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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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Part 1 - DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES					
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<i>*Contact the Clerk of the Council for copies of Part 1 Exhibits - 425-388-3494 or contact.council@snoco.org</i>					

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 Designation

..body

DEPARTMENT: Planning and Development Services.

ORIGINATOR: Matthew Siddons, Senior Planner

EXECUTIVE RECOMMENDATION: Approved by Ken Klein 9/19/25

PURPOSE: The purpose of this ordinance is 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).

BACKGROUND: Snohomish County is submitting applications to designate the Mariner Light Rail Station Area and the Ash Way Light Rail Station Area (Mariner and Ash Way Centers) as regional urban growth centers to Puget Sound Regional Council (PSRC). The County is proposing to amend Appendix I of the Countywide Planning Policies (CPPs) to support the designation process.

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 9/19/25. AATF: DPA Elie Steinberg

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
12 authority of each county which is subject to the GMA’s comprehensive planning requirements to adopt
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 and

1
2 WHEREAS, on June 25, 2025, the Steering Committee of SCT passed motions recommending the
3 Mariner and Ash Way Centers for regional urban growth center designation with PSRC; and
4

5 WHEREAS, the County Council held a public hearing on _____, 2025, to consider the
6 entire record, including the SCT Steering Committee recommendation to recommend the Mariner and
7 Ash Way Centers for regional urban growth center designation, to amend Appendix I of the CPPs, and to
8 hear public testimony.
9

10 NOW, THEREFORE, BE IT ORDAINED:
11

12 Section 1. The County Council makes the following findings:
13

- 14 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth fully
15 herein.
16
- 17 B. PSRC's VISION 2050 includes a Regional Growth Strategy that focuses growth in centers and near
18 transit, with the goal of creating sustainable urban communities. Population and employment
19 growth in the region should be accommodated within existing and developing centers that have
20 access to high capacity transit.
21
- 22 C. The Comprehensive Plan Population and Employment Element includes 2044 Population Growth
23 Targets for Cities, UGAs, and the Rural/Resource Area. The growth targets show that the
24 population of the Southwest Urban Growth Area (SWUGA) is projected to increase from 505,947
25 residents in 2020 to 730,750 residents in 2044. This is an increase of 224,803 residents and is equal
26 to 72.9% of total county growth. The Mariner and Ash Way Centers are in the County's SWUGA.
27
- 28 D. The County is submitting a new regional urban growth center application for the Mariner Center to
29 PSRC. The application is supported by the Cities of Mill Creek and Everett. The Mariner Center falls
30 within the municipal urban growth areas (MUGA) boundaries for the cities. If approved by PSRC,
31 the Mariner Center will become a designated regional urban growth center.
32
- 33 E. The County is submitting a new regional urban growth center application for the Ash Way Center to
34 PSRC. The application is supported by the Cities of Mill Creek and Lynnwood. The Ash Way Center
35 falls within the MUGA boundaries for the cities. If approved by PSRC, the Ash Way Center will
36 become a designated regional urban growth center.
37
- 38 F. The amendments to Appendix I - Centers of the CPPs support the County in seeking regional urban
39 growth center designation for the Mariner and Ash Way Centers with PSRC. The Regional Centers
40 section of Appendix I is amended to add that the Mariner and Ash Way Centers are being
41 recommended as candidate regional urban growth centers for consideration by PSRC.
42

- 1 G. The Regional Center section is also amended to include the addition of the Appendix I – CPP
2 Snohomish County Regional Growth Centers and Manufacturing/Industrial Centers Map. The map
3 shows the location of regional growth centers and manufacturing and industrial centers in
4 Snohomish County. The map also shows the location of the Mariner and Ash Way Centers as
5 candidate regional urban growth centers.
6
- 7 H. The Candidate Countywide Centers section is amended to add footnotes that the Mariner and Ash
8 Way Centers are being recommended as candidate regional urban growth centers for consideration
9 by PSRC.
10
- 11 I. The proposed amendments are consistent with the following Multicounty Planning Policies (MPPs)
12 from Puget Sound Regional Council VISION 2050:
13
- 14 1. MPP-RGS-9: “Focus a significant share of population and employment growth in designated
15 regional growth centers.”
16 The County is following the principles of VISION 2050 and the PSRC Regional Growth Strategy in
17 directing future population and employment growth in urban areas of the County with access
18 to high capacity transit.
19
- 20 2. MPP-RC-7: “Give funding priority – both for transportation infrastructure and for economic
21 development – to support designated regional growth centers and manufacturing/industrial
22 centers, consistent with the regional vision. Regional funds are prioritized to regional centers.”
23 Regional centers serve as priority investment areas for transportation infrastructure to support
24 growing populations. Having the Mariner and Ash Way Centers designated as regional urban
25 growth centers will provide more regional funding sources for transportation improvements.
26
- 27 3. MPP-DP-21: “Provide a regional framework for designating and evaluating regional growth
28 centers.” PSRC’s Regional Centers Framework provides the eligibility and criteria standards for
29 the designation of regional centers. The applications to designate the Mariner and Ash Way
30 Centers follows the framework criteria including existing density, planned target density, size,
31 transit, and role.
32
- 33 4. MPP-RC-1: “Coordinate planning efforts among jurisdictions, agencies, federally recognized
34 tribes, ports, and adjacent regions, where there are common borders or related regional issues,
35 to facilitate a common vision.” The County is coordinating with the cities of Mill Creek, Everett,
36 and Lynnwood and is utilizing the SCT process for identification and designation of regional
37 urban growth centers.
- 38 J. The proposed amendments are consistent with the following countywide planning policy (CPPs) for
39 Snohomish County:
40
- 41 1. CPP DP-8: “If applicable, the County and cities shall designate and provide for the development
42 of local, countywide, and regional centers consistent with the Regional Growth Strategy, the
43 Regional Centers Framework, and the Countywide Center Criteria contained in Appendix I.”

1 The applications for designating the Mariner and Ash Way Centers follow the policies and
2 processes outlined in these plans. The County has been partnering with the Cities of Mill Creek,
3 Everett, and Lynnwood on completing the regional urban growth center applications.
4

- 5 2. CPP DP-9: "Jurisdictions that have designated regional growth centers and
6 manufacturing/industrial centers shall direct a significant share of population and employment
7 growth to those areas through the provision of land use policies and infrastructure investments
8 that support growth levels and densities consistent with the regional vision".

9 The County is directing population and employment growth to the Mariner and Ash Way
10 Centers. The Comprehensive Plan includes policies that direct growth to centers with transit
11 services. The Future Land Use Map (FLUM) includes the Light Rail Community (LRC) Future Land
12 Use (FLU) designation around the planned light rail station areas at Mariner and Ash Way. The
13 County is proposing the Light Rail Community (LRC) zone to lands in the Mariner and Ash Way
14 Centers. The LRC zone supports high density residential, mixed use, and transit oriented
15 developments. The Transportation and Mobility Subelement of the Urban Core Subarea Plan
16 identifies transportation investment projects. Projects include improvements to roads,
17 pedestrian infrastructure, and bicycle infrastructure in the Mariner and Ash Way Centers.
18

- 19 3. CPP DP-10: "The County and cities shall coordinate the designation and planning of regional,
20 countywide, and local centers with transit service and other service providers to promote well-
21 designed and transit oriented developments that enhance economic development opportunities
22 for all residents, address environmental goals, and reduce vehicle miles traveled and
23 greenhouse gas emissions from transportation."

24 The Urban Core Subarea Plan Element supports the development of centers near light rail
25 transit infrastructure. The centers are to be walkable and connected by transit services including
26 light rail and bus transit. The proposed LRC zone supports pedestrian and transit oriented
27 development near planned light rail stations. This will reduce the reliance on vehicles for travel
28 within the center.
29

- 30 4. CPP DP-14: "The County and cities should promote and focus new compact urban growth in
31 local centers, countywide centers, regional centers, and transit emphasis corridors."

32 The Comprehensive Plan supports directing growth in population and employment to centers.
33 The Land Use Element includes policies to seek regional center designation for the Mariner and
34 Ash Way Centers. The Urban Core Subarea Plan Element includes policies to support new
35 investments in transportation and infrastructure near light rail.
36

- 37 K. As explained in the recitals, the proposed amendments are also consistent with Appendix I of the
38 CPPs, which outlines the process identified by SCT for the designation of a new regional center in
39 Snohomish County.

40 (a) A local jurisdiction nominates a center;

41 (b) A working group of SCT reviews the proposal for conformity with the criteria in the
42 Regional Centers Framework;

- (c) If the prospective center is found to be appropriate, the SCT Steering Committee recommends the center for designation; and
- (d) 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.

L. The proposed amendments are consistent with the following Comprehensive Plan policies for Snohomish County:

- 1. LU 3.A.5 “The County will pursue the designation of the Ash Way and Mariner Countywide Growth Centers as Regional Growth Centers under the PSRC’S VISION 2050 plan.”
The County is submitting applications to designate the Mariner and Ash Way Centers as regional urban growth centers with PSRC. The applications follow PSRC’s Regional Centers Framework provides the eligibility and criteria standards for the designation of regional centers. The designation will provide more regional funding sources for transportation improvements.
- 2. The Comprehensive Plan Urban Core Subarea Element identifies the Mariner and Ash Way Centers as key locations to accommodate future population and employment growth. The Mariner and Ash Way Centers are proposed to accommodate a significant portion of the County’s growth in new housing units and jobs. The Mariner and Ash Way Centers will be served by light rail transit as part of Sound Transit’s Everett Link extension. Sound Transit and Snohomish County are proposing substantial new infrastructure investments in transit, roads, pedestrian facilities, and capital projects in the centers.

M. The proposed amendments comply with the procedural requirements of the GMA, including the public participation provisions in RCW 36.70A.035 and .140.

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.

P. Appropriate public participation has been provided through the SCT process and through a public 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:

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

- 1
2 B. The amendments to the CPPs satisfy the procedural and substantive requirements of the GMA.
3
4 C. The amendments are consistent with the policies of the MPPs.
5
6 D. The amendments are consistent with the policies of the CPPs.
7
8 E. The amendments as set forth in Exhibit A increase consistency between the CPPs and PSRC's VISION
9 2050 Regional Growth Strategy.
10
11 F. The County has complied with the procedural requirements of SEPA.
12
13 G. The County has complied with state and local public participation requirements under the GMA and
14 chapter 30.73 SCC by broadly disseminating the amendments and providing opportunities for
15 written comments and public hearing after public notice.
16
17 H. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
18 property for a public purpose.
19

20 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record
21 of the County Council, including all testimony and exhibits. Any finding, which should be deemed a
22 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
23

24 Section 4. Based on the foregoing findings and conclusions, Appendix I of the Countywide
25 Planning Policies for Snohomish County, last amended by Ordinance No. 23-062 on July 19, 2023, is
26 amended as indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by
27 reference into this ordinance as if set forth in full.

28 Section 5. The County Council directs the Code Reviser to update SCC 30.10.050 pursuant to SCC
29 1.02.020(3).
30

31 Section 6. Severability and Savings. If any section, sentence, clause, or phrase of this ordinance
32 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a
33 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
34 constitutionality of any other section, sentence, clause, or phrase of this ordinance. Provided, however,
35 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or
36 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the
37 effective date of this ordinance shall be in full force and effect for that individual section, sentence,
38 clause or phrase as if this ordinance had never been adopted.
39

40 PASSED this _____ day of _____, 20__.

41
42 SNOHOMISH COUNTY COUNCIL

Snohomish County, Washington

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Council Chair

ATTEST:

Asst. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE:

County Executive

ATTEST:

Approved as to form only:

Elie Steinberg
Deputy Prosecuting Attorney

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.

6 **Regional Context**

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:

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

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

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

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

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

32 **Regional Centers**

33 Regional Centers are identified by PSRC at the regional level. The Regional Centers Framework
34 outlines the process for identifying new regional centers and provides detailed criteria for the
35 designation of such areas. There are three Regional Growth Centers and two Regional

³⁰ VISION 2050, page 28. Available at <https://www.psrc.org/sites/default/files/vision-2050-plan.pdf>

1 Manufacturing/Industrial Centers within Snohomish County:

2 Regional Growth Centers

- 3 • Bothell Canyon Park RGC
- 4 • Everett RGC
- 5 • Lynnwood RGC

6 Regional Manufacturing/Industrial Centers

- 7 • Cascade MIC
- 8 • Paine Field/Boeing Everett MIC

9 The following centers are being recommended as Candidate Regional Growth Centers - Urban
10 for consideration by the Puget Sound Regional Council.

- 11 • Ash Way RGC³¹
- 12 • Mariner RGC³²

13 Snohomish County Tomorrow has identified the following process for designation of a new
14 Regional Center within Snohomish County:

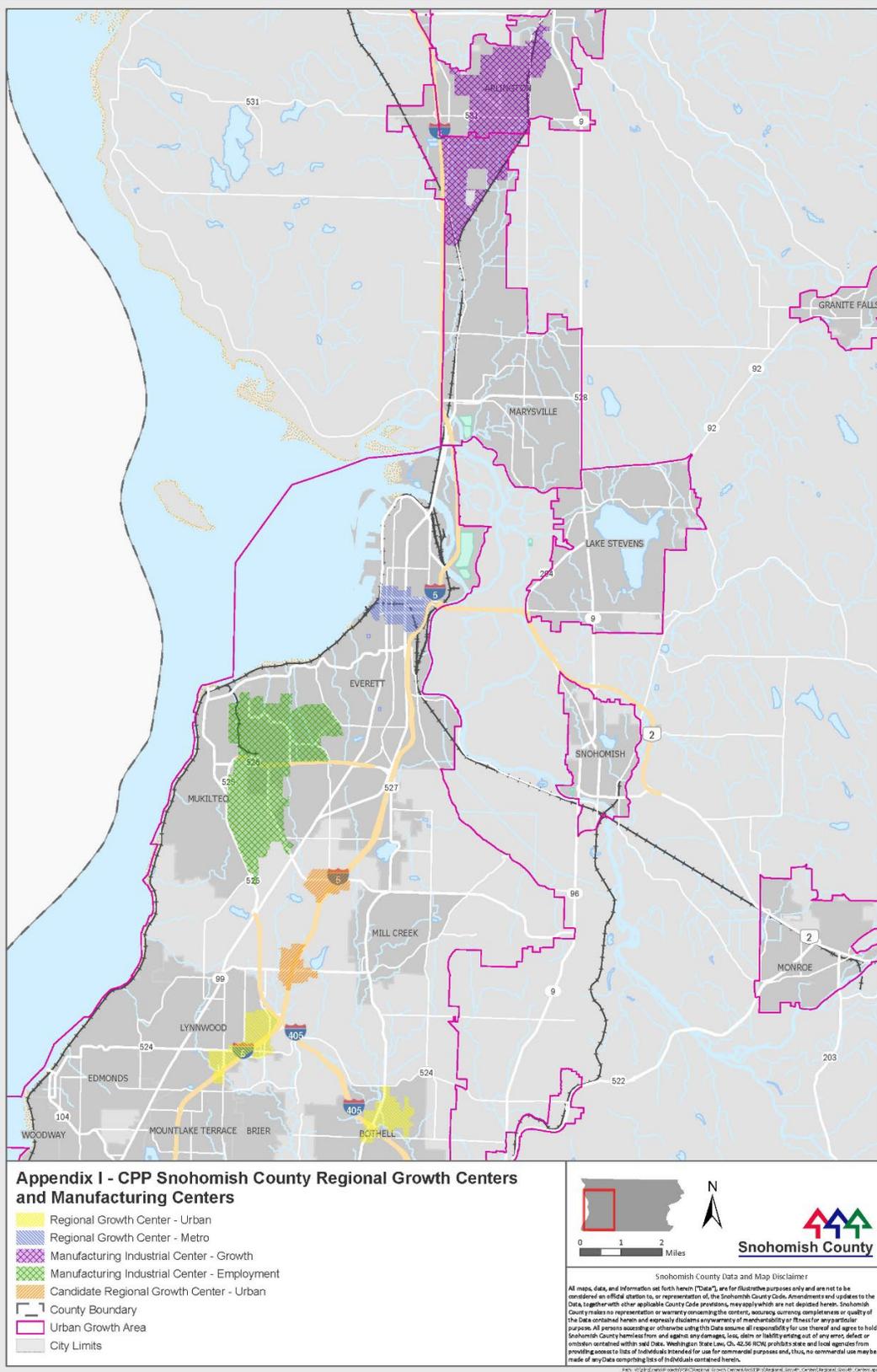
- 15 1. A local jurisdiction nominates a center;
- 16 2. A working group of Snohomish County Tomorrow (SCT) reviews the proposal for
17 conformity with the criteria in the Regional Centers Framework;
- 18 3. If the prospective center is found to be appropriate, the SCT Steering Committee
19 recommends the center for designation; and
- 20 4. The County Council holds a public hearing and makes the decision whether or not to seek
21 designation of the prospective center and forward the proposal to the Puget Sound
22 Regional Council for consideration.

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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

1 **Appendix I – CPP Snohomish County Regional Growth Centers and Manufacturing**
 2 **Centers**



3

1 **Countywide Centers**

2 Countywide (~~center~~) centers are the middle level of center under the centers hierarchy. There
3 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.”⁽⁽³¹⁾⁾³³

10 Countywide Growth Centers are areas that “serve important roles as places for concentrating
11 jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns,
12 high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a
13 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
15 areas support living wage jobs and serve a key role in the county’s manufacturing/industrial
16 economy.”⁽⁽³³⁾⁾³⁵
17

18 **Countywide Center Criteria**

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

Countywide Growth Center	
Identification	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 Conditions	<p>At the time of identification, the center shall have:</p> <ul style="list-style-type: none"> • 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.

^{((31)) 33} Regional Centers Framework, page 11. Available at 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

Other Requirements	<p>The center is served by a Community Transit Core Transit Emphasis Corridor or High- Capacity Transit (HCT). The center shall encompass areas that fall within the following radii:</p> <ul style="list-style-type: none"> • ¼ mile from a planned or existing Community Transit Core Transit Emphasis Corridor or local transit service that is equivalent in level of service; • ¼ 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. <p>The center has a compact, walkable, shape and size:</p> <ul style="list-style-type: none"> • 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.
--------------------	--

1

2

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

3

Countywide Industrial Centers	
Identification	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 Conditions	<p>At the time of identification, the center shall have:</p> <ul style="list-style-type: none"> • A minimum 1,000 existing jobs; • A minimum of 500 acres of industrial zoning; • At least 75% of the center zoned for core industrial uses; and • Existing capacity and planning for additional employment growth.
Other Requirements	<p>The center shall:</p> <ul style="list-style-type: none"> • Through local or countywide planning have industrial retention strategies in place; and • Play an important county role and concentration of industrial land or jobs with evidence of long-term demand.

4

5 Identification Process

6

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

- 1 1. Candidate Countywide Centers are identified in the 2021 update of the Countywide
- 2 Planning Policies for Snohomish County (below).
- 3 2. Jurisdictions determine whether or not to pursue formal identification of Candidate
- 4 Countywide Centers within their jurisdictional boundaries.
- 5 3. Localities choosing to pursue formal identification complete local planning for each
- 6 Candidate Countywide Center as a part of the 2024 GMA Comprehensive Plan Update.
- 7 Local planning shall:
- 8 a. Formalize boundaries;
- 9 b. Identify Center location as a Countywide Center in the local comprehensive plan;
- 10 c. Adopt policies required by the Countywide Center criteria; and
- 11 d. If applicable, complete subarea planning.
- 12 4. Countywide Planning Policies are amended to finalize designation of Countywide Growth
- 13 and Industrial centers that meet the criteria in this Appendix.

14
15 After initial countywide center designation, new countywide centers can be designated through
16 the following process:

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

24 25 **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
28 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
32 necessary planning to ensure the area meets the countywide center criteria identified above.

33 Candidate (~~County~~) Countywide Growth Centers:

- 34 • 196th Street Mixed Use Node – Lynnwood
- 35 • Airport Road and Highway 99 Provisional Light Rail Station – Everett and Snohomish
- 36 County
- 37 • Ash Way Light Rail Station Area – Snohomish County³⁶
- 38 • Edmonds Downtown – Edmonds
- 39 • Everett Mall – Everett
- 40 • Evergreen Way and SR 526 – Everett

³⁶ The Ash Way Center is being recommended as Candidate Regional Growth Centers - Urban for consideration by the Puget Sound Regional Council.

- 1 • Lakewood – Marysville
- 2 • Mariner Light Rail Station Area – Snohomish County³⁷
- 3 • Marshall/Kruse Area – Marysville
- 4 • Marysville Downtown – Marysville
- 5 • Medical/Highway 99 Activity Center – Edmonds, Lynnwood, and Mountlake Terrace
- 6 • Mill Creek Town Center – Mill Creek
- 7 • Mountlake Terrace Town Center/Light Rail Station Area – Mountlake Terrace
- 8 • Mukilteo Old Town – Mukilteo
- 9 • North Everett – Everett
- 10 • Red Barn Village – Bothell
- 11 • Smokey Point – Arlington
- 12 • Thrasher’s Corner – Snohomish County

13 Candidate Countywide Industrial Centers

- 14 • Harbour Reach – Mukilteo
- 15 • Maltby – Snohomish County
- 16 • Port of Everett/Navy Mill – Everett
- 17 • Snohomish River Delta – Everett

18
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
23 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
25 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.

³⁷ The Mariner Center is being recommended as Candidate Regional Growth Centers - Urban for consideration by the Puget Sound Regional Council.

⁽³⁴⁾³⁸ Regional Centers Framework, page 12. Available at https://www.psrc.org/sites/default/files/final_regional_centers_framework_march_22_version.pdf

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

Title Ordinance No. 25-055,

Description 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

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

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

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

Title Ordinance No. 25-055,

Description 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

	Place an “X” in the appropriate box			Comments
	Increase	Decrease	Neutral	
County Provided				
• Airport			X	
• General Government			X	
• Law and Justice			X	
• Parks			X	
• Roads			X	
• Solid Waste			X	
• Surface Water			X	
Non-County Provided				
• Electric Power			X	
• Fire Suppression			X	
• Public Water Supply			X	
• Sanitary Sewer			X	
• Telecommunications			X	

This form is intended to provide a summary analysis of the impact changes to development regulation may have on county and non-county provided capital facilities and utilities.

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

Title	Ordinance No. 25-055,
Description	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:

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



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 [Countywide Planning Policies \(CPPs\) Appendix I](#) 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:

- [SCT Steering Committee Recommendation Report- Mariner Regional Urban Growth Center Application](#)
- [SCT Steering Committee Recommendation Report- Ash Way Regional Urban Growth Center Application](#)
- [PSRC Designation Procedures for New Regional Centers](#)
- [PSRC Regional Growth Centers and Manufacturing/Industrial Centers Map](#)

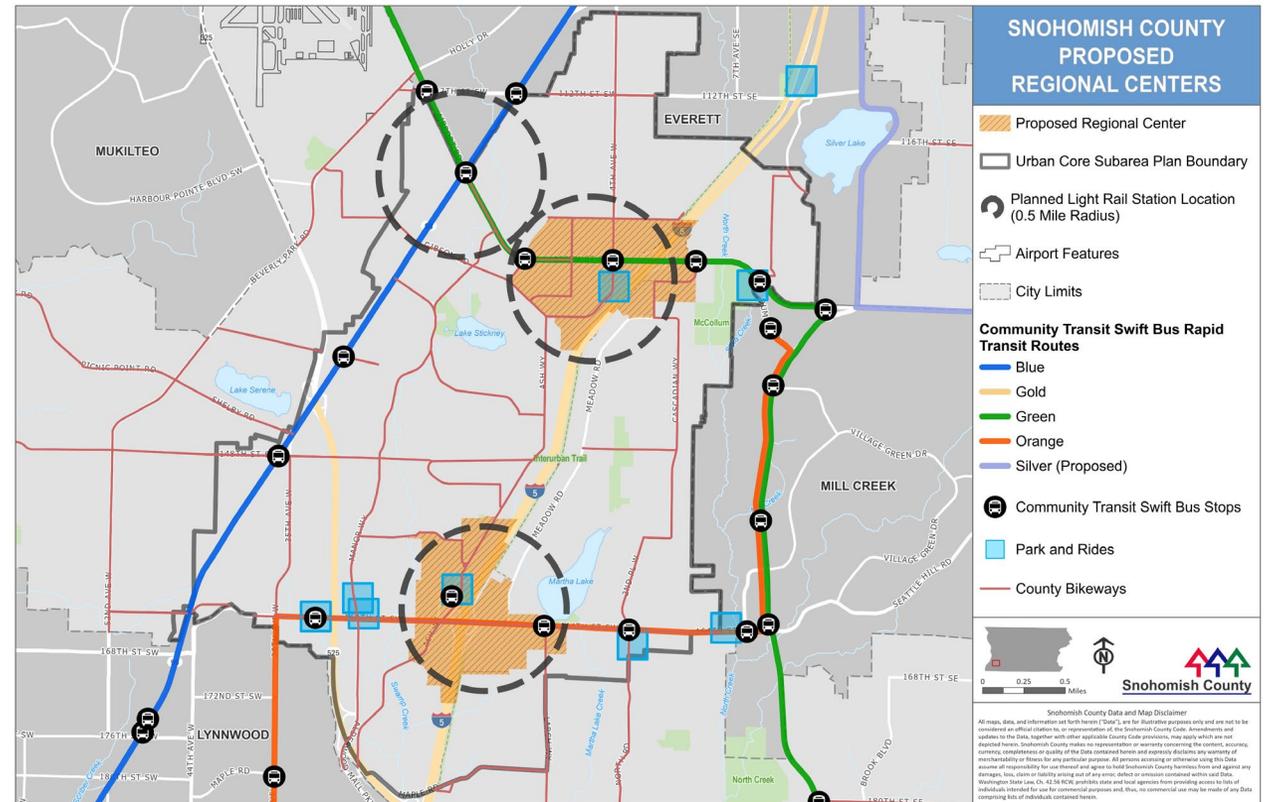
Briefing on the Regional Growth Center Applications for the Mariner and Ash Way Centers

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.1.007

FILE ORD 25-055

County Council
General Legislative Session
September 17, 2025



Matthew Siddons, Senior Planner, PDS, Snohomish County

Agenda

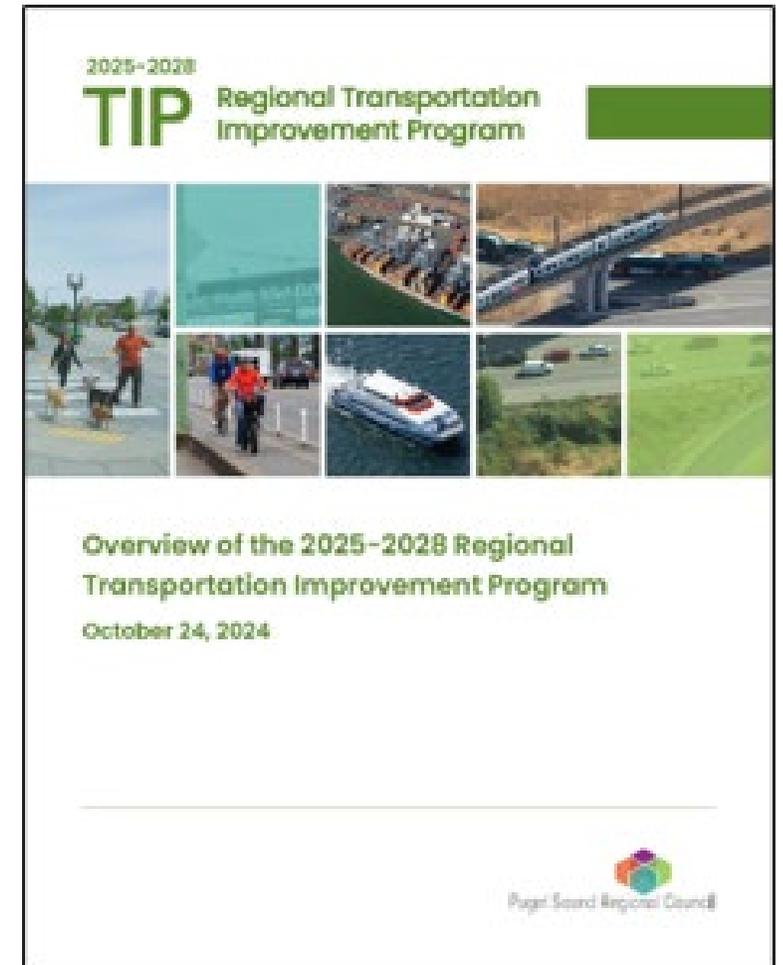
- PSRC VISION 2050 Plan
- Regional Center Designation Process
- Snohomish County Applications
- Council Ordinance
- PSRC Feedback
- Next Steps



[PSRC- Regional Growth Centers and Manufacturing Centers Map](#)

PSRC VISION 2050 Plan

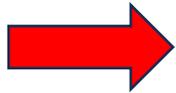
- Regional Growth Centers are central to VISION 2050, the region's long-range strategy to guide sustainable growth and infrastructure investment.
- Designation offers a range of benefits:
 - PSRC's regionally managed federal transportation funds
 - Priority for infrastructure investments
 - Support for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



Regional Center Designation Process

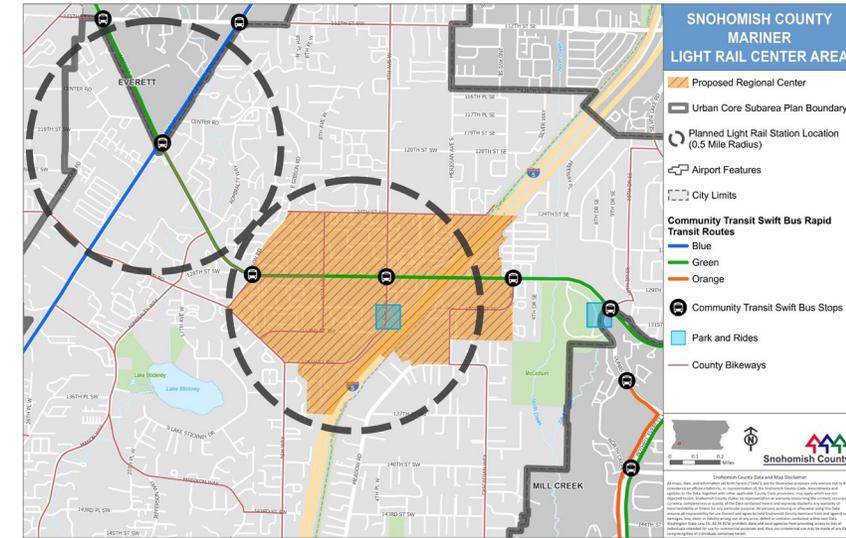
The Countywide Planning Policies (CPPs) outlines the process for designating a new Regional Center within Snohomish County:

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.

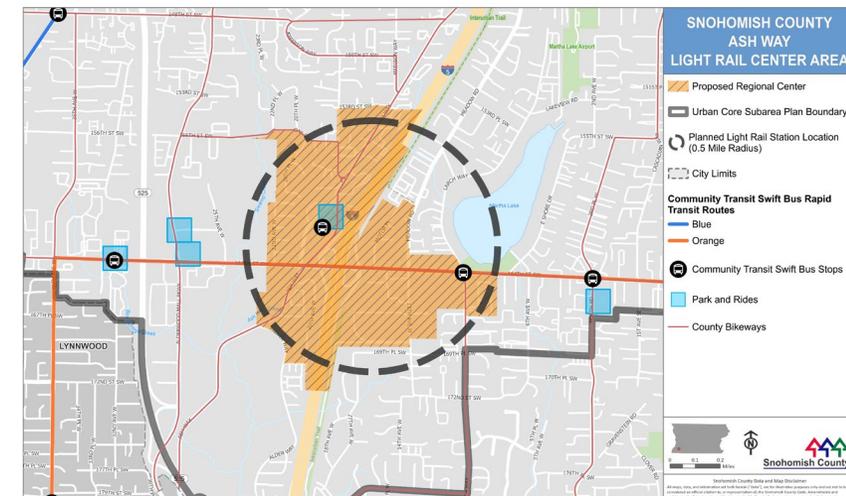


Snohomish County Applications

- 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	OCTOBER 17, 2012 (ORD. NO. 12-070) EFF. DATE NOVEMBER 10, 2012
12	<small>(APPENDIX A MAP CHANGE ONLY)</small>
13	JUNE 12, 2013 (AMENDED ORD. NO. 13-032) EFF. DATE JUNE 30, 2013
14	<small>(APPENDIX A AND APPENDIX B CHANGES ONLY)</small>
15	APRIL 16, 2014 (ORD. NO. 14-006) EFF. DATE APRIL 27, 2014
16	<small>(APPENDIX B CHANGES ONLY)</small>
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	SEPTEMBER 29, 2021 (AMENDED ORD. NO. 21-059)
20	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	<small>NOTE: This is an unofficial compilation of the Countywide Planning Policies (CPPs). The official text of the</small>
26	<small>CPPs can be found in the ordinances adopting and amending the CPPs and those ordinances will control in</small>
27	<small>the event of a disparity between the ordinance and this unofficial compilation.</small>
28	



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.

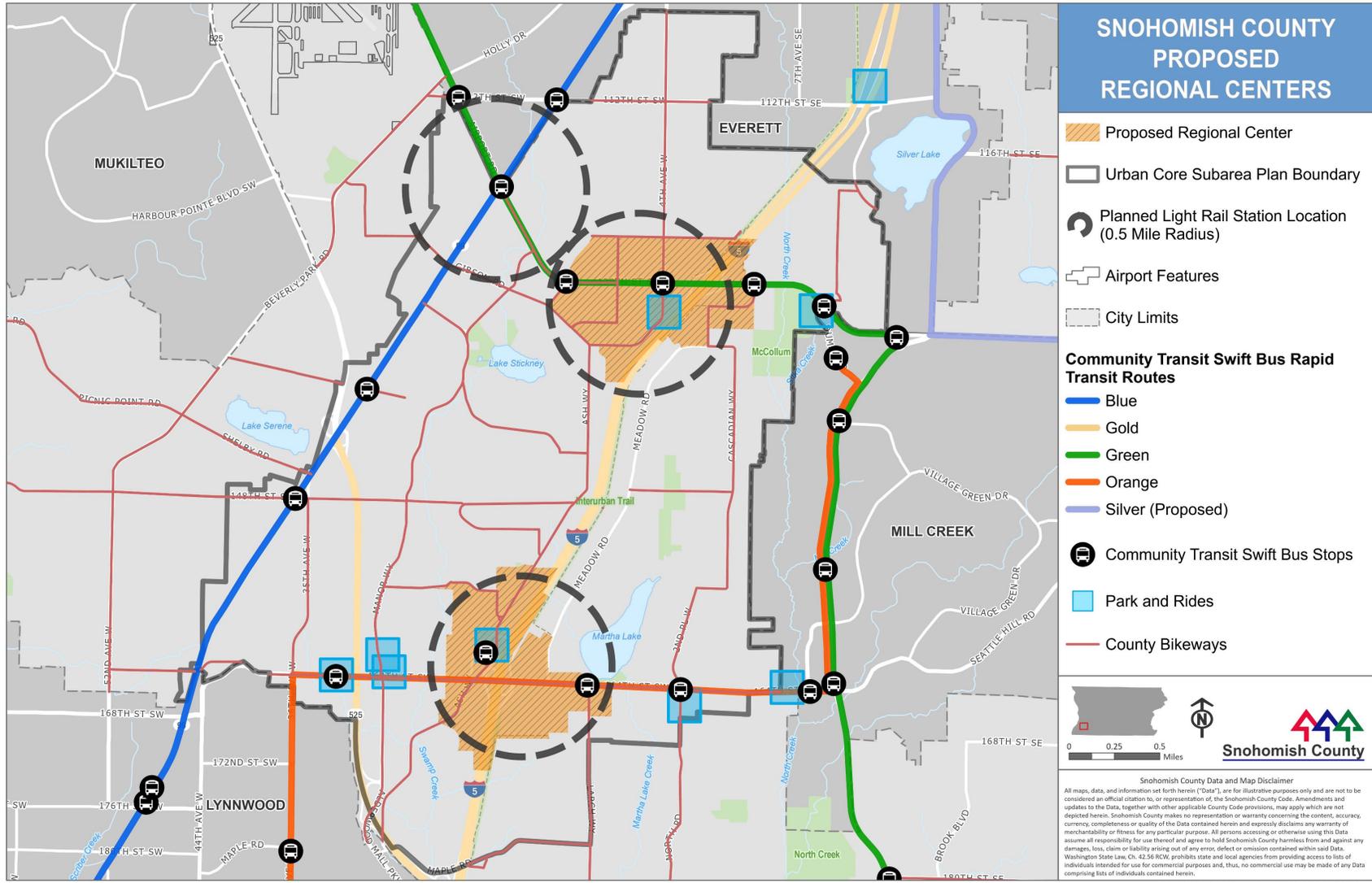


Questions?

Matthew Siddons, Senior Planner,
PDS, Snohomish County

matthew.siddons@snoco.org





Thank You



Planning and Community Development

Ryan Hembree

Council Initiated:

Yes

No

SNOHOMISH COUNTY COUNCIL

ECAF: 2025-3084

Ordinance: 25-055

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: Snohomish County for Regional Center Designation

EXHIBIT # 3.2.001

FILE ORD 25-055

Scope: The purpose of this ordinance is 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).

Duration: N/A

Fiscal Impact: Current Year Multi-Year **N/A**

Authority Granted:

Ordinance would authorize the Executive to approve amendments to the County's Countywide Planning Policies (CPPs).

Background:

Snohomish County is submitting applications to designate the Mariner Light Rail Station Area and the Ash Way Light Rail Station Area (Mariner and Ash Way Centers) as regional urban growth centers to Puget Sound Regional Council (PSRC). The PDS proposed amendments to Appendix I of the Countywide Planning Policies (CPPs) are support the designation process.

Request: Move Ordinance 25-055 to General Legislative Session on October 15th to set a time and date for a public hearing.

Exhibit 3.2.002

Planning and Community Development Committee – 10/07/25

[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, 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.

2. 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.

3. Motion 25-400, retroactive approval of contract electrical work at [2025-2611](#)
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 [2025-2515](#)
between Snohomish County and Ziplly Fiber for the Elliot Road
Flood Reduction Project

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

5. 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 [2025-2460](#)
Pro Tem and approving the related professional services contract

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

7. Motion 25-410, appointing Ramina Dehkoda-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 [2025-2974](#)

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

DISCUSSION ITEMS

1. Permit Review Timelines [2025-3230](#)
Michael McCrary, Planning and Development Services
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](#)

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



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 [2025-3269](#)

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 [2025-3084](#)

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 [2025-2611](#)

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 Ziplly Fiber for the Elliot Road Flood Reduction Project [2025-2515](#)

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

5. 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 [2025-3114](#)

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 [2025-2460](#)

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

7. Motion 25-410, appointing Ramina Dehkoda-Steele as Hearing Examiner Pro Tem and approving the related professional services contract [2025-2461](#)

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 [2025-2974](#)

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

DISCUSSION ITEMS

1. Permit Review Timelines [2025-3230](#)
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 [2025-2735](#)

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.

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.

Council Disposition: _____ **Date:** _____