1	Adopted:				
2	Effective:				
3	SNOHOMISH COUNTY COUNCIL				
4	Snohomish County, Washington				
5					
6	ORDINANCE NO. 25-081				
7					
8	RELATING TO GROWTH MANAGEMENT; AMENDING THE SNOHOMISH COUNTY OFFICIAL				
9	ZONING MAP TO MORE FULLY IMPLEMENT THE URBAN MEDIUM DENSITY RESIDENTIAL				
10	DESIGNATION ON THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT				
11	COMPREHENSIVE PLAN FUTURE LAND USE MAP IN THE ESPERANCE AREA				
12					
13	WHEREAS, on December 4, 2024, the Snohomish County Council ("County Council") adopted the				
14	Snohomish County Growth Management Act Comprehensive Plan (GMACP) including the Future Land				
15	Use (FLU) Map through Amended Ordinance No. 24-033 pursuant to RCW 36.70A.130; and				
16					
17	WHEREAS, counties and cities that are required to plan under the Growth Management Act				
18	(GMA), chapter 36.70A RCW, must ensure their comprehensive plans and zoning are consistent; and				
19					
20	WHEREAS, the Snohomish County Official Zoning Map ("zoning map") is generally consistent				
21	with the FLU Map; and				
22					
23	WHEREAS, the Urban Medium Density Residential (UMDR) designation on the FLU Map allows				
24	for a range of implementing zones, with the highest density implementing zone being Low Density				
25	Multiple Residential (LDMR); and				
26					
27	WHEREAS, if that zone is not in place in that FLU designation, developers are allowed to and				
28	normally will apply for site-specific quasi-judicial rezones as part of the permitting process in advance of				
29	or concurrent with, applications for new housing development in order to develop at the planned				
30	density, an extra and redundant step in the permitting process that increases time and costs for new				
31	housing construction that would not be necessary if those zones were in place; and				
32	WILEDEAG at the control of the contr				
33	WHEREAS, state, regional, countywide, and County laws and policies support streamlining the				
34	permitting process to be more efficient and predictable and minimize additional costs in order to				
35	address housing supply and affordability; and				
36	WHEREAS on April 22, 2025, the Suchamich County Planning Commission ("Planning				
37 38	WHEREAS, on April 22, 2025, the Snohomish County Planning Commission ("Planning				
	Commission") was briefed by Snohomish County Planning and Development Services (PDS) staff about				
39 40	the zoning map amendments contained in the original Ordinance No. 25-051, which at that time included the Esperance area now at issue in this ordinance; and				
	included the Esperance area now at issue in this ordinance; and				
41 42	WHEREAS, the Planning Commission held a public hearing on May 27, 2025, to receive public				
42	testimony concerning those zoning map amendments; and				
-T J	testimony concerning those zoning map antenantelits, and				

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WHEREAS, the notice of the Planning Commission public hearing was mailed to 35,526 addresses, including those taxpayers of record and site addresses potentially affected by the zoning map amendments and those within 500 feet of a zoning map amendment, and published in the Everett Herald; and

WHEREAS, at the conclusion of the Planning Commission's public hearing, the Planning Commission deliberated on the zoning map amendments and voted to recommend approval of the zoning map amendments, as shown in its recommendation letter dated July 1, 2025; and

WHEREAS, prior to original Ordinance No. 25-051 being presented to the County Council, two properties proposed to be rezoned to LDMR under that proposal were rezoned to LDMR as site-specific rezones and Exhibit A to this ordinance reflects one of those site-specific rezones, which occurred in the Esperance area; and

WHEREAS, on October 1, 2025, the County Council held a public hearing after proper notice, and considered public comment and the entire record related to the zoning map amendments contained in the original Ordinance No. 25-051 and deliberated on the zoning map amendments contained therein; and

WHEREAS, after much discussion and consideration, the County Council sent the original Ordinance No. 25-051 back to the Planning and Community Development Committee wherein it was reintroduced and discussed on October 7, 2025; and

WHEREAS, Council requested that a substitute ordinance be drafted to exclude the area known as Esperance from the areawide rezone and then be sent back to Council for consideration; and

WHEREAS, proposed Substitute Ordinance No. 25-051 excludes Esperance from the areawide rezone as proposed in the original Ordinance No. 25-051; and

WHEREAS, Councilmembers also requested that a new ordinance be drafted specific to rezone the Esperance area only; and

WHEREAS, Esperance is a unique enclave of approximately 450 acres in Snohomish County's Southwest Urban Growth Area and the City of Edmonds Municipal Urban Growth Area; and

WHEREAS, members of the Esperance community provided public comment on the original Ordinance No. 25-051 during its May 27, 2025, Planning Commission public hearing as well as County Council public hearing on October 1, 2025; and

WHEREAS, this ordinance proposes the same changes to the Snohomish County Official Zoning Map for the Esperance area that were originally included in the original Ordinance No. 25-051; and

1	WHEREAS, at the October 1, 2025, County Council public hearing and the October 7, 2025,					
2	Planning and Community Development Committee meeting, Councilmembers expressed a desire for the					
3	Esperance area to be annexed into the City of Edmonds and asked the County Planning and					
4	Development Services staff to work with the City of Edmonds in coordination; and					
5						
6		WHEREAS, on, 2025, the County Council held a public hearing after proper				
7	no	tice, and considered public comment and the entire record related to the zoning map amendments				
8	cor	ntained in this Ordinance No. 25; and				
9						
10	WHEREAS, following the public hearing, the County Council deliberated on the zoning map					
11	am	endments contained herein;				
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13		NOW, THEREFORE, BE IT ORDAINED:				
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15		Section 1. The County Council adopts the following findings in support of this ordinance:				
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17	A.	The foregoing recitals are adopted as findings as if set forth in full herein.				
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19	В.	This ordinance amends the Snohomish County Official Zoning Map to adopt the LDMR zone to more				
20		fully implement the UMDR designation on the adopted GMACP FLU Map.				
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22	C.	This ordinance maintains and improves consistency with the Snohomish County GMACP as required				
23		under RCW 36.70A.040.				
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25	D.	In developing the zoning map amendments in this ordinance, the County considered the Growth				
26		Management Act (GMA) goals within RCW 36.70A.020. In particular, the proposed amendments are				
27		consistent with and promote:				
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29		GMA Goal 1: "Urban growth. Encourage development in urban areas where adequate public				
30		facilities and services exist or can be provided in an efficient manner."				
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32		GMA Goal 2: "Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into				
33		sprawling, low-density development."				
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35		GMA Goal 7: "Permits. Applications for both state and local government permits should be				
36		processed in a timely and fair manner to ensure predictability."				
37						
38		The zoning map amendments in this ordinance streamline the permitting process by removing a				
39		step in the development process to apply for a quasi-judicial rezone prior to new development, as is				
40		often necessary in areas where the FLU map has not been fully implemented in the zoning. In				
41		addition, the zoning map amendments support planned densities within the UGA where services				
42		and facilities exist currently to accommodate higher levels of growth. The zoning map amendments				
43		also support infill development to concentrate growth within the UGA, reducing urban sprawl				
44		outside of the UGA.				

Multicounty Planning Policies (MPPs):

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RELATING TO GROWTH MANAGEMENT; AMENDING THE SNOHOMISH COUNTY OFFICIAL ZONING MAP TO MORE FULLY IMPLEMENT THE URBAN MEDIUM DENSITY RESIDENTIAL DESIGNATION ON THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN FUTURE LAND USE MAP IN THE ESPERANCE AREA

continual basis to ensure clarity and consistency while providing for a timely, fair, and

predictable application processing outcome."

MPP-RGS-6: "Encourage efficient use of urban land by optimizing the development potential of existing urban lands and increasing density in the urban growth area in locations consistent with the Regional Growth Strategy."

E. In developing the zoning map amendments in this ordinance, the County considered the following

MPP-H-10: "Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing."

The zoning map amendments in this ordinance streamline the permitting process by removing a step in the development process to apply for a quasi-judicial rezone prior to new development, as is often necessary in areas where the FLU map has not been fully implemented in the zoning. In addition, the zoning map amendments in this ordinance support planned housing densities within the UGA and opportunity for infill development, ensuring land is used efficiently.

F. The map amendments in this ordinance support the Snohomish County Countywide Planning Policies (CPPs):

HO-4: "The county and cities should implement policies that allow for the development of moderate density housing to help meet future housing needs, diversify the housing stock, and provide more affordable home ownership and rental opportunities. This approach should include code updates to ensure that zoning designations and allowed densities, housing capacity, and other restrictions do not preclude development of moderate density housing."

The zoning map amendments in this ordinance are consistent with the CPPs as they support the GMACP FLU Map designation of UMDR that plans for moderate densities in urban zones to support development of more housing, and greater variety of housing, to accommodate future housing needs and availability of more affordable home ownership and rental opportunities.

G. The zoning map amendments in this ordinance more fully implement and ensure consistency with the following policies from the Land Use and Housing Elements of the GMACP:

"Urban Medium Density Residential (UMDR). This designation allows a variety of housing types, including detached homes on small lots, townhouses, and apartments in medium density developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB."

HO 3.A.2: "Development standards and building permit requirements shall be reviewed on a

The zoning map amendments in this ordinance more fully implement the UMDR FLU designation adopted on the GMACP FLU Map. The zoning map amendments in this ordinance streamline the permitting process by removing a step in the development process to apply for a quasi-judicial rezone prior to new development, as is often necessary in areas where the FLU map has not been fully implemented in the zoning.

H. Procedural requirements.

1. The zoning map amendments in this ordinance are a Type 3 legislative action under SCC 30.73.010 and 30.73.020.

2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed zoning amendments was transmitted to the Washington State Department of Commerce for distribution to state agencies on May 5, 2025.

 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this non-project action were satisfied through analysis in the Environmental Impact Statement (EIS) for the Snohomish County 2024 Comprehensive Plan Update and an addendum to that EIS issued to that effect on May 5, 2025.

4. The public participation process for the proposed zoning amendments has complied with all applicable requirements of the GMA and SCC.

5. As required by RCW 36.70A.370, the Washington State Attorney General last issued an advisory memorandum in October 2024 titled "Advisory Memorandum and Recommended Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property" to help local governments avoid unconstitutional takings of private property. The process outlined in the State Attorney General's 2024 advisory memorandum was used by the County in objectively evaluating the regulatory changes in this proposal.

I. The zoning map amendments in this ordinance are consistent with the record:

 This ordinance amends the Snohomish County Official Zoning Map to adopt the LDMR zone over approximately 450 acres within the Southwest County Urban Growth Area to more fully implement the UMDR designation on the adopted GMACP FLU Map.

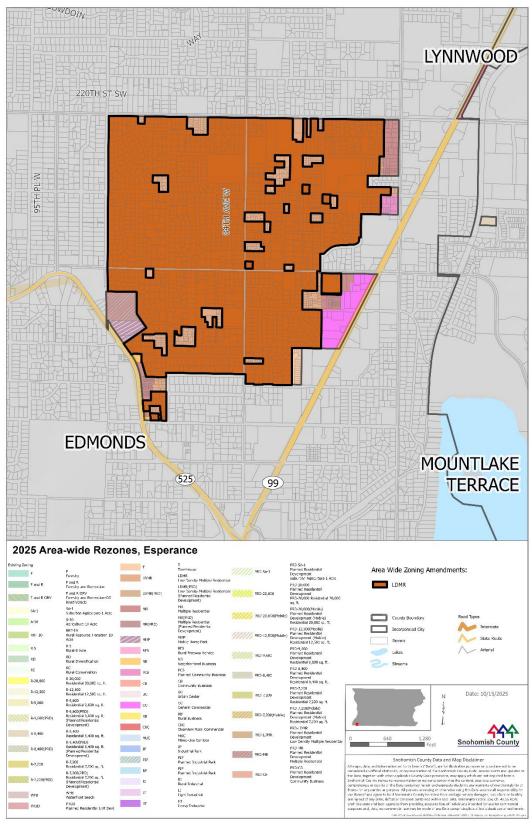
2. The zoning map amendments are consistent with the record as set forth in the PDS Staff Report dated April 4, 2025.

Section 2. The County Council makes the following conclusions:

1 2 3	A. The amendments proposed by this ordinance are consistent with all applicable federal, state, as local laws and regulations.					
4 5 6	B. The amendments proposed by this ordinance are consistent with the goals, objectives, and poli of the MPPs, CPPs, and the Snohomish County GMACP.					
7 8	C.	The County has complied with all SEPA requirement	es in respect to this non-project action.			
9 10 11	D.	The public participation process used in the adoptic requirements of the GMA and title 30 SCC.	on of this ordinance complies with all applicable			
12 13 14	E. The amendments proposed by this ordinance do not result in an unconstitutional taking of private property for a public purpose.					
15 16 17 18	Section 3. The County Council bases its findings and conclusions on the entire record of the County Council, including all testimony and exhibits. Any finding, which should be deemed a conclusion and any conclusion which should be deemed a finding, is hereby adopted as such.					
19 20 21	Section 4. The Snohomish County Official Zoning Map maintained pursuant to SCC 30.21.030 shall be revised to reflect the zoning map amendments adopted by the County Council as indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by reference into this ordinance.					
22 23 24 25 26 27 28 29 30 31	Section 5. Severability and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or unconstitutional by court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.					
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2	Depu	ity Clerk of the Council		
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16		November 19, 2025		
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1 EXHIBIT A



ORDINANCE NO. 25-__

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RELATING TO GROWTH MANAGEMENT; AMENDING THE SNOHOMISH COUNTY OFFICIAL ZONING MAP TO MORE FULLY IMPLEMENT THE URBAN MEDIUM DENSITY RESIDENTIAL DESIGNATION ON THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN FUTURE LAND USE MAP IN THE ESPERANCE AREA PAGE 8 OF 8