

2024 Comprehensive Plan *Update*

# Snohomish County 2024 Comprehensive Plan Update

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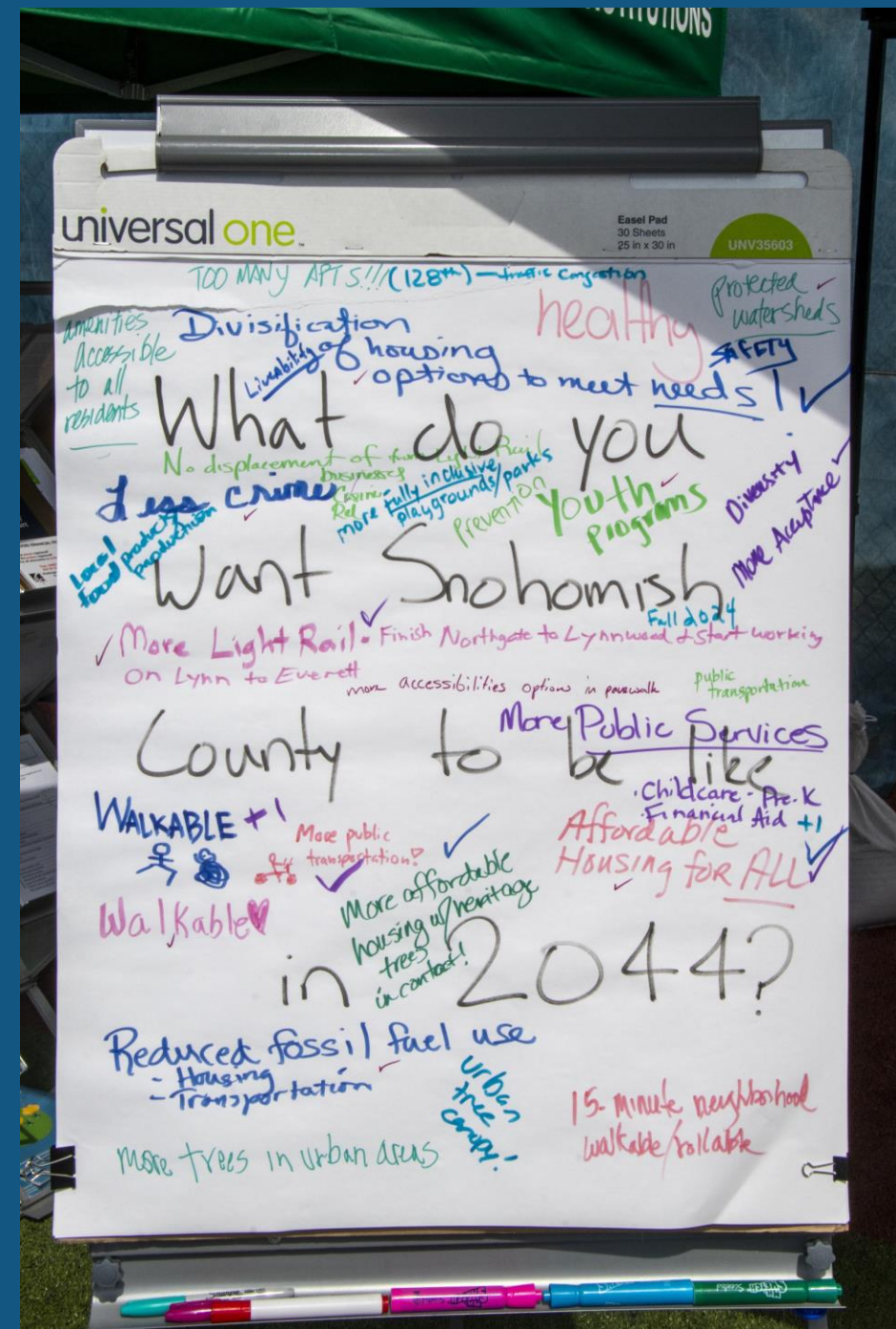
April 2, 2024

*County Council*  
*Briefing*

# 2024 Comprehensive Plan Update

## Agenda

- Acknowledgements.
- Executive Recommendations.
- Planning Commission Recommendations.
- 2044 Growth Targets and Rural Growth.
- Final Environmental Impact Statement Process.
- Potential Council Briefing Schedule.
- Biggest Challenges Going Forward.



# 2024 Comprehensive Plan *Update*

## It takes a lot of people to update a plan!

- Joseph Bervell
- Shanan Bird
- Eileen Canola
- Jennifer Cao
- Diana Dannoun
- Brian Dorsey
- Alethea Hart
- Nathan Howard
- Henry Jennings
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- Gia Kaur
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- Michael Saponaro
- Matthew Siddons
- Frank Slusser
- Terri Strandberg
- Sarah Titcomb
- Steve Toy
- Taylor Twiford
- Eric Walters
- BERK Consulting (SEPA)



# 2024 Comprehensive Plan Update

## Public Participation

### 2024년 종합 계획 업데이트 전자 뉴스



밝고, 활기차고, 포용적인 미래 계획  
종합 계획 업데이트 뉴스레터

2024년 종합 계획 업데이트 뉴스레터 10판에 오신 것을 환영합니다!

모두 따뜻한 겨울을 보내시고 계시길 바랍니다! 이번 뉴스레터에서 귀하는 종합 계획과 2024년 종합 계획 업데이트에 대해 자세히 확인하게 될 것입니다. 우리는 지금까지 일어난 일을 정리하면서 너무 기쁘고 이 계획 과정 동안 대중 참여 기회에 대해 귀하에게 알려 드리고 싶습니다. 본 뉴스레터는 새롭고 앞으로 있는 노력에 대해 강조하고 있습니다. 귀하의 참여에 감사드립니다!

#### 뉴스레터 내용

- 2024년 종합 계획 업데이트 카운티 운영진의 권고 초래
- 2024년 업데이트 일정 계획 위원회 캘린더
- 에버렛 교통수 경전철 확장
- 핵심 지역 규정
- 기후 취약성 도구
- 나무 캐노피 모니터링

#### 퀵 링크

- 이메일: 2024Update@snoco.org
- 프로젝트 페이지: <https://bit.ly/SnoCo2024>

#### 대중 참여 기회

- 캘린더
- 계획 위원회: 2024년 3월 26일
- 이점 발표
- Watch 계획 위원회 브리핑 및 심의
- 대중 의견 제출

#### 2024 종합 계획 업데이트 소개

스노호미시 카운티는 밝고, 활기차고 포용적인 미래를 계획 중입니다. 카운티가 이 미래를 계획할 수 있는 주요 방법 중 하나는 종합 계획의 주기적 업데이트를 통해서입니다.

종합 계획은 20년 이상 기간에 걸친 다양한 주제와 서비스에 대한 스노호미시 카운티 결정에 대한 문서입니다. 광범위한 업데이트를 통해 만들어진 계획이 채택되면, 이는 2044년 내내 의사 결정을 이끌 것입니다. 현 종합 계획, 업데이트 과정 및 귀하의 참여 기회 등에 대해 더 많은 정보는 2024년 업데이트 웹사이트를 참조하시기 바랍니다. 대중의 희망과 갈망을 반영해, 2024년 업데이트는 귀하의 직접적인



스노호미시 카운티 종합 계획  
2024년 업데이트 정책 수렴  
동영상을 여기서 확인



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Snohomish County

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YouTube

## 2024 Comprehensive Plan Update



Under RCW 36.70A.130, Snohomish County and its cities/towns are required to:

- Plan for the succeeding 20-year population and employment growth forecasts; and
- Review and revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of the GMA.

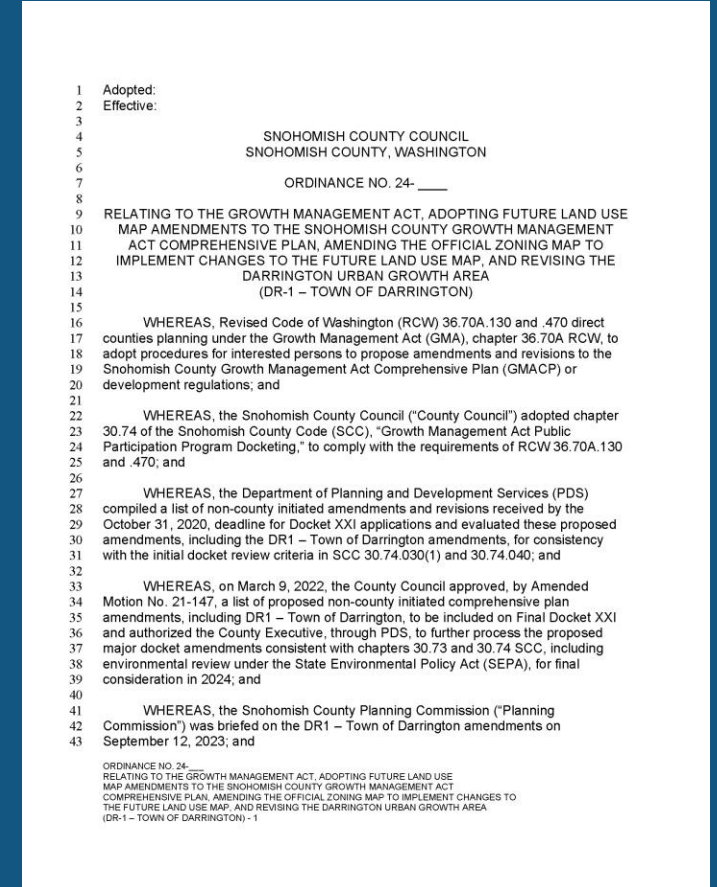
GMA Comprehensive Plan	2044 Growth Targets
<p>The comprehensive plan was split into four separate documents and serves to guide County decisions and services on a wide range of topics. It also expresses the 20-year vision of unincorporated Snohomish County through goal objectives, policies and maps. Separate elements contain inventories, forecasts of future needs and financing strategies.</p>	
<p><b>Buildable Lands Report (BLR)</b></p> <p>The 2021 BLR documents the urban densities that are being achieved within both the city and county portions of the Urban Growth Area (UGA). Based on the densities achieved, the report determines whether each UGA has an adequate supply of suitable residential, commercial and industrial land to accommodate the population and employment growth projected to occur during the remaining portion of the 20-year GMA planning horizon.</p>	<ul style="list-style-type: none"> <li>• The PSRC VISION 2050 Regional Growth Strategy (RGS) calls for a total county population of 1,136,309 by 2044.</li> <li>• That's a population increase of 308,352 between 2021 and 2044 (827,957 county pop as of 2020 Census).</li> <li>• 95.5% of the future population (2027-2050 period) directed to Urban Growth Areas.</li> <li>• There is a new Office of Financial Management (OFM) forecast due in December of 2022.</li> </ul>



# 2024 Comprehensive Plan Update

## Executive Transmitted Eight Ordinances for Consideration

1. Revising the Darrington Urban Growth Area (DR1-DARRINGTON).
2. Amending Future Land Use and Zoning Maps (SW10 – CS REAL ESTATE DEVELOPMENT).
3. Amending Section 30.23.040 (SW12 – MIETZNER).
4. Amending Future Land Use, MUGA and Zoning Maps Revising the Southwest Urban Growth Area (SW17 – TOWN OF WOODWAY).



# 2024 Comprehensive Plan *Update*

## Executive Transmitted Eight Ordinances for Consideration

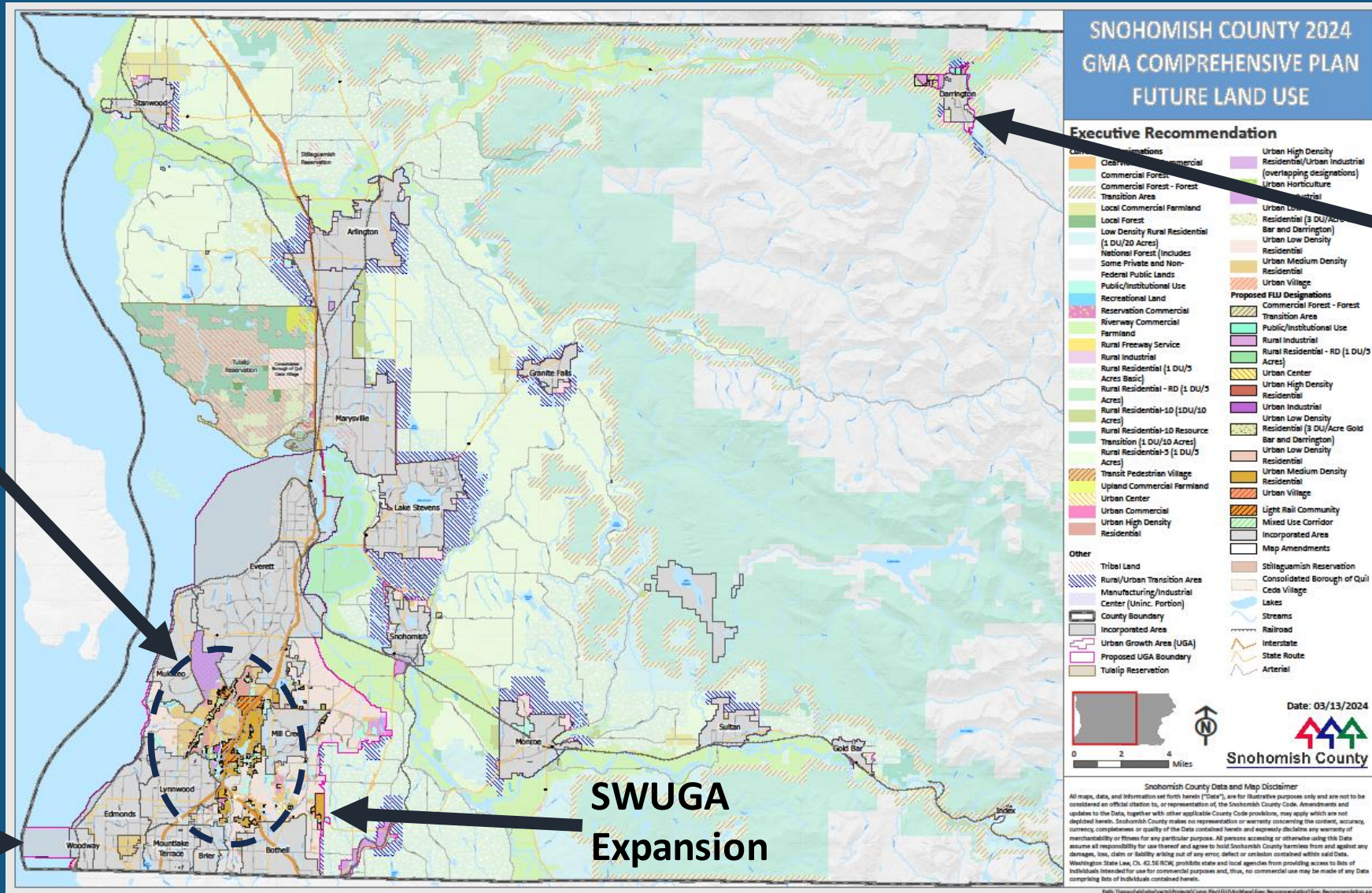
5. Amending Future Land Use and Zoning Maps Revising the Southwest Urban Growth Area (MOTION NO. 22-134).
6. Adopting Future Land Use Map Amendments to the Comprehensive Plan.
7. Amending the official zoning map.
8. Adopting Text, Policy, and Map Amendments to the Comprehensive Plan; and adopting and Urban Growth Area Land Capacity Analysis.

1 Adopted:  
2 Effective:  
3  
4 SNOHOMISH COUNTY COUNCIL  
5 SNOHOMISH COUNTY, WASHINGTON  
6  
7 ORDINANCE NO. 24- \_\_\_\_  
8  
9 RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE  
10 MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT  
11 ACT COMPREHENSIVE PLAN, AMENDING THE OFFICIAL ZONING MAP TO  
12 IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP, AND REVISING THE  
13 DARRINGTON URBAN GROWTH AREA  
14 (DR-1 – TOWN OF DARRINGTON)  
15  
16 WHEREAS, Revised Code of Washington (RCW) 36.70A.130 and .470 direct  
17 counties planning under the Growth Management Act (GMA), chapter 36.70A RCW, to  
18 adopt procedures for interested persons to propose amendments and revisions to the  
19 Snohomish County Growth Management Act Comprehensive Plan (GMACP) or  
20 development regulations; and  
21  
22 WHEREAS, the Snohomish County Council ("County Council") adopted chapter  
23 30.74 of the Snohomish County Code (SCC), "Growth Management Act Public  
24 Participation Program Docketing," to comply with the requirements of RCW 36.70A.130  
25 and .470; and  
26  
27 WHEREAS, the Department of Planning and Development Services (PDS)  
28 compiled a list of non-county initiated amendments and revisions received by the  
29 October 31, 2020, deadline for Docket XXI applications and evaluated these proposed  
30 amendments, including the DR1 – Town of Darrington amendments, for consistency  
31 with the initial docket review criteria in SCC 30.74.030(1) and 30.74.040; and  
32  
33 WHEREAS, on March 9, 2022, the County Council approved, by Amended  
34 Motion No. 21-147, a list of proposed non-county initiated comprehensive plan  
35 amendments, including DR1 – Town of Darrington, to be included on Final Docket XXI  
36 and authorized the County Executive, through PDS, to further process the proposed  
37 major docket amendments consistent with chapters 30.73 and 30.74 SCC, including  
38 environmental review under the State Environmental Policy Act (SEPA), for final  
39 consideration in 2024; and  
40  
41 WHEREAS, the Snohomish County Planning Commission ("Planning  
42 Commission") was briefed on the DR1 – Town of Darrington amendments on  
43 September 12, 2023; and  
  
ORDINANCE NO. 24- \_\_\_\_  
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE  
MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT  
COMPREHENSIVE PLAN, AMENDING THE OFFICIAL ZONING MAP TO IMPLEMENT CHANGES TO  
THE FUTURE LAND USE MAP, AND REVISING THE DARRINGTON URBAN GROWTH AREA  
(DR-1 – TOWN OF DARRINGTON) - 1



## What's Achieved Through the Executive Recommendation?

1. Growth is directed near high capacity transit consistent with VISION 2050.
2. UGA adjustments used sparingly; SWUGA (378-acre expansion) and Town of Woodway (jurisdiction correction) and Darrington (net zero swap).
3. Investing in multi-modal transportation improvements consistent with where growth is being directed; in the Urban Core Subarea.
4. Overall consistency with GMA, VISION 2050, and Countywide Planning Policies.



Up-designation Infill

Darrington UGA SWAP

Town of Woodway UGA Expansion

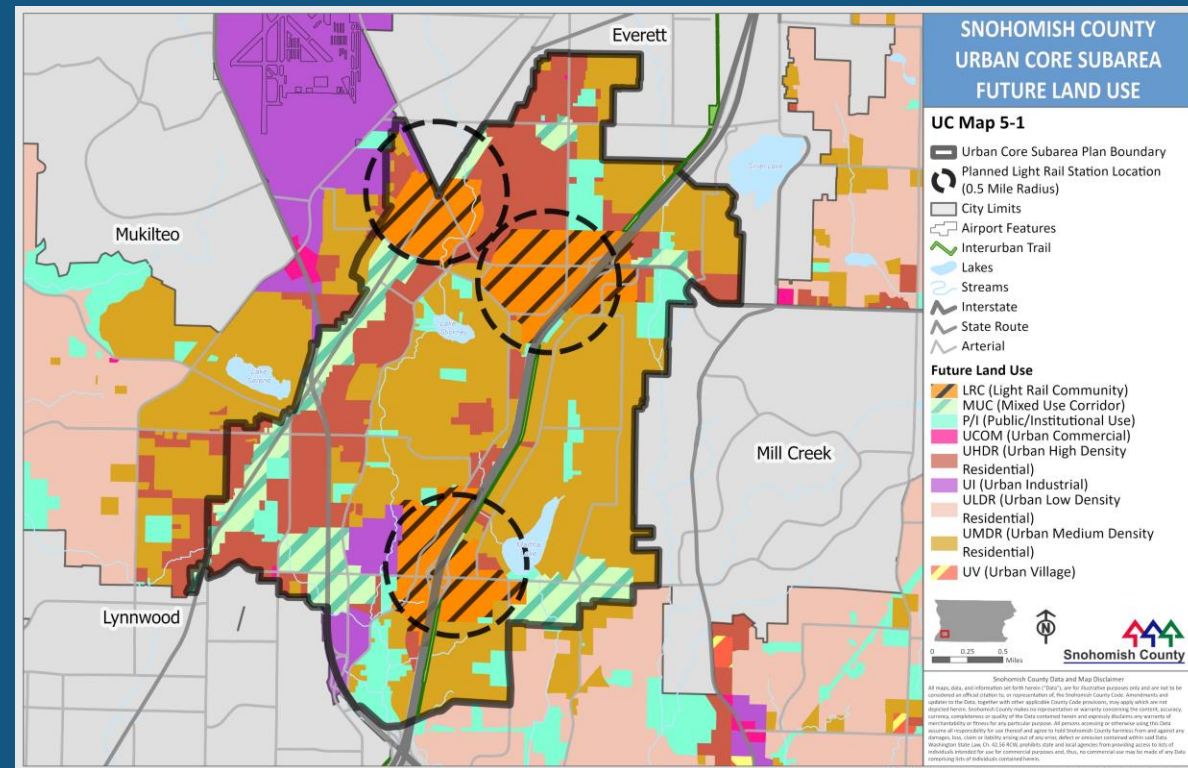
SWUGA Expansion



# 2024 Comprehensive Plan *Update*

## Urban Core Subarea Plan Element

- Plans for Everett Link light rail.
- Provides policy guidance to build full-service communities around light rail stations.
- Adds new Light Rail Communities and Mixed Use Corridor Future Land Use Map designations.
- Incorporates a street typology hierarchy for road network.
- Contains a list of multi-modal infrastructure improvement projects.



# Planning Commission Recommendations

- Recommended SEPA Alternative 2 plus:
  - Add 80 acres south of Maltby Rd to the SW UGA Motion No. 22 -134 expansion.
  - Add SW 10 Docket application for new Urban Center inside SW UGA.
  - Add MV2 Docket application to the Marysville UGA.
  - Add Motion No. 22-098 + MALT 1 Docket application to the Maltby UGA.
  - SW 17 Docket application (Town of Woodway).
- SW 12 Docket Application amending building height along SR 99.

- Text and policy amendments recommended by staff plus:
  - Amend LU Policy 14.A.7 to delete SFR and Townhouse Unit Lot Subdivisions from the list of exemptions requiring a TDR credit to gain additional density.
  - MV2 docket repeals Objective LU 6.D and LU Policy 6.D.1 (as amendment sheet).
  - Add two policies, one each for the Agricultural and Forest Lands subelements of the Land Use Element, to conduct a comprehensive review of designated forest and agricultural lands of long-term significance.
  - Add a policy in the Housing Element to develop an incentive driven inclusionary housing and zoning policy in areas of multi-family.
  - Revise the policy in the Transportation Element around the Road Safety Plan to review the Plan every two years, including revisions to speed limits.
  - Amend the Transportation Element's project list to add 43rd/45th extension, 240th St improvements, and intersection projects at 228th/45th Ave and 240th/45th Ave to the TE project list. These projects were added to address the impacts of corresponding UGA expansions.
  - Add two policies to the Tribal Coordination Element regarding tidelands and water.



- Executive is **not** recommending:
  - Adding the MV2 Docket application to the Marysville UGA.
  - Adding Motion No. 22-098 + MALT 1 Docket application to the Maltby UGA.
  - Amendments to Amend LU Policy 14.A.7 to delete SFR and Townhouse Unit Lot Subdivisions from the list of exemptions requiring a TDR credit to gain additional density.
  - Repealing Objective LU 6.D and LU Policy 6.D.1.
- Executive **is** recommending alternative language:
  - Revising the policy in the Transportation Element around the Road Safety Plan.
  - Adding two new policies to the Tribal Coordination Element regarding tidelands and water.
- Executive **is** recommending an additional map amendment related to property near SR 99 and Airport Road.

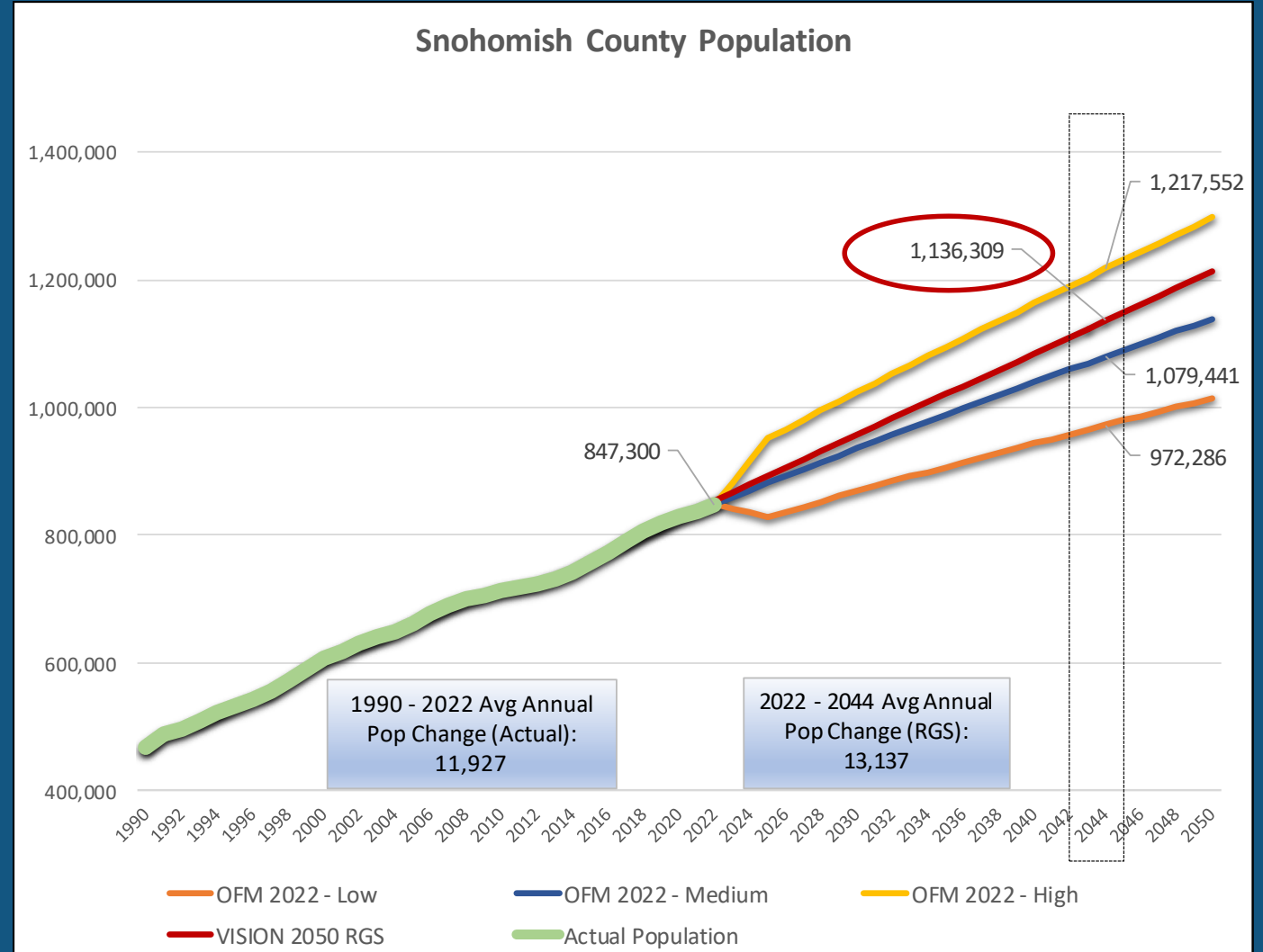
# 2024 Comprehensive Plan *Update*

## 2044 Growth Targets

Consistent with MPP-RGS-8:

➤ *Attract 65% of the region's residential growth and 75% of the region's employment growth to the regional growth centers and high-capacity transit station areas to realize the multiple public benefits of compact growth around high-capacity transit investments. As jurisdictions plan for growth targets, focus development near high-capacity transit to achieve the regional goal.*

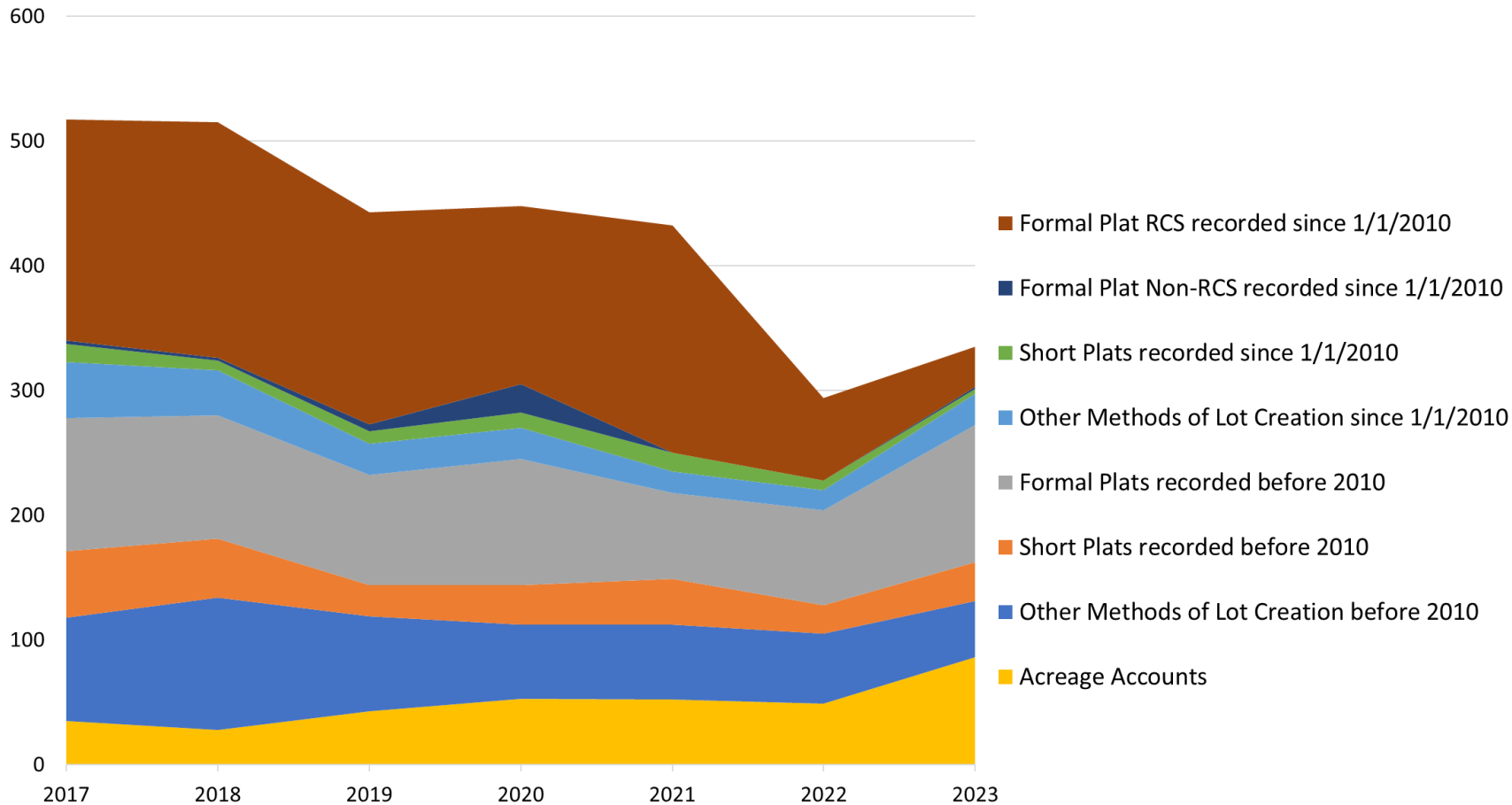
Snohomish County is contributing to the region's achievement of this goal by directing most of its unincorporated growth to its Urban Core subarea where the extension of light rail transit service is being planned.



# 2024 Comprehensive Plan *Update*

## Rural Housing Unit Permitting Trends

Source of Lot Supply for Residential Units Permitted Outside the UGA, 2017 - 2023

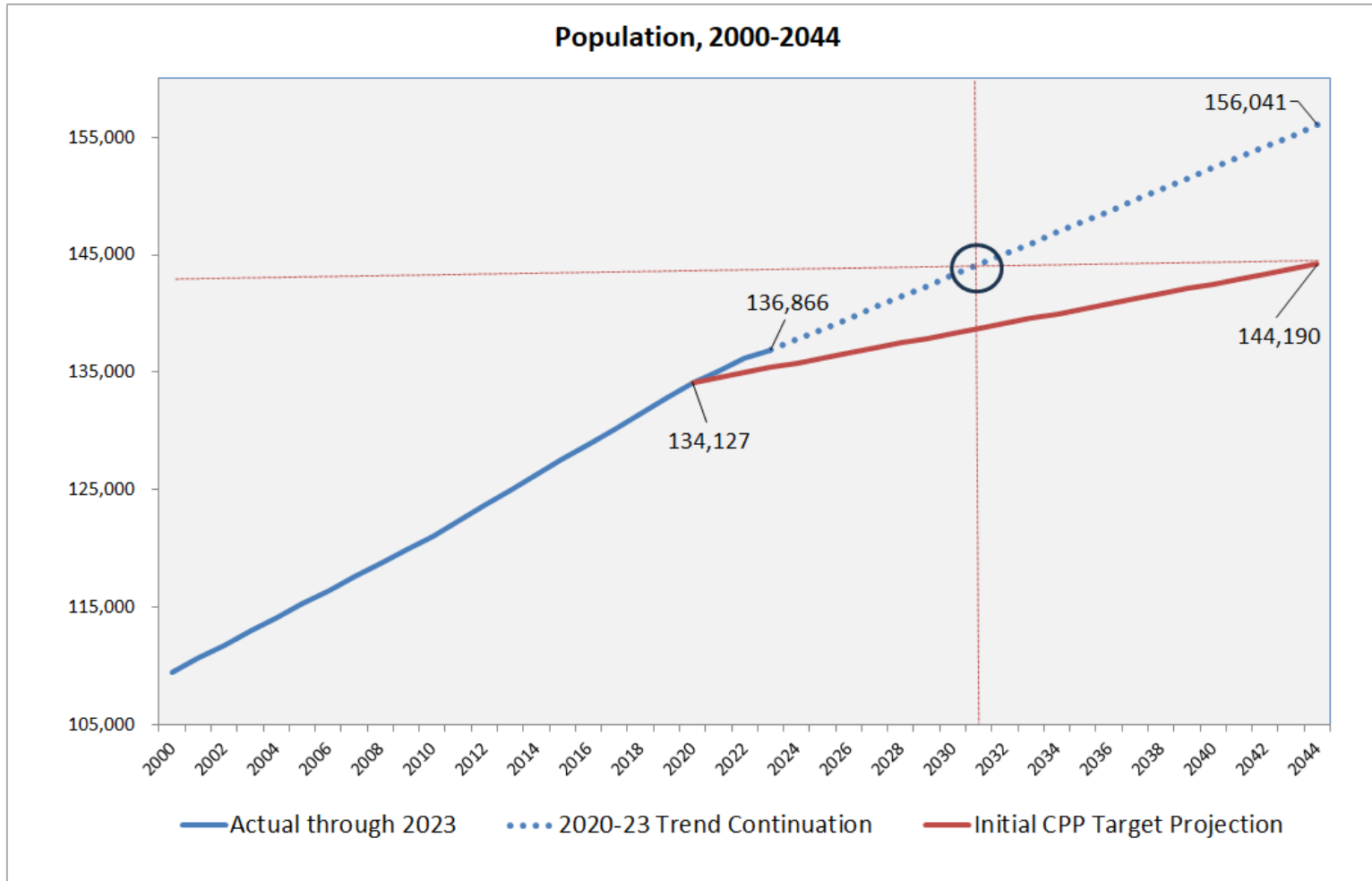


- Total housing units permitted in rural areas has trended downwards over the past 7 years, from roughly 500 units per year in 2017-18, to about 300 per year over the past 2 years.
- Biggest drop has been in units permitted on lots in formal plat rural cluster subdivisions recorded since 2010, as lot inventory is drawn down.

# 2024 Comprehensive Plan *Update*

## Future Rural Housing Unit Production

### Unincorporated Non-UGA (Rural/Resource Areas)



- The number of housing units permitted outside the UGA must drop further to 220 per year to avoid exceeding the 2044 rural population target (shown by the red growth line).
- Should permitting of housing units outside the UGA continue at the same levels observed from 2020 to 2022 (nearly 400 units per year on average), rural population growth will occur at about twice the rate called for in VISION 2050 and will reach the 2044 rural population target by 2031 (shown by the blue line).

# 2024 Comprehensive Plan *Update*

## Final Environmental Impact Statement (FEIS)

- FEIS is used to respond to comments on the draft and analyze a preferred alternative.
- A preferred alternative can be one of the alternatives considered in the draft, the Planning Commission recommendation, the Executive recommendation or a hybrid combining parts of the aforementioned alternatives/recommendations.
- FEIS is estimated to take at least three months to complete.
- **SCC 30.61.150 No action for seven days after publication.** The county shall not act on a proposal for which an EIS has been required prior to seven days following the issuance of the final EIS.
- Considering amendments outside the “bookends” of the draft may require additional time to complete the FEIS.





# 2024 Comprehensive Plan *Update*

## Biggest Challenges Going Forward

- Rural growth remains above optimal trajectory, with potential for 2044 target being reached by 2031.
- How to fund all the new improvements, address equity/access issues, and take care of old infrastructure that continues to need expensive life cycle maintenance.
- Prioritizing investments in the urban core subarea, including parks and transportation, to support where 53% of the total unincorporated 2020-2044 population growth (51,785) is planned. *That's equivalent to the population of Snohomish and Lake Stevens combined.*
- Ensuring capital projects are resilient to the projected impacts of climate change. Focused resources to low-income and disadvantaged communities.
- Public acceptance of density increases and permanent supportive housing.

# 2024 Comprehensive Plan *Update*

## Potential Council Schedule

April	May	June	July	August	September	October	November	December
Council Briefings								
	FEIS (~3 Months)							
				Hearings?				
					Adoption?			
					Budget			
								Deadline

*A decision on what to include in the DEIS ideally would occur by the end of May.*

# 2024 Comprehensive Plan *Update*

## Potential Briefing Schedule

**April 16**

Future Land Use  
Map/Zoning Map/  
Docket/ Council  
Motion/Urban  
Core Subarea Plan



**May 7-PICC**

Transportation

**May 7-Planning**

Land Use/  
Housing/FEIS  
Direction



**May 21-PICC**

Parks and  
Recreation

**May 21-Planning**

Natural  
Environment/  
Climate Change  
and Resiliency/  
Capital Facilities  
and Utilities/FEIS  
Direction



**June 4**

Economic  
Development/  
Interjurisdictional  
Coordination/  
Tribal Coordination

*Subject to change*

# Questions

<https://www.snohomishcountywa.gov/5597/2024-Update>