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Regional Centers Ordinance 25-055 (ECAF 2025-3084)

Hearing Date: Wednesday, November 5, 2025 @ 10:30 a.m.

Council Staff: Ryan Hembree PDS Staff: Matthew Siddons DPA: Elie Steinberg

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EXHIBIT # _	3.1.001
FILE ORE	25-055

## **Executive/Council Action Form (ECAF)**

ITEM TITLE:					
Title Ordinance 25-055, relating to Growth Management, Amending Appendix I of the Countywide Planning Policies for Snohomish County for Regional Center Designationbody					
DEPARTMENT: Planning and Developmen	t Services.				
ORIGINATOR: Matthew Siddons, Senior Pl	anner				
EXECUTIVE RECOMMENDATION: Approv	ved by Ken Klein 9/1	9/25			
PURPOSE: The purpose of this ordinance is Policies (CPPs), and to state the County's condesignation for the Mariner and Ash Way Cellin BACKGROUND: Snohomish County is submitted Rail Station Area and the Ash Way Light Rail regional urban growth centers to Puget Sour	ommitment to pursui enters with Puget So mitting applications t il Station Area (Mari	ing regional urban und Regional Cou o designate the Ma ner and Ash Way (	growth center ncil (PSRC). ariner Light Centers) as		
proposing to amend Appendix I of the Count designation process.					
FISCAL IMPLICATIONS:					
<b>EXPEND</b> : FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS		
TOTAL					
DEVENUE	OUDDENIT VD	OND VD	40T 0 V/D0		
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			

START \_\_\_\_\_ END \_\_\_\_

**Contract Period** 

ORIGINAL

AMENDMENT	START	END
OTHER DEPARTN Kennedy 9/19/25.		COMMENTS: Reviewed/approved by Finance – Nathan teinberg

#### SNOHOMISH COUNTY COUNCIL

**EXHIBIT** # 3.1.002

1 Adopted: 2 Effective: 3 SNOHOMISH COUNTY COUNCIL 4 Snohomish County, Washington 5 6 ORDINANCE NO. 25-055 7 8 RELATING TO GROWTH MANAGEMENT, AMENDING APPENDIX I OF THE COUNTYWIDE PLANNING 9 POLICIES FOR SNOHOMISH COUNTY FOR REGIONAL CENTER DESIGNATION 10 11 WHEREAS, the Growth Management Act (GMA), RCW 36.70A.210(2), requires the legislative authority of each county which is subject to the GMA's comprehensive planning requirements to adopt 12 13 a countywide planning policy (CPP) framework in cooperation with the cities and towns within that 14 county, and from which the county, city and town comprehensive plans are developed and adopted; 15 and 16 17 WHEREAS, RCW 36.70A.210 also requires that the CPPs govern interjurisdictional consistency of 18 county and city planning efforts and implementation of GMA; and 19 20 WHEREAS, the County most recently revised CPPs through Ordinance 23-062, effective 21 July 31, 2023; and 22 23 WHEREAS, CPP DP-8 requires that the County and cities shall designate and provide for the 24 development of local, countywide, and regional centers consistent with the Regional Growth Strategy, 25 the Regional Centers Framework, and the Countywide Center Criteria contained in Appendix I; and 26 27 WHEREAS, Snohomish County is proposing to submit applications to designate the Mariner Light 28 Rail Station Area and the Ash Way Light Rail station Area (Mariner and Ash Way Centers) as regional 29 urban growth centers to the Puget Sound Regional Council (PSRC); and 30 31 WHEREAS, Snohomish County is proposing to amend Appendix I of the CPPs to support 32 designating the Mariner and Ash Way Centers as regional urban growth centers; and 33 34 WHEREAS, on April 10, 2025, the Planning Advisory Committee (PAC) of Snohomish County 35 Tomorrow (SCT) was briefed on the County's proposal to apply to designate the Mariner and Ash Way 36 Centers as regional urban growth centers with PSRC; and 37 38 WHEREAS, on May 8, 2025, the PAC of SCT passed motions to confirm that the County's 39 proposal to designate the Mariner and Ash Way Centers as regional urban growth centers conforms 40 with PSRC's criteria for regional centers framework; and 41 42 WHEREAS, on May 28, 2025, the Steering Committee of SCT was briefed on the County's 43 proposal to designate the Mariner and Ash Way Centers as regional urban growth centers with PSRC; 44 ORDINANCE NO. 25-055 RELATING TO GROWTH MANAGEMENT, AMENDING APPENDIX I OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY FOR REGIONAL CENTER DESIGNATION

PAGE 1 OF 8

growth center designation for the Mariner and Ash Way Centers with PSRC. The Regional Centers

section of Appendix I is amended to add that the Mariner and Ash Way Centers are being

recommended as candidate regional urban growth centers for consideration by PSRC.

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H. The Candidate Countywide Centers section is amended to add footnotes that the Mariner and Ash Way Centers are being recommended as candidate regional urban growth centers for consideration by PSRC.

I. The proposed amendments are consistent with the following Multicounty Planning Policies (MPPs) from Puget Sound Regional Council VISION 2050:

 MPP-RGS-9: "Focus a significant share of population and employment growth in designated regional growth centers."
 The County is following the principles of VISION 2050 and the PSRC Regional Growth Strategy in directing future population and employment growth in urban areas of the County with access to high capacity transit.

2. MPP-RC-7: "Give funding priority – both for transportation infrastructure and for economic development – to support designated regional growth centers and manufacturing/industrial centers, consistent with the regional vision. Regional funds are prioritized to regional centers." Regional centers serve as priority investment areas for transportation infrastructure to support growing populations. Having the Mariner and Ash Way Centers designated as regional urban growth centers will provide more regional funding sources for transportation improvements.

3. MPP-DP-21: "Provide a regional framework for designating and evaluating regional growth centers." PSRC's Regional Centers Framework provides the eligibility and criteria standards for the designation of regional centers. The applications to designate the Mariner and Ash Way Centers follows the framework criteria including existing density, planned target density, size, transit, and role.

4. MPP-RC-1: "Coordinate planning efforts among jurisdictions, agencies, federally recognized tribes, ports, and adjacent regions, where there are common borders or related regional issues, to facilitate a common vision." The County is coordinating with the cities of Mill Creek, Everett, and Lynnwood and is utilizing the SCT process for identification and designation of regional urban growth centers.

J. The proposed amendments are consistent with the following countywide planning policy (CPPs) for Snohomish County:

 CPP DP-8: "If applicable, the County and cities shall designate and provide for the development of local, countywide, and regional centers consistent with the Regional Growth Strategy, the Regional Centers Framework, and the Countywide Center Criteria contained in Appendix I."

- 2. CPP DP-9: "Jurisdictions that have designated regional growth centers and manufacturing/industrial centers shall direct a significant share of population and employment growth to those areas through the provision of land use policies and infrastructure investments that support growth levels and densities consistent with the regional vision". The County is directing population and employment growth to the Mariner and Ash Way Centers. The Comprehensive Plan includes policies that direct growth to centers with transit services. The Future Land Use Map (FLUM) includes the Light Rail Community (LRC) Future Land Use (FLU) designation around the planned light rail station areas at Mariner and Ash Way. The
- County is proposing the Light Rail Community (LRC) zone to lands in the Mariner and Ash Way

  Centers. The LRC zone supports high density residential, mixed use, and transit oriented

  developments. The Transportation and Mobility Subelement of the Urban Core Subarea Plan

  identifies transportation investment projects. Projects include improvements to roads,
- pedestrian infrastructure, and bicycle infrastructure in the Mariner and Ash Way Centers.

- 3. CPP DP-10: "The County and cities shall coordinate the designation and planning of regional, countywide, and local centers with transit service and other service providers to promote well-designed and transit oriented developments that enhance economic development opportunities for all residents, address environmental goals, and reduce vehicle miles traveled and greenhouse gas emissions from transportation."
  - The Urban Core Subarea Plan Element supports the development of centers near light rail transit infrastructure. The centers are to be walkable and connected by transit services including light rail and bus transit. The proposed LRC zone supports pedestrian and transit oriented development near planned light rail stations. This will reduce the reliance on vehicles for travel within the center.

- 4. CPP DP-14: "The County and cities should promote and focus new compact urban growth in local centers, countywide centers, regional centers, and transit emphasis corridors." The Comprehensive Plan supports directing growth in population and employment to centers. The Land Use Element includes policies to seek regional center designation for the Mariner and Ash Way Centers. The Urban Core Subarea Plan Element includes policies to support new investments in transportation and infrastructure near light rail.

- K. As explained in the recitals, the proposed amendments are also consistent with Appendix I of the CPPs, which outlines the process identified by SCT for the designation of a new regional center in Snohomish County.
  - (a) A local jurisdiction nominates a center;
  - (b) A working group of SCT reviews the proposal for conformity with the criteria in the Regional Centers Framework;

(c) If the prospective center is found to be appropriate, the SCT Steering Committee

N. No inconsistencies between the proposed amendments and the GMA have been identified.

O. No inconsistencies between the amendments and the CPPs have been identified.

32 P. Appropriate public participation has been provided through the SCT process and through a public 33 hearing on this ordinance held after public notice.

Q. SEPA requirements for this non-project action have been met through the issuance of Addendum No. 4 of the PSRC VISION 2050 Supplemental Final Environmental Impact Statement on September 16, 2025.

Section 2. The County Council makes the following conclusions:

40 A. The amendments would amend Appendix I of the CPPs by adding text amendments and the 41 Snohomish County Regional Growth Centers and Manufacturing/Industrial Centers Map.

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SNOHOMISH COUNTY COUNCIL

	Snohomish County, Washington
ATTEST:	Council Chair
Asst. Clerk of the Council	
( ) APPROVED	
( ) EMERGENCY	
( ) VETOED	DATE:
	County Executive
ATTEST:	
	<u></u>
Approved as to form only:	
Clis Steinberg  Deputy Prosecuting Attorney	
Deputy Prosecuting Attorney	<del>_</del>
5,	

#### Exhibit A

#### Ordinance No. 25-055

Amendment to the Countywide Planning Policies Appendix I – Centers

#### 1 Appendix I – Centers

- 2 Centers are a key feature of VISION 2050 and the Regional Growth Strategy. Centers are mixed
- 3 use and industrial locations that attract robust employment and population growth. The Regional
- 4 Centers Framework sets up a hierarchy of centers, starting at the regional level and moving
- 5 though the countywide level to local centers.

#### Regional Context

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- 7 VISION 2050 includes narrative and Multicounty Planning Policies that describe the role of
- 8 centers in the Regional Growth Strategy and provide guidance for the implementation of the
- 9 centers framework locally. VISION 2050 states:

Mixed-use centers of different sizes and scales—including large designated regional growth centers, countywide centers, local downtowns, and other local centers—are envisioned for all of the region's cities. Concentrating growth in mixed-use centers of different scales allows cities and other urban service providers to maximize the use of existing infrastructure, make more efficient and less costly investments in new infrastructure, and minimize the environmental impacts of urban growth.<sup>30</sup>

Additional policies provide guidance for implementing the regional centers framework throughout the region including providing guidance on subregional funding allocation, countywide center designation, and guiding development and growth. The following policies and actions provide an overview of this guidance:

**MPP-RC-8:** Direct subregional funding, especially county-level and local funds, to countywide centers, high-capacity transit areas with a station area plan, and other local centers. County-level and local funding are also appropriate to prioritize to regional centers.

**MPP-DP-25**: Support the development of centers within all jurisdictions, including high-capacity transit station areas and countywide and local centers.

**DP-Action-1: Implement the Regional Centers Framework:** PSRC will study and evaluate existing regional growth centers and manufacturing/industrial centers to assess their designation, distribution, interrelationships, characteristics, transportation efficiency, performance, and social equity. PSRC, together with its member jurisdictions and countywide planning bodies, will work to establish a common network of countywide centers.

#### **Regional Centers**

Regional Centers are identified by PSRC at the regional level. The Regional Centers Framework

outlines the process for identifying new regional centers and provides detailed criteria for the

designation of such areas. There are three Regional Growth Centers and two Regional

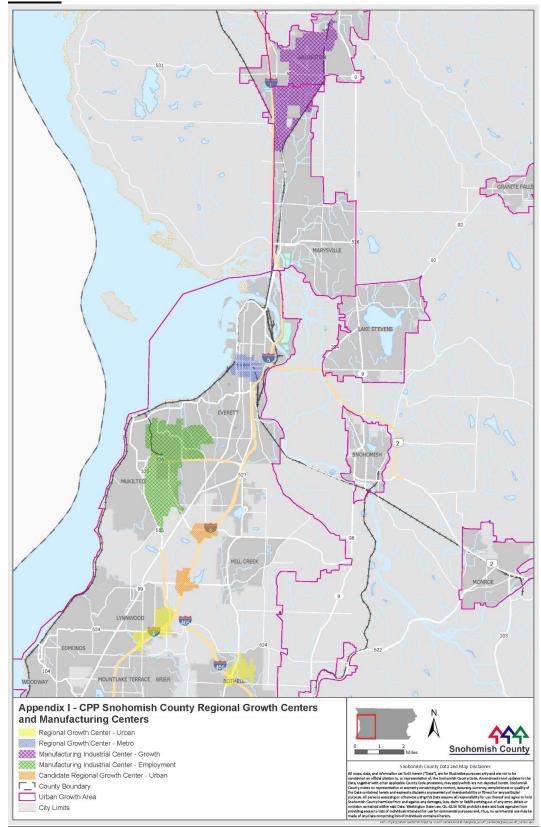
<sup>&</sup>lt;sup>30</sup> VISION 2050, page 28. Available at <a href="https://www.psrc.org/sites/default/files/vision-2050-plan.pdf">https://www.psrc.org/sites/default/files/vision-2050-plan.pdf</a>

2	Regional Growth Centers
3 4 5	<ul> <li>Bothell Canyon Park RGC</li> <li>Everett RGC</li> <li>Lynnwood RGC</li> </ul>
6	Regional Manufacturing/Industrial Centers
7 8	<ul><li>Cascade MIC</li><li>Paine Field/Boeing Everett MIC</li></ul>
9	The following centers are being recommended as Candidate Regional Growth Centers - Urban for consideration by the Puget Sound Regional Council.
1 2	<ul> <li>Ash Way RGC<sup>31</sup></li> <li>Mariner RGC<sup>32</sup></li> </ul>
3 4	Snohomish County Tomorrow has identified the following process for designation of a new Regional Center within Snohomish County:
5 6 7 3 9 0 1 1 2 3 3 4 5 6 7 7 3 9 9 1 1 2 2 3 4 4 5 5 7 7 7 1 1 1 2 1 2 1 3 1 4 5 5 7 7 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8	<ol> <li>A local jurisdiction nominates a center;</li> <li>A working group of Snohomish County Tomorrow (SCT) reviews the proposal for conformity with the criteria in the Regional Centers Framework;</li> <li>If the prospective center is found to be appropriate, the SCT Steering Committee recommends the center for designation; and</li> <li>The County Council holds a public hearing and makes the decision whether or not to seel designation of the prospective center and forward the proposal to the Puget Sound Regional Council for consideration.</li> </ol>
	31 Regional Centers Framework, page 11. Available at https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf  32 Regional Centers Framework, page 11. Available at
	https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

Manufacturing/Industrial Centers within Snohomish County:

# Appendix I - CPP Snohomish County Regional Growth Centers and Manufacturing

### **Centers**



#### **Countywide Centers**

- 2 Countywide ((center)) centers are the middle level of center under the centers hierarchy. There
- are two types of countywide center, growth centers and industrial centers. VISION 2050 requires
- 4 countywide planning policies to include criteria and processes for the identification of
- 5 countywide centers. The Regional Framework provides baseline designation criteria and
- 6 descriptions of the two types of countywide center. However, "depending on county
- 7 circumstance and priorities, countywide planning policies may include additional criteria (such
- 8 as planning requirements or mix of uses) or other additional standards within this overall
- 9 framework." ((34))33
- 10 Countywide Growth Centers are areas that "serve important roles as places for concentrating
- jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns,
- high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a
- mix of housing and services, and serve as focal points for local and county investment." ((32))34
- 14 Countywide Industrial Centers are areas that "serve as important local industrial areas. These
- areas support living wage jobs and serve a key role in the county's manufacturing/industrial
- 16 economy." ((33))35

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#### Countywide Center Criteria

The following criteria must be met for designation of a Countywide Growth Center:

	Countywide Growth Center
Identification	Shall be identified as a Countywide Growth Center in the Snohomish
	County Countywide Planning Policies.
	Shall be identified as a Countywide Growth Center in the local
	comprehensive plan.
Prioritization	It is recommended that the locality has developed a subarea plan for the
	center; and
	• Clear evidence that the area is a priority for investment, such as planning
	efforts or infrastructure.
Existing	At the time of identification, the center shall have:
Conditions	• An existing activity unit (AU) density of 10 AU/acre;
	• An existing planning and zoning designation for a mix of uses of 20%
	residential and 20% employment;
	An existing capacity and planning for additional growth; and
	Goals and policies that encourage mixed use development and
	increased densities in the local comprehensive or subarea plan.

https://www.psrc.org/sites/default/files/final\_regional\_centers\_framework\_march\_22\_version.pdf

((32))34 Regional Centers Framework, page 11. Available at

https://www.psrc.org/sites/default/files/final\_regional\_centers\_framework\_march\_22\_version.pdf ((33))35 Regional Centers Framework, page 11. Available at

https://www.psrc.org/sites/default/files/final regional centers framework march 22 version.pdf

<sup>((34)) 33</sup> Regional Centers Framework, page 11. Available at

Other	The center is served by a Community Transit Core Transit Emphasis Corridor
Requirements	or High- Capacity Transit (HCT). The center shall encompass areas that fall
	within the following radii:
	• ¼ mile from a planned or existing Community Transit Core Transit
	Emphasis Corridor or local transit service that is equivalent in level of service;
	• ½ mile from an existing or planned bus rapid transit stop; or
	• ½ mile of an existing or planned light rail station or commuter rail station.
	The center has a compact, walkable, shape and size:
	• Size of ¼ square mile (160 acres), up to ½ mile transit walkshed (500 acres).
	• It is recommended that centers are nodal with a generally round or square shape.
	Centers should generally avoid linear or gerrymandered shapes that
	are not walkable or connected by transit.
	The local comprehensive or subarea plan shall have goals and policies
	for the center that support the development of infrastructure and/or
	street patterns that encourage nonmotorized forms of transportation,
	such as walking and bicycling.

The following criteria must be met for the designation of a Countywide Industrial Center:

	Countywide Industrial
	Centers
Identification	Shall be identified as a Countywide Industrial Center in the Snohomish
	County Countywide Planning Policies.
	Shall be identified as a Countywide Industrial Center in the local
	comprehensive plan.
Prioritization	• It is recommended that the locality has developed a subarea plan for the
	center; and
	• Clear evidence that the area is a priority for investment, such as planning
	efforts or infrastructure.
Existing	At the time of identification, the center shall have:
Conditions	• A minimum 1,000 existing jobs;
	<ul> <li>A minimum of 500 acres of industrial zoning;</li> </ul>
	<ul> <li>At least 75% of the center zoned for core industrial uses; and</li> </ul>
	<ul> <li>Existing capacity and planning for additional employment growth.</li> </ul>
Other	The center shall:
Requirements	<ul> <li>Through local or countywide planning have industrial retention</li> </ul>
	strategies in place; and
	<ul> <li>Play an important county role and concentration of industrial land or</li> </ul>
	jobs with evidence of long-term demand.

## **Identification Process**

6 Initial identification of Countywide Centers shall occur through the process outlined below:

- Candidate Countywide Centers are identified in the 2021 update of the Countywide
   Planning Policies for Snohomish County (below).
  - 2. Jurisdictions determine whether or not to pursue formal identification of Candidate Countywide Centers within their jurisdictional boundaries.
  - 3. Localities choosing to pursue formal identification complete local planning for each Candidate Countywide Center as a part of the 2024 GMA Comprehensive Plan Update. Local planning shall:
    - a. Formalize boundaries;

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- b. Identify Center location as a Countywide Center in the local comprehensive plan;
- c. Adopt policies required by the Countywide Center criteria; and
- d. If applicable, complete subarea planning.
- 4. Countywide Planning Policies are amended to finalize designation of Countywide Growth and Industrial centers that meet the criteria in this Appendix.

After initial countywide center designation, new countywide centers can be designated through the following process:

- 1. Prospective center is nominated by a local jurisdiction;
- 2. A working group of Snohomish County Tomorrow reviews the prospective center for consistency with the Countywide Center Criteria;
- 3. If the center proposal is found to be appropriate, the SCT Steering Committee recommends the countywide center for designation; and
- 4. The County Council holds a public hearing and makes the decision whether or not to designate the prospective center as a Countywide Center.

#### **Candidate Countywide Centers**

- 26 The following candidate centers were identified during the 2021 Countywide Planning Policies
- 27 update. As outlined in the identification process above, these locations will not formally be
- designated as countywide centers until local planning has occurred, candidate centers have been
- 29 evaluated to ensure they meet the criteria, and the CPPs have been amended to designate the
- 30 locations. Jurisdictions will need to complete local planning for each area to ensure it is an
- 31 appropriate location for a countywide center in accordance with local plans and complete all
- necessary planning to ensure the area meets the countywide center criteria identified above.
- 33 Candidate ((County)) Countywide Growth Centers:
  - 196<sup>th</sup> Street Mixed Use Node Lynnwood
  - Airport Road and Highway 99 Provisional Light Rail Station Everett and Snohomish County
    - Ash Way Light Rail Station Area Snohomish County 36
- Edmonds Downtown Edmonds
- Everett Mall Everett
- Evergreen Way and SR 526 Everett

<sup>&</sup>lt;sup>36</sup> The Ash Way Center is being recommended as Candidate Regional Growth Centers - Urban for consideration by the Puget Sound Regional Council.

- Lakewood Marysville
- Mariner Light Rail Station Area Snohomish County<sup>37</sup>
- Marshall/Kruse Area Marysville
- Marysville Downtown Marysville
- Medical/Highway 99 Activity Center Edmonds, Lynnwood, and Mountlake Terrace
- Mill Creek Town Center Mill Creek
- Mountlake Terrace Town Center/Light Rail Station Area Mountlake Terrace
- Mukilteo Old Town Mukilteo
- North Everett Everett
- Red Barn Village Bothell
- Smokey Point Arlington
- Thrasher's Corner Snohomish County
- 13 Candidate Countywide Industrial Centers
- Harbour Reach Mukilteo
  - Maltby Snohomish County
- Port of Everett/Navy Mill Everett
- Snohomish River Delta Everett

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#### 19 Local Centers

- 20 Local centers are designated through local planning processes by each local jurisdiction. There is
- 21 no countywide or regional designation process for local centers, but according to the Regional
- 22 Centers Framework, local centers should "play an important role in the region and help define
- our community character, provide local gathering places, serve as community hubs, and are often
- 24 appropriate places for additional growth and focal points for services."((34))38
- As local centers grow, they may become eligible for designation as a countywide or regional
- 26 center if they meet the designation criteria identified in this document and the Regional Centers
- 27 Framework.

-

<sup>&</sup>lt;sup>37</sup> The Mariner Center is being recommended as Candidate Regional Growth Centers - Urban for consideration by the Puget Sound Regional Council.

<sup>((34))38</sup> Regional Centers Framework, page 12. Available at

EXHIBIT # \_\_3.1.003

FILE ORD 25-055

#### ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON HOUSING AND JOBS

Title Ordinance No. 25-055,

This is non-project proposal to amend Appendix I of the Countywide Planning

Policies (CPPs), and to state the County's commitment to pursuing regional

urban growth center designation for the Mariner and Ash Way Centers with

Puget Sound Regional Council (PSRC).

Date: September 17, 2025

Description

Staff Contact: Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org

	Place	Place an "X" in the appropriate box			
	Increase	Decrease	Neutral	Uncertain	Comments
Housing					
Capacity/Targets	Х				
Cost of Housing Development:			X		
Infrastructure			Х		
• Site			Х		
Building const.			Х		
• Fees			Х		
• Yield			X		
Timing			X		
Jobs					
Capacity/Targets	Х				
Cost of Commercial or Industrial Development:			Х		
Infrastructure			Х		
• Site			X		
Building const.			Х		
• Fees			Х		
• Yield			Х		
Time to Create Jobs			Х		
# Family Wage Jobs			Х		

This form is intended to provide a summary analysis of the impact changes to development regulation may have on Residential, Commercial or Industrial Development.

**EXHIBIT** # 3.1.004

ORD 25-055

#### ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON CAPITAL FACILITIES AND UTILITIES

Title Ordinance No. 25-055,

This is non-project proposal to amend Appendix I of the Countywide Planning

Policies (CPPs), and to state the County's commitment to pursuing regional urban

growth center designation for the Mariner and Ash Way Centers with Puget Sound

Regional Council (PSRC).

Date: September 17, 2025

Description

Staff Contact: Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org

	Place an "X" in the appropriate box			Community
	Increase	Decrease	Neutral	Comments
<b>County Provided</b>				
• Airport			Х	
General Government			Х	
Law and Justice			Х	
• Parks			Х	
• Roads			Х	
Solid Waste			Х	
Surface Water			Х	
Non-County Provided				
Electric Power			Х	
Fire Suppression			Х	
Public Water Supply			Х	
Sanitary Sewer		_	Х	
Telecommunications			Х	

**EXHIBIT** # 3.1.005

FILE ORD 25-055

#### ANALYSIS OF BUILDING AND LAND USE REGULATION EFFECTS ON LOW IMPACT DEVELOPMENT

**Title** Ordinance No. 25-055,

This is non-project proposal to amend Appendix I of the Countywide Planning

Policies (CPPs), and to state the County's commitment to pursuing regional urban

growth center designation for the Mariner and Ash Way Centers with Puget Sound

Regional Council (PSRC).

Date: September 17, 2025

Staff Contact: Matthew Siddons, Senior Planner, Matthew.Siddons@snoco.org

#### LID Evaluation:

Description

**Directions:** In the following table, describe how the new policies or regulations support LID principles and facilities and prevent creation of barriers to LID implementation.

Low impact development (LID) principles and facilities are required to be the preferred and commonly used approach for stormwater management. New policies and regulations must not directly or indirectly create barriers to use of LID.

LID principles include: minimize disruption and removal of native vegetation and soils; utilize natural drainage channels and undisturbed soils to conduct and infiltrate stormwater; minimize impervious surfaces; and utilize LID facilities to replicate natural processes for stormwater management.

LID facilities include: flow dispersion and infiltration systems; rain gardens; soil amendments; bioretention; permeable pavement; tree retention and planting; vegetated roofs and walls; reverse slope sidewalks; minimum excavation foundations; rainwater harvesting; and preservation of native vegetation.

Use of LID principles and facilities requires consideration during site design and construction phases (stormwater pollution prevention plans, aka SWPPP), and special provisions for long term maintenance and inspections.

Does the new policy or	Place an ")	(" in the appr	opriate box	
regulation support Low Impact Development	Increase	Decrease	Neutral	If "yes" or "no", explain
Retention of native vegetation			Х	
Minimal disruption of native soils			Х	
Preservation of natural drainage			X	
Minimization of impervious surface area			Х	
Use of LID facilities			Х	
Better site design – using LID principles			Х	
Adherence to SWPPP and drainage plan requirements			Х	
Provisions for long term maintenance			Х	
Retention of native vegetation			Х	
Minimal disruption of native soils			Х	
Preservation of natural drainage			Х	
Minimization of impervious surface area			Х	

#### **SNOHOMISH COUNTY COUNCIL**

**EXHIBIT** # 3.1.006

FILE ORD 25-055



**Snohomish County** 

#### MEMORANDUM

TO: Snohomish County Council

FROM: Matthew Siddons, Senior Planner

Planning and Development Services

SUBJECT: Regional Growth Centers Applications for Mariner and Ash Way Centers

DATE: September 17, 2025

#### Summary

Snohomish County is advancing applications for Regional Growth Center designation from the Puget Sound Regional Council (PSRC) for both the Mariner and Ash Way areas, centered around the future Sound Transit light rail stations. The proposed boundaries for the Mariner Center are shown in Schedule A, and those for the Ash Way Center are shown in Schedule B. While "Ash Way Center" currently reflects the preliminary station name used by Sound Transit, the final center name may change as planning progresses, e.g., to Martha Lake Center. The Mariner Center spans Council Districts 2 and 3, while the Ash Way Center extends across Council Districts 2, 3, and 4.

#### **Importance of Regional Growth Centers**

Regional Growth Centers are central to VISION 2050, the region's long-range strategy to guide sustainable growth and infrastructure investment. These centers help accommodate concentrated housing, jobs, transit, and services.

Designation offers a range of benefits:

- Eligibility for PSRC's regionally managed federal transportation funds, including those administered through the Regional Transportation Improvement Program (TIP)
- Priority for infrastructure investments that support housing, employment, and multimodal transportation
- Support for high-capacity transit like light rail and bus rapid transit
- Alignment with regional and local growth strategies, including funding for streetscape, stormwater, pedestrian, and bike improvements
- Stronger partnerships with neighboring jurisdictions, transit agencies, and regional bodies

Both centers are expected to be served by Sound Transit's Everett Link Extension, with light rail service anticipated to begin in 2037.

#### **Designation Process**

The PSRC Designation Procedures for new Regional Growth Centers outline a clear multi-step process:

- 1. Applications are prepared and submitted by the local jurisdiction.
- 2. PSRC staff conduct a review to confirm eligibility and completeness.
- 3. The application is presented to the Growth Management Policy Board (GMPB), which makes a recommendation.
- 4. The Executive Board then considers the GMPB recommendation, the staff report, and the jurisdiction's presentation before issuing a final decision.

Applications are due to PSRC by September 26, 2025, with designation decisions anticipated in early 2026.

#### **Snohomish County Applications**

The 2024 Comprehensive Plan Update identifies the Mariner and Ash Way areas as key locations to accommodate future population and employment growth. The Countywide Planning Policies (CPPs) support this direction:

**LU 3.A.5** – The County will pursue the designation of the Ash Way and Mariner Countywide Growth Centers as Regional Growth Centers under PSRC's VISION 2050 plan.

Snohomish County's applications are being submitted with support from the following partner cities:

- Mariner Center: Cities of Everett and Mill Creek
- Ash Way Center: Cities of Lynnwood and Mill Creek

The designation process follows the <u>Countywide Planning Policies (CPPs) Appendix I</u> and the Snohomish County Tomorrow (SCT) review process.

#### **Process Milestones**

Project Meeting/Milestone	Date
Briefing at SCT Planning Advisory Committee (PAC)	April 10, 2025
Action item at SCT Planning Advisory Committee (PAC)	May 8, 2025
Briefing at SCT Steering Committee	May 28, 2025
Action item at SCT Steering Committee	June 25, 2025
Council Briefing	September 17, 2025
Application Submission to PSRC	September 26, 2025
Council Hearing and Public Hearing	October 15, 2025

#### **Council Ordinance**

A Council ordinance is being prepared to formally support the submission of both applications. The ordinance expresses the County's commitment to pursuing regional growth center designation for Mariner and Ash Way and includes associated amendments to the CPPs. Although the ordinance may be submitted to PSRC after the application deadline, the applications themselves will be submitted by September 26, 2025. The public hearing is scheduled for October 15, 2025.



#### **Ongoing Coordination**

Snohomish County staff has worked closely with PSRC staff throughout 2025 to prepare strong, complete applications. On August 21, 2025, PSRC staff participated in an in-depth site tour of the Mariner and Ash Way areas, joined by staff from Everett, Lynnwood, Mill Creek, and Community Transit.

On September 5, 2025, PSRC submitted written feedback on the applications. Key topics included:

- Updated 2024 employment data showing 17 activity units per acre at Ash Way
- Recommendations to enhance jurisdictional coordination and future governance clarity
- Suggestions for improving center boundaries and walkability, especially in relation to I-5
- Timing considerations related to Sound Transit's 2027 alignment decision for Ash Way

On September 11, 2025, County staff met directly with PSRC staff to discuss these comments. Constructive feedback was received, and the County will continue addressing these considerations in partnership with PSRC and local jurisdictions as the designation process advances.

#### **Next Steps**

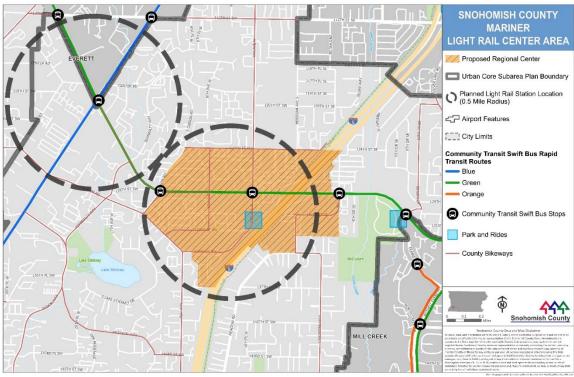
The County is proceeding with submitting both the Mariner and Ash Way applications in the current 2025 cycle. While PSRC staff has provided input on center boundaries, jurisdictional coordination, and activity unit metrics, no obstacles have been identified that prevent the County from moving forward with confidence. Should additional refinements or supplemental documentation be needed during PSRC's review process, County staff will address those in collaboration with PSRC and partner jurisdictions.

#### **Resource Links:**

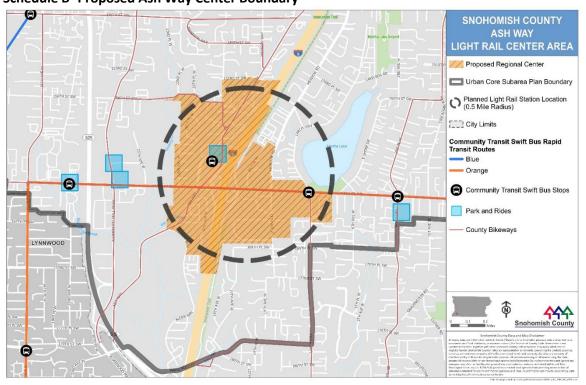
- <u>SCT Steering Committee Recommendation Report- Mariner Regional Urban Growth Center</u>
  Application
- <u>SCT Steering Committee Recommendation Report- Ash Way Regional Urban Growth Center Application</u>
- PSRC Designation Procedures for New Regional Centers
- PSRC Regional Growth Centers and Manufacturing/Industrial Centers Map



### **Schedule A- Proposed Mariner Center Boundary**



### **Schedule B- Proposed Ash Way Center Boundary**



# Briefing on the Regional Growth Center Applications for the Mariner and Ash Way Centers

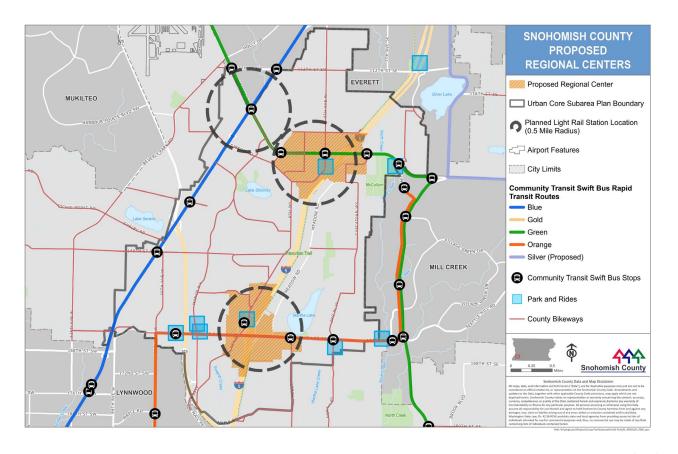
SNOHOMISH COUNTY COUNCIL

**EXHIBIT #** 3.1.007 **FILE** ORD 25-055

County Council

General Legislative Session

September 17, 2025





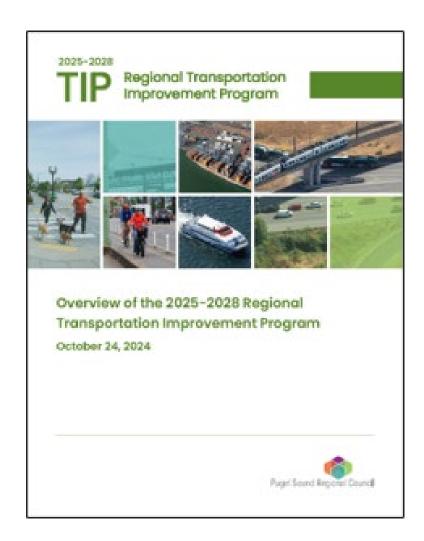
# Agenda

- PSRC VISION 2050 Plan
- Regional Center Designation Process
- Snohomish County Applications
- Council Ordinance
- PSRC Feedback
- Next Steps



# PSRC VISION 2050 Plan

- Regional Growth Centers are central to VISION 2050, the region's long-range strategy to guide sustainable growth and infrastructure investment.
- Designation offers a range of benefits:
  - PSRC's regionally managed federal transportation funds
  - Priority for infrastructure investments
  - Support for high-capacity transit
  - Alignment with regional and local growth strategies
  - Partnerships with jurisdictions, transit agencies, and regional bodies





# Regional Center Designation Process

The Countywide Planning Policies (CPPs) outlines the process for designating a new Regional Center within Snohomish County:

- 1. A local jurisdiction nominates a center;
- 2. A working group of Snohomish County Tomorrow (SCT) reviews the proposal for conformity with the criteria in the Regional Centers Framework;
- 3. If the prospective center is found to be appropriate, the SCT Steering Committee recommends the center for designation; and

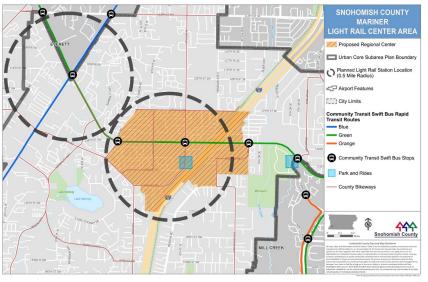


4. The County Council holds a public hearing and makes the decision whether or not to seek designation of the prospective center and forward the proposal to the Puget Sound Regional Council for consideration.

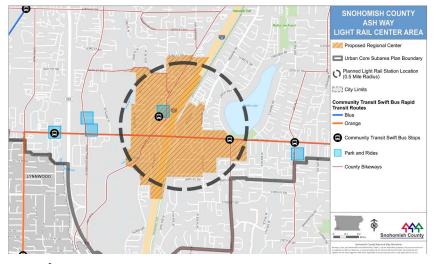


# **Snohomish County Applications**

- 2024 Comp Plan identifies Mariner and Ash Way Centers as key locations for growth.
- Applications submitted for the Mariner and Ash Way Centers.
- Applications with support from partner cities:
  - Mariner Center: Cities of Mill Creek and Everett
  - Ash Way Center: Cities of Mill Creek and Lynnwood



# Mariner Center



Ash Way Center

# Ordinance and CPP Amendments

- Council ordinance being prepared.
- Commitment to pursuing regional growth center designation.
- Amendments to CPP's Appendix I Centers
- Application due to PSRC September 26, 2025.
- Ordinance may be submitted after deadline.
- Public hearing set for October 15, 2025.

1	COUNTYWIDE PLANNING POLICIES
2	FOR
3	SNOHOMISH COUNTY
4	
5	ADOPTED JUNE 1, 2011
6	AMENDED ORDINANCE No. 11-011; EFFECTIVE DATE: JUNE 24, 2011
7	
8	AMENDMENTS:
9	JUNE 1, 2011 (AMENDED ORD. No. 11-021) EFF. DATE JUNE 24, 2011
10	June 8, 2011 (Amended Ord. No. 11-015) Eff. Date June 24, 2011
11 12	OCTOBER 17, 2012 (ORD. NO. 12-070) EFF. DATE NOVEMBER 10, 2012 (APPENDER A MAP CHANGE ONLY)
13 14	JUNE 12, 2013 (AMENDED ORD. NO. 13-032) EFF. DATE JUNE 30, 2013 (APPENDIX A AND APPENDIX B CHANGES ONLY)
15 16	APRIL 16, 2014 (ORD. NO. 14-006) EFF. DATE APRIL 27, 2014 (APPENDIX B CHANGES ONLY)
17	JUNE 4, 2014 (ORD. NO. 14-031) EFF. DATE JUNE 16, 2014
18	OCTOBER 12, 2016 (AMENDED ORD. NO. 16-078) EFF. DATE NOVEMBER 10, 2016
19 20	SEPTEMBER 29, 2021 (AMENDED ORD. NO. 21-059) EFF. DATE OCTOBER 22, 2021
21	FEBRUARY 23, 2022 (ORD. 22-003) EFF. DATE MARCH 6, 2022
22	JULY 19, 2023 (ORD. 23-062) EFF. DATE JULY 31, 2023
23 24 25 26 27 28	NOTE: This is an unofficial compilation of the Countywide Planning Policies (CPPs). The official text of the CPPs can be found in the ordinances adopting and amending the CPPs and those ordinances will control in the event of a disparity between the ordinance and this unofficial compilation.



### **PSRC Comments**

- Updated 2024 employment data showing 17 activity units per acre at Ash Way.
- Enhance jurisdictional coordination and future governance clarity.
- Improve center boundaries and walkability, especially in relation to I-5.
- Considerations Sound Transit's 2027 alignment decision for Ash Way.



**Mariner Center** 



Ash Way Center



### **Next Steps**

- Submit Mariner and Ash Way Center applications in the current 2025 cycle.
- Address PSRC's comments in the applications.
- Address refinements with PSRC and partner jurisdictions.

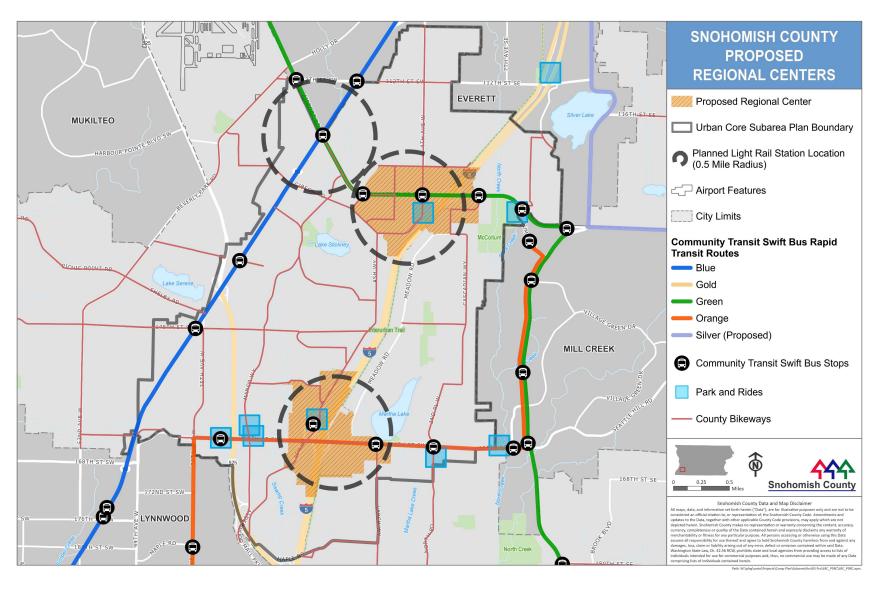


## Questions?

Matthew Siddons, Senior Planner, PDS, Snohomish County

matthew.siddons@snoco.org





## Thank You



ECAF: **2025-3084** RECEIVED: **9/24/2025** 

### ORDINANCE INTRODUCTION SLIP

**SNOHOMISH COUNTY COUNCIL** 

**EXHIBIT** # \_\_\_\_ 3.1.008

TO: Clerk of the Council FILE ORD 25-055

TITLE OF PROPOSED ORDINANCE:

## RELATING TO GROWTH MANAGEMENT, AMENDING APPENDIX I OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY FOR REGIONAL CENTER DESIGNATION

Introduced By:	N/ N/L	9/24/2025	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	Councilmember	Date	
Clerk's Action:	Proposed Ordinance No	25-055	
Assigned to: Planning and Community Deve			
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	~~~~~~~~~~~	~~~~~~	
STANDING COMMITTEE RECOMMENDATION FORM			
On, the Committee c		Consensus /	
Move to Council to schedule public he		.S	
Country Count			
Public Hearing Date 11/12/2025 at 10:	30 am		
Comr	mittee Chair		



## Planning and Community Development Ryan Hembree

Council	Initiated:

□Yes ⊠No

### **SNOHOMISH COUNTY COUNCIL**

		EXHIBIT # _ 3.2.001
ECAF: 2025-3084	Subject:	Snohomish County for Regional Center Designation
Ordinance: 25-055		FILE ORD 25-055
	Scope:	The purpose of this ordinance is to amend Appendix I of the Countywide
Гуре:		Planning Policies (CPPs), and to state the County's commitment to
□ Contract		pursuing regional urban growth center designation for the Mariner and
☐Board Appt.		Ash Way Centers with Puget Sound Regional Council (PSRC).
<b>⊠Code Amendment</b>		
☐Budget Action	<b>Duration:</b>	N/A
□Other		,
Requested Handling:	Fiscal Impac	<u>ct:</u> Current Year   Multi-Year   N/A
⊠Normal		
□Expedite	<b>Authority G</b>	ranted:
□Urgent	Ordinance v	vould authorize the Executive to approve amendments to the County's
- 10	Countywide	Planning Policies (CPPs).
Fund Source:	,	
☐General Fund	Background	•
Other		<u>··</u> County is submitting applications to designate the Mariner Light Rail
⊠N/A		
Executive Rec:		a and the Ash Way Light Rail Station Area (Mariner and Ash Way Centers) as
	_	an growth centers to Puget Sound Regional Council (PSRC). The PDS
□ Do Not Approve		mendments to Appendix I of the Countywide Planning Policies (CPPs) are
□N/A	support the	designation process.
□N/A		
Approved as to	Request: M	ove Ordinance 25-055 to General Legislative Session on October 15 <sup>th</sup> to set
Form:	a time and o	date for a public hearing.
⊠Yes		
□No		
□N/A		

	SNOHO	MISH	<b>COUNTY</b>	COUNCIL
--	-------	------	---------------	---------

**EXHIBIT** # 3.2.002

FILE ORD 25-055

Exhibit 3.2.002

Planning and Community Development Committee – 10/07/25

<u>Video</u>

EXHIBIT # 3.2.002a
FILE ORD 25-055



# 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, October 7, 2025

11:00 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

**CALL TO ORDER** 

**ROLL CALL** 

**PUBLIC COMMENT** 

**ACTION ITEMS** 

1. Ordinance 25-066, relating to Agricultural Advisory Board, Chapter 2025-3269 2.06 SCC, and amending SCC 2.06.020

\*Pending assignment to Committee Proposed Action: Move to General Legislative Session October 15th to set time and date for a public hearing. Ordinance 25-055, relating to Growth Management, Amending 2025-3084
 Appendix I of the Countywide Planning Policies for Snohomish County for Regional Center Designation

Proposed Action: Move to General Legislative Session on October 15th to set time and date for a public hearing.

Motion 25-400, retroactive approval of contract electrical work at <u>2025-2611</u>
 SWM Native Plant Nursery

Proposed Action: Move to General Legislative Session October 15th for consideration.

4. Motion 25-408, authorizing the County Executive to an agreement between Snohomish County and Ziply Fiber for the Elliot Road Flood Reduction Project

Proposed Action: Move to General Legislative Session October 15th for consideration.

Motion 25-434, authorizing the County Executive to execute 2025-3114 Interlocal Agreement between Snohomish County and French Slough Flood Control District for accommodating surface water in French Slough Flood Control District

Proposed Action: Move to General Legislative Session October 15th for consideration.

6. Motion 25-409, appointing Tom Ehrlichman as Hearing Examiner <a href="2025-2460">2025-2460</a>
Pro Tem and approving the related professional services contract

Proposed Action: Move to General Legislative Session October 15th for consideration.

Motion 25-410, appointing Ramina Dehkhoda-Steele as Hearing 2025-2461
 Examiner Pro Tem and approving the related professional services contract

Proposed Action: Move to General Legislative Session October 15th for consideration.

8. Motion 25-444, accepting contract funds awarded to Snohomish
County Weatherization from Puget Sound Energy for the purposes of fuel switching HVAC and water heaters from natural gas to high efficiency electric

Proposed Action: Move to General Legislative Session October 15th for consideration.

### **DISCUSSION ITEMS**

1. Permit Review Timelines

Michael McCrary, Planning and Development Services

2025-3230

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

(Ordinance 25-051 was referred back to Planning and Community Development Committee from the October 1st Public Hearing)

EXHIBIT # 3.2.002b
FILE ORD 25-055



# 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, October 7, 2025

11:00 AM

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

#### PRESENT:

Committee Chair Nehring
Committee Vice-Chair Peterson (remote)
Committee Member Low
Committee Member Dunn
Committee Member Mead
Deb Bell, Council Staff
Ryan Hembree, Council Staff
Peter Camp, Hearing Examiner
Michael McCrary, Planning and Development Services
Stephanie Skiles, Planning and Development Services
Frank Slusser, Planning and Development Services
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 all five 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 the following item:

1. Ordinance 25-066, relating to Agricultural Advisory Board, Chapter 2.06 SCC, and amending SCC 2.06.020

Ms. Bell responded to Committee questions.

**ACTION:** Move to Administrative Matters, General Legislative Session October 15th to set time and date for a public hearing.

Ryan Hembree, Legislative Analyst, provided a staff report for the following items:

2. Ordinance 25-055, relating to Growth Management, Amending Appendix I of the Countywide Planning Policies for Snohomish County for Regional Center Designation

**ACTION:** Move to Administrative Matters, General Legislative Session October 15th to set time and date for a public hearing.

3. Motion 25-400, retroactive approval of contract electrical work at SWM Native Plant Nursery

**ACTION:** Move to Consent Agenda, General Legislative Session October 15th for consideration.

4. Motion 25-408, authorizing the County Executive to an agreement between Snohomish County and Ziply Fiber for the Elliot Road Flood Reduction Project

**ACTION:** Move to Consent Agenda, General Legislative Session October 15th for consideration.

Motion 25-434, authorizing the County Executive to execute Interlocal Agreement between Snohomish County and French Slough Flood Control District for accommodating surface water in French Slough Flood Control District

**ACTION:** Move to Consent Agenda, General Legislative Session October 15th for consideration.

Peter Camp, Hearing Examiner, spoke to Motion 25-409 and Motion 25-410 and responded to questions.

6. Motion 25-409, appointing Tom Ehrlichman as Hearing Examiner

Pro Tem and approving the related professional services contract

**ACTION:** Move to Consent Agenda, General Legislative Session October 15th for consideration.

7. Motion 25-410, appointing Ramina Dehkhoda-Steele as Hearing Examiner Pro Tem and approving the related professional services contract

**ACTION:** Move to Consent Agenda, General Legislative Session October 15th for consideration.

8. Motion 25-444, accepting contract funds awarded to Snohomish
County Weatherization from Puget Sound Energy for the purposes
of fuel switching HVAC and water heaters from natural gas to high
efficiency electric

**ACTION:** Move to Consent Agenda, General Legislative Session October 15th for consideration.

### **DISCUSSION ITEMS**

1. Permit Review Timelines <u>2025-3230</u>
Michael McCrary, Planning and Development Services

Michael McCrary and Stephanie Skiles, Planning and Development Services, provided a PowerPoint presentation and responded to questions.

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

Ryan Hembree, Legislative Analyst and Frank Slusser and Michael McCrary, Planning and Development Services, responded to questions and council discussion ensued.

Committee Member Mead left the meeting at 11:53 p.m.

(Ordinance 25-051 was referred back to Planning and Community Development Committee from the October 1st Public Hearing)

Council adjourned at 11:57 p.m.

EXHIBIT # 3.6.001

FILE ORD 25-055

### **AMENDMENT SHEET 1**

### **ORDINANCE NO. 25-055 (ECAF 2025-3084)**

Amendment Name: Regional Center Designation Ordinance, PSRC

Comment Response.

**Brief Description:** Amendments to address PSRC's comments on the

applications to designate the Mariner and Ash Way areas as regional urban growth centers. It adds three

recitals and modifies two findings to document PSRC's review outcome and the County's intent to

revise and resubmit future applications.

Affected Ordinance Sections: Recitals

Section 1 (Findings)

New Ordinance Recitals, Findings, or Sections to Add:

Page 2, line 5, insert new recitals as follows:

WHEREAS, on September 26, 2025, the County submitted applications to PSRC to designate the Mariner and Ash Way areas as regional urban growth centers; and

WHEREAS, on October 28, 2025, the County received feedback from PSRC noting that PSRC staff had reviewed the applications and determined they did not meet the threshold for advancement to the PSRC Executive Board for consideration: and

WHEREAS, Snohomish County intends to collaborate with PSRC staff to address the identified deficiencies and strengthen the applications for resubmittal in a future regional growth center designation cycle; and

Page 2, line 28, modify finding 1.D to read as follows:

D. The County submitted a regional urban growth center application for the Mariner Center to PSRC. The application is supported by the Cities of Mill Creek and Everett. The Mariner Center falls within the municipal urban growth areas (MUGA) boundaries for the cities. If approved by PSRC, the Mariner Center will become a designated regional urban growth center. The County was informed by PSRC on October 28, 2025, that the Mariner Center application will not advance to the PSRC Executive Board for consideration at this time. The County intends to continue coordination with PSRC and submit a revised application in a future application cycle.

Page 2, line 33, modify finding 1.E to read as follows:

E. The County submitted a regional urban growth center application for the Ash Way
Center to PSRC. The application is supported by the Cities of Mill Creek and Lynnwood.
The Ash Way Center falls within the MUGA boundaries for the cities. If approved by
PSRC, the Ash Way Center will become a designated regional urban growth center.
The County was informed by PSRC on October 28, 2025, that the Ash Way Center
application will not advance to the PSRC Executive Board for consideration at this time.
The County intends to continue coordination with PSRC and submit a revised
application in a future application cycle.

<b>Council Disposition:</b>	Date: