

1 Adopted: December 18, 2024 (Version 2)
2 Effective:

3
4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON

6
7 AMENDED ORDINANCE NO. 24-100

8
9 RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING MAP
10 AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT
11 COMPREHENSIVE PLAN, REVISING THE SOUTHWEST COUNTY URBAN
12 GROWTH AREA AND AMENDING THE FUTURE LAND USE AND OFFICIAL ZONING
13 MAPS
14

15 WHEREAS, Snohomish County ("the county") adopted the Snohomish County
16 Growth Management Act Comprehensive Plan (GMACP) on June 28, 1995, through
17 passage of Amended Ordinance No. 94-125; and
18

19 WHEREAS, the General Policy Plan element of the 1995 GMACP included
20 adoption of a Rural/Urban Transition Area (RUTA) as an overlay designation as part of
21 the Future Land Use Map (FLUM) and describes the purpose of the RUTA in the plan
22 narrative as "intended to reserve a potential supply of land for future addition into the
23 UGA"; and
24

25 WHEREAS, the FLUM adopted in the 1995 GMACP depicted a RUTA adjacent
26 to most UGAs, including in the vicinity of Sunset Road, and in most places, including
27 near Sunset Road, the RUTA extended approximately ¼ mile from the UGA boundary;
28 and
29

30 WHEREAS, the county has amended the GMACP several times since its
31 adoption; and
32

33 WHEREAS, on December 21, 2005, as part of a periodic review of the GMACP
34 (Amended Ordinance 05-069), Snohomish County removed a portion of the RUTA that
35 was in the Little Bear Creek watershed, including a portion of the RUTA that had been
36 near Sunset Road, and simultaneously in another part of the county added RUTA near
37 Stanwood to indicate a potential future expansion area of that city's UGA and explained
38 both actions as follows:
39

40 "The revisions to the Rural/Urban Transition Area (R/UTA) overlay respond to the
41 sensitivity of the Little Bear Creek basin revealed in the DEIS and reflected in the
42 guiding principles for the 10-Year Update process. The addition of the R/UTA east of

1 Stanwood responds to that city's need for long-term expansion potential." (Amended
2 Ordinance 05-069, Finding D.14); and
3

4 WHEREAS, during the next periodic update to the GMACP, on June 10, 2015,
5 the county amended the policies regarding the RUTA, removing references to the RUTA
6 being used to reserve a potential supply of land for future UGA expansion, by adopting
7 Amendment No. 10 as part of Amended Ordinance 14-129; and
8

9 WHEREAS, Amendment No. 10 included the following language to describe its
10 purpose:
11

12 "Remove proposed language that RUTAs may be used for future UGA
13 expansions. Any area, whether or not in a RUTA, could be used for future UGA
14 expansion, and any UGA expansion needs to meet the same criteria. Removing
15 this language avoids setting false expectations that areas in the RUTA are
16 somehow entitled to being included in the UGA in future update cycles"; and
17

18 WHEREAS, the policies revised by Amendment No 10 were Objective LU.1.B
19 and Policy LU 1.B.1 which were revised as follows:
20

21 Objective LU 1.B "Designate rural urban transition areas outside of and adjacent
22 to UGAs (~~to reserve a potential supply of land for residential and employment~~
23 ~~land uses for the next plan cycle~~)).
24

25 Policy LU 1.B.1 "The designation of rural urban transition areas (RUTAs) is an
26 overlay that may be applied to rural lands adjacent to UGAs (~~as a result of the~~
27 ~~review of UGAs at least every ten years, as required by RCW 36.70A.130(3), in~~
28 ~~order to allow for possible future expansion of employment and residential~~
29 ~~lands~~)); and
30

31 WHEREAS, the county has further amended the GMACP several times, most
32 recently by Amended Ordinance No. 22-028 on September 14, 2022; and
33

34 WHEREAS, the county must conduct a periodic review of its GMACP pursuant to
35 Revised Code of Washington (RCW) 36.70A.130(3), which directs counties planning
36 under the Growth Management Act (GMA) to take legislative action to review and, if
37 needed, revise their comprehensive plans and development regulations to ensure that
38 population, employment, and housing growth for the succeeding 20-year period can be
39 accommodated; and
40

41 WHEREAS, on November 1, 2021, the county began the State Environmental
42 Policy Act (SEPA) scoping period, and held two virtual public meetings on November 9

1 and November 15, 2021, to kick off the review of the GMACP and to seek comments on
2 a scope for an Environmental Impact Statement (EIS); and
3

4 WHEREAS, the county published the SEPA scoping public notice in English,
5 Spanish, and Korean in the Everett Herald, sent it to agencies and interested parties as
6 contained in the Planning and Development Services (PDS) SEPA Distribution List, and
7 posted it to the Snohomish County website; and
8

9 WHEREAS, on March 23, 2022, the County Council approved two motions
10 referring overlapping potential expansions of the Southwest Urban Growth Area (UGA)
11 for review, including environmental review under SEPA, consideration, and
12 recommendation by the Snohomish County Planning Commission ("Planning
13 Commission"), for final consideration in 2024; and
14

15 WHEREAS, Motion 22-134 proposed the smaller potential expansion and the
16 larger potential expansion proposed by Motion 22-090 included the area already
17 proposed in Motion 22-134 plus additional area for expansion; and
18

19 WHEREAS, the Planning Commission was briefed on the amendments in
20 Motions 22-090 and 22-134 on September 12, 2023; and
21

22 WHEREAS, the county issued the Draft Environmental Impact Statement (DEIS)
23 on September 6, 2023, and the 45-day public comment period ended on October 23,
24 2023; and
25

26 WHEREAS, the county created an online interactive mapping tool for the public
27 to review the zoning and Future Land Use (FLU) Maps studied for each of the three
28 land use alternatives and make site specific comments during the DEIS comment
29 period, including the Motion 22-134 amendments studied in as part of Alternative 2 and
30 the Motion 22-090 amendments studied as part of Alternative 3; and
31

32 WHEREAS, county staff held in-person public open houses on September 12
33 and September 23, 2023, to provide the public an opportunity to obtain information and
34 comment on the DEIS and amendments to the GMACP FLU Map and zoning, including
35 the Motion 22-090 and Motion 22-134 amendments; and
36

37 WHEREAS, the Planning Commission held a public hearing on October 24,
38 2023, to receive public testimony concerning the amendments contained in this
39 ordinance; and
40

41 WHEREAS, the notice of the public open houses and Planning Commission
42 public hearing was mailed to over 38,554 addresses in Snohomish County (including
43 those potentially affected by proposed changes and those within 500 feet of a proposed

1 change located within an urban growth area and 1,000 feet of a proposed change
2 outside of an urban growth area), published in the Everett Herald, and posted to the
3 project website; and
4

5 WHEREAS, after the conclusion of its public hearing, the Planning Commission
6 deliberated on November 14 and 15, 2023, and did not make a recommendation on the
7 broader Southwest UGA expansion proposed by Motion 22-090 as set forth in the
8 Planning Commission's January 16, 2024, recommendation letter; and
9

10 WHEREAS, in its hearings related to the 2024 GMACP update on August 19 and
11 September 11, 2024, the Snohomish County Council ("County Council") held a public
12 hearing after proper notice and considered public comment and the entire record related
13 to the amendments contained in this ordinance; and
14

15 WHEREAS, in its hearing on September 11, 2024, the County Council directed
16 staff to prepare the specific amendments contained in this ordinance as a stand-alone
17 ordinance rather than as an amendment to other ordinances before the County Council
18 for consideration; and
19

20 WHEREAS, the County Council continued its hearing from September 11, 2024,
21 to October 2, 2024, for continued public comment, deliberation, and discussion of
22 various GMACP ordinances, including this ordinance; and
23

24 WHEREAS, the County Council continued its hearing from October 2, 2024, to
25 December 4, 2024, in part to allow proper notice for this ordinance, and for
26 consideration of public comment and the entire record related to amendments contained
27 in this ordinance; and
28

29 WHEREAS, following the public hearing, the County Council deliberated on the
30 amendments contained in this ordinance;
31

32 NOW, THEREFORE, BE IT ORDAINED:
33

34 Section 1. The County Council adopts the following findings to support this
35 ordinance:
36

- 37 A. The foregoing recitals are adopted as findings as if set forth in full herein.
38
39 B. This Ordinance would expand the Southwest UGA by approximately 112 acres east
40 of Sunset Road to include a portion of the UGA expansion proposed by Motion 22-
41 090. This expansion would be part of the Mill Creek Municipal Urban Growth Area
42 and would redesignate the area from Rural Residential, with a portion in the
43 Rural/Urban Transition Area overlay, to Urban Low Density Residential and

1 Public/Institutional Use designations, with a concurrent rezone from Rural-5 Acre
2 zoning to R-7,200 zoning.

- 3
- 4 C. These proposed amendments to UGA boundaries, FLU map designations, and
5 zoning in this ordinance result in a small UGA sizing safety factor for residential
6 capacity within the composite county UGA including cities in addition to the projected
7 20-year land area needs. These amendments help assure adequate housing
8 availability and choices during the planning period, as documented in the 2024 UGA
9 Land Capacity Analysis.
- 10
- 11 D. The proposed amendments to UGA boundaries bring two sites owned by the Everett
12 School District and planned for schools fully into the UGA. The expanded
13 Public/Institutional Use designation south of 174th Ave SE would bring the entirety of
14 a planned high school site into the UGA (part of the planned high school site is
15 already in the UGA). The expanded Public/Institutional Use designation near
16 Strumme Road brings two district-owned parcels that are part of a planned
17 elementary school site into the UGA. In both cases, the schools could be outside (or
18 partially outside) the UGA, but inclusion of schools in the UGA will facilitate
19 connection to sewer and will result in application of urban sidewalk and road
20 standards to schools that primarily serve students from nearby urban areas.
- 21
- 22 E. There will be no net effect on county employment capacity. Both school sites could
23 develop with schools and associated employment whether inside or outside the
24 UGA. Inclusion of the elementary site near Strumme Road means that jobs for that
25 school would count towards urban employment targets rather than rural targets.
26 Inclusion of the portion of the high school site near 180th Street may or may not
27 affect accounting for future employment as it might be possible for the high school to
28 develop with buildings (and location of employees) on the portion of the site already
29 inside the UGA (and where sewers would be allowed) and other facilities such as
30 parking and ballfields outside the UGA. Inclusion of the full high school site in the
31 UGA would provide more options to the School District in designing the high school
32 site and will help facilitate future annexation of the entire school rather than just a
33 portion of the school site (because cities may only annex properties within a UGA).
34 In total, these changes do not affect overall county employment levels, they simply
35 adjust how that employment would be categorized (as urban or rural jobs) and allow
36 for future annexation by a nearby city.
- 37
- 38 F. The proposed amendments are consistent with RCW 36.70A.110(3) requirements
39 that future urban growth be in areas that are already characterized by urban growth
40 and will be served by adequate public facilities. The proposed amendments would
41 include an area adjacent to the Southwest UGA in an area that can be served
42 adequately by urban public facilities and services consistent with the 2024
43 Transportation Element, Parks and Recreation Element, and Capital Facilities and

1 Utilities Element of the GMACP based on impacts and mitigation documented in
2 Chapter 3.2 of the Final EIS. Most of the proposed expansion area is designated as
3 a Rural/Urban Transition Area (RUTA) which signifies long-standing potential for the
4 area to become urban. Outside the RUTA, the proposal includes four additional
5 parcels in two locations. One parcel is part of a planned elementary school where
6 the rest of the planned school site is in the RUTA. The other three parcels are part of
7 planned high school site where some of the site is in the RUTA and some of it is
8 already in the UGA. The Everett School District's Capital Facilities Plan anticipates
9 both new schools as being necessary to serve planned residential growth, most of
10 which originates from urban areas. Inclusion of these future schools in the UGA will
11 allow them to connect to sewer and will ensure that safe walking conditions for
12 school children will be provided at urban standards rather than at rural standards.
13

14 G. The proposed amendments are consistent with RCW 36.70A.130(1)(e), which
15 requires that comprehensive plan amendments be consistent with the GMA. The
16 amendments are consistent with the GMA requirements for accommodating
17 additional residential and employment capacity in RCW 36.70A.110(2) and will help
18 ensure that the projected 20-year needs assure adequate housing availability and
19 choices at all times during the planning period as documented in the 2024 UGA
20 Land Capacity Analysis and are within the established UGA sizing safety factor of
21 15%. Consistent with RCW 36.70A.115, the amendments, in combination with
22 extensive reasonable measures to increase capacity within the existing UGA as
23 documented in the 2024 Reasonable Measures Report, ensure sufficient land
24 suitable for development as documented in the 2024 UGA Land Capacity Analysis,
25 and also add adjacent school property to the UGA that are planned for school
26 facilities to serve growth. The amendments are consistent with RCW
27 36.70A.130(2)(a), which requires that comprehensive plan amendments be
28 considered no more frequently than once every year. The county-initiated
29 amendments are scheduled for final consideration by the County Council according
30 to the requirements in chapter 30.74 SCC and are considered together with county-
31 initiated comprehensive plan amendments for final action no more frequently than
32 once per year.
33

34 H. The proposed amendments are consistent with the goals of the Growth
35 Management Act. Consistent with Goal 12 Public Facilities and Services because
36 they allow planned public schools which are necessary to serve urban growth to be
37 built to urban standards and because the residential portion of the changes can be
38 served by other public facilities such as roads that are already existing or planned.
39 Consistent with Goal 14 Climate Change and Resiliency because placing new
40 schools in UGAs means that they will require urban safe walking conditions rather
41 than rural safe walking conditions for school children, thereby increasing human
42 health and safety while also encouraging children to walk to school and thus also
43 reducing per capita vehicle miles traveled.

- 1
- 2 I. The proposed amendments are consistent with RCW 36.70A.070, which requires
- 3 internal consistency within a comprehensive plan because the amendments
- 4 maintain internal consistency between the GMACP FLU Map and the area-wide
- 5 zoning map.
- 6
- 7 J. The proposed amendments are consistent with RCW 36.70A.100 and 36.70A.210,
- 8 which require that a comprehensive plan be consistent with the Puget Sound
- 9 Regional Council (PSRC) Multicounty Planning Policies (MPPs) and the CPPs. The
- 10 amendments are consistent with the MPPs and the CPPs as analyzed and
- 11 described in section 3.2.2 of the DEIS, in the September 11, 2023, and October 10,
- 12 2023, PDS staff reports to the Planning Commission, and in the additional findings
- 13 below.
- 14
- 15 K. The proposed amendments are consistent with the MPPs. The amendments
- 16 maintain consistency with the MPPs, including MPPs RGS-4, RGS-5, RGS-6, and
- 17 RGS-12, by amending the GMACP FLU Map and the area-wide zoning map for a
- 18 minor expansion of the Southwest UGA to provide additional capacity for population
- 19 growth and to locate planned schools inside the UGA consistent with local conditions
- 20 and policies establishing a permissible UGA sizing safety factor of 15%. Consistent
- 21 with MPP RGS-4, this minor UGA adjustment would accommodate urban growth in
- 22 a UGA. Consistent with MPP RGS-5, this minor UGA adjustment would ensure a
- 23 stable and sustainable UGA by including Rural/Urban Transition Area and planned
- 24 school facilities within the UGA while also ensuring adequate land capacity within
- 25 the UGA sufficient to accommodate the 2044 residential and employment growth
- 26 targets. Consistent with MPP RGS-6 because this expansion would take place after
- 27 implementation of extensive reasonable measures to increase capacity in the
- 28 existing UGA as documented in the 2024 Reasonable Measures Report. This minor
- 29 UGA adjustment is consistent with MPP RGS-12 because the Mill Creek Municipal
- 30 Urban Growth Area is a high-capacity transit community under VISION 2050.
- 31
- 32 L. The proposed amendments are consistent with the CPPs by expanding the
- 33 Southwest UGA as part of the periodic update of the GMACP. The proposed
- 34 amendments are consistent with CPP DP-2.
- 35
- 36 1. The amendments are consistent with CPP DP-2.a because the expansion is
- 37 supported by a land capacity analysis adopted by the County Council.
- 38
- 39 2. The amendments are consistent with CPP DP-2.b because the resulting total
- 40 addition population capacity within the composite UGA does not exceed the 20-
- 41 year forecasted UGA growth by more than 15 percent.
- 42

- 1 3. The amendments are consistent with CPP DP 2.c because they are in
2 compliance with the GMA.
3
- 4 4. The amendments are consistent with CPP DP 2.d because the city of Mill Creek
5 was provided notice of the potential for UGA expansion, including notice of a
6 larger UGA expansion contemplated as part of Alternative 3 to the 2024 update
7 to the GMACP, but Mill Creek did not opine on the issue of potential UGA
8 expansion. Absent a stated position from Mill Creek, the County Council finds the
9 following:
10
- 11 a) That it is in the public interest to include future school sites in the UGA so that
12 the schools may connect to sewer and have road and sidewalk connections
13 built to urban standards to promote safe walking conditions for school
14 children;
15
- 16 b) That it is in the public interest to include the RUTA near Sunset Road in the
17 residential uses in the UGA to help ensure that an adequate land supply
18 exists for housing; and
19
- 20 c) That apart from those future school sites that are partially in the Little Bear
21 Creek watershed, no other UGA expansion into the watershed will occur at
22 this time; and
23
- 24 d) To the extent that future schools are built partially within the Little Bear Creek
25 Watershed, these facilities could have been built in the watershed regardless
26 of UGA status, but by including the school sites within the UGA, future
27 schools will be required to connect to sewer and thereby the public interest in
28 protecting that watershed will have been better served than it would be
29 without including those future school sites in the UGA.
30
- 31 5. The amendments are consistent with CPP DP 2.e which requires that at least
32 one of several possible conditions has been met. Consistent with Condition 2.e.2
33 because the expansion is the result of a periodic review of UGAs as required by
34 RCW 36.70A.130(3). Consistent with Condition 2.e.6 because the expansion will
35 include school facilities that primarily serve urban populations in the UGA.
36 Condition 2.e.6 also requires that when it can be demonstrated that “no site
37 within the UGA can reasonably or logically accommodate the proposed facilities,
38 urban growth area expansions may take place to allow the development of these
39 facilities provided that the expansion area is adjacent to an existing UGA.”
40 Related to this second part, the County Council recognizes and concurs with the
41 following statements in the Everett School District’s 2024-2029 Capital Facilities
42 plan:
43

1 “Most of the recent housing development and, as a result, the increase in our
2 student enrollment has been and is anticipated to continue to be, in the
3 southern part of the district. Most of the developable land in that part of the
4 district within the urban growth area has already been developed. [...] To help
5 plan for anticipated growth in student enrollment, especially in the southern
6 part of the district, the district has been searching for developable
7 assemblages of property large enough to site another elementary school.
8 However, the availability of undeveloped land within this part of Snohomish
9 County’s Urban Growth Area (UGA) is extremely limited. It would be more
10 efficient from a student accessibility and transportation perspective to look at
11 sites closer to the anticipated growth and outside the UGA rather than further
12 away and within the UGA. It would be burdensome and inequitable to
13 displace residents and diminish housing stock with school facilities where
14 other alternatives exist that require less family displacement, less housing
15 stock demolition, and are more proximate to the students than potential
16 school sites further north. The district anticipates the need to continue to look
17 outside of the UGA to locate parcels large enough to accommodate a school,
18 where appropriate. The district is allowed to locate elementary schools
19 outside the UGA. Under Snohomish County’s zoning code, elementary
20 schools are allowed in rural areas, although RCW 36.70A.213 imposes
21 certain conditions on the extension of public facilities and utilities to serve
22 schools sited in rural areas. RCW 36.70A.213(1)(b) & (c). With Snohomish
23 County’s 2024 Comprehensive Plan, there is a possibility that the UGA will
24 expand within the District [to include the planned elementary and high school
25 sites].”

26
27 The County Council finds that it is reasonable and logical to include these school
28 sites in the UGA to allow for extension of public facilities and utilities which then
29 may occur at urban service levels for schools that primarily serve new urban
30 growth.

31
32 M. The proposed amendments follow a consideration of reasonable measures
33 consistent with CPP GF-7.b. As documented in the 2024 Reasonable Measures
34 Report, reasonable measures adopted since the 2021 Buildable Lands Report
35 analysis, included in the 2024 Update of the GMACP, or recommended as part of
36 separate ordinances to comply with recent changes in state law, account for an
37 additional 29,217 population capacity within the existing UGA, representing 92.7% of
38 the additional population capacity documented in the 2024 UGA Land Capacity
39 Analysis above what was estimated for the No Action alternative in the DEIS.

40
41 N. The proposed amendments are consistent with the GMACP policies.
42

1. The amendments are consistent with the Snohomish County Land Use Element Policy 1.A.1 by including UGA expansions that do not result in total additional population capacity within the Snohomish County composite UGA that would exceed the total 20-year forecasted UGA population growth by more than 15 percent. The amendments are consistent with LU Policy 1.A.9 because the expansion complies with the GMA and is consistent with the CPPs, including CPP DP-2, as described herein.
2. The proposed amendments are consistent with LU Policy 1.C.1 which requires UGA boundaries to follow unique “topographical and physical features such as watershed boundaries, streams, rivers, ridge lines, steep slopes, roads, railroad lines and transmission lines (where they follow property lines) and special purpose district boundaries shall be used, if possible, to delineate and define the boundary.” The Rural/Urban Transition Area to be included in the UGA by proposed amendments follows a ridge line separating the Little Bear Creek watershed (outside the UGA) from the North Creek watershed (inside the UGA).
3. The proposed amendments split a 19.24-acre parcel (27050900101900) nearly in half because of the location of the RUTA line and watershed boundaries. This split is consistent with LU Policy 1.C.1 direction to follow physical features and does not limit options available to the landowner. SCC 30.23.260 allows subdivision of parcels split by UGA boundaries into two lots and, if so, both parcels would still be large enough to be conforming to minimum lot area of the applicable zones (R-7,200 and Rural 5-acre).
4. Inclusion of school properties in the UGA will provide an appropriate buffer and distinct edge between urban and rural uses.

O. Procedural requirements.

1. SEPA requirements with respect to this non-project action have been satisfied through the completion of a Draft EIS issued on September 6, 2023, and a Final EIS issued on August 27, 2024.
2. The amendments are a Type 3 legislative action pursuant to SCC 30.73.010.
3. The UGA expansion proposed by this ordinance is a subset of what had been proposed as Alternative 3 in the notice to the Washington State Department of Commerce submitted by Planning and Development Services on April 16, 2024. That prior notice satisfies the notice requirements of RCW 36.70A.106.

- 1 4. The public participation process used in the adoption of this ordinance
2 complied with all applicable requirements of the GMA and the SCC.
3 Notification was provided in accordance with SCC 30.73.050 and SCC
4 30.73.070.
5
6 5. The Washington State Attorney General last issued an advisory
7 memorandum, as required by RCW 36.70A.370, in September of 2018
8 entitled "Advisory Memorandum: Avoiding Unconstitutional Takings of Private
9 Property" to help local governments avoid the unconstitutional taking of
10 private property. The process outlined in the State Attorney General's 2018
11 advisory memorandum was used by Snohomish County in objectively
12 evaluating the amendments in this ordinance.
13

14 P. The ordinance is consistent with the record, including the PDS staff reports to the
15 Planning Commission dated September 11, 2023, and October 10, 2023.
16

17 Q. This ordinance is consistent with RCW 36.70A.067, which requires that the initial
18 effective date of an action that expands an urban growth area designated under
19 RCW 36.70A.110 is after the latest of the following dates: (1) 60 days after the date
20 of publication of notice of adoption of the comprehensive plan, development
21 regulation, or amendment to the plan or regulation, implementing the action, as
22 provided in RCW 36.70A.290(2); or (2) If a petition for review to the growth
23 management hearings board is timely filed, upon issuance of the board's final order.
24

25 Section 2. The County Council makes the following conclusions:
26

- 27 A. The amendments comply with all requirements of Washington State law and county
28 code.
29
30 B. The amendments are consistent with the MPPs.
31
32 C. The amendments are consistent with the CPPs.
33
34 D. The amendments are consistent with the goals, objectives, and policies of the
35 GMACP.
36
37 E. All SEPA requirements with respect to this non-project action have been satisfied.
38
39 F. The amendments do not result in an unconstitutional taking of private property for a
40 public purpose and does not violate substantive due process guarantees.
41

42 Section 3. The County Council bases its findings and conclusions on the entire
43 record of the Planning Commission and the County Council, including all testimony and

1 exhibits. Any finding which should be deemed a conclusion, and any conclusion which
2 should be deemed a finding, is hereby adopted as such.
3

4 Section 4. LU Map 1 (Future Land Use) of the GMACP Land Use Element, last
5 amended by Amended Ordinance No. 24-033 on December 4, 2024, is amended as
6 indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by
7 reference into this ordinance.
8

9 Section 5. The official zoning maps maintained pursuant to SCC 30.21.030 shall
10 be revised to reflect the zoning change adopted by the County Council as indicated in
11 Exhibit B to this ordinance, which is attached hereto and incorporated by reference into
12 this ordinance.
13

14 Section 6. All comprehensive plan maps that reflect UGA and municipal UGA
15 (MUGA) boundaries, last amended by Amended Ordinance No. 24-033 on December
16 4, 2024, are amended to reflect and be consistent with LU Map 1 as amended in
17 Section 4 of this ordinance.
18

19 Section 7. The residential and urban growth area land capacity analyses
20 (Exhibits Q and V to Amended Ordinance No. 24-033) are amended to reflect and be
21 consistent with LU Map 1 as amended in Section 4 of this ordinance.
22

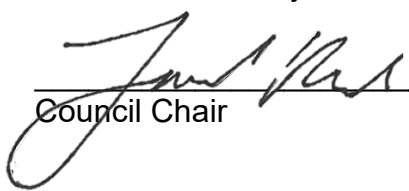
23 Section 8. The County Council directs the code reviser to update SCC 30.10.060
24 pursuant to SCC 1.02.020(3).
25

26 Section 9. Consistent with RCW 36.70A.067, the effective date of this ordinance
27 is after the latest of the following dates: (1) 60 days after the date of publication of notice
28 of adoption of this ordinance, as provided in RCW 36.70A.290(2); or (2) if a petition for
29 review to the Growth Management Hearings Board is timely filed, upon issuance of the
30 Board's final order affirming the ordinance or a decision by a court of law concluding the
31 ordinance complies with the GMA.
32

33 Section 10. Severability and Savings. If any section, sentence, clause, or phrase
34 of this ordinance shall be held to be invalid by the Growth Management Hearings Board
35 ("Board"), or unconstitutional by a court of competent jurisdiction, such invalidity or
36 unconstitutionality shall not affect the validity or constitutionality of any other section,
37 sentence, clause, or phrase of this ordinance. Provided, however, that if any section,
38 sentence, clause, or phrase of this ordinance is held to be invalid by the Board or court
39 of competent jurisdiction, then the section, sentence, clause, or phrase in effect prior to
40 the effective date of this ordinance shall be in full force and effect for that individual
41 section, sentence, clause, or phrase as if this ordinance had never been adopted.
42

1 PASSED this 18th day of December 2024.

2
3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington
5

6
7 
8 Council Chair
9

10
11 ATTEST:


12
13 
14 Asst. Clerk of the Council
15
16
17
18

19 () APPROVED
20 () EMERGENCY
21 (X) VETOED
22

DATE: December 27, 2024

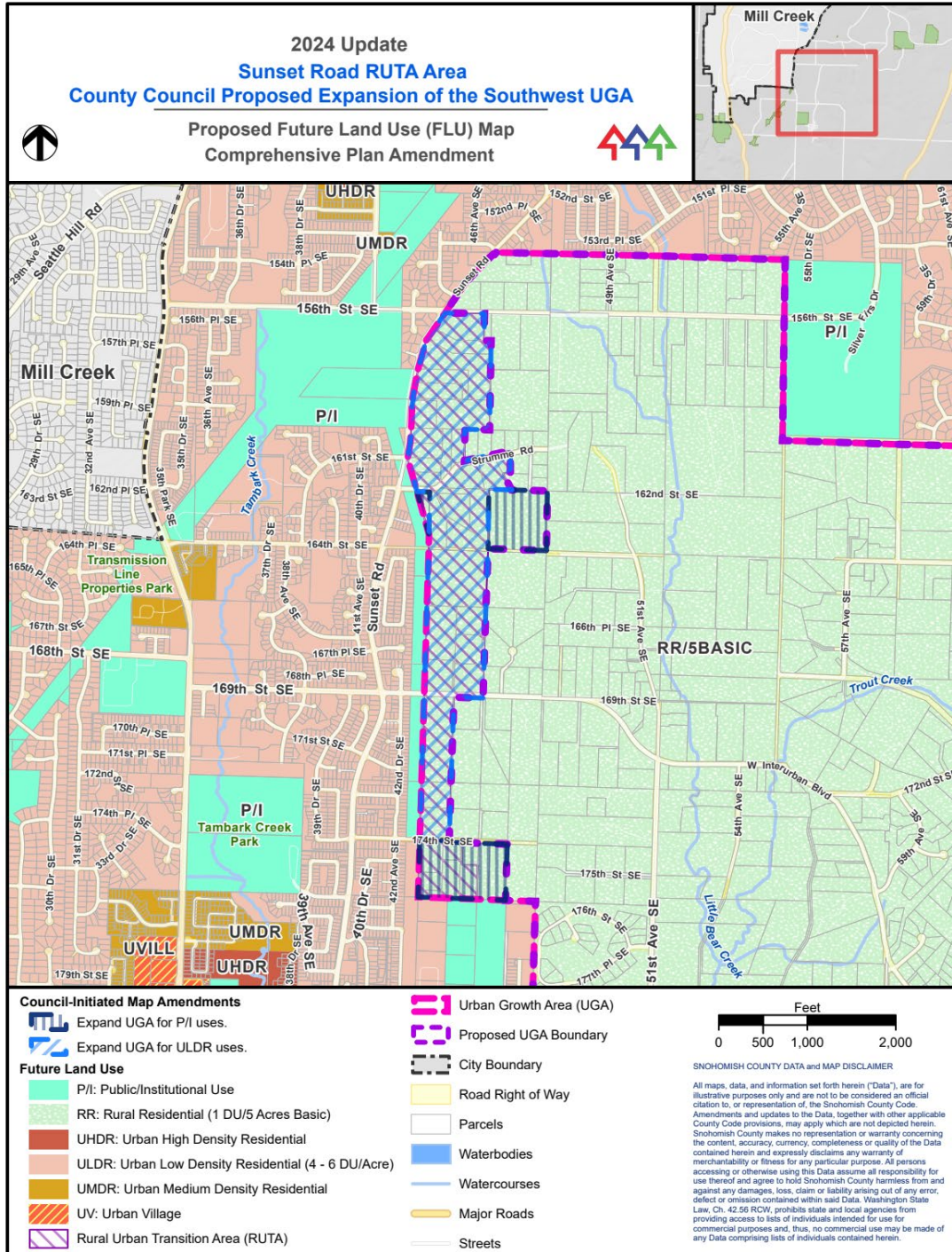
23
24 
25 County Executive

26 ATTEST:

27
28 
29
30 Approved as to form only:
31
32

33
34 Deputy Prosecuting Attorney
35

Exhibit A **Amended Ordinance No. 24-100** **Amendments to the FLU Map of the GMACP**

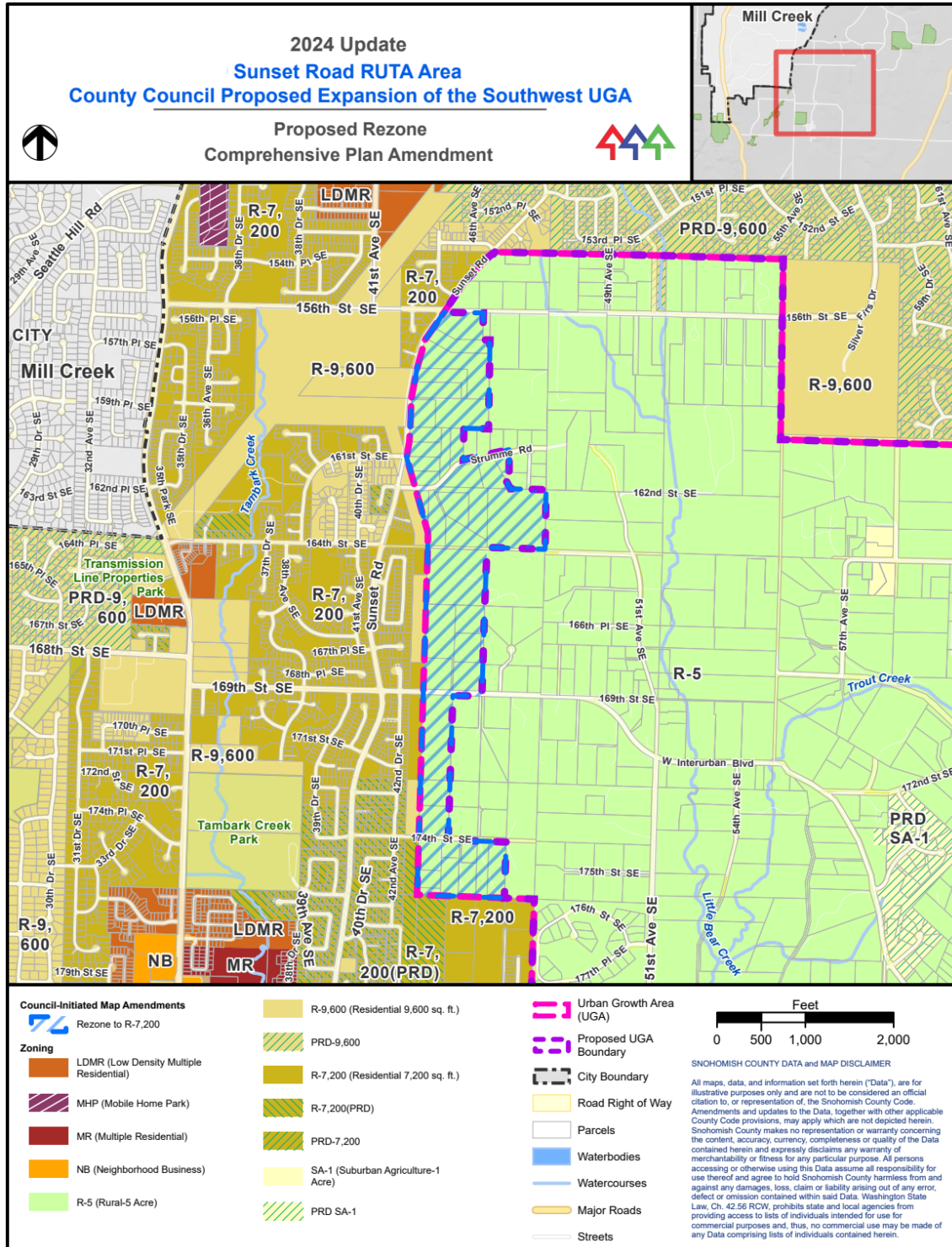


AMENDED ORDINANCE NO. 24-100 (VERSION 2)
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH
MANAGEMENT ACT COMPREHENSIVE PLAN, REVISING THE SOUTHWEST COUNTY URBAN GROWTH AREA AND
AMENDING THE FUTURE LAND USE AND OFFICIAL ZONING MAPS

Exhibit B

Amended Ordinance No. 24-100

Amendments to the Official Zoning Maps



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