

# 2026 County-initiated Comprehensive Plan Amendments

Snohomish County Council  
General Legislative Session  
August 19, 2026  
Shanan Bird, Planner

# Background

- The County can amend their Comprehensive Plan no more than once per year with limited exceptions. **RCW 36.70A.130**
- Processed annually Chapter 30.74 SCC
- Includes amendments proposed by PDS
- Incorporates results of CPP Appendix A and B amendments through the SCT reconciliation process.





## PDS Proposed Amendments

1. Amendments to the Population and Employment Element to reflect the SCT target reconciliation process.
2. Amendments to the Housing Element to reflect the SCT target reconciliation process.
3. Amendments to text in the Land Use Element to reflect the SCT target reconciliation process.
4. Repeal and replace Land Use Element Maps 1-6 to reflect annexations, tribal trust transfers, MUGA map amendments, and technical map amendments for accuracy.
5. Amendments to Appendix C- Housing Needs Analysis.

# 1. Population and Employment

- Amendments to the Population and Employment Element that amend Tables PE-1, PE-2, PE-3, and PE-4 include the reconciled 2044 population and employment targets recommended by SCT.
- Proposed growth target amendments in the county's plan include the SCT target reconciliation recommendation that the population and employment numbers attributable to the SWUGA expansion area that were originally included in the Bothell Area Unincorporated MUGA should instead be accounted for under a new area called "SWUGA Expansion Area (Unincorporated)".
- All proposed numeric adjustments to the population and employment growth target tables are the result of this adjustment (with the exception of a small number of rounding error corrections made after the Planning Commission recommendation).
- Amendments to the county's comprehensive plan are being considered by the County Council at the same time the target reconciliation amendments to the CPPs recommended by SCT are considered.



## 2. Housing Element

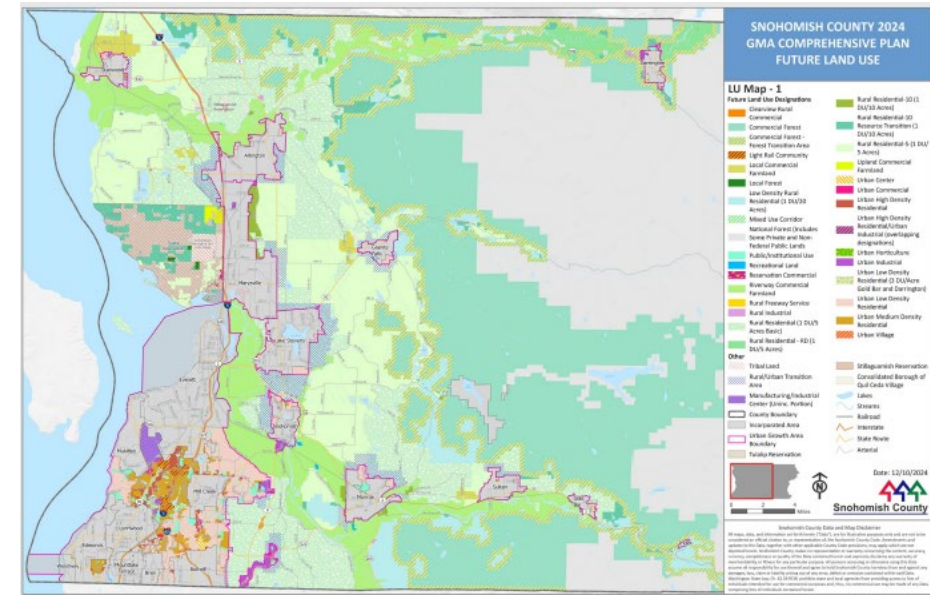
- Amendments to the Housing Element that amend Tables HO-2 and HO-3 include the reconciled 2044 housing targets recommended by SCT
- Proposed growth target amendments in the county's plan include the SCT target reconciliation recommendation that the housing numbers attributable to the SWUGA expansion area that were originally included in the Bothell Area Unincorporated MUGA should instead be accounted for under a new area called "SWUGA Expansion Area (Unincorporated)".
- All proposed numeric adjustments to the housing growth target tables are the result of this adjustment (with the exception of a small number of rounding error corrections made after the Planning Commission recommendation).

# 3. Text Amendment to the Land Use Element

- Amendments to text in the Land Use Element (Rural Lands Subelement) reflect the reconciled 2044 population target for the rural area recommended by SCT
- The proposed amendments to the narrative and LU Policy 6.A.1 amend the 2020 population for the rural area to reflect the shift of population (604 people) from the former rural area to the SWUGA Expansion Area, as depicted in Table PE-1 of the Population and Employment Element
- 2044 rural population is proposed to be reduced by the same amount as the 2020 base year population (604 people):
  - “A total population target outside of UGAs of ~~((144,190))~~ 143,586 by the year 2044. As of the 2020 Census, population outside of UGAs stood at ~~((134,127))~~ 133,523. To maintain consistency under VISION 2050, rural growth is limited to not more than 10,063.”
- Since the SCT recommendation did not consider the land area shifted from former rural to urban (378 acres) to be large enough relative to the size of the entire rural area to affect overall future growth in the rural area, 2020-2044 population growth in the remaining rural area is proposed to remain unchanged at 10,063 additional people.

## 4. Land Use Maps 1-6

- Proposed changes are to reflect areas no longer under county jurisdiction, either from annexation by a city or town, or due to new Tribal Trust status.
- Four technical map corrections to adjust misalignment in the FLU, MUGA, or UGA boundaries.
- Proposed map changes will be made by the time of consideration by the Snohomish County Council.

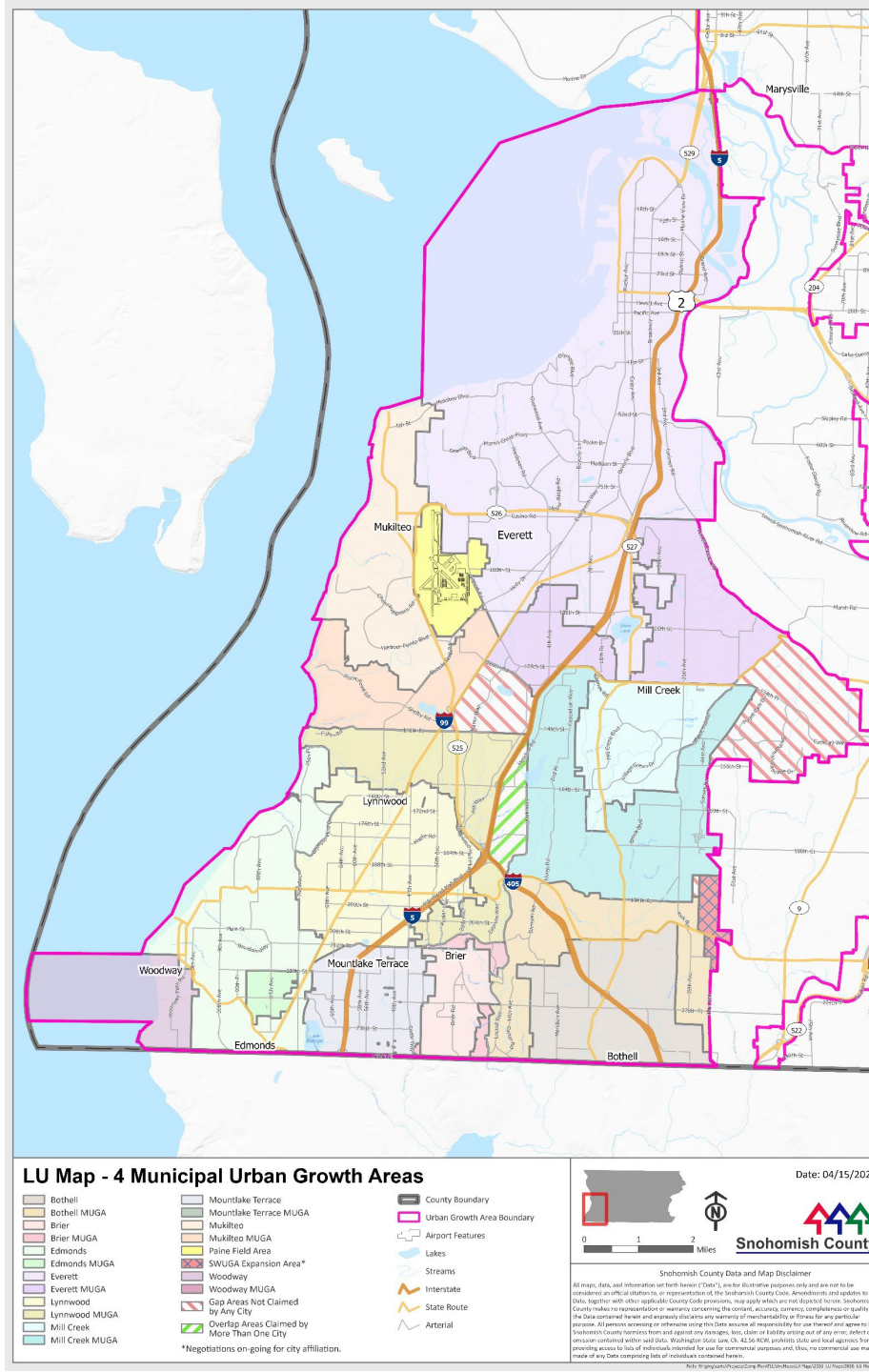


## 4. Land Use Maps 1-6

- Current proposals:
  - LU Map 4 MUGA Map Amendment
  - New properties recorded into Tribal Trust (Land Use Map 1):
    - **Stewart**- 7.48 acre property along 27<sup>th</sup> Ave NE in Arlington.
    - **Lind West**- 45.04 acre property along 244<sup>th</sup> St NW in Arlington.
    - **Summit**- 20.54 acre property along I-5 in Arlington.
  - Three city annexations finalized (Land Use Maps 1-6)
    - **Connor** – Monroe- 1.58 acres adjacent to Monroe HS along SR 522.
    - **Fagerlie West** – Lake Stevens- 3.1 acres along 20<sup>th</sup> St SE.
    - **48<sup>th</sup> Avenue W** – Mountlake Terrace- 0.4 acres in the Southeast portion of Mountlake Terrace.
  - Four Technical Map Amendments for Accuracy of FLU and UGA Boundaries



# 4. LU Map 4 MUGA Amendments



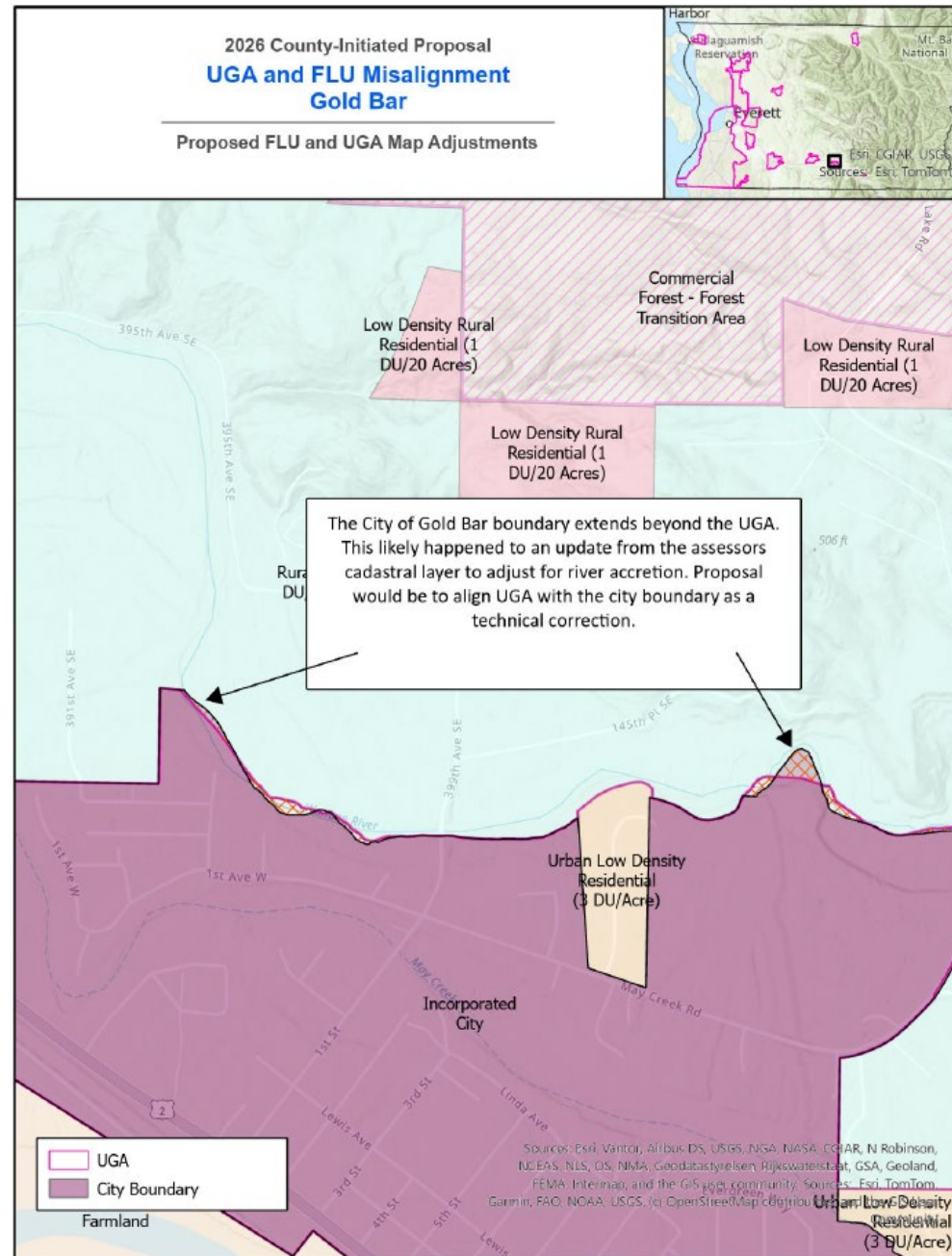
## 4. LU Map 4 MUGA Amendments

- Woodway area amendments remove “Proposed” and cross-hatch symbology from current map to show full incorporated Woodway and deepwater pier in Woodway MUGA.
- East SWUGA expansion area proposed to be shown as “SWUGA Expansion Area\*” instead of “Proposed Bothell MUGA.”
  - Includes note at bottom of legend, “\* Negotiations on-going for city affiliation.”
- These are housekeeping amendments to be consistent with proposed official MUGA map in Appendix A of the CPPs.



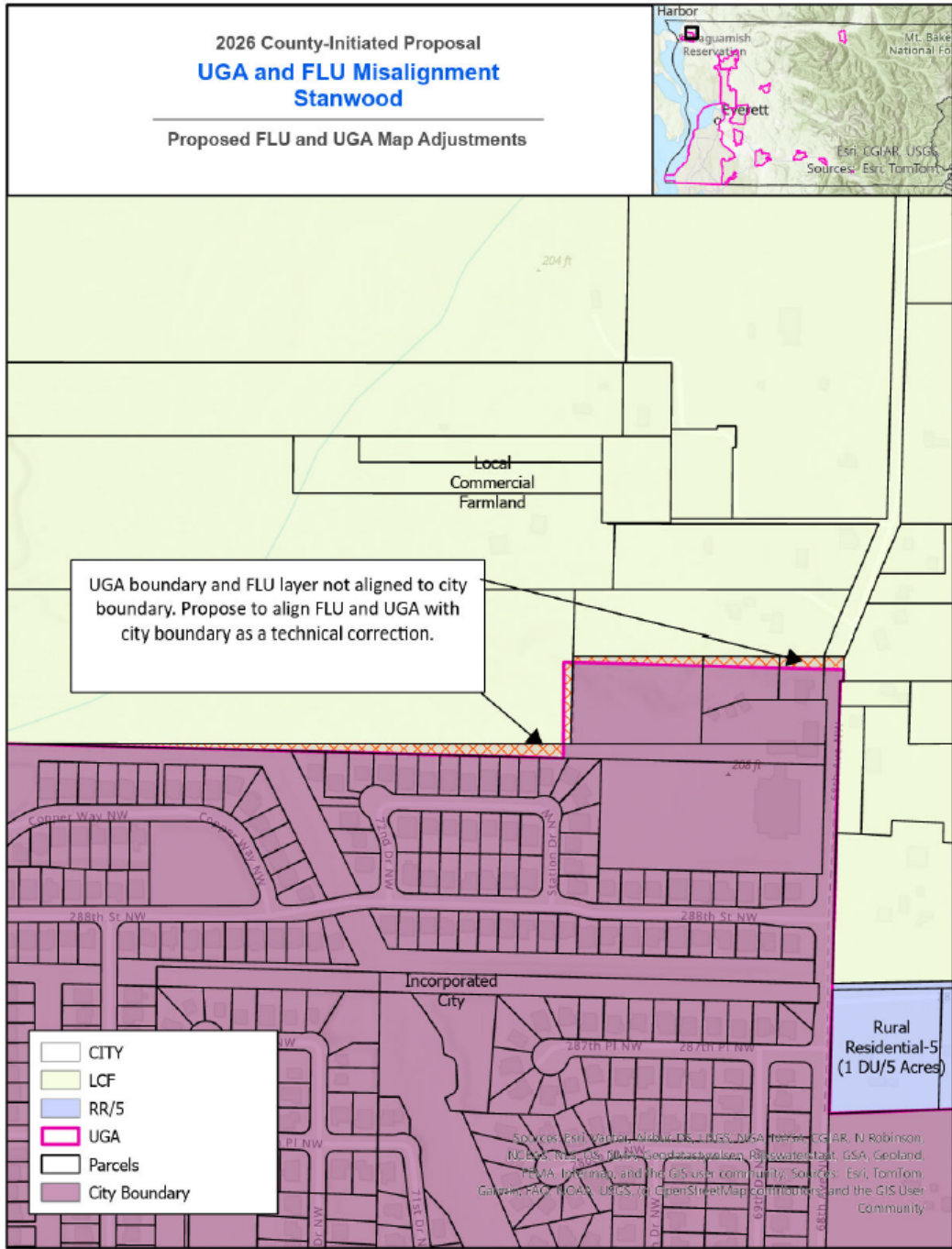
# 4. Land Use Maps 1-6: Gold Bar UGA

The proposal would be to align the UGA boundary and FLU designation with the parcel and city boundaries along the Wallace River.



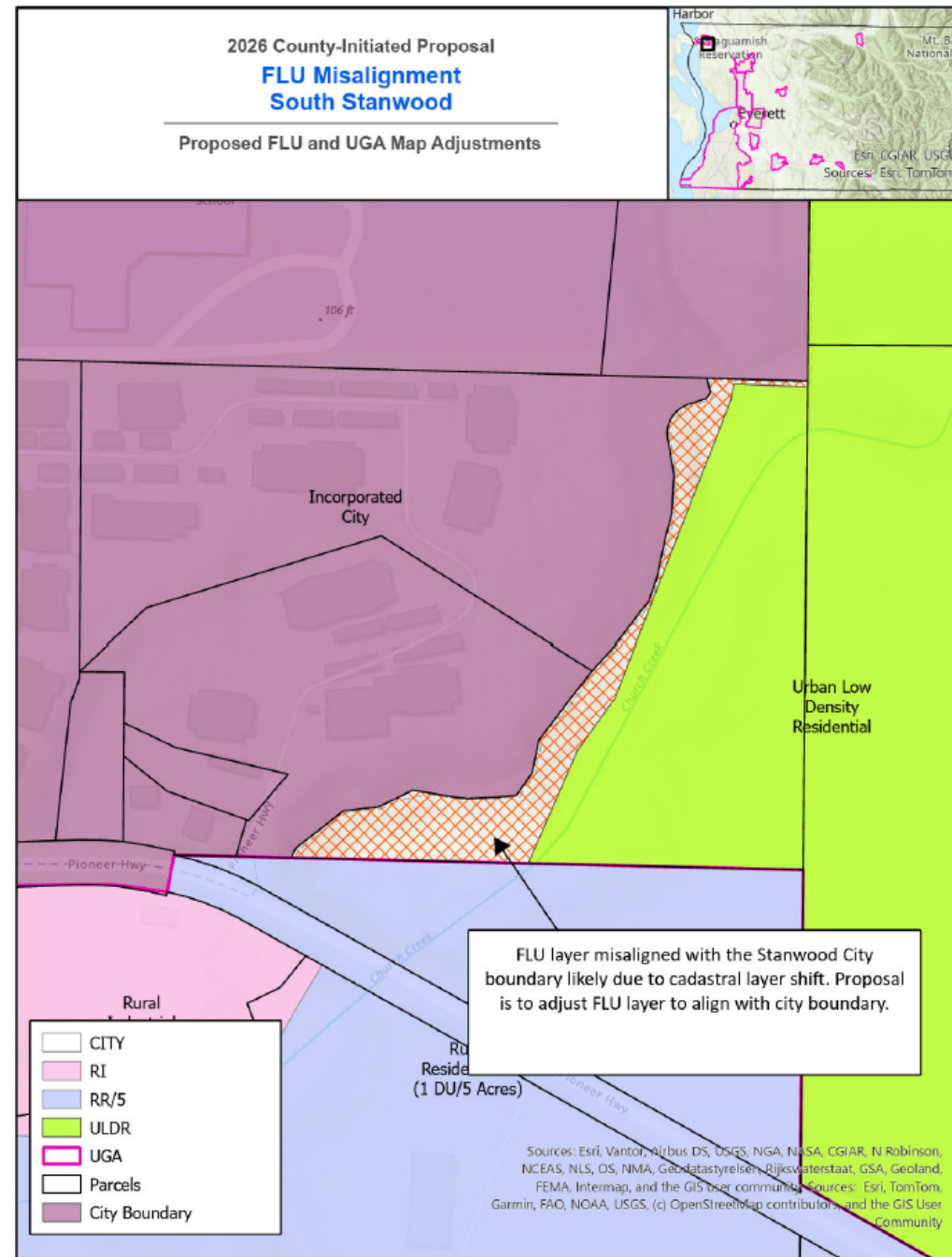
# 4. Land Use Maps 1-6: North Stanwood UGA

The proposal would be to align the UGA boundary with the parcel and city boundaries by adjusting the line north as shown in the image left.



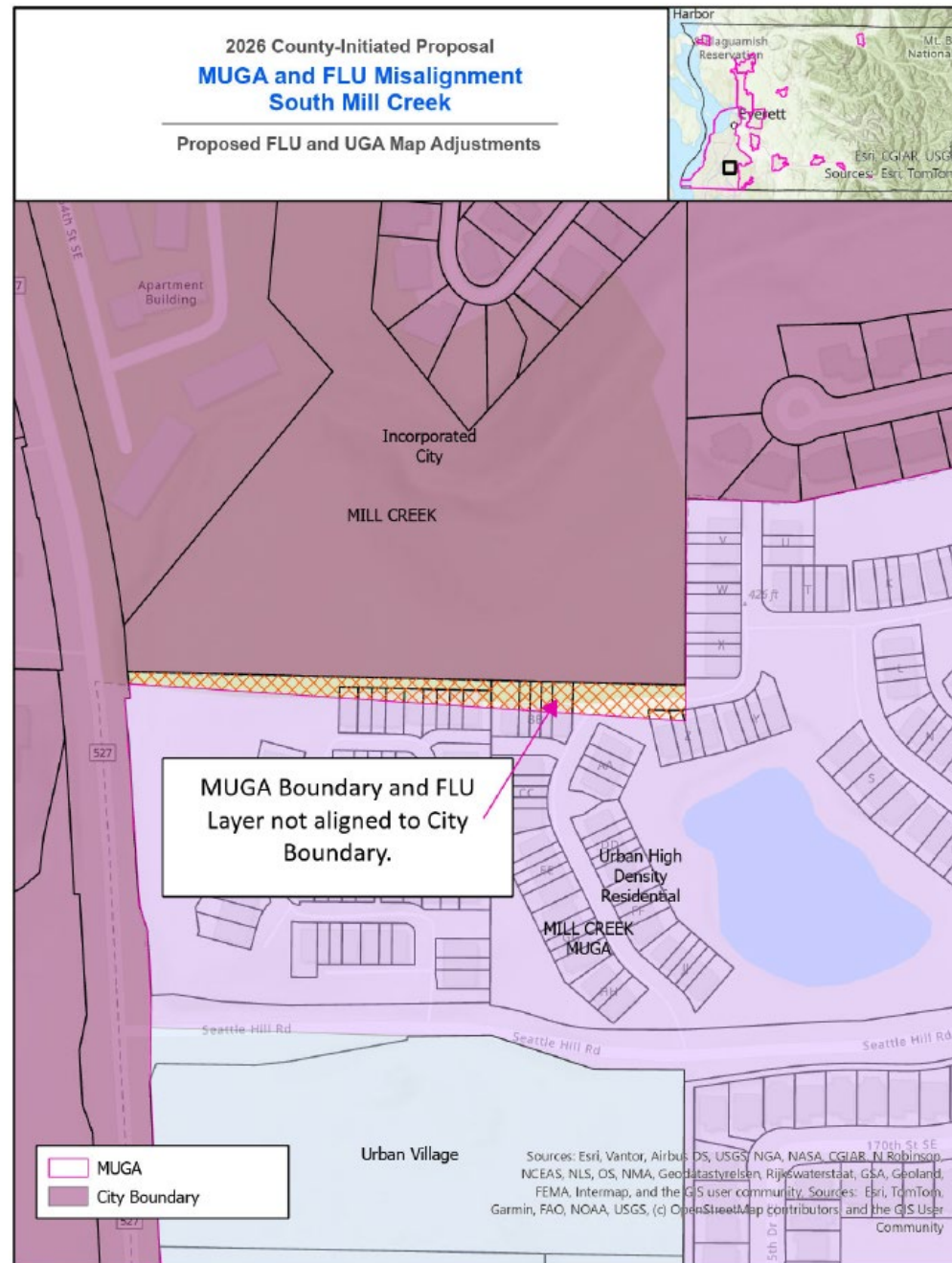
# 4. Land Use Maps 1-6: South Stanwood FLU

The proposal would be to align the FLU designation with the parcel and city boundary.



# 4. Land Use Maps 1-6: Mill Creek MUGA and FLU

The proposal would be to align the MUGA boundary and the FLU designation to the parcel and city boundary north.



# 5. Appendix C- Housing Needs Assessment

- Amendments to the Appendix C - Housing Needs Analysis correct the descriptive information showing the density assumptions used in the multi-family higher density corridor along Highway 99
- This amendment corrects Tables 2-2, 2-3 and 2-4 in the Housing Needs Analysis report to show the higher buildable density that was used in the land capacity analysis for areas designated UHDR along the multi-family higher density corridor on Highway 99
- The upper range of buildable density (36.0 units per acre) that was used for parcels in this higher density corridor, reflects allowance for higher densities (no maximum), increased maximum lot coverage, and increased maximum heights for multifamily, adopted by the County Council as part of the 2024 Comprehensive Plan Update (Substitute Ord. No. 24-028), originally proposed as docket proposal SW12





# Public Engagement

- GMA Goal 11 requires early and continuous public participation
- These proposals reflect policy directions made in the 2024 Comprehensive Plan Update, which serves as early phase of public participation for this project
- County Council public hearing provides further public participation opportunities

# Timeline

- 5/26 Planning Commission briefing
- 6/23 Planning commission hearing
- 8/19 Planning Committee Briefing (GLS)
- 9/15 Public Hearing and Adoption (tentative) - evening meeting
  - **SCC Section 2.60 Rules of Procedure** requires an evening meeting for any amendments to the Comprehensive Plan.



# Questions?



Stratford-on-Cambridge  
Planning and Development Services