwater contamination ([PFAS in Building Materials Report](#)).
- **Aeterra (2021):** PFAS in stormwater are mobile and persistent, creating long-term risks when infiltration practices are used ([PFAS in Stormwater & Building Materials](#)).

Unlike many pollutants, PFAS are highly mobile and extremely persistent. They remain in soils for decades, leaching into groundwater long after the source has stopped. PFAS is known to adversely affect human health in many ways. Addressing contamination, if even possible, is extraordinarily costly and may mean the permanent loss of a community's drinking water source.

CARA Code and Infiltration Risk

While Snohomish County's CARA code sets conditions for development, its current exemptions and exceptions for residential stormwater runoff leave aquifers exposed. These gaps allow infiltration practices that introduce pollutants directly into recharge areas. Added development density compounds this risk by multiplying the pollutant load.

We previously raised this concern during the CARA code update process, noting that automatic exemptions for residential runoff and UIC wells do not reflect the best available science on shallow aquifers such as this one. Current code leaves the aquifer at risk. Stronger protections are needed, including the removal of exemptions and the prohibition of infiltration in WHPAs and CARAs.

Position on the Esperance Rezone

For these reasons, we must be clear: **Olympic View Water & Sewer District objects to the proposed rezone of Esperance.** The rezone would allow higher density development in a designated CARA and WHPA, directly threatening the safety of the community's drinking water supply.

Beyond serving Esperance, the 228th Street Wellfield is interconnected with the regional water system and is a clean, high-quality drinking water source. Protecting this aquifer is not only essential for current residents, but also for supporting the growth envisioned in the County Comprehensive Plan. Growth increases demand on the regional system and securing new water rights in Washington is increasingly difficult. Reliable sources like this aquifer are rare and once lost they cannot be replaced. Denying this rezone helps safeguard a drinking water source that is vital to sustaining both the community and the region's long-term growth.

We respectfully request that the County not approve rezones that increase density in CARAs. Instead, we urge the County to amend its Comprehensive Plan to prohibit higher-density designations within CARAs and WHPAs. Protecting drinking water must take precedence over zoning alignment.

Closing

We value the County's efforts to plan for housing needs, but safe drinking water is the foundation those goals depend on. Once an aquifer is contaminated, the community may lose its water source forever. We strongly urge the County to deny this rezone and to amend its Comprehensive Plan and CARA code so that higher density development is not permitted in recharge areas and that drinking water aquifers are preserved for future generations.

Respectfully,

Bob Danson

General Manager

Olympic View Water & Sewer District

Attachment: Map of 228th Street Wellhead Protection Area / CARA

Attachment: Esperance Wellhead Protection Area / CARA Map

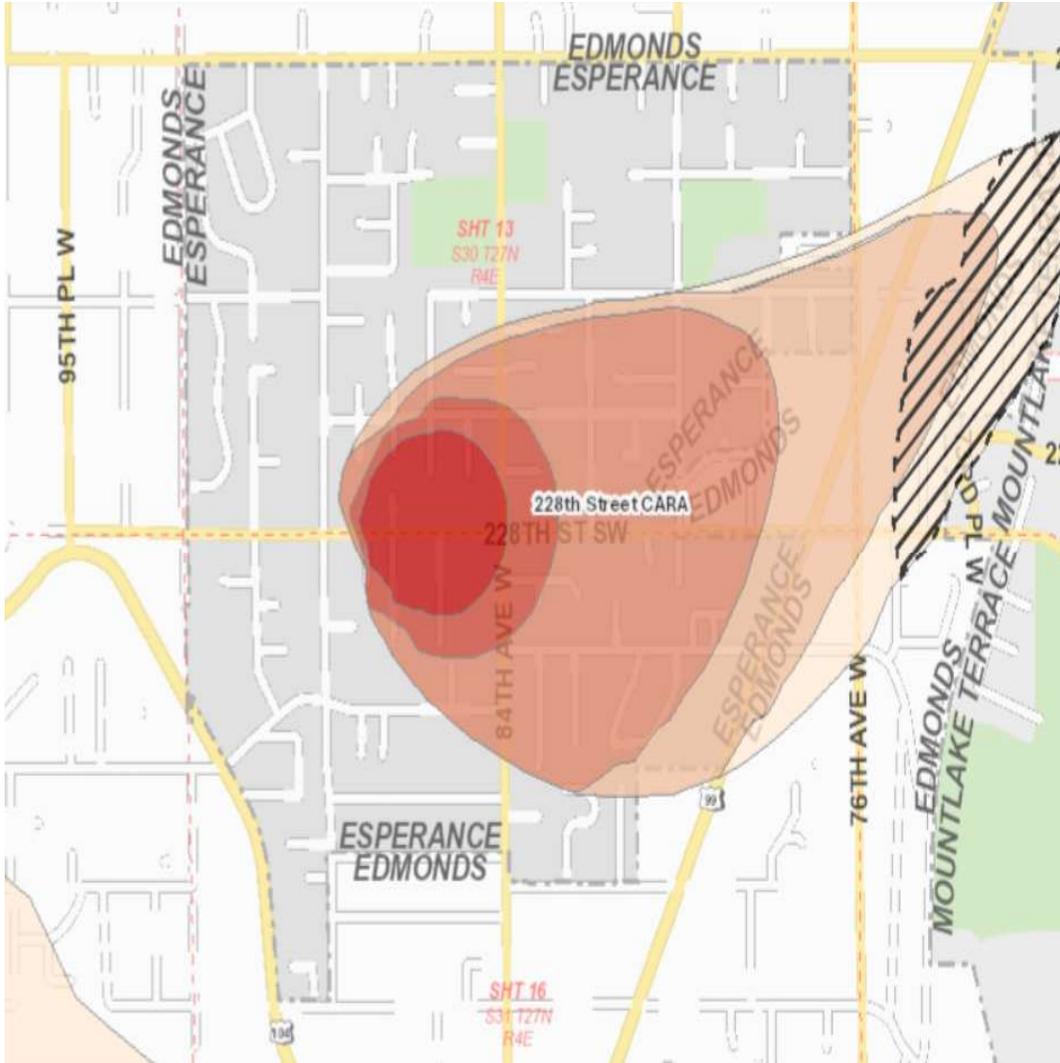


Figure 1. 228th Street Wellhead Protection Area (WHPA) and designated Critical Aquifer Recharge Area (CARA) within Esperance.

From: [David Rohde](#)
To: [Contact Council](#)
Subject: Public Comment on Ordinance 25-051
Date: Tuesday, November 25, 2025 11:36:37 AM

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Hello Council,

I'm writing you today to urge you to oppose the original ordinance 25-051 that includes Esperance. I believe more engagement and understanding with the City, Olympic View Water and Sewer, and residents on annexation is needed before this decision should be made.

Thank you,
Dave Rohde
23004 85th Ave W, Edmonds, WA 98026

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF INTRODUCTION OF ORDINANCE
AND
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on Wednesday, October 1, 2025, at the hour of 10:30 a.m. and continuing thereafter as necessary, in the Henry M. Jackson Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, in conjunction with a remote meeting platform via the following Zoom link, to consider proposed Ordinance No. 25-051, titled: 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. At the hearing, the Council may also consider alternatives and amendments to the proposed ordinance.

Zoom Webinar Information:

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

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.

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 25-051

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the County Council bases its findings and conclusions on the entire record of the Planning Commission and the County Council and that any finding that should be a conclusion and any conclusion that should be a finding is adopted as such.

Section 4. Adopts Exhibit A, amending the official zoning map maintained pursuant to SCC 30.21.030.

Section 5. Provides a standard severability and savings clause.

=====
State Environmental Policy Act: Requirements with respect to this non-project action have been 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. Copies of all applicable SEPA documents are available at the office of the County Council.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance including the zoning map and other documentation are available upon request by calling the County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 388-3700 or by e-mailing contact.council@snoco.org.

Website Access: This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the County Council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above-described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 388-3496 or e-mailing contact.council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

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

Americans with Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Lisa Hickey at (425) 388-3494, 1(800) 562-4367 X3494, or TDD #1-800-877-8339, or by e-mailing lisa.hickey@snoco.org.

QUESTIONS: For additional information or specific questions on the proposed ordinance please call Frank Slusser in the Department of Planning and Development Services at 425-262-2944.

DATED this 10th day of September 2025.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

/s/Nate Nehring
Council Chair

ATTEST:

/s/Lisa Hickey
Asst. Clerk of the Council

PUBLISH: September 17, 2025

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

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1019604 NOTICE 25-051 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 09/17/2025 and ending on 09/17/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$161.20. [Signature]

Subscribed and sworn before me on this 17th day of September 2025.

[Signature: Rendie P.]



Notary Public in and for the State of Washington.
Snohomish County Planning & Development | 14107010
LISA H.

OCTOBER 1, 2025
SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON
NOTICE OF INTRODUCTION OF ORDINANCE
AND
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on Wednesday, October 1, 2025, at the hour of 10:30 a.m. and continuing thereafter as necessary, in the Henry M. Jackson Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, in conjunction with a remote meeting platform via the following Zoom link, to consider proposed Ordinance No. 25-051, titled: 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. At the hearing, the Council may also consider alternatives and amendments to the proposed ordinance.

Zoom Webinar Information:

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

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.

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 25-051

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the County Council bases its findings and conclusions on the entire record of the Planning Commission and the County Council and that any finding that should be a conclusion and any conclusion that should be a finding is adopted as such.

Section 4. Adopts Exhibit A, amending the official zoning map maintained pursuant to SCC 30.21.030.

Section 5. Provides a standard severability and savings clause.

State Environmental Policy Act: Requirements with respect to this non-project action have been satisfied. Copies of all applicable SEPA documents are available at the office of the County Council.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 388-3700 or by e-mailing contact.council@snoco.org.

Website Access: This ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the County Council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above-described matter at the time and place indicated above or

by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201, faxed to (425) 388-3496 or e-mailing contact.council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

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

Americans with Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Lisa Hickey at (425) 388-3494, 1(800) 562-4367 X3494, or TDD #1-800-877-9339, or by e-mailing lisa.hickey@snoco.org.

QUESTIONS: For additional information or specific questions on the proposed ordinance please call Henry Jennings in the Department of Planning and Development Services at 425-252-2179.

DATED this 10th day of September 2025.
SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington
/s/Nate Nehring
Council Chair

ATTEST:
/s/Lisa Hickey
Asst. Clerk of the Council
107010
Published: September 17, 2025. EDH1019604

1 Adopted:
2 Effective:

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington

5
6 SUBSTITUTE 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 the original Ordinance No. 25-051; and

1 WHEREAS, the Planning Commission held a public hearing on May 27, 2025, to receive public
2 testimony concerning those zoning map amendments; 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, as shown in its recommendation letter dated July 1, 2025; and
12

13 WHEREAS, prior to presentation of the original Ordinance No. 25-051 being presented to the
14 County Council, two properties proposed to be rezoned to LDMR under this proposal were rezoned to
15 LDMR as site-specific rezones and Exhibit A to this Substitute Ordinance No. 25-051 reflects that; and
16

17 WHEREAS, on October 1, 2025, the County Council held a public hearing after proper notice, and
18 considered public comment and the entire record related to the zoning map amendments contained in
19 the original Ordinance No. 25-051 and deliberated on the zoning map amendments contained therein;
20 and
21

22 WHEREAS, after much discussion and consideration, the County Council sent the original
23 Ordinance No. 25-051 back to the Planning and Community Development Committee wherein it was
24 reintroduced and discussed on October 7, 2025; and
25

26 WHEREAS, Council requested that a substitute ordinance be drafted to exclude the area known
27 as Esperance from the areawide rezone and then be sent back to Council for consideration; and
28

29 WHEREAS, this proposed Substitute Ordinance No. 25-051 excludes Esperance from the
30 areawide rezone as proposed in the original Ordinance No. 25-051; and
31

32 WHEREAS, Councilmembers also requested that a new ordinance be drafted specific to rezone
33 the Esperance area only; and
34

35 WHEREAS, at the October 1, 2025, County Council public hearing and the October 7, 2025,
36 Planning and Community Development Committee meeting, Councilmembers expressed a desire for the
37 Esperance area to be annexed into the City of Edmonds and asked County Planning and Development
38 Services staff to work with the City of Edmonds in coordination; and
39

40 WHEREAS, on _____, 2025, the County Council held a public hearing after proper
41 notice, and considered public comment and the entire record related to the zoning map amendments
42 contained in this Substitute Ordinance No. 25-051; and
43

1 WHEREAS, following the public hearing, the County Council deliberated on the zoning map
2 amendments contained herein;

3
4 NOW, THEREFORE, BE IT ORDAINED:

5
6 Section 1. The County Council adopts the following findings in support of this ordinance:

- 7
8 A. The foregoing recitals are adopted as findings as if set forth in full herein.
9
10 B. This ordinance amends the Snohomish County Official Zoning Map to adopt LDMR and MR zones to
11 more fully implement the UMDR and UHDR designations respectively on the adopted GMACP FLU
12 Map.
13
14 C. This ordinance maintains and improves consistency with the Snohomish County GMACP as required
15 under RCW 36.70A.040.
16
17 D. In developing the zoning map amendments in this ordinance, the County considered the Growth
18 Management Act (GMA) goals within RCW 36.70A.020. In particular, the proposed amendments are
19 consistent with and promote:

20
21 GMA Goal 1: "Urban growth. Encourage development in urban areas where adequate public
22 facilities and services exist or can be provided in an efficient manner."

23
24 GMA Goal 2: "Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into
25 sprawling, low-density development."

26
27 GMA Goal 7: "Permits. Applications for both state and local government permits should be
28 processed in a timely and fair manner to ensure predictability."

29
30 The zoning map amendments in this ordinance streamline the permitting process by removing a
31 step in the development process to apply for a quasi-judicial rezone prior to new development, as is
32 often necessary in areas where the FLU map has not been fully implemented in the zoning. In
33 addition, the zoning map amendments support planned densities within the UGA where services
34 and facilities exist currently to accommodate higher levels of growth. The zoning map amendments
35 also support infill development to concentrate growth within the UGA, reducing urban sprawl
36 outside of the UGA.

- 37
38 E. In developing the zoning map amendments in this ordinance, the County considered the following
39 Multicounty Planning Policies (MPPs):

40
41 MPP-RGS-6: "Encourage efficient use of urban land by optimizing the development potential of
42 existing urban lands and increasing density in the urban growth area in locations consistent with
43 the Regional Growth Strategy."

1 MPP-H-10: “Encourage jurisdictions to review and streamline development standards and
2 regulations to advance their public benefit, provide flexibility, and minimize additional costs to
3 housing.”
4

5 The zoning map amendments in this ordinance streamline the permitting process by removing a
6 step in the development process to apply for a quasi-judicial rezone prior to new development, as is
7 often necessary in areas where the FLU map has not been fully implemented in the zoning. In
8 addition, the zoning map amendments in this ordinance support planned housing densities within
9 the UGA and opportunity for infill development, ensuring land is used efficiently.
10

11 F. The map amendments in this ordinance support the Snohomish County Countywide Planning
12 Policies (CPPs):
13

14 HO-4: “The county and cities should implement policies that allow for the development of
15 moderate density housing to help meet future housing needs, diversify the housing stock, and
16 provide more affordable home ownership and rental opportunities. This approach should
17 include code updates to ensure that zoning designations and allowed densities, housing
18 capacity, and other restrictions do not preclude development of moderate density housing.”
19

20 The zoning map amendments in this ordinance are consistent with the CPPs as they support the
21 GMACP FLU Map designation of UMDR that plans for moderate densities in urban zones to support
22 development of more housing, and greater variety of housing, to accommodate future housing
23 needs and availability of more affordable home ownership and rental opportunities.
24

25 G. The zoning map amendments in this ordinance more fully implement and ensure consistency with
26 the following policies from the Land Use and Housing Elements of the GMACP:
27

28 “*Urban Medium Density Residential (UMDR)*. This designation allows a variety of housing types,
29 including detached homes on small lots, townhouses, and apartments in medium density
30 developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200
31 and WFB.”
32

33 “*Urban High Density Residential (UHDR)*. This designation allows high density residential land
34 uses such as townhouses and apartments generally near other high intensity land uses.
35 Implementing zones: MHP, MR, PRD-MR, LDMR, and PRD-LDMR.”
36

37 HO 3.A.2: “Development standards and building permit requirements shall be reviewed on a
38 continual basis to ensure clarity and consistency while providing for a timely, fair, and
39 predictable application processing outcome.”
40

41 The zoning map amendments in this ordinance more fully implement the UMDR and UHDR FLU
42 designations adopted on the GMACP FLU Map. The zoning map amendments in this ordinance
43 streamline the permitting process by removing a step in the development process to apply for a

1 quasi-judicial rezone prior to new development, as is often necessary in areas where the FLU map
2 has not been fully implemented in the zoning.

3
4 H. Procedural requirements.

- 5
6 1. The zoning map amendments in this ordinance are a Type 3 legislative action under SCC
7 30.73.010 and 30.73.020.
8
9 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed zoning
10 amendments was transmitted to the Washington State Department of Commerce for
11 distribution to state agencies on May 5, 2025.
12
13 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this
14 non-project action were satisfied through analysis in the Environmental Impact Statement (EIS)
15 for the Snohomish County 2024 Comprehensive Plan Update and an addendum to that EIS
16 issued to that effect on May 5, 2025.
17
18 4. The public participation process for the proposed zoning amendments has complied with all
19 applicable requirements of the GMA and SCC.
20
21 5. As required by RCW 36.70A.370, the Washington State Attorney General last issued an advisory
22 memorandum in October 2024 titled “Advisory Memorandum and Recommended Process for
23 Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of
24 Private Property” to help local governments avoid unconstitutional takings of private property.
25 The process outlined in the State Attorney General’s 2024 advisory memorandum was used by
26 the County in objectively evaluating the regulatory changes in this proposal.
27

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

- 29
30 1. This ordinance amends the Snohomish County Official Zoning Map to adopt LDMR and MR
31 zones over approximately 3,049 acres within the Southwest County Urban Growth Area to more
32 fully implement the UMDR and UHDR designations respectively on the adopted GMACP FLU
33 Map.
34
35 2. The zoning map amendments are consistent with the record as set forth in the PDS Staff Report
36 dated April 4, 2025.
37

38 Section 2. The County Council makes the following conclusions:

- 39
40 A. The amendments proposed by this ordinance are consistent with all applicable federal, state, and
41 local laws and regulations.
42

- 1 B. The amendments proposed by this ordinance are consistent with the goals, objectives, and policies
2 of the MPPs, CPPs, and the Snohomish County GMACP.
- 3
- 4 C. The County has complied with all SEPA requirements in respect to this non-project action.
5
- 6 D. The public participation process used in the adoption of this ordinance complies with all applicable
7 requirements of the GMA and title 30 SCC.
- 8
- 9 E. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
10 property for a public purpose.
- 11

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

15
16 Section 4. The Snohomish County Official Zoning Map maintained pursuant to SCC 30.21.030
17 shall be revised to reflect the zoning map amendments adopted by the County Council as indicated in
18 Exhibit A to this ordinance, which is attached hereto and incorporated by reference into this ordinance.

19
20 Section 5. Severability and Savings. If any section, sentence, clause or phrase of this ordinance
21 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a
22 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
23 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however,
24 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or
25 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the
26 effective date of this ordinance shall be in full force and effect for that individual section, sentence,
27 clause or phrase as if this ordinance had never been adopted.

28
29
30 PASSED this _____ day of _____, 20__.

31
32 SNOHOMISH COUNCIL
33 Snohomish, Washington

34
35
36 _____
37 Council Chair

38 ATTEST:
39
40
41 _____
42 Deputy Clerk of the Council
43

- 1 () APPROVED
- 2 () EMERGENCY
- 3 () VETOED

DATE:

4
5
6

County Executive

8 ATTEST:
9

10 _____

11
12 Approved as to form only:

13  11/7/2025
14 _____

15 Deputy Prosecuting Attorney

16
17
18
19
20
21

