

1 Adopted:
2 Effective:

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington

5
6 ORDINANCE NO. 26-042

7
8 RELATING TO GROWTH MANAGEMENT; ADOPTING AMENDMENTS TO THE SNOHOMISH COUNTY
9 GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN

10
11 WHEREAS, Revised Code of Washington (RCW) 36.70A directs counties planning under the
12 Growth Management Act (GMA), chapter 36.70A RCW, to consider amendments and revisions to the
13 Snohomish County Growth Management Act Comprehensive Plan ("GMACP") or development
14 regulations on a regular basis; and

15
16 WHEREAS, the GMA authorizes the county to update its comprehensive plan once per year
17 under RCW 36.70A.130; and

18
19 WHEREAS, pursuant to chapter 30.73 of the Snohomish County Code (SCC), the Department of
20 Planning and Development Services (PDS) completed final review and evaluation of the County-Initiated
21 GMACP amendments; and

22
23 WHEREAS, on May 26, 2026, the Snohomish County Planning Commission ("Planning
24 Commission") was briefed by PDS staff about the proposed amendments contained in this ordinance;
25 and

26
27 WHEREAS, the Planning Commission held a public hearing on June 23, 2026, to receive public
28 testimony concerning the proposed amendments contained in this ordinance; and

29
30 WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning
31 Commission deliberated on the proposed amendments and voted to recommend approval of the
32 amendments contained in this ordinance, as shown in its recommendation letter dated June 24, 2026;
33 and

34
35 WHEREAS, on _____, 2026, the County Council held a public hearing after proper
36 notice, and considered public comment and the entire record related to the amendments contained in
37 this ordinance; and

38
39 WHEREAS, following the public hearing, the County Council deliberated on the amendments
40 contained in this ordinance;

41
42 NOW, THEREFORE, BE IT ORDAINED:

43
44 Section 1. The County Council adopts the following findings in support of this ordinance:

- 1
- 2 A. The foregoing recitals are adopted as findings as if set forth in full herein.
- 3
- 4 B. This ordinance amends the GMACP and consists of amendments to the Population and Employment
- 5 Element, Housing Element, Land Use Element, Housing Needs Analysis (Appendix C to the GMACP),
- 6 and Maps 1 through 6 of the Land Use Element, including the Future Land Use (FLU) Map.
- 7
- 8 C. This ordinance amends Tables PE-1, PE-2, PE-3, and PE-4 of the Population and Employment
- 9 Element to include the reconciled 2044 population and employment targets recommended by
- 10 Snohomish County Tomorrow (SCT).
- 11
- 12 D. This ordinance amends Tables HO-2 and HO-3 of the Housing Element to include reconciled 2044
- 13 housing targets recommended by SCT.
- 14
- 15 E. Following the SCT recommendation to the County Council, a handful of minor rounding errors in the
- 16 population and housing growth target tables were discovered and are corrected as reflected in this
- 17 ordinance. Those rounding errors resulted in a difference of one in just a few places in those tables.
- 18
- 19 F. This ordinance amends the Land Use Element to reflect the reconciled 2044 population target for
- 20 the rural area consistent with the reconciled targets recommended by SCT.
- 21
- 22 G. This Ordinance amends Land Use (LU) Maps 1-6 in the Land Use Element by updating the Future
- 23 Land Use Map (Map 1), the Countywide Centers Map (Map 2), the Mineral Resource Lands Mineral
- 24 Resource Overlay (MRO) Map (Map 3), the Municipal Urban Growth Areas (MUGA) Map (Map 4),
- 25 the Open Space Corridors and Wildlife Areas Map (Map 5), and the Land Useful for Public Purpose
- 26 Map (Map 6). These map amendments reflect changes from three annexations and three Tribal
- 27 Trust transfers since the GMACP was last amended on December 12, 2025, MUGA map
- 28 amendments that reflect the results of the SCT target reconciliation process, and four technical map
- 29 amendments to ensure map boundary accuracy.
- 30
- 31 1. The finalized Monroe Connor annexation, approved by the city via Ordinance No. 022/2025 on
- 32 October 14, 2025, is reflected in amendments to LU Maps 1-6 of the Land Use Element. The
- 33 annexed area consists of 1.58 acres located in the Southwest portion of Monroe adjacent to
- 34 Monroe High School along SR 522.
- 35
- 36 2. The finalized Lake Stevens Fagerlie West Annexation, approved by the city via Ordinance No.
- 37 1213 on January 13, 2026, is reflected in amendments to LU Maps 1- 6 of the Land Use Element.
- 38 The annexed area consists of 3.1 acres and is located in the Southeast portion of Lake Stevens
- 39 along 20th St SE.
- 40
- 41 3. The finalized Mountlake Terrace 48th Avenue W Annexation by the city via Ordinance No. 2896
- 42 on October 16, 2025, is reflected in amendments to LU Maps 1-6 of the Land Use Element. The
- 43 annexed area consists of 0.4 acres located in the Southeast portion of Mountlake Terrace.
- 44

4. The finalized Tribal Trust transfer, recorded under Statutory Warranty Deed No. 202603300576 amends the Future Land Use map in the Land Use element of the Comprehensive Plan to reflect a finalized change from fee to trust of the 7.48 acre Stewart property located along 27th Ave NE in Arlington. The grantor is the Stillaguamish Tribe of Indians and the grantee is the United States of America, for which the parcel will be held in trust for the Stillaguamish Tribe of Indians.
5. The finalized Tribal Trust transfer, recorded under Statutory Warranty Deed No. 202508070409 amends the Future Land Use map in the Land Use element of the Comprehensive Plan to reflect a finalized change from fee to trust of the 20.54 acre Summit property located along 28th St NW and I-5 in Arlington. The grantor is the Stillaguamish Tribe of Indians and the grantee is the United States of America, for which the parcel will be held in trust for the Stillaguamish Tribe of Indians.
6. The finalized Tribal Trust transfer, recorded under Statutory Warranty Deed No. 202505080239 amends the Future Land Use map in the Land Use element of the Comprehensive Plan to reflect a finalized change from fee to trust of the 45.04 acre Lind West property located along 244th St NW in Arlington. The grantor is the Stillaguamish Tribe of Indians and the grantee is the United States of America, for which the parcel will be held in trust for the Stillaguamish Tribe of Indians.
7. Amendment to the MUGA Map, LU Map 4, to be consistent with the proposal for revision of the MUGA Map in Appendix A of the CPPs recommended by the SCT Steering Committee for adoption by the Snohomish County Council in 2026. The proposal would amend the designations for areas recently added to the Southwest Urban Growth Area (SWUGA) by: 1) amending the designations for the incorporated boundary of the Town of Woodway within the Puget Sound west to the County line and the deepwater pier in the Woodway MUGA by removing the word "Proposed" from those designations on the MUGA Map; and 2) amending the MUGA designation for the area added to the east edge of the SWUGA by Amended Ordinance No. 24-030 adopted in December 2024 from "Proposed Bothell MUGA" to "SWUGA Expansion Area*" with a special notation at the bottom of the legend, "* Negotiations on-going for city affiliation."
8. Amendments to the Gold Bar UGA and future land use designations in LU Maps 1-6 to be aligned with the City of Gold Bar boundary along the north edge to account for shifting parcel and city boundaries due to river accretion. This would ensure the entirety of the City of Gold Bar is within the boundaries of the Gold Bar UGA, consistent with RCW 36.70A.110.
9. Amendments to the Stanwood UGA on LU Maps 1-6 in the northeast portion of the city to align it with the parcel and city boundary to account for shifting parcel boundaries from assessor cadastral improvements. This would ensure the entirety of the city of Stanwood is within the boundaries of the Stanwood UGA, consistent with RCW 36.70A.110.
10. Amendments to the future land use designations on LU Map 1, the FLU map, in the southern portion of the City of Stanwood to align with the City of Stanwood boundary which shifted due to a boundary line adjustment as part of a subdivision in the assessor's cadastral parcel data.

1 This would ensure the adjacent future land use designations align with the outer boundary of
2 the city.
3

4 11. Amendments to the FLU Map, LU Map 1, and the Municipal Urban Growth Area (MUGA) Map,
5 LU Map 4 , to align the future land use designations and MUGA boundary with the southern
6 boundary of the City of Mill Creek where cadastral accuracy of the city and parcel boundaries
7 has been improved on the Assessor map.
8

9 H. This ordinance amends the Housing Needs Analysis, Appendix C to the GMACP, to correct the
10 descriptive information showing the density assumptions used in the land capacity analysis for the
11 multi-family higher density corridor along Highway 99.
12

13 I. The proposed amendments are consistent with the record as set forth in the PDS staff report dated
14 May 8, 2026.
15

16 J. In developing the proposed amendments, the County considered Growth Management Act (GMA)
17 requirements for updates to comprehensive plans. In particular, the proposed amendments are
18 consistent with:
19

20 **RCW 36.70A.130(2)(a)** - "...proposed amendments, or revisions of the comprehensive plan are
21 considered by the governing body of the county or city no more frequently than once every
22 year."
23

24 **RCW 36.70A.210** - "...a "countywide planning policy" is a written policy statement or statements
25 used solely for establishing a countywide framework from which county and city comprehensive
26 plans are developed and adopted pursuant to this chapter."
27

28 **RCW 36.70A.100** - "The comprehensive plan of each county or city that is adopted pursuant to
29 RCW 36.70A.040 shall be coordinated with, and consistent with, the comprehensive plans
30 adopted pursuant to RCW 36.70A.040 of other counties or cities with which the county or city
31 has, in part, common borders or related regional issues."
32

33 **RCW 36.70A.110** - "...Each city that is located in such a county shall be included within an urban
34 growth area..."
35

36 The amendments to the Population and Employment Element, Housing Element, and Land Use
37 Element support RCW 36.70A.210 and RCW 36.70A.100 by amending the growth targets in the
38 comprehensive plan to be consistent with the reconciled targets recommended by SCT in a
39 collaborative process. The technical map amendments to Land Use Maps 1-6 are consistent with
40 RCW 36.70A.110 by ensuring all areas shown within city jurisdiction are within a UGA. All the
41 amendments contained in this ordinance are the only comprehensive plan amendments to be made
42 in 2026 which is consistent with RCW 36.70A.130(2)(a).
43

- 1 K. The proposed amendments are consistent with the following Multicounty Planning Policies (MPP)
2 from the Puget Sound Regional Council (PSRC) VISION 2050:
3

4 **MPP-RC-1** – “Coordinate planning efforts among jurisdictions, agencies, federally recognized
5 tribes, ports, and adjacent regions, where there are common borders or related regional issues,
6 to facilitate a common vision.”
7

8 **MPP-DP-27** – “Affiliate all urban unincorporated lands appropriate for annexation with an
9 adjacent city or identify those that may be feasible for incorporation. To fulfill the Regional
10 Growth Strategy, while promoting economical administration and services, annexation is
11 preferred over incorporation.”
12

13 **MPP-RGS-1** – “Implement the Regional Growth Strategy through regional policies and programs,
14 countywide planning policies and growth targets, local plans, and development regulations.”
15

16 **MPP-RGS-2** – “Use consistent countywide targeting processes for allocating population and
17 employment growth consistent with the regional vision, including establishing: (a) local
18 employment targets, (b) local housing targets based on population projections, and (c) local
19 growth targets for each designated regional growth center and manufacturing/industrial
20 center.”
21

22 **RGS ACTION 9:** “Countywide planning groups will work to develop processes to reconcile any
23 discrepancies between city and county adopted targets contained in local comprehensive
24 plans.”
25

26 The proposed amendments comply with these MPPs by reflecting the target reconciliation process
27 results through SCT. While the proposed amendments related to the SWUGA Expansion Area do not
28 affiliate that urban unincorporated area with an adjacent city, the County is in negotiations to
29 identify an appropriate city affiliation and SCT recommends this approach, as stated in its
30 recommendation letter. The amendments also include recently adopted annexations and tribal trust
31 transfers to be reflected in the comprehensive plan maps.
32

- 33 L. The proposed amendments are consistent with the following countywide planning policies (CPP) for
34 Snohomish County:
35

36 **GF-5:** “Subcounty allocation of projected growth shall be established for purposes of conducting
37 the eight-year UGA review and plan update required by the Growth Management Act at RCW
38 36.70A.130(3). This allocation shall occur through a cooperative planning process of Snohomish
39 County Tomorrow and be consistent with the Countywide Planning Policies. The allocation shall
40 include cities (within current city boundaries), unincorporated Urban Growth Areas (UGAs),
41 unincorporated Municipal Urban Growth Areas (MUGAs), and the rural/resource area of
42 Snohomish County. The subcounty allocation shall use the most recent Office of Financial
43 Management population projections for Snohomish County and the Puget Sound Regional
44 Council’s Regional Growth Strategy (RGS) as the starting point for this process. The process shall

1 consider each community's vision and its regional role as described in the RGS. The process shall
2 ensure flexibility for jurisdictions in implementing the RGS. Such implementation shall seek
3 compatibility with the RGS, considering levels of infrastructure investment, market conditions,
4 and other factors that will require flexibility in achieving growth allocations. The subcounty
5 allocation of projected growth shall be depicted as a set of "growth targets," and shall be shown
6 in Appendix B of the countywide planning policies. The growth targets shall indicate the amount
7 of growth each jurisdiction is expected to plan for in its comprehensive plan. The growth target
8 development process in Snohomish County shall use the procedures in Appendix C, which call
9 for the following steps:

- 10 a. Initial Growth Targets;
- 11 b. Target Reconciliation; and
- 12 c. Long Term Monitoring"

13
14 **GF-6:** "Ensure that the final population and employment allocations for Urban Growth Areas
15 supports the Regional Growth Strategy as provided for in VISION 2050 by assigning Snohomish
16 County's growth first and foremost to urban areas."

17
18 **Appendix C- Growth Target Procedure Steps for GF-5 (Target Reconciliation Excerpt):**

19
20 **"Target Reconciliation:** Once the GMA comprehensive plan updates of jurisdictions in
21 Snohomish County are adopted, the Snohomish County Tomorrow (SCT) process shall be used to
22 review and, if necessary, adjust the population, housing, and employment growth targets
23 contained in Appendix B of the CPPs.

24
25 a. The County and cities shall jointly review the preferred growth alternatives in adopted
26 local comprehensive plans for discrepancies with the target allocation associated with
27 the County's preferred plan alternative.

28
29 b. Based on the land supply, permitted densities, capital facilities, urban service
30 capacities, and other information associated with the preferred growth alternatives of
31 adopted local comprehensive plans, the Planning Advisory Committee (PAC) of SCT shall
32 recommend to the SCT Steering Committee a reconciled 20-year population, housing,
33 and employment allocation.

34
35 c. The SCT Steering Committee shall review and recommend to the County Council a
36 reconciled 20-year population, housing, and employment allocation. Substantial
37 consideration shall be given to the plan of each jurisdiction, and the recommendation
38 shall be consistent with the GMA, the Regional Growth Strategy, and the CPPs.

39
40 d. The County Council shall consider the recommendation of the Steering Committee
41 and shall replace Appendix B of the CPPs with a reconciled 20-year population, housing,
42 and employment allocation."

1 **DP-20:** “In the Southwest Urban Growth Area (SWUGA), Municipal Urban Growth Areas shall be
2 maintained as a part of these Countywide Planning Policies for the purposes of allocating growth
3 as required by the Growth Management Act and CPP GF-5 and shall be portrayed on the map in
4 Appendix A and documented in County and city comprehensive plans.”
5

6 **DP-21:** “Where the Municipal Urban Growth Area (MUGA) map in Appendix A portrays
7 agreement – meaning in places that do not include areas of gap, overlap, or other special
8 notation – the MUGAs shall be used to designate future annexation areas for each of the nine
9 cities in the Southwest Urban Growth Area. An interlocal agreement should be executed by the
10 County and city addressing transition of services.”
11

12 **DP-22:** “Where Municipal Urban Growth Area (MUGA) gaps and overlaps occur, the affected
13 cities are encouraged to negotiate a solution and, if needed, to use a mediation process to fill
14 gaps and resolve overlaps before proceeding with a proposed action to annex. The following
15 guidance is provided for reconciling overlapping MUGAs and MUGA gaps:
16

17 a. Overlapping MUGAs and MUGA gaps may be reconciled between the affected cities and
18 in consultation with the County. As used in this policy, the term “affected cities” means
19 cities that are adjacent to MUGAs located in Snohomish County. For cities located in
20 Snohomish County, “affected cities” include cities identified on the map in Appendix A that
21 have MUGAs in common, as “overlaps” and cities that have incorporated boundaries or
22 designated MUGAs adjacent to “gap” areas on the map. Cities having no territory in
23 Snohomish County only qualify as “affected cities” after adoption of interlocal agreement(s)
24 pursuant to Countywide Planning Policy JP-2 and Appendix F.
25

26 b. Amendments to MUGA boundaries that occur in conjunction with changes to the outer
27 Southwest UGA boundary may take place through agreement and action by the County and
28 affected cities following consultation with the cities.
29

30 c. Amendments to MUGA boundaries that are internal to the Southwest UGA boundary may
31 take place through agreement and action by the affected cities following consultation with
32 the County.
33

34 d. When an agreement is reached under (a), (b), or (c), the County Council shall consider the
35 recommendation of the Snohomish County Tomorrow Steering Committee on the proposed
36 changes to the MUGA boundary and may amend the MUGA map in Appendix A.”
37

38 The proposed amendments meet these CPPs through coordination with other jurisdictions as part of
39 the SCT process. The target reconciliation process allows for the county and cities to review the
40 preferred growth alternatives for discrepancies in adopted comprehensive plans. At this time, there
41 is no agreement with a city for a MUGA amendment in the SWUGA Expansion Area under CPP Policy
42 DP-22(b). The proposal at this time, recommended by SCT, is to indicate this area with the proposed
43 special notation (“Negotiations on-going for city affiliation”), which shows that the County will
44 continue consultation with cities pursuant to CPP DP-22.

1
2 M. The proposed amendments maintain consistency with the GMACP. The following policies apply to
3 the proposed amendments:
4

5 **Objective PE 2.C** - "Review Snohomish County's comprehensive plan for internal consistency
6 following adjustments to the growth targets introduced during either target reconciliation or
7 long-term target monitoring."
8

9 **PE Policy 2.C.1** - "The county shall evaluate through a cooperative process with the cities
10 whether adjustments to planned densities or future land uses are necessary as a result of
11 amendments to the growth targets."
12

13 **PE Policy 2.C.2** - "Changes to the target allocation shall be fully incorporated into Tables PE-1
14 through PE-4 of Snohomish County's comprehensive plan, and into other county comprehensive
15 plan elements where necessary."
16

17 **Goal IC 1** - "Promote the coordination of planning, financing, and implementation programs
18 between the county and local jurisdictions including tribal governments."
19

20 **Objective IC 1.B** - "Work with cities and towns to provide for the orderly transition of
21 unincorporated to incorporated areas within UGA."
22

23 The proposed amendments meet the policies and objectives of the comprehensive plan through the
24 SCT target reconciliation process by working with the cities to adjust the growth targets and
25 amendments to the MUGA map labeling for the SWUGA Expansion Area.
26

27 N. Procedural requirements.
28

- 29 1. Under Snohomish County Code, this ordinance is a Type 3 legislative action pursuant to SCC
30 30.73.010.
31
- 32 2. As required by RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to
33 the Washington State Department of Commerce on May 28, 2026.
34
- 35 3. An addendum to the Environmental Impact Statement for the 2024 Snohomish County Growth
36 Management Act Comprehensive Plan was issued on May 28, 2026, in advance of the public
37 hearing by the Planning Commission. The Final Environmental Impact Statement for the 2024
38 Comprehensive Plan was an in-depth report, and these technical amendments fall within that
39 analysis.
40
- 41 4. The public participation process used in the adoption of this ordinance complies with all
42 applicable requirements of the GMA and the SCC, including but not limited to RCW 36.70A.035,
43 RCW 36.70A.140, and chapter 30.73 SCC.
44

1 5. The Washington State Attorney General last issued an advisory memorandum, as required by
2 RCW 36.70A.370, in October of 2024 entitled "Advisory Memorandum and Recommended
3 Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional
4 Takings of Private Property" to help local governments avoid the unconstitutional taking of
5 private property. The process outlined in the State Attorney General's 2024 advisory
6 memorandum was used by Snohomish County in objectively evaluating the regulatory changes
7 proposed by this ordinance.
8

9 Section 2. The County Council makes the following conclusions:
10

- 11 A. The amendments proposed by this ordinance are consistent with all applicable federal, state, and
12 local laws and regulations.
13
14 B. The amendments proposed by this ordinance are consistent with the goals, objectives, and policies
15 of the MPPs, CPPs, and the Snohomish County GMACP.
16
17 C. The County has complied with all SEPA requirements in respect to this non-project action.
18
19 D. The amendments have been evaluated for the potential to create barriers to the implementation of
20 low impact development (LID) principles and measures for stormwater management. The updates
21 to the comprehensive plan will not impact LID principles or measures.
22
23 E. The amendments will not have an impact on the demand for capital facilities and utilities. County
24 and external service providers maintain long-range plans and financing strategies to meet projected
25 service demands that will not be impacted by these amendments to the comprehensive plan.
26
27 F. The amendments to the comprehensive plan will not impact housing and job creation in the County.
28
29 G. The public participation process used in the adoption of this ordinance complies with all applicable
30 requirements of the GMA and title 30 SCC.
31
32 H. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
33 property for a public purpose.
34

35 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record
36 of the County Council, including all testimony and exhibits. Any finding, which should be deemed a
37 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
38

39 Section 4. The Population and Employment Element of the Snohomish County 2024
40 Comprehensive Plan, last amended by Amended Ordinance No. 24-033 on December 4, 2024, is
41 amended as indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by
42 reference into this ordinance.
43

1 Section 5. The Housing Element of the Snohomish County 2024 Comprehensive Plan, last
2 amended by Amended Ordinance No. 25-079 on December 12, 2025, is amended as indicated in Exhibit
3 B to this ordinance, which is attached hereto and incorporated by reference into this ordinance.
4

5 Section 6. The Land Use Element of the Snohomish County 2024 Comprehensive Plan, last
6 amended by Amended Ordinance No. 25-079 on December 12, 2025, is amended as indicated in Exhibit
7 C to this ordinance, which is attached hereto and incorporated by reference into this ordinance.
8

9 Section 7. Land Use Maps 1-6 in the Land Use Element of the Snohomish County 2024
10 Comprehensive Plan, last amended by Amended Ordinance No. 25-079 on December 12, 2025, are
11 amended as indicated in Exhibit D to this ordinance, which is attached hereto and incorporated by
12 reference into this ordinance.
13

14 Section 8. Appendix C Housing Needs Analysis of the Snohomish County 2024 Comprehensive
15 Plan, last amended by Amended Ordinance No. 24-033 on December 4, 2024, is amended as indicated in
16 Exhibit E to this ordinance, which is attached hereto and incorporated by reference into this ordinance.
17

18 Section 9. The cover page of the 2024 Comprehensive Plan shall be updated with text indicating
19 the most recent adoption date of amendments to the Plan, using text substantially similar to the
20 following: Last amended by [this ordinance number] on [adoption date].
21

22 Section 10. The County Council directs the Code Reviser to update SCC 30.10.060 pursuant to
23 SCC 1.02.020(3).
24

25 Section 11. Severability and Savings. If any section, sentence, clause, or phrase of this ordinance
26 shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by a
27 court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
28 constitutionality of any other section, sentence, clause, or phrase of this ordinance. Provided, however,
29 that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or
30 court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the
31 effective date of this ordinance shall be in full force and effect for that individual section, sentence,
32 clause or phrase as if this ordinance had never been adopted.
33
34
35

36 PASSED this _____ day of _____, 2026.
37

38 SNOHOMISH COUNCIL
39 Snohomish, Washington
40
41
42
43
44

Council Chair

1 ATTEST:

2
3
4 _____
5 Asst. Clerk of the Council

6
7 () APPROVED
8 () EMERGENCY
9 () VETOED

DATE:

10
11
12 _____
13 County Executive

14 ATTEST:

15
16 _____
17
18 Approved as to form only:

19
20 *Alethea Hart August 3, 2026*

21 Deputy Prosecuting Attorney

Exhibit A

Amendments to the Population and Employment Element

Exhibit A.1 – Table PE-1

Exhibit A.2 - Table PE-2

Exhibit A.3 - Table PE-3

Exhibit A.4 - Table PE-4

Exhibit A.1 – Table PE-1

Table PE-1: 2044 <u>Reconciled</u> Population Growth Targets for Cities, UGAs and the Rural/Resource Area				
Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	187,883	261,370	73,487	23.8%
Arlington UGA	20,418	35,515	15,097	4.9%
Arlington City	19,868	34,649	14,781	4.8%
Unincorporated	550	866	316	0.1%
Darrington UGA	1,564	1,983	419	0.1%
Darrington Town	1,462	1,770	308	0.1%
Unincorporated	102	213	111	0.0%
Gold Bar UGA	3,211	3,483	272	0.1%
Gold Bar City	2,403	2,650	247	0.1%
Unincorporated	808	833	25	0.0%
Granite Falls UGA	4,597	6,885	2,288	0.7%
Granite Falls City	4,450	6,551	2,101	0.7%
Unincorporated	147	334	187	0.1%
Index UGA (incorporated)	155	173	18	0.0%
Lake Stevens UGA	41,023	50,881	9,858	3.2%
Lake Stevens City	38,951	48,565	9,614	3.1%
Unincorporated	2,072	2,316	244	0.1%
Maltby UGA (unincorporated)	164	804	640	0.2%
Marysville UGA	70,911	100,015	29,104	9.4%
Marysville City	70,714	99,822	29,108	9.4%
Unincorporated	197	193	(4)	0.0%
Monroe UGA	21,266	26,672	5,406	1.8%
Monroe City	19,699	24,302	4,603	1.5%
Unincorporated	1,567	2,370	803	0.3%
Snohomish UGA	11,526	14,683	3,157	1.0%
Snohomish City	10,126	12,878	2,752	0.9%
Unincorporated	1,400	1,805	405	0.1%
Stanwood UGA	7,847	11,398	3,551	1.2%
Stanwood City	7,705	10,963	3,258	1.1%
Unincorporated	142	435	293	0.1%
Sultan UGA	5,201	8,876	3,675	1.2%
Sultan City	5,146	8,672	3,526	1.1%
Unincorporated	55	204	149	0.0%
S.W. County UGA	((505,947)) 506,551	((730,750)) 731,353	((224,803)) 224,802	72.9%
Incorporated S.W.	282,883	423,950	141,067	45.7%
Bothell City (part)	19,205	32,355	13,150	4.3%
Brier City	6,560	7,100	540	0.2%
Edmonds City	42,853	55,966	13,113	4.3%
Everett City	110,629	179,176	68,547	22.2%
Lynnwood City	38,568	63,735	25,167	8.2%
Mill Creek City	20,926	24,813	3,887	1.3%
Mountlake Terrace City	21,286	34,710	13,424	4.4%
Mukilteo City	21,538	24,616	3,078	1.0%
Woodway Town	1,318	1,480	162	0.1%
Unincorporated S.W.	((223,064)) 223,668	((306,800)) 307,403	((83,736)) 83,735	27.2%
UGA Total	((693,830)) 694,434	((992,120)) 992,723	((298,290)) 298,289	96.7%
City Total	463,562	674,946	211,384	68.6%
Unincorporated UGA Total	((230,268)) 230,872	((317,174)) 317,777	((86,906)) 86,905	28.2%
Non-UGA Total (Uninc Rural/Resource Area)	((134,127)) 133,523	((144,190)) 143,586	10,063	3.3%
County Total	827,957	1,136,309	308,352	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries. Details may not add to totals due to rounding.

Exhibit A.2 - Table PE-2

Table PE-2: 2044 <u>Reconciled</u> Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA						
Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth			
			Amount		Pct of Total County Growth	
SW County UGA Total	((505,947)) 506,551	((730,750)) 731,353	((224,803))	224,802	72.9%	
Incorporated SW County UGA Total	282,883	423,950	141,067		45.7%	
Unincorporated SW County UGA Total	((223,064)) 223,668	((306,800)) 307,403	((83,736))	83,735	27.2%	
Bothell Area	53,504	((76,261)) 74,690	((22,757))	21,186	((7.4%))	6.9%
Bothell City (part)	19,205	32,355	13,150		4.3%	
Unincorporated MUGA	34,299	((43,907)) 42,335	((9,608))	8,036	((3.1%))	2.6%
Brier Area	8,388	9,082	694		0.2%	
Brier City	6,560	7,100	540		0.2%	
Unincorporated MUGA	1,828	1,982	154		0.0%	
Edmonds Area	46,860	60,765	13,905		4.5%	
Edmonds City	42,853	55,966	13,113		4.3%	
Unincorporated MUGA	4,007	4,799	792		0.3%	
Everett Area	158,319	246,199	87,880		28.5%	
Everett City	110,629	179,176	68,547		22.2%	
Unincorporated MUGA	47,690	67,023	19,333		6.3%	
Lynnwood Area	74,220	119,262	45,042		14.6%	
Lynnwood City	38,568	63,735	25,167		8.2%	
Unincorporated MUGA	35,652	55,527	19,875		6.4%	
Mill Creek Area	72,975	87,651	14,676		4.8%	
Mill Creek City	20,926	24,813	3,887		1.3%	
Unincorporated MUGA	52,049	62,838	10,789		3.5%	
Mountlake Terrace Area	21,309	34,740	13,431		4.4%	
Mountlake Terrace City	21,286	34,710	13,424		4.4%	
Unincorporated MUGA	23	30	7		0.0%	
Mukilteo Area	37,122	48,413	11,291		3.7%	
Mukilteo City	21,538	24,616	3,078		1.0%	
Unincorporated MUGA	15,584	23,797	8,213		2.7%	
Woodway Area	1,318	1,751	433		0.1%	
Woodway Town	1,318	1,480	162		0.1%	
Unincorporated MUGA	-	271	271		0.1%	
Paine Field Area (Unincorporated)	50	50	-		0.0%	
Larch Way Overlap (Unincorporated)	4,999	11,798	6,799		2.2%	
SWUGA Expansion Area (Unincorporated) *	604	2,175	1,571		0.5%	
Lake Stickney Gap (Unincorporated)	11,042	14,452	3,410		1.1%	
Silver Firs Gap (Unincorporated)	15,841	20,326	4,485		1.5%	
County Total	827,957	1,136,309	308,352	100.0%		

NOTE: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area. Details may not add to totals due to rounding.

* Negotiations on-going for city affiliation.

Exhibit A.3 - Table PE-3

Table PE-3: 2044 <u>Reconciled</u> Employment Growth Targets for Cities, UGAs and the Rural/Resource Area				
Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	58,827	104,831	46,004	26.8%
Arlington UGA	10,289	24,751	14,462	8.4%
Arlington City	10,267	24,690	14,423	8.4%
Unincorporated	22	61	39	0.0%
Darrington UGA	522	1,091	569	0.3%
Darrington Town	522	1,015	493	0.3%
Unincorporated	-	76	76	0.0%
Gold Bar UGA	257	848	591	0.3%
Gold Bar City	250	841	591	0.3%
Unincorporated	7	7	-	0.0%
Granite Falls UGA	971	2,128	1,157	0.7%
Granite Falls City	971	2,126	1,155	0.7%
Unincorporated	-	3	3	0.0%
Index UGA (incorporated)	27	30	3	0.0%
Lake Stevens UGA	5,732	8,994	3,262	1.9%
Lake Stevens City	5,675	8,894	3,219	1.9%
Unincorporated	57	100	43	0.0%
Maltby UGA (unincorporated)	3,623	4,636	1,013	0.6%
Marysville UGA	15,974	33,619	17,645	10.3%
Marysville City	15,310	32,926	17,616	10.3%
Unincorporated	664	693	29	0.0%
Monroe UGA	10,260	12,619	2,359	1.4%
Monroe City	10,096	12,420	2,324	1.4%
Unincorporated	164	199	35	0.0%
Snohomish UGA	6,110	7,983	1,873	1.1%
Snohomish City	5,842	7,666	1,824	1.1%
Unincorporated	268	317	49	0.0%
Stanwood UGA	4,057	5,799	1,742	1.0%
Stanwood City	3,865	5,073	1,208	0.7%
Unincorporated	192	726	534	0.3%
Sultan UGA	1,005	2,334	1,329	0.8%
Sultan City	1,005	2,334	1,329	0.8%
Unincorporated	-	-	-	0.0%
S.W. County UGA	219,102	340,488	121,386	70.6%
Incorporated S.W.	184,813	291,764	106,951	62.2%
Bothell City (part)	16,100	24,805	8,705	5.1%
Brier City	495	609	114	0.1%
Edmonds City	14,174	17,232	3,058	1.8%
Everett City	99,817	167,157	67,340	39.2%
Lynnwood City	28,628	50,540	21,912	12.8%
Mill Creek City	6,787	7,523	736	0.4%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Mukilteo City	10,313	12,671	2,358	1.4%
Woodway Town	68	80	12	0.0%
Unincorporated S.W.	34,289	48,724	14,435	8.4%
UGA Total	277,929	445,319	167,390	97.4%
City Total	238,643	389,778	151,135	88.0%
Unincorporated UGA Total	39,286	55,542	16,256	9.5%
Non-UGA Total ((#)) (Uninc Rural/Resource Area)	17,887	22,314	4,427	2.6%
County Total	295,816	467,634	171,818	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries. Details may not add to totals due to rounding. Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

Exhibit A.4 - Table PE-4

Table PE-4: 2044 <u>Reconciled</u> Employment Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA				
Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	219,102	340,488	121,386	70.6%
Incorporated SW County UGA Total	184,813	291,764	106,951	62.2%
Unincorporated SW County UGA Total	34,289	48,724	14,435	8.4%
Bothell Area	18,314	((27,562))	27,354	((9,248))
Bothell City (part)	16,100	24,805	8,705	9,040
Unincorporated MUGA	2,214	((2,758))	544	336
Brier Area	619	791	172	0.1%
Brier City	495	609	114	0.1%
Unincorporated MUGA	124	182	58	0.0%
Edmonds Area	14,421	17,555	3,134	1.8%
Edmonds City	14,174	17,232	3,058	1.8%
Unincorporated MUGA	247	323	76	0.0%
Everett Area	106,229	175,475	69,246	40.3%
Everett City	99,817	167,157	67,340	39.2%
Unincorporated MUGA	6,412	8,318	1,906	1.1%
Lynnwood Area	33,695	58,503	24,808	14.4%
Lynnwood City	28,628	50,540	21,912	12.8%
Unincorporated MUGA	5,067	7,963	2,896	1.7%
Mill Creek Area	12,567	14,930	2,363	1.4%
Mill Creek City	6,787	7,523	736	0.4%
Unincorporated MUGA	5,780	7,406	1,626	0.9%
Mountlake Terrace Area	8,431	11,148	2,717	1.6%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Unincorporated MUGA	-	-	-	0.0%
Mukilteo Area	14,006	19,267	5,261	3.1%
Mukilteo City	10,313	12,671	2,358	1.4%
Unincorporated MUGA	3,693	6,596	2,903	1.7%
Woodway Area	68	112	44	0.0%
Woodway Town	68	80	12	0.0%
Unincorporated MUGA	-	32	32	0.0%
Paine Field Area (Unincorporated)	6,371	8,943	2,572	1.5%
Larch Way Overlap (Unincorporated)	1,636	2,140	504	0.3%
SWUGA Expansion Area (Unincorporated) *	-	208	208	0.1%
Lake Stickney Gap (Unincorporated)	911	1,618	707	0.4%
Silver Firs Gap (Unincorporated)	1,834	2,444	610	0.4%
County Total	295,816	467,634	171,818	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area. Details may not add to totals due to rounding.

* Negotiations on-going for city affiliation.

The portion of the 2044 employment growth shown above that is allocated to the Paine Field/Boeing Everett Manufacturing/Industrial Center (MIC) is:

	2019	2044	2019-2044 Growth
Total MIC (City and Unincorporated portions combined)	43,135	49,880	6,745
Everett City - MIC portion	35,255	38,554	3,299
Total Unincorporated portion	7,880	11,326	3,446
Paine Field Area (Unincorporated)	6,371	8,943	2,572
Mukilteo MUGA (Unincorporated) - MIC portion	1,509	2,383	874

Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

Exhibit B

Amendments to the Housing Element

Exhibit B.1 – Table HO-2

Exhibit B.2 - Table HO-3

Exhibit B.1 – Table HO-2

Table HO-2: 2044 <u>Reconciled</u> Housing Growth Targets for Cities, UGAs and the Rural/Resource Area				
Area	2020 Census Housing Units (excluding seasonal units)	2044 Housing Unit Targets	2020-2044 Housing Unit Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	67,917	104,597	36,680	21.9%
Arlington UGA	7,868	15,785	7,918	4.7%
Arlington City	7,689	15,483	7,794	4.7%
Unincorporated	179	302	124	0.1%
Darrington UGA	686	884	198	0.1%
Darrington Town	648	802	154	0.1%
Unincorporated	38	82	44	0.0%
Gold Bar UGA	1,235	1,434	198	0.1%
Gold Bar City	892	1,059	167	0.1%
Unincorporated	343	374	31	0.0%
Granite Falls UGA	1,635	2,709	1,074	0.6%
Granite Falls City	1,579	2,566	987	0.6%
Unincorporated	56	143	87	0.1%
Index UGA (incorporated)	80	90	10	0.0%
Lake Stevens UGA	14,124	19,218	5,094	3.0%
Lake Stevens City	13,473	18,388	4,915	2.9%
Unincorporated	651	830	179	0.1%
Maltby UGA (unincorporated)	60	346	287	0.2%
Marysville UGA	25,783	40,036	14,253	8.5%
Marysville City	25,723	39,976	14,253	8.5%
Unincorporated	60	60	-	0.0%
Monroe UGA	6,714	9,345	2,630	1.6%
Monroe City	6,163	8,379	2,216	1.3%
Unincorporated	551	965	414	0.2%
Snohomish UGA	4,846	6,596	1,750	1.0%
Snohomish City	4,327	5,873	1,546	0.9%
Unincorporated	519	722	203	0.1%
Stanwood UGA	2,983	4,752	1,769	1.1%
Stanwood City	2,929	4,559	1,630	1.0%
Unincorporated	54	193	139	0.1%
Sultan UGA	1,906	3,404	1,498	0.9%
Sultan City	1,883	3,308	1,425	0.9%
Unincorporated	23	96	73	0.0%
S.W. County UGA	((199,902)) 200,106	((325,470)) 325,674	((125,569)) 125,568	75.0%
Incorporated S.W.	118,993	200,733	81,740	48.8%
Bothell City (part)	7,343	14,325	6,982	4.2%
Brier City	2,355	2,894	539	0.3%
Edmonds City	19,005	28,073	9,068	5.4%
Everett City	47,023	85,580	38,557	23.0%
Lynnwood City	16,132	30,183	14,051	8.4%
Mill Creek City	8,961	11,578	2,617	1.6%
Mountlake Terrace City	9,133	16,816	7,683	4.6%
Mukilteo City	8,565	10,711	2,146	1.3%
Woodway Town	476	574	98	0.1%
Unincorporated S.W.	((80,909)) 81,113	((124,737)) 124,941	43,828	26.2%
UGA Total	((267,819)) 268,023	((430,068)) 430,271	((162,249)) 162,248	96.9%
City Total	184,379	301,218	116,839	69.8%
Unincorporated UGA Total	((83,440)) 83,644	((128,850)) 129,053	((45,410)) 45,409	27.1%
Non-UGA Total (Uninc Rural/Resource Area)	((49,529)) 49,325	((54,724)) 54,520	5,195	3.1%
County Total	317,348	484,791	167,443	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries. Details may not add to totals due to rounding.

Exhibit B.2 – Table HO-3

Table HO-3: 2044 <u>Reconciled</u> Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA						
Area	2020 Census Housing Units (excluding seasonal units)	2044 Housing Unit Targets	2020-2044 Housing Unit Growth			
			Amount	Pct of Total County Growth		
SW County UGA Total	((199,902)) 200,106	((325,470)) 325,674	((125,569)) 125,568	75.0%		
Incorporated SW County UGA Total	118,993	200,733	81,740	48.8%		
Unincorporated SW County UGA Total	((80,909)) 81,113	((124,737)) 124,941	43,828	26.2%		
Bothell Area	19,495	((31,181)) 30,360	((11,686)) 10,865	((7.0%))		6.5%
Bothell City (part)	7,343	14,325	6,982	4.2%		
Unincorporated MUGA	12,152	((16,856)) 16,035	((4,704)) 3,883	((2.8%))		2.3%
Brier Area	2,991	3,671	680	0.4%		
Brier City	2,355	2,894	539	0.3%		
Unincorporated MUGA	636	777	141	0.1%		
Edmonds Area	20,612	30,153	9,541	5.7%		
Edmonds City	19,005	28,073	9,068	5.4%		
Unincorporated MUGA	1,607	2,081	474	0.3%		
Everett Area	64,822	113,382	48,560	29.0%		
Everett City	47,023	85,580	38,557	23.0%		
Unincorporated MUGA	17,799	27,803	10,004	6.0%		
Lynnwood Area	30,488	55,147	24,659	14.7%		
Lynnwood City	16,132	30,183	14,051	8.4%		
Unincorporated MUGA	14,356	24,964	10,608	6.3%		
Mill Creek Area	26,810	35,552	8,742	5.2%		
Mill Creek City	8,961	11,578	2,617	1.6%		
Unincorporated MUGA	17,849	23,974	6,125	3.7%		
Mountlake Terrace Area	9,142	16,829	7,687	4.6%		
Mountlake Terrace City	9,133	16,816	7,683	4.6%		
Unincorporated MUGA	9	13	4	0.0%		
Mukilteo Area	14,029	20,436	6,407	3.8%		
Mukilteo City	8,565	10,711	2,146	1.3%		
Unincorporated MUGA	5,464	9,725	4,261	2.5%		
Woodway Area	476	714	238	0.1%		
Woodway Town	476	574	98	0.1%		
Unincorporated MUGA	-	140	140	0.1%		
Paine Field Area (Unincorporated)	2	2	-	0.0%		
Larch Way Overlap (Unincorporated)	1,765	5,220	3,455	2.1%		
SWUGA Expansion Area (Unincorporated) *	204	1,025	821	0.5%		
Lake Stickney Gap (Unincorporated)	4,036	5,619	1,583	0.9%		
Silver Firs Gap (Unincorporated)	5,234	7,565	2,331	1.4%		
County Total	317,348	484,791	167,443	100.0%		

NOTE: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area; Details may not add to totals due to rounding.

* Negotiations on-going for city affiliation.

Exhibit C

Text Amendments to the Land Use Element

Pages LU-36 – LU-38

RURAL LANDS

Rural lands are those areas outside of urban growth areas (UGAs), excluding designated agricultural and forest lands, which are discussed in separate subelements as resource lands. Mineral resource lands, also discussed in a separate resource subelement, overlap with a small portion of rural lands. In Snohomish County, rural areas are traditionally used for hobby farms, tree nurseries, greenhouses, agricultural crops, livestock, mineral extraction and processing, timber production, and low-density residential development. The low intensity use of rural land also provides fish and wildlife habitat, open space, and other environmental benefits.

The Growth Management Act (GMA) requires the county to include a rural element in its comprehensive plan. The county's rural element consists of the rural land use policies in this subelement of the Land Use Element as well as other rural-related policies addressing utilities, transportation, housing, open space, parks and recreation, economic development, and natural resources, that are each discussed in more depth within separate elements of the Plan:

- The Capital Facilities and Utilities Element discourages urban development patterns in the rural area by restricting public sewer systems outside designated UGAs. The Capital Facilities and Utilities Element also addresses potable water supply issues in rural areas.
- The Transportation Element establishes rural standards and rural levels of service to support low density/low intensity development in rural areas consistent with the rural land use policies.
- The Capital Facilities and Utilities Element also lists facilities that are "necessary to support rural development" and corresponding minimum levels of service for each facility.
- The Housing Element promotes provision of a broad range of housing types in urban and rural areas to ensure all segments of the population have the opportunity to obtain safe, sanitary, and affordable housing.
- The open space subelement in the Land Use Element provides a policy framework linking open space preservation and development of recreational and residential opportunities in rural areas.
- Policies in the Economic Development and Natural Environment Elements in the Plan, as well as the resource subelements of the Land Use Element provide a foundation supporting rural and resource-based economic activities in the rural areas.

The CPPs for Rural Land Use and Resource Lands (agricultural, forest, and mineral lands) provide the policy framework for preparing the Rural subelement of the Plan. The rural land use policies in the CPPs and the Rural subelement provide for limited growth in rural areas, strive to be sensitive to existing land uses and development patterns, preserve rural character and lifestyle, and protect the environment and natural resource lands.

VISION 2050, the CPPs, and Policy LU 6.A.1 establish a total population target outside of UGAs of ((144,190)) 143,586 by the year 2044. As of the 2020 Census, population outside of UGAs stood at ((134,127)) 133,523. To maintain consistency under VISION 2050, rural growth is limited to not more than 10,063 additional residents between 2020 and 2044. Pre-GMA trend forecasts showed 28 percent of the county's population growth occurring in rural areas. Actual growth patterns since adoption of the county's first GMA plan in 1995 show that only 11% of total population growth from 1995 to 2020 has

occurred outside the UGAs. This dramatic shift in pre-GMA and post-GMA growth patterns strongly suggests that the county's Plan has been, and can continue to be, a significant force for the preservation of the county's rural lands. While this is encouraging, the current trend line of rural growth between 2020-2044 suggests that the 2044 population target may be reached by 2031 unless action is taken to further reduce the growth rate outside of UGAs. Strategies to reduce the growth rate may include a cap on total rural population growth, annual metering of building permits or lots, or other adjustments to development regulations to limit population growth in rural areas.

Rural land use policies describe and accommodate a wide array of land uses and a variety of low-density residential housing that is compatible with the character of rural areas; supports rural and natural resource-based industries; provides economic opportunities for rural residents; promotes low intensity recreational uses consistent with rural surroundings; and preserves the rural lifestyle and traditional rural activities which contribute to the county's overall quality of life.

GOAL LU 6 Protect and enhance the character, quality, and identity of rural areas.

Objective LU 6.A Reduce the rate of growth that results in sprawl in rural and resource areas.

- LU Policies**
- 6.A.1 The County shall manage and reduce the rural population growth rate over time, consistent with VISION 2050, so that the total population outside of the UGA does not exceed ((144,190)) 143,586 by the year 2044. Rural growth rates shall be monitored using the process and criteria established under Objective PE 2.B. If an extrapolation of the County's annual estimates of rural population growth, based on State Office of Financial Management (OFM) estimates, indicates that the rural population target will be exceeded within two years of the most recent OFM estimate, the county shall implement strategies such as a cap on total rural population growth, annual metering of building permits or lots, or adjustments to development regulations to bring rural growth trends back into alignment with the adopted target.
 - 6.A.2 Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities.

Exhibit D

Amendments to LU Maps 1-6 of the Land Use Element

Exhibit D.1 – LU Map - 1 Future Land Use Map

Exhibit D.2 – LU Map - 2 Countywide Centers

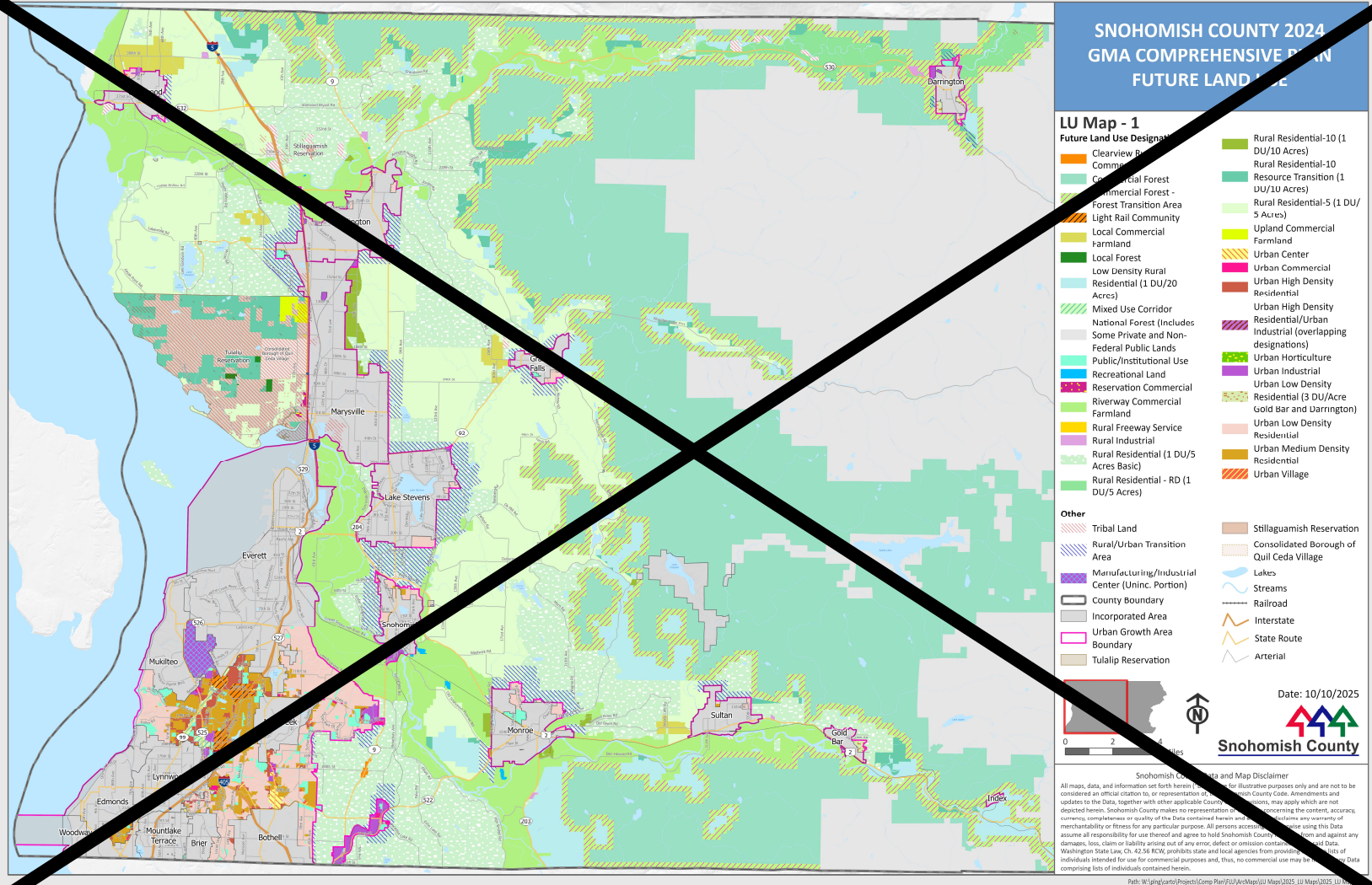
Exhibit D.3 – LU Map - 3 Mineral Resource Lands Mineral Resource Overlay (MRO)

Exhibit D.4 – LU Map - 4 Municipal Urban Growth Areas

Exhibit D.5 – LU Map - 5 Open Space Corridors and Wildlife Areas

Exhibit D.6 – LU Map - 6 Lands Useful for Public Purpose

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SNOHOMISH COUNTY 2026 GMA COMPREHENSIVE PLAN FUTURE LAND USE

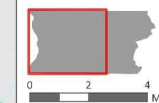
LU Map - 1

Future Land Use Designations

- | | |
|--|---|
| Clearview Rural Commercial | Rural Residential-10 (1 DU/10 Acres) |
| Commercial Forest | Rural Residential-10 Resource Transition (1 DU/10 Acres) |
| Commercial Forest - Forest Transition Area | Rural Residential-5 (1 DU/5 Acres) |
| Light Rail Community | Upland Commercial Farmland |
| Local Commercial Farmland | Urban Center |
| Local Forest | Urban Commercial |
| Low Density Rural Residential (1 DU/20 Acres) | Urban High Density Residential |
| Mixed Use Corridor | Urban High Density Residential (overlapping designations) |
| National Forest (Includes Some Private and Non-Federal Public Lands) | Urban Horticulture |
| Public/Institutional Use | Urban Industrial |
| Recreational Land | Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington) |
| Reservation Commercial | Urban Low Density Residential |
| Riverway Commercial Farmland | Urban Medium Density Residential |
| Rural Freeway Service | Urban Village |
| Rural Industrial | |
| Rural Residential (1 DU/5 Acres Basic) | |
| Rural Residential - RD (1 DU/5 Acres) | |

Other

- | | |
|--|---|
| Tribal Land | Stillaguamish Reservation |
| Rural/Urban Transition Area | Consolidated Borough of Quil Ceda Village |
| Manufacturing/Industrial Center (Uninc. Portion) | Lakes |
| County Boundary | Streams |
| Incorporated Area | Railroad |
| Urban Growth Area Boundary | Interstate |
| Tulalip Reservation | State Route |
| | Arterial |



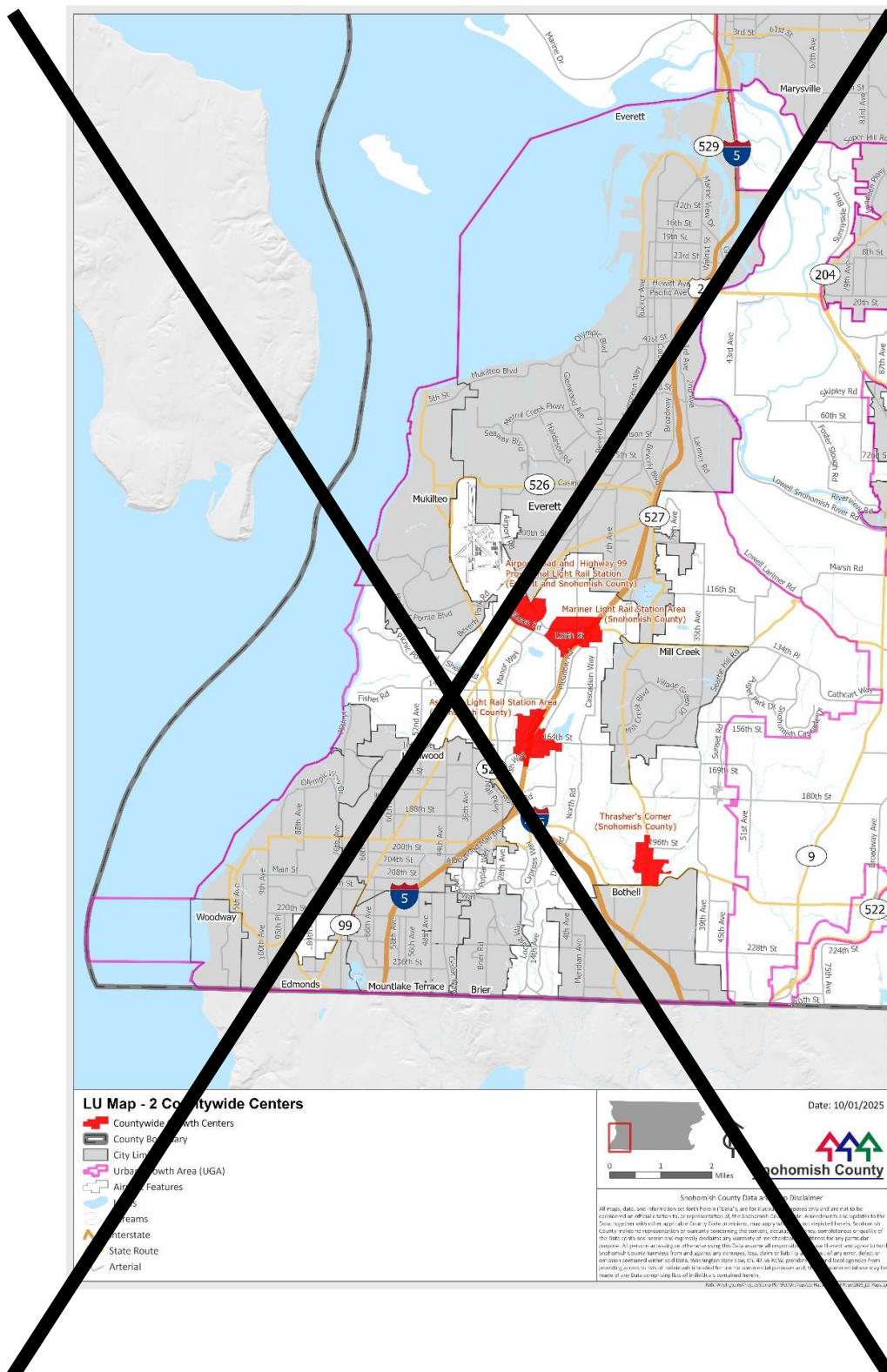
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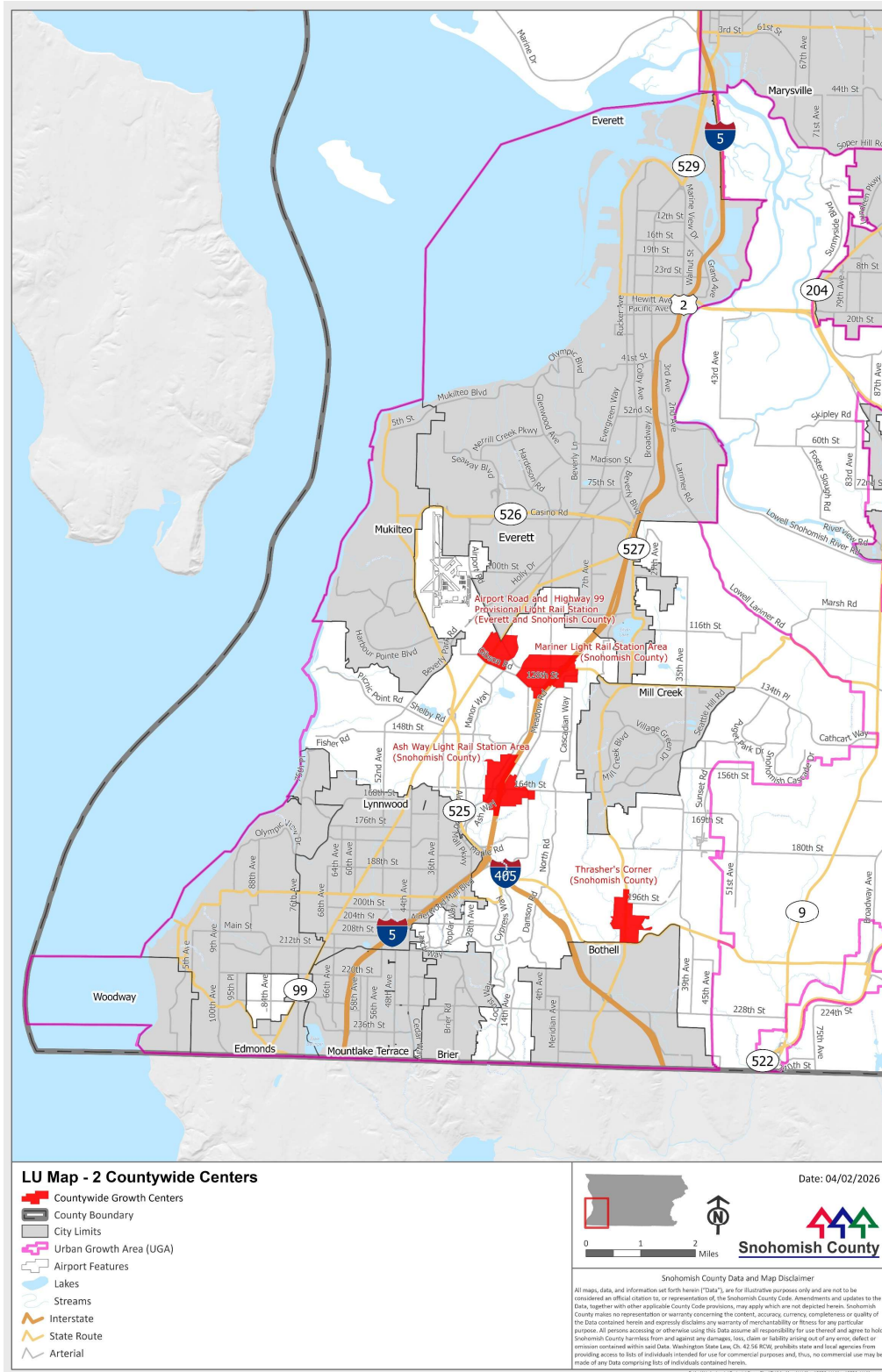


Snohomish County Data and Map Disclaimer

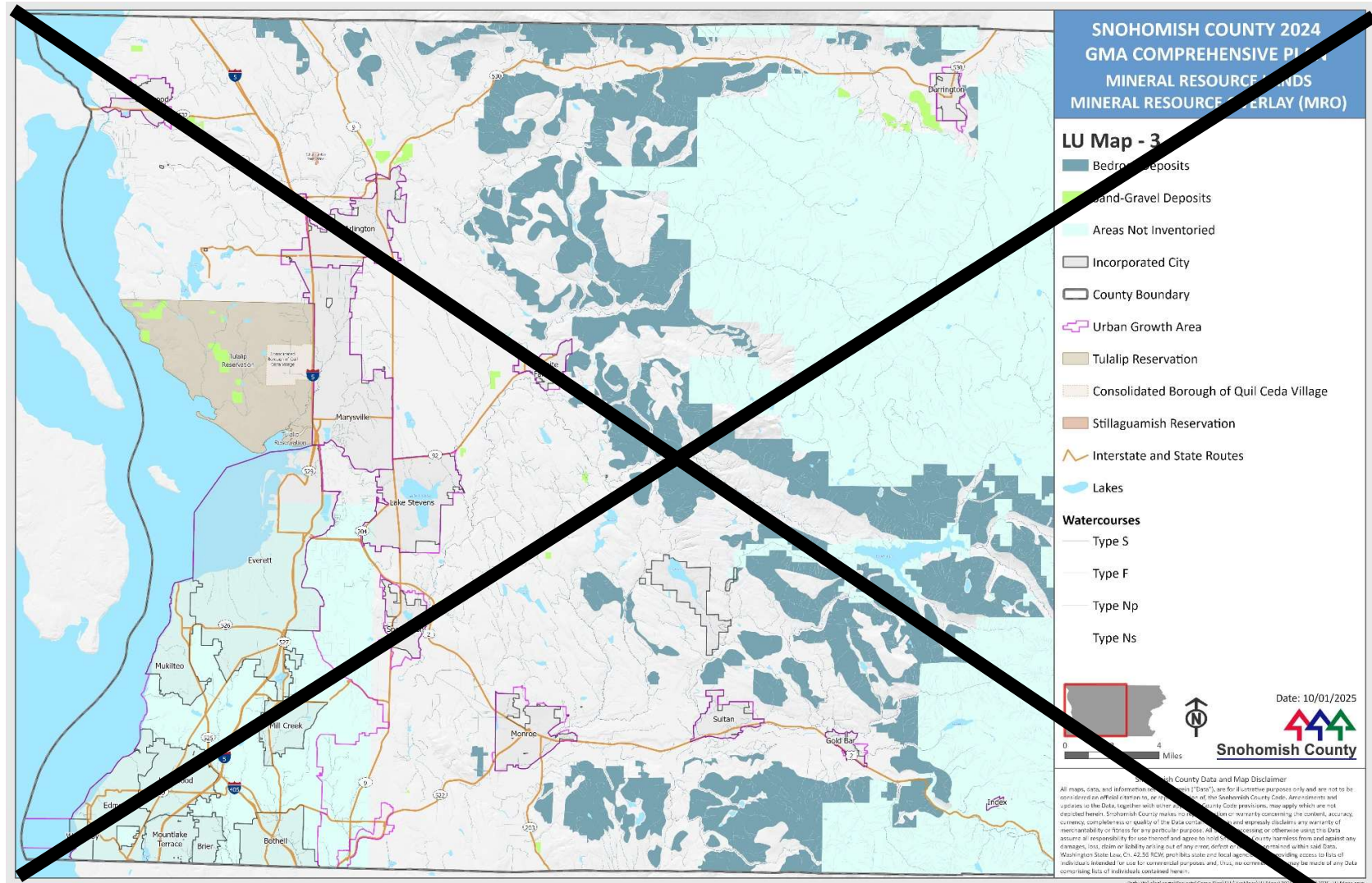
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SNOHOMISH COUNTY 2026 GMA COMPREHENSIVE PLAN MINERAL RESOURCE LANDS MINERAL RESOURCE OVERLAY (MRO)

LU Map - 3

- Bedrock Deposits
- Sand-Gravel Deposits
- Areas Not Inventoried
- Incorporated City
- County Boundary
- Urban Growth Area
- Tulalip Reservation
- Consolidated Borough of Quil Ceda Village
- Stillaguamish Reservation
- Interstate and State Routes
- Lakes

Watercourses

- Type S
- Type F
- Type Np
- Type Ns



Date: 04/02/2026

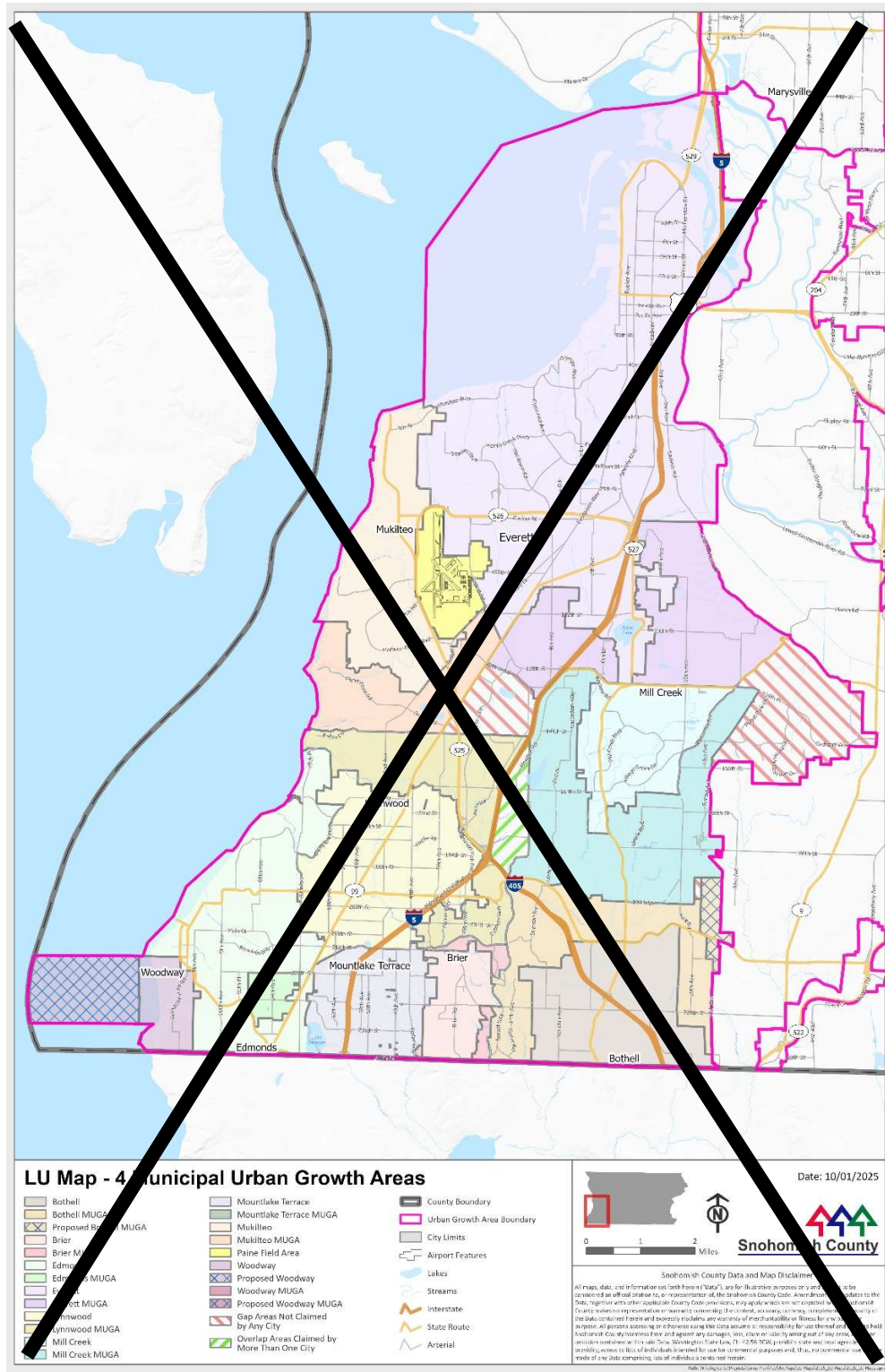


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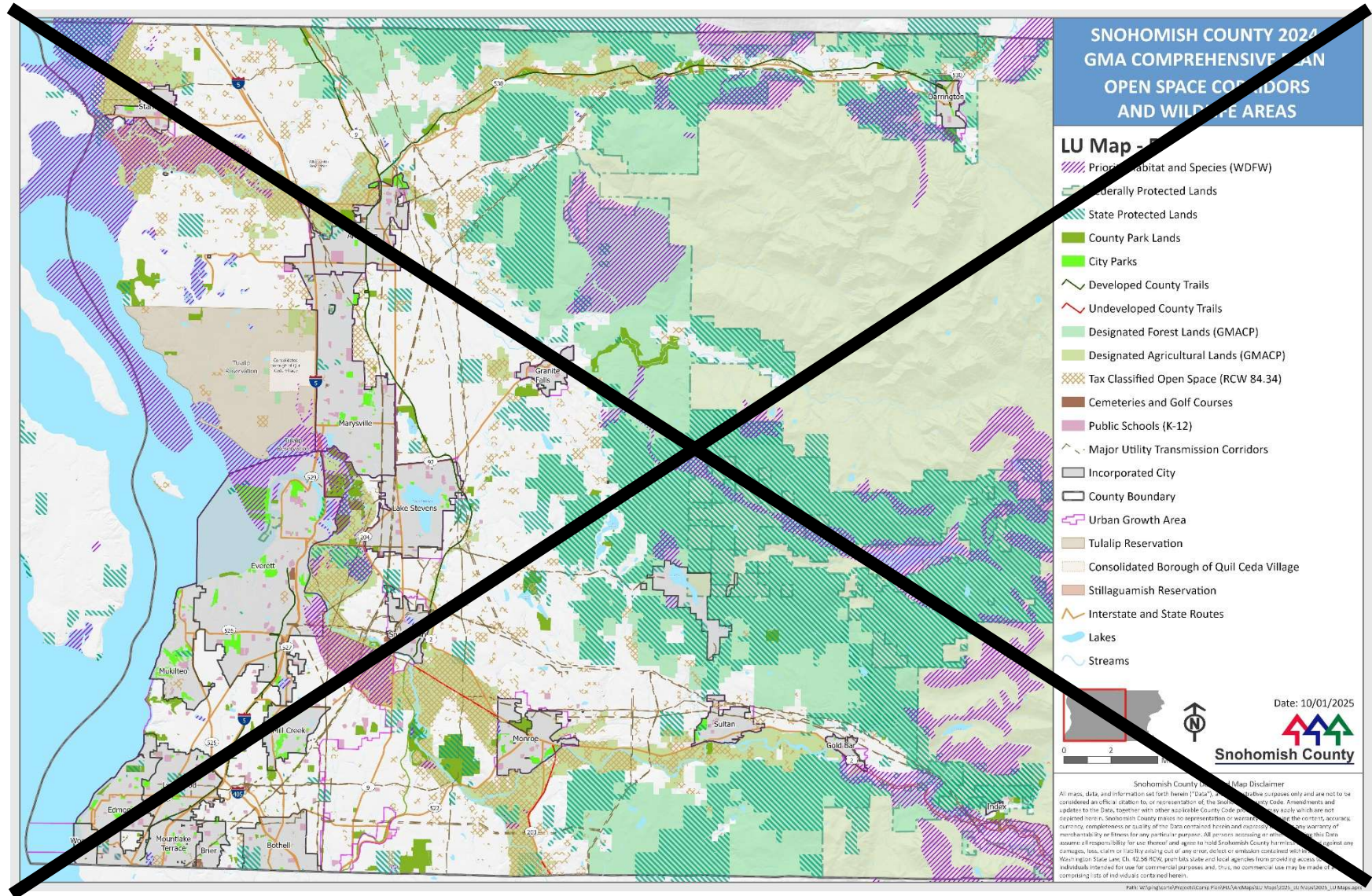
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Exhibit D.4 – LU Map - 4 Municipal Urban Growth Areas

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LU Map - 5

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 Date: 04/06/2026

Snohomish County

Date: 04/06/2026



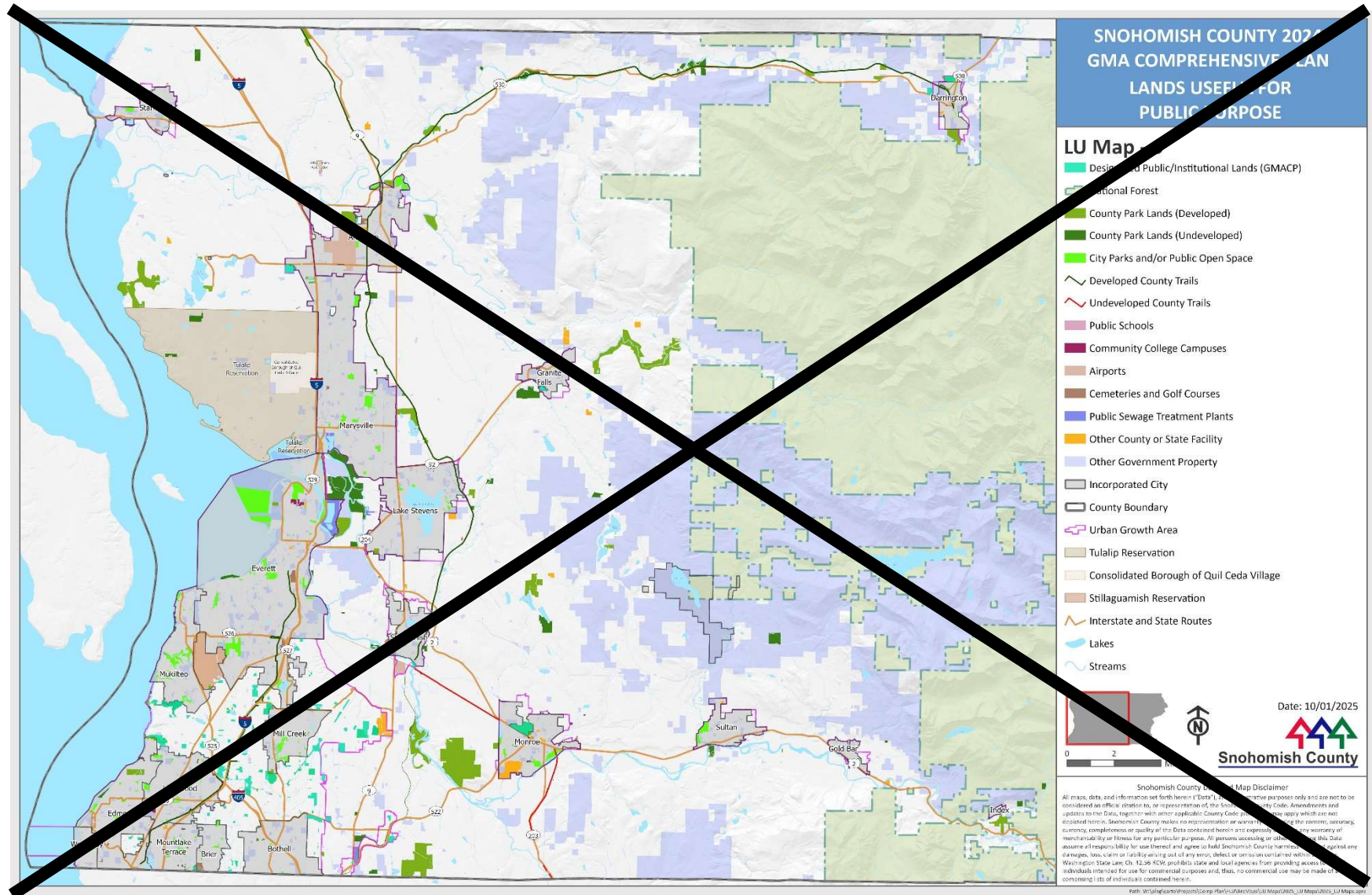
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SNOHOMISH COUNTY 2026 GMA COMPREHENSIVE PLAN LANDS USEFUL FOR PUBLIC PURPOSE

LU Map - 6

Designated Public/Institutional Lands (GMACP)

- National Forest
- County Park Lands (Developed)
- County Park Lands (Undeveloped)
- City Parks and/or Public Open Space
- Developed County Trails
- Undeveloped County Trails
- Public Schools (K-12)
- Community College Campuses
- Airports
- Cemeteries and Golf Courses
- Public Sewage Treatment Plants
- Other County or State Facility
- Other Government Property
- Incorporated City
- County Boundary
- Urban Growth Area
- Tulalip Reservation
- Consolidated Borough of Quil Ceda Village
- Stillaguamish Reservation
- Interstate and State Routes
- Lakes
- Streams



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Exhibit E

Amendments to Appendix C – Housing Needs Analysis

Exhibit E.1 – Table 2-2

Exhibit E.2 – Table 2-3

Exhibit E.3 – Table 2-4

Exhibit E.1

Table 2-2 Housing Type and Density by Future Land Use Designation, Unincorporated UGA

Proposed Future Land Use Designation	SWUGA Housing Types Allowed	Non-SWUGA Housing Types Allowed	Buildable Density	Assigned Zone Category
CMU	TH, MF, SA (M-U)		55.0	Mid-Rise
ULDR (Monroe LDSFR)		SF (SFL)	4.4	Low Density
ULDR (Monroe LDSFR UE, Unsewered Urban Enclave)		SF (SFL)	2.0	Low Density
ULDR (Monroe MDSFR)		SF, MF (SFL)	7.0	Low Density
UHDR (MF-HD, higher density in Urban Core)	TH, MF (M-U)		30.4 - 36.0	Low-Rise
UCOM (MF-HD-UCOM, higher density in Urban Core)	TH, MF (COM)		15.2	Low-Rise
UMDR (Monroe MU, Mixed Use)		MF (M-U)	15.0	Low-Rise
UCENTER	TH, MF, SA (M-U)		55.0	Mid-Rise
UCENTER-Airport Road	MF, SA (M-U)		105.0	Mid-Rise
UCENTER-Core	MF, SA (M-U)		105.0	Mid-Rise
UCOM	MF, SA (COM)		1.6 - 5.6	Low-Rise
UHDR	SF, TH, MF, SA (MFR)		17.7	Low-Rise
UI-TN (Stanwood, Traditional Neighborhood)		SF, MF (SFM)	10.0	Moderate Density
ULDR	SF, TH (SFL)	SF (SFL)	3.7 - 7.4	Low Density
ULDR (Arlington, ULDR-Lindsay Annexation)		SF, MF (SFM)	6.0	Low Density
ULDR (No Subdivision, Picnic Point)	SF (SFL)		NA	Low Density
ULDR (Unsewered Urban Enclave, Picnic Point)	SF (SFL)		2.0	Low Density
ULDR3 (3 du/ac, Darrington & Gold Bar)	SF (SFL)		2.6 - 2.8	Low Density
UMDR	SF, TH, MF (SFM)	SF, MF (SFM)	10.6 - 11.1	Moderate Density
UVILLAGE	TH, MF, SA (M-U)		25.0	Low-Rise

SF = Single family detached; TH = Townhouse; MF = Multi-family; SA = Senior Apartments.

Exhibit E.2

Table 2-3. Potential Income Levels Served by Housing Type and Future Land Use Designation, Unincorporated UGA

Proposed Future Land Use Designation	SWUGA		Buildable Density	Assigned Zone Category	Lowest Potential Income Level Served	
	Housing Types Allowed	Non-SWUGA Housing Types Allowed			Market Rate	With Subsidies
ULDR (Monroe LDSFR)		SF (SFL)	4.4	Low Density	>120%	NA
ULDR (Monroe LDSFR UE, Unsewered Urban Enclave)		SF (SFL)	2.0	Low Density	>120%	NA
ULDR (Monroe MDSFR)		SF, MF (SFL)	7.0	Low Density	>120%	NA
ULDR	SF, TH (SFL)	SF (SFL)	3.7 - 7.4	Low Density	>120%	NA
ULDR (No Subdivision, Picnic Point)	SF (SFL)		NA	Low Density	>120%	NA
ULDR (Unsewered Urban Enclave, Picnic Point)	SF (SFL)		2.0	Low Density	>120%	NA
ULDR3 (3 du/ac, Darrington & Gold Bar)	SF (SFL)		2.6 - 2.8	Low Density	>120%	NA
ULDR (Arlington, ULDR-Lindsay Annexation)		SF, MF (SFM)	6.0	Low Density	>120%	NA
UI-TN (Stanwood, Traditional Neighborhood)		SF, MF (SFM)	10.0	Moderate Density	>80-120%	NA
UMDR	SF, TH, MF (SFM)	SF, MF (SFM)	10.6 - 11.1	Moderate Density	>80-120%	NA
UHDR (MF-HD, higher density in Urban Core)	TH, MF (M-U)		30.4 - 36.0	Low-Rise	>50-80%	0-50%
UCOM (MF-HD-UCOM, higher density in Urban Core)	TH, MF (COM)		15.2	Low-Rise	>50-80%	0-50%
UMDR (Monroe MU, Mixed Use)		MF (M-U)	15.0	Low-Rise	>50-80%	0-50%
UCOM	MF, SA (COM)		1.6 - 5.6	Low-Rise	>50-80%	0-50%
UHDR	SF, TH, MF, SA (MFR)		17.7	Low-Rise	>50-80%	0-50%
UVILLAGE	TH, MF, SA (M-U)		25.0	Low-Rise	>50-80%	0-50%
CMU	TH, MF, SA (M-U)		55.0	Mid-Rise	>50-80%	0-50%
UCENTER	TH, MF, SA (M-U)		55.0	Mid-Rise	>50-80%	0-50%
UCENTER-Airport Road	MF, SA (M-U)		105.0	Mid-Rise	>50-80%	0-50%
UCENTER-Core	MF, SA (M-U)		105.0	Mid-Rise	>50-80%	0-50%

SF = Single family detached; TH = Townhouse; MF = Multi-family; SA = Senior Apartments.

Exhibit E.3

Table 2-4. Additional Housing Unit Capacity by Potential Income Levels Served, Unincorporated UGA

Proposed Future Land Use Designation	SWUGA Housing Types Allowed	Non-SWUGA Housing Types Allowed	Buildable Density	Assigned Zone Category	Effective Addtnl HU Capacity, 2020-2044	Lowest Potential Income Level Served	
						Market Rate	With Subsidies
ULDR (Monroe LDSFR)		SF (SFL)	4.4	Low Density	207	>120%	NA
ULDR (Monroe LDSFR UE, Unsewered Urban Enclave)		SF (SFL)	2.0	Low Density	5	>120%	NA
ULDR (Monroe MDSFR)		SF, MF (SFL)	7.0	Low Density	427	>120%	NA
ULDR	SF, TH (SFL)	SF (SFL)	3.7 - 7.4	Low Density	5747	>120%	NA
ULDR (No Subdivision, Picnic Point)	SF (SFL)		NA	Low Density	24	>120%	NA
ULDR (Unsewered Urban Enclave, Picnic Point)	SF (SFL)		2.0	Low Density	10	>120%	NA
ULDR3 (3 du/ac, Darrington & Gold Bar)	SF (SFL)		2.6 - 2.8	Low Density	137	>120%	NA
ULDR (Arlington, ULDR-Lindsay Annexation)		SF, MF (SFM)	6.0	Low Density	293	>120%	NA
Other - HU Capacity Adjustment_/1	SF (SFL)	SF (SFL)		Low Density	14	>120%	NA
					6864	>120% Total	
UI-TN (Stanwood, Traditional Neighborhood)		SF, MF (SFM)	10	Moderate Density	73	>80-120%	NA
UMDR	SF, TH, MF (SFM)	SF, MF (SFM)	10.6 - 11.1	Moderate Density	5701	>80-120%	NA
					5774	>80-120% Total	
UHDR (MF-HD, higher density in Urban Core)	TH, MF (M-U)		30.4 - <u>36.0</u>	Low-Rise	6135	>50-80%	0-50%
UCOM (MF-HD-UCOM, higher density in Urban Core)	TH, MF (COM)		15.2	Low-Rise	90	>50-80%	0-50%
UMDR (Monroe MU, Mixed Use)		MF (M-U)	15.0	Low-Rise	21	>50-80%	0-50%
UCOM	MF, SA (COM)		1.6 - 5.6	Low-Rise	964	>50-80%	0-50%
UHDR	SF, TH, MF, SA (MFR)		17.7	Low-Rise	1400	>50-80%	0-50%
UVILLAGE	TH, MF, SA (M-U)		25.0	Low-Rise	1806	>50-80%	0-50%
CMU	TH, MF, SA (M-U)		55.0	Mid-Rise	8908	>50-80%	0-50%
UCENTER	TH, MF, SA (M-U)		55.0	Mid-Rise	1744	>50-80%	0-50%
UCENTER-Airport Road	MF, SA (M-U)		105.0	Mid-Rise	4986	>50-80%	0-50%
UCENTER-Core	MF, SA (M-U)		105.0	Mid-Rise	12938	>50-80%	0-50%
ADUs				ADUs	720	>50-80%	NA
					39712	>50-80% Total	
					52350	Grand Total	

/1 - Net housing unit capacity adjustment to account for at least 2023 population estimate in Gold Bar and Brier unincorporated urban areas.

SF = Single family detached; TH = Townhouse; MF = Multi-family; SA = Senior Apartments.