

1 Adopted: December 4, 2024

2 Effective: December 22, 2024, except UGA expansions and related zoning effective as provided in Section 40 of  
3 this ordinance

SNOHOMISH COUNTY COUNCIL

4 Snohomish County, Washington

5  
6 AMENDED ORDINANCE NO. 24-033

7  
8 RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH  
9 MANAGEMENT ACT COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING  
10 TEXT, POLICY, AND MAP AMENDMENTS TO THE COMPREHENSIVE PLAN; AND  
11 ADOPTING AN URBAN GROWTH AREA LAND CAPACITY ANALYSIS

12  
13 WHEREAS, Snohomish County ("the county") adopted the Snohomish County Growth  
14 Management Act Comprehensive Plan (GMACP) on June 28, 1995, through passage of  
15 Amended Ordinance No. 94-125; and

16  
17 WHEREAS, the county has amended the GMACP several times since its adoption, most  
18 recently by Amended Ordinance No. 21-060 on October 6, 2021, and Amended Ordinance No.  
19 22-028 on September 14, 2022; and

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

26  
27 WHEREAS, on November 1, 2021, the county began the State Environmental Policy Act  
28 (SEPA) scoping period, and held two virtual public meetings on November 9 and November 15,  
29 2021, to kick off the review of the GMACP and to seek comments on a scope for an  
30 Environmental Impact Statement (EIS); and

31  
32 WHEREAS, the county published the SEPA scoping public notice in English, Spanish,  
33 and Korean in the Everett Herald, sent it to agencies and interested parties as contained in the  
34 Planning and Development Services (PDS) SEPA Distribution List, and posted it to the  
35 Snohomish County website; and

36  
37 WHEREAS, the county created a project website to disseminate information related to  
38 the update of the GMACP and to provide opportunities for public input. The website was  
39 continually updated over the planning process and included a calendar of events related to  
40 Snohomish County Planning Commission ("Planning Commission") briefings and hearings and  
41 other public engagement opportunities; and

42  
43 WHEREAS, the county provided regular briefings on the update of the GMACP to the  
44 Snohomish County Tomorrow (SCT) Planning Advisory Committee, SCT Steering Committee,  
45 SCT Executive Committee, and SCT Community Advisory Board; and

1 WHEREAS, the county conducted a visioning process from November 2021 through  
2 May 2022, to develop a Vision Statement with the public to be contained in the GMACP  
3 Introduction and to guide the GMACP; and  
4

5 WHEREAS, the 2015 GMACP was difficult to navigate and use because it was  
6 composed of a General Policy Plan (GPP), Transportation Element, Capital Facilities Plan, and  
7 Park and Recreation Element, and the GPP also included Transportation, Capital Facilities, and  
8 Parks and Recreation Chapters; and  
9

10 WHEREAS, the county reformatted the 2024 GMACP to allow for a more streamlined  
11 user experience where important information is less likely to be missed; and  
12

13 WHEREAS, the county conducted extensive public engagement for the GMACP update  
14 with an emphasis on reaching historically and currently marginalized communities that included  
15 online surveys, newsletters translated into Spanish, Korean, and Vietnamese, in-person events  
16 across Snohomish County in 2022 and 2023, and 30-day comment periods for the goals,  
17 objectives, and policies of existing and newly created elements before transmittal of the  
18 proposed GMACP amendments to the Planning Commission; and  
19

20 WHEREAS, the Planning Commission was provided information on the proposed  
21 changes to the GMACP including policy and map amendments in briefings on March 28, April  
22 25, May 23, June 27, July 25, August 22, September 12, and September 26, 2023; and  
23

24 WHEREAS, the county issued the Draft Environmental Impact Statement (DEIS) on  
25 September 6, 2023, and the 45-day public comment period ended on October 23, 2023; and  
26

27 WHEREAS, the county created an online interactive mapping tool for the public to  
28 review the zoning and Future Land Use Maps (FLUMs) studied for each of the three land use  
29 alternatives and make site specific comments during the DEIS comment period; and  
30

31 WHEREAS, county staff held in-person public open houses on September 12 and  
32 September 23, 2023, to provide the public an opportunity to obtain information and comment on  
33 the DEIS and proposed amendments to the GMACP, FLUM, and zoning; and  
34

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

38 WHEREAS, the notice of the public open houses and Planning Commission public  
39 hearing was mailed to over 38,554 addresses in Snohomish County (including those potentially  
40 affected by proposed changes and those within 500 feet of a proposed change located within an  
41 urban growth area and 1,000 feet of a proposed change outside of an urban growth area),  
42 published in the Everett Herald, posted to the project website, and posted on-site at final docket  
43 properties; and  
44

45 WHEREAS, after the conclusion of its public hearing, the Planning Commission  
46 deliberated on November 14 and November 15, 2023, and voted to recommend adoption of the  
47 amendments contained in this ordinance, as shown in its recommendation letters dated January  
48 16, 2024; and

1  
2 WHEREAS, the Snohomish County Executive (“Executive”) reviewed staff and public  
3 input, and the Planning Commission recommendation and made additional recommendations  
4 that differ from the Planning Commission as outlined in the memorandum dated March 26,  
5 2024, and that are reflected in the content of this Ordinance; and  
6

7 WHEREAS, on \_\_\_\_\_, 2024, the Snohomish County Council (“County Council”) held a  
8 public hearing after proper notice, and considered public comment and the entire record related  
9 to the amendments contained in this ordinance; and  
10

11 WHEREAS, following the public hearing, the County Council deliberated on the  
12 amendments contained in this ordinance;  
13

14 NOW, THEREFORE, BE IT ORDAINED:  
15

16 Section 1. The County Council makes the following findings:  
17

- 18 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth  
19 in full herein.  
20
- 21 B. This is a proposal to amend the Snohomish County GMACP as required under RCW  
22 36.70A.130.  
23
- 24 C. These amendments were developed in consideration of the fifteen goals of the GMA for the  
25 development of local comprehensive plans, as codified at RCW 36.70A.020, and reflect a  
26 careful balancing of these goals within the local conditions of Snohomish County. The goals  
27 generally are advanced by this ordinance as follows:  
28
- 29 • GMA Goal 1 “Urban Growth” – The amendments maintain the focus of directing the  
30 majority of new growth into existing urban growth areas (UGAs).  
31
  - 32 • GMA Goal 2 “Reduce Sprawl” – The amendments reduce the pressure to convert rural  
33 and resource lands.  
34
  - 35 • GMA Goal 3 “Transportation” – The amendments maintain an efficient multimodal  
36 transportation system by encouraging growth in UGAs.  
37
  - 38 • GMA Goal 4 “Housing” – The amendments accommodate housing affordable to all  
39 economic segments of the population by promoting infill development with a variety of  
40 residential densities and housing types within the UGA while encouraging the preservation  
41 of existing housing stock.  
42
  - 43 • GMA Goal 5 “Economic Development” – The amendments continue to promote the  
44 retention and expansion of existing businesses and recruitment of new businesses.  
45
  - 46 • GMA Goal 6 “Property rights” – The Washington State Attorney General last issued an  
47 advisory memorandum, as required by RCW 36.70A.370, in September 2018, entitled

1 “Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property,” to help  
2 local governments avoid the unconstitutional taking of private property. The process  
3 outlined in that advisory memorandum was used by Snohomish County to objectively  
4 evaluate the amendments and balance the rights of property owners with other GMA  
5 goals.

- 6
- 7 • GMA Goal 7 “Permits” – The amendments will not adversely impact the processing of  
8 permits in a timely and fair manner.
- 9
- 10 • GMA Goal 8 “Natural Resource Industries” – The amendments are generally focused on  
11 unincorporated UGAs and will not impact natural resource industries.
- 12
- 13 • GMA Goal 9 “Open Space and Recreation” – The amendments will enhance open space  
14 and recreation through the Land Use and Parks and Recreation Elements.
- 15
- 16 • GMA Goal 10 “Environment” – The amendments will protect the environment by focusing  
17 the majority of new growth into UGAs.
- 18
- 19 • GMA Goal 11 “Citizen Participation” – The GMACP update process has involved early  
20 and continuous public participation.
- 21
- 22 • GMA Goal 12 “Public Services and Facilities” – The amendments will have adequate  
23 public services as demonstrated by an updated Capital Facilities and Utilities,  
24 Transportation, and Parks and Recreation Elements.
- 25
- 26 • GMA Goal 13 “Historic Preservation” – The amendments will enhance historic  
27 preservation through the cultural resources subelement of the Land Use Element and the  
28 addition of a new Tribal Coordination Element.
- 29
- 30 • GMA Goal 14 “Climate Change and Resiliency” – The amendments will help the county  
31 mitigate against and adapt to climate change with the addition of a new Climate Change  
32 and Resiliency Element.
- 33
- 34 • GMA Goal 15 “Shorelines of the State” – The amendments will protect the shorelines of  
35 the state by focusing the majority of new growth into UGAs.
- 36

37 D. The GMA requires mandatory elements to be included within comprehensive plans pursuant  
38 to RCW 36.70A.070. The amendments incorporate both mandatory and optional elements in  
39 compliance with the GMA and in line with the best available science and public input.

40

41 E. The amendments better achieve, comply with, and implement the Puget Sound Regional  
42 Council (PSRC) Multi-County Planning Policies (MPPs) of VISION 2050.

- 43
- 44 • **Regional Collaboration.** The amendments are consistent with regional and countywide  
45 policies and have been developed through inclusive coordination and public  
46 participation. The amendments support regional collaboration throughout the GMACP  
47 and specifically within the Interjurisdictional Coordination Element as well as the new  
48 Tribal Coordination and Urban Core Subarea Plan Elements.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40
- 41
- 42
- 43
- 44
- 45
- 46
- 47
- 48
- **Regional Growth Strategy.** The amendments focus on growth within existing urban areas specifically within centers and near transit stations, while protecting rural and resource lands. The new Urban Core Subarea Plan details the planning around the coming Light Rail Stations and the amended Land Use and Transportation Elements provide further policies on growth in line with the Regional Growth Strategy.
- **Environment.** The amendments minimize impacts on the natural environment and minimize any increase in greenhouse gas emissions by focusing the majority of new growth into UGAs. The Land Use Element and the Parks and Recreation Element incorporate the Regional Open Space Conservation Plan; new urban tree canopy policies are incorporated into the Natural Environment Element; and a new Climate Change and Resiliency Element works to protect the environment.
- **Climate Change.** The new Climate Change and Resiliency Element details the county's greenhouse gas reduction goals and policies that surround increasing resiliency.
- **Development Patterns.** The amendments direct the majority of new growth away from rural and resource areas and into UGAs and urban centers where infrastructure is available.
- **Housing.** The amendments enhance the availability of affordable, healthy, safe housing choices for all economic segments of the population and promote a variety of housing types. Policy amendments are strengthened to promote fair and equitable housing for all people.
- **Economy.** The amendments support a prospering and sustainable local economy by supporting the retention and expansion of local businesses, encouraging tourism-related industries, and encouraging continued investment in education and training.
- **Transportation.** The goals, objectives, and policies within the repealed and replaced Transportation Element maintain an efficient multimodal transportation system and help the region prepare for the coming light rail.
- **Public Services.** The goals, objectives, and policies within the repealed and replaced Capital Facilities and Utilities Element maintain requirements for utilities and public service providers to adopt six-year and/or twenty-year capital facility plans that demonstrate adequate public services will be available for new and existing development over the 2044 planning horizon.
- F. The amendments will better achieve, comply with, and implement the CPPs. The CPPs establish a countywide framework for developing and adopting county, city, and town comprehensive plans.
- **General Framework.** The amendments accommodate the large majority of projected growth inside the existing UGA in areas served by high-capacity transit, with a mix of residential and employment uses in transit station areas.

- 1 • **Joint Planning.** The amendments support joint planning by planning for growth  
2 generally consistent with the initial 2044 growth targets developed through Snohomish  
3 County Tomorrow and adopted in the CPPs.  
4
- 5 • **Development Patterns.** The amendments promote well-designed growth and more  
6 vibrant communities by directing the majority of new growth into UGAs, particularly near  
7 transit service, instead of into rural and resource lands.  
8
- 9 • **Housing.** The amendments direct new growth into urban areas to facilitate safe,  
10 affordable, and diverse housing for all economic segments of the population near jobs  
11 and/or transit.  
12
- 13 • **Economic Development and Employment.** The amendments promote the retention  
14 and expansion of local businesses, encourage tourism-related industries, and encourage  
15 continued investment in education and training. The Land Use Element and the FLUM  
16 designate new commercial and mixed-use areas to provide opportunities for further  
17 economic development.  
18
- 19 • **Transportation.** The repeal and replace of the Transportation Element maintains an  
20 efficient multimodal transportation system and coordination within the region by  
21 encouraging growth around arterials and transit services.  
22
- 23 • **The Natural Environment and Climate Change.** The amendments reduce pressure to  
24 convert rural and resource lands by directing the majority of new growth into UGAs, in  
25 particular along transit corridors, to minimize increased greenhouse gas emissions and  
26 vehicle miles travelled.  
27
- 28 • **Public Services and Facilities.** The amendments ensure that adequate public services  
29 will be available for new and existing development through the adoption of a new Capital  
30 Facilities and Utilities Element, Transportation Element, and Parks and Recreation  
31 Element.  
32

33 G. The amendments are necessary to maintain internal consistency with the other elements of  
34 the GMACP as required by RCW 36.70A.040.  
35

36 H. Procedural requirements.  
37

- 38 1. SEPA requirements with respect to this non-project action have been satisfied  
39 through the completion of a Draft EIS issued on September 6, 2023, and a Final EIS  
40 issued on August 27, 2024.  
41
- 42 2. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.  
43
- 44 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was  
45 transmitted to the Washington State Department of Commerce for distribution to  
46 state agencies on April 16, 2024.  
47

- 1       4. The public participation process used in the adoption of this ordinance has complied  
2       with all applicable requirements of the GMA and the SCC. The general public and  
3       various interested agencies and parties were notified of the public hearings by  
4       means of legal notices, the county website, and over 38,554 direct mail notices sent  
5       to owners and neighbors of affected properties. Notification was provided in  
6       accordance with SCC 30.73.050 and SCC 30.73.070 and consistent with Title VI of  
7       the Civil Rights Act of 1964.  
8
- 9       5. The Washington State Attorney General last issued an advisory memorandum, as  
10      required by RCW 36.70A.370, in December of 2018 entitled "Advisory Memorandum:  
11      Avoiding Unconstitutional Takings of Private Property" to help local governments  
12      avoid the unconstitutional taking of private property. The process outlined in the  
13      State Attorney General's 2018 advisory memorandum was used by Snohomish  
14      County in objectively evaluating the regulatory changes of this ordinance.  
15
- 16    I. This ordinance is consistent with the record.  
17
- 18      1. The GMACP is reformatted to combine the previously separate General Policy Plan  
19      (GPP), Transportation Element, Capital Facilities Plan, and Park and Recreation  
20      Element into one document containing all elements of the GMACP. This reformatting is  
21      intended to reduce redundancies in the GMACP and make the document easier to  
22      navigate. Topics addressed as chapters within the GPP are now referred to as elements  
23      of the GMACP.  
24
- 25      2. The GMACP Cover, Name Page, Table of Contents, List of Figures, and List of Tables  
26      are amended to be consistent with the amendments of the GMACP. A Tribal Land  
27      Acknowledgment is added to acknowledge the original inhabitants of what we now call  
28      Snohomish County. A List of Maps is also added to replace the map portfolio present in  
29      the online version of the GPP and list the required Land Use Element Maps that will be  
30      present within the Land Use Element. These pages are shown in Exhibit A of this  
31      ordinance.  
32
- 33      3. Many of the amendments to the GMACP are minor or housekeeping in nature and are  
34      intended to achieve the following purposes:  
35      a. Address inadvertent errors, omissions, and inconsistencies.  
36      b. Delete outdated or inaccurate information.  
37      c. Delete previously repealed policies and renumber remaining policies.  
38      d. Revise text and policies to ensure internal consistency throughout the GMACP, and  
39      between GMA, GMACP, MPPs, and CPPs.  
40      e. Update terminology to better align with current state and federal policy and program  
41      initiatives.  
42      f. Incorporate more respectful and inclusive language.  
43      g. Update information to reflect the 2044 plan horizon.  
44      h. Improve the readability of the elements.  
45      i. Reflect the reorganization of the GMACP into a single document containing all  
46      elements.  
47

- 1 4. All amendments to the GMACP are described in more detail in staff reports presented to  
2 the Planning Commission and the memo to the County Council from the Executive dated  
3 March 26, 2024. In addition, certain amendments are described in more detail in  
4 subsequent findings.  
5
- 6 5. There are three new elements to the GMACP including Climate Change and Resiliency,  
7 the Urban Core Subarea Plan, and Tribal Coordination. These new elements better align  
8 the GMACP with the GMA, MPPs, CPPs, and public sentiment.  
9
- 10 6. The Introduction to the GMACP is a repeal and replace to reorganize and rewrite the  
11 contents as shown in Exhibit B of this ordinance. The rewrite removes dated material  
12 that relates to the last major GMACP update in 2015 and earlier versions. With the  
13 reformatting of the GMACP, the Introduction also now serves the entire GMACP instead  
14 of only the elements within the previous GPP. The Introduction includes a new Vision  
15 Statement for 2044 to unify the different elements of the GMACP and provide clarity for  
16 staff, the public, and elected officials about what the county is planning toward. The  
17 Vision Statement has its foundations in VISION 2050 and was made county-specific  
18 through public engagement.
  - 19 a. Public sentiment on many topics has evolved since the last major GMACP update,  
20 and there have been significant shifts in demographics, the economy, and housing in  
21 Snohomish County as well as a global pandemic. The Introduction presents this  
22 context, the new Vision Statement, and describes updates to the MPPs adopted in  
23 2020, and the CPPs adopted in 2021 with initial growth targets adopted in 2022 and  
24 2023. The Introduction demonstrates the GMACP's consistency with regional and  
25 local directives and provides community, legislative, and historical context.  
26
  - 27 b. The rationales for the repeal and replace are described in detail in the PDS Staff  
28 Reports (including attachments) to the Planning Commission dated March 10, 2023  
29 (Introduction), and September 12, 2023 (2024 Update Briefing Wrap-Up).  
30
- 31 7. The GMACP amendments to the Population and Employment Element are shown in  
32 Exhibit C of this ordinance.  
33
  - 34 a. The rationales for the amendments are described in detail in the PDS Staff Reports  
35 (including attachments) to the Planning Commission dated March 10, 2023  
36 (Population and Employment Element), and September 12, 2023 (2024 Update  
37 Briefing Wrap-Up), and the Executive Recommendation Transmittal Memo dated  
38 March 26, 2024.  
39
  - 40 b. The cooperative planning process of Snohomish County Tomorrow (SCT) generated  
41 2044 initial growth targets for the county during 2021 that allocate projected  
42 population and employment growth within city and county areas using the  
43 Washington State Office of Financial Management's (OFM) population projections,  
44 the Regional Growth Strategy (RGS) from PSRC's VISION 2050, and a further  
45 distribution of population and employment RGS allocations to jurisdictions in each of  
46 the PSRC regional geographies in Snohomish County, consistent with CPP  
47 Appendix C. The initial population and employment growth targets for Snohomish  
48 County were adopted in Ordinance No. 22-003 by the County Council on February

23, 2022, into Appendix B of the CPPs. They indicate a need to increase UGA capacity and decrease population growth in rural areas.

(1) Compared with the Population and Employment policies in the county's 2015 GMA plan update, VISION 2050 increased the share of the county's projected population growth between 2017-2050 that was allocated to UGAs from 91.5% to 95.5%, and reduced the rural population growth share from 8.5% to 4.5%. Once updated population figures from the 2020 U.S. Census were included in the development of the 2020-2044 population growth targets by SCT and adopted as initial growth targets in the CPPs to be used for the GMACP in Snohomish County, the remaining shares of countywide population growth rose to 96.7% for UGAs and dropped to 3.3% for rural areas.

(2) Within urban areas, the 2044 initial growth targets follow policy direction in VISION 2050 prioritizing the allocation of growth to areas within or near centers and high-capacity transit that are affiliated with cities for annexation, and in ways that support the jobs/housing balance and infill development in UGAs.

(3) The population growth targets for 2044 contained in the Population and Employment Element, Tables PE-1 and PE-2, are generally consistent with the 2044 initial population growth targets shown in the Countywide Planning Policies. They have been revised to address the following information that arose subsequent to the development of the initial population targets at SCT in 2021:

(i) 2044 initial housing growth targets were developed by SCT in 2022-2023 consistent with the Washington State Department of Commerce guidance. They were adopted into Appendix B of the CPPs by the County Council on July 19, 2023, in Ordinance No. 23-062. Part of Commerce's housing needs methodology included housing units needed to make up for the underproduction of housing relative to demand that has occurred over the past decade or more. This resulted in higher housing targets than originally anticipated since the calculation of net new housing need is inclusive of both housing to address historic undersupply as well as housing to address new population growth. In some parts of the unincorporated UGA, this resulted in a shortfall of capacity for the housing targets even though there was adequate capacity for the population targets. For these locations, 2044 housing targets and corresponding population targets were shifted to other unincorporated UGAs with surplus housing and population capacity.

(ii) In three Urban Unincorporated Areas (Monroe, Maltby, and the Silver Firs Gap), there are large residential projects that are pending or already underway which were not fully included during the development of the population targets by SCT in 2021. For these three locations, the 2044 population targets were adjusted upwards by 880 persons in order to fully

account for the buildout of the current pending projects. Half of the source for this upward adjustment came from other Urban Unincorporated Areas and the other half came from unincorporated High Capacity Transit Community locations with initial housing capacity deficits.

(iii) The 2020-2044 population growth targets within the county's unincorporated UGAs also reflect revisions to the UGA Land Capacity Analysis that used a corrected critical areas layer in four unincorporated urban areas (Lake Stickney Gap, Larch Way Overlap, Silver Firs Gap, and Maltby UGA), and updated pending residential project information in three unincorporated urban areas (Bothell MUGA, Lynnwood MUGA, and Maltby UGA).

(iv) The following table shows the revisions made to the 2020-2044 population growth targets within the county's unincorporated UGAs, as set forth in Tables PE-1 and PE-2, compared with the 2020-2044 initial population growth targets contained in the CPPs:

|                                            | CPP Initial Targets:<br>Population Change,<br>2020-2044 | Revised Population<br>Change, 2020-2044 | Difference |
|--------------------------------------------|---------------------------------------------------------|-----------------------------------------|------------|
| HCT Communities (Unincorporated only)      | 75,849                                                  | 75,275                                  | (574)      |
| Bothell MUGA                               | 10,927                                                  | 9,633                                   | (1,294)    |
| Edmonds MUGA                               | 908                                                     | 766                                     | (142)      |
| Everett MUGA                               | 17,136                                                  | 19,151                                  | 2,015      |
| Lynnwood MUGA                              | 19,783                                                  | 19,783                                  | 0          |
| Mill Creek MUGA                            | 13,377                                                  | 10,789                                  | (2,588)    |
| Mukilteo MUGA                              | 8,178                                                   | 8,178                                   | 0          |
| Larch Way Overlap                          | 5,540                                                   | 6,974                                   | 1,434      |
| Urban Unincorporated Areas (Excluding HCT) | 11,057                                                  | 11,631                                  | 574        |
| Arlington UGA                              | 307                                                     | 314                                     | 7          |
| Brier MUGA                                 | 150                                                     | 154                                     | 4          |

|                          |        |        |       |
|--------------------------|--------|--------|-------|
| Darrington UGA           | 111    | 111    | 0     |
| Gold Bar UGA             | 38     | 25     | (13)  |
| Granite Falls UGA        | 187    | 187    | 0     |
| Lake Stevens UGA         | 315    | 244    | (71)  |
| Marysville UGA           | 1      | (4)    | (5)   |
| Monroe UGA               | 407    | 801    | 394   |
| Mountlake Terrace MUGA   | 7      | 7      | 0     |
| Snohomish UGA            | 405    | 405    | 0     |
| Stanwood UGA             | 290    | 292    | 2     |
| Sultan UGA               | 149    | 149    | 0     |
| Woodway MUGA             | 271    | 271    | 0     |
| Lake Stickney Gap        | 3,800  | 3,271  | (529) |
| Silver Firs Gap          | 4,193  | 4,878  | 685   |
| Maltby UGA               | 426    | 525    | 99    |
| Paine Field Area         | 0      | 0      | 0     |
| Total Unincorporated UGA | 86,906 | 86,906 | 0     |

(v) The revised 2044 population growth targets resulting from the above adjustments do not exceed the upper bookends for population growth evaluated for each county subarea under the DEIS Alternative 3 (Higher Growth alternative).

(vi) The revised 2044 population growth targets do not significantly depart from the VISION 2050 RGS-based shares of population growth by regional geography as shown in the CPPs and are thus considered consistent with RGS:

|                                               | CPP Initial<br>Targets:<br>Population<br>Change,<br>2020-2044 | Revised<br>Population<br>Change, 2020-<br>2044 | Difference |
|-----------------------------------------------|---------------------------------------------------------------|------------------------------------------------|------------|
| HCT Communities<br>(Unincorporated only)      | 75,849                                                        | 75,409                                         | (440)      |
| Bothell MUGA                                  | 10,927                                                        | 9,825                                          | (1,102)    |
| Edmonds MUGA                                  | 908                                                           | 766                                            | (142)      |
| Everett MUGA                                  | 17,136                                                        | 19,269                                         | 2,133      |
| Lynnwood MUGA                                 | 19,783                                                        | 19,783                                         | 0          |
| Mill Creek MUGA                               | 13,377                                                        | 10,789                                         | (2,588)    |
| Mukilteo MUGA                                 | 8,178                                                         | 8,178                                          | 0          |
| Larch Way Overlap                             | 5,540                                                         | 6,799                                          | 1,259      |
| Urban Unincorporated Areas<br>(Excluding HCT) | 11,057                                                        | 11,497                                         | 440        |
| Arlington UGA                                 | 307                                                           | 316                                            | 9          |
| Brier MUGA                                    | 150                                                           | 154                                            | 4          |
| Darrington UGA                                | 111                                                           | 111                                            | 0          |
| Gold Bar UGA                                  | 38                                                            | 25                                             | (13)       |
| Granite Falls UGA                             | 187                                                           | 187                                            | 0          |
| Lake Stevens UGA                              | 315                                                           | 244                                            | (71)       |
| Marysville UGA                                | 1                                                             | (4)                                            | (5)        |
| Monroe UGA                                    | 407                                                           | 803                                            | 396        |
| Mountlake Terrace MUGA                        | 7                                                             | 7                                              | 0          |
| Snohomish UGA                                 | 405                                                           | 405                                            | 0          |
| Stanwood UGA                                  | 290                                                           | 293                                            | 3          |
| Sultan UGA                                    | 149                                                           | 149                                            | 0          |
| Woodway MUGA                                  | 271                                                           | 271                                            | 0          |
| Lake Stickney Gap                             | 3,800                                                         | 3,410                                          | (390)      |
| Silver Firs Gap                               | 4,193                                                         | 4,485                                          | 292        |
| Maltby UGA                                    | 426                                                           | 640                                            | 214        |

|                          |        |        |   |
|--------------------------|--------|--------|---|
| Paine Field Area         | 0      | 0      | 0 |
| Total Unincorporated UGA | 86,906 | 86,906 | 0 |

- (v) The revised 2044 population growth targets resulting from the above adjustments do not exceed the upper bookends for population growth evaluated for each county subarea under the DEIS Alternative 3 (Higher Growth alternative).
- (vi) The revised 2044 population growth targets do not significantly depart from the VISION 2050 RGS-based shares of population growth by regional geography as shown in the CPPs and are thus considered consistent with RGS:

| Snohomish County's 2020-2044 Population Growth Shares by Regional Geography: |                            |                           |
|------------------------------------------------------------------------------|----------------------------|---------------------------|
| Regional Geography                                                           | CPP Population (2020-2044) | Revised Population Shares |
| Metro City                                                                   | 22.2%                      | 22.2%                     |
| Core Cities                                                                  | 12.4%                      | 12.4%                     |
| HCT Communities                                                              | <b>49.7%</b>               | <b>49.6%</b>              |
| Cities & Towns                                                               | 8.8%                       | 8.8%                      |
| Urban Unincorporated                                                         | <b>3.6%</b>                | <b>3.7%</b>               |
| Rural                                                                        | 3.3%                       | 3.3%                      |
| Total Snohomish County                                                       | 100.0%                     | 100.0%                    |

8. The GMACP amendments to the Land Use (LU) Element are shown in Exhibit D of this ordinance.
- a. The rationales for the amendments are described in detail in the PDS Staff Reports (including attachments) to the Planning Commission dated April 7, 2023, (Land Use Element) and September 12, 2023 (2024 Update Briefing Wrap-Up), and the Executive Amendment Memo dated March 26, 2024.
- b. Amendments recognize each goal of the LU Element as a separate subelement with consistent formatting and language. The exception is the Airport Compatibility subelement that includes two existing LU Goals, 12 and 13. The LU Element is comprised of interrelated land use goals which form the basis of the county's land use strategy and each subelement includes narrative, goals, objectives, and policies to carry out the land use strategy.
- c. A new section in the LU Element narrative discusses the Vision Statement and describes how the LU Element will help move the county toward the GMACP's Vision for 2044. This addition helps connect the LU Element with the rest of the GMACP.

- 1
- 2 d. A new Equity subelement is added to be consistent with the Vision Statement as well
- 3 as VISION 2050, the CPPs, the Executive's June 12, 2020, Proclamation on racial
- 4 justice, and public sentiment.
- 5 (1) Planning decisions have historically upheld and instituted social and racial
- 6 inequities. The new goal, objectives, and policies of the Equity subelement
- 7 acknowledge this history and commit to improving the county through
- 8 measures such as eliminating barriers to public participation in decision
- 9 making, identifying historically and currently marginalized communities, and
- 10 making investments that meet the needs of current and future residents and
- 11 employers, particularly in historically and currently marginalized communities.
- 12 The new subelement helps demonstrate Snohomish County's commitment to
- 13 equitably and meaningfully engage and plan with historically and currently
- 14 marginalized communities. Much of the policy language comes directly from
- 15 the MPPs and CPPs and gives special consideration to environmental justice
- 16 as defined in RCW 36.70A.070.
- 17
- 18 e. The LU Element incorporates the initial growth targets throughout the subelements.
- 19 The urban and rural growth allocations were displayed in percentages in the 2015
- 20 GMACP and this is removed in the 2024 GMACP to instead direct the public directly
- 21 to the CPPs or reference real numbers to reduce confusion over the VISION 2050
- 22 versus CPPs percentages. The Rural Lands subelement also includes a trigger for
- 23 when strategies to reduce rural growth must be implemented to achieve the growth
- 24 targets (LU Policy 6.A.1), and policies within the Urban Growth Areas, Urban
- 25 Development Patterns, Centers, and Urban Design subelements aim to increase
- 26 density within existing UGAs and policies within the Rural Lands subelement aim to
- 27 reduce rural growth. For instance, the minimum net density required in new urban
- 28 developments is increased from 4 to 6 dwelling units per net acre in amended LU
- 29 Policy 2.A.1, and rural cluster subdivisions will be permitted but no longer
- 30 encouraged within amendments to LU Policy 6.B.1. Other policies focus on
- 31 increasing densities, especially within Transit Emphasis Corridors and Centers, and
- 32 also help to implement the initial growth targets by encouraging and incentivizing
- 33 growth within urban areas.
- 34
- 35 f. All policies focused on annexation are reorganized under one new objective within
- 36 the Urban Growth Areas subelement. All policies related to annexation are compiled
- 37 under new Objective LU 1.E so it is easier for the public and cities to find and utilize
- 38 the policies. The new objective displays the County's continued support of
- 39 annexation of unincorporated urban areas into cities and towns.
- 40
- 41 g. The Urban Development Patterns subelement is amended to clarify how
- 42 transportation and land use planning work together to create livable communities.
- 43
- 44 h. The Centers subelement is amended to explain the hierarchy of Centers in the
- 45 county and introduce countywide centers to be consistent with the MPPs and CPPs.

- (1) Countywide centers were newly added to the MPPs and CPPs, with Appendix I of the CPPs listing candidate countywide centers. A new objective and policies are added to be consistent with this regional and countywide change and to formally recognize the countywide centers, including the creation of a countywide centers map.
  - (2) Amendments add two new center designations on the FLU Map - Light Rail Community and Mixed Use Corridor – and remove a repealed designation – Transit Pedestrian Villages. The Urban Core Subarea Plan Element introduces the Light Rail Community and Mixed Use Corridor designations to serve as new centers based on access to light rail and bus rapid transit stations. The new designations help plan for the coming light rail to the county.
  - (3) Addition of a policy that supports the County pursuing the designation of Countywide Growth Centers as Regional Growth Centers under PSRC's VISION 2050 plan.
- i. Amendments to the Urban Design subelement to describe the meaning of compatibility and clarify that compatibility does not only depend on height and scale. Amendments also add criteria encouraging public art, bike parking, places to sit, and energy efficient building design consistent with the MPPs, CPPs, and HB 1181.
  - j. Revitalization of the Small Area and Neighborhood Structure subelement to focus on the neighborhood scale and reduce the number of policies. While the county does not create neighborhood plans, there is the potential for the county to aid neighborhoods in the future and the amendments help to clarify this and streamline the policies. Changes also remove references to pre-1995 plans that are now out-of-date, remove UGA specific requirements when codes are in place to implement regardless of the UGA, and move necessary UGA specific requirements to the Future Land Use Designation subelement.
    - (1) Remove Policy 5.B.1 as this is a UGA specific policy that is no longer necessary. Staff determined it is not necessary to require General Commercial (GC) projects to apply for a site development plan and receive administrative and conditional use permits when the same standards can be ensured with a commercial building permit and site plan. Streamlining GC project review could help the county achieve GMA, MPP, and CPP goals and policies around promoting businesses and recruiting new businesses such as CPP DP-38. There is a desire to amend Chapter 30.31B and 30.31A SCC to streamline the procedures for GC projects and this repeal will allow such a code amendment project to occur.
  - k. Amendments to the Rural Lands subelement provide an explanation of the growth targets as well as real population numbers to better describe existing and expected trends. Amendments also provide examples of strategies to reduce growth rates to meet targets, remove policies that are counter to the targets, and change policies to allow but no longer encourage rural cluster subdivisions.
    - (1) To ensure that the VISION 2050-based rural population target of 144,190 by the year 2044 is not exceeded, issued building permits for new housing units outside the County's UGAs should not exceed 220 new units per year. This

1 calculation is based on the 2044 initial housing growth targets that were  
2 adopted by the County Council into the CPPs on July 19, 2023, and assumes  
3 continuation of the recent number of units demolished outside the UGA of  
4 about 30 per year. Recent trends over the 2017-2022 period, indicate that an  
5 annual average of 440 new housing units have been permitted per year  
6 outside of Snohomish County's UGA. However, annual totals show that rural  
7 permitting has recently been on a downward path, with 295 housing units  
8 permitted outside the UGA in 2022, and 335 in 2023. While this is  
9 encouraging, the current trend line of rural growth between 2020-2044  
10 suggests that the 2044 population target may be reached by 2031 unless  
11 action is taken to further reduce the growth rate outside of UGAs. The  
12 amendments within the Land Use (see findings 8.e. and 8.h. above), Urban  
13 Core Subarea Plan (see finding 18 below), and Population and Employment  
14 (see finding 7 above) Elements primarily encourage reduced rural growth by  
15 allowing and incentivizing additional development to accommodate projected  
16 growth in urban areas. Focusing more growth in urban areas will help to  
17 reduce development pressures in the rural areas outside of the UGA. For  
18 instance, the new MUC designation within the southwest UGA will allow for  
19 taller, higher-density residential, office, and commercial mixed-use  
20 development uses than currently allowed, that are both encouraged by and  
21 will utilize the planned mass transit systems along those corridors. The 2024  
22 Reasonable Measures Report, which is provided as part of the record for the  
23 2024 Update, more fully documents actions to increase capacity within the  
24 UGA. The Rural Lands subelement also includes amended policies focused  
25 specifically on rural growth.

- 26 (2) Amended LU Policy 6.A.1 is consistent with MPP-RGS-1, MPP-RGS-14, and  
27 CPP DP-26 because it puts in place a standard that triggers the requirement  
28 for the County to implement strategies, such as a cap on total rural population  
29 growth, annual metering of building permits or lots, or adjustments to  
30 development regulations, to bring rural growth trends back into alignment with  
31 the adopted target. Amended LU Policy 6.A.1 combined with the other policy  
32 amendments to encourage urban growth and reduce rural growth will manage  
33 and reduce rural growth rates over time, consistent with the Regional Growth  
34 Strategy, and will assist the county in achieving its rural population growth  
35 target.
- 36 (a) Amended LU Policy 6.A.1 requires the county to monitor rural growth and  
37 take additional action if the rural population target will be exceeded. The  
38 amended policy includes potential strategies that could be utilized by the  
39 county to reduce growth immediately.
- 40 (b) The amended policy includes a two year trigger to implement these strategies  
41 because the amended policies within the Comprehensive Plan and  
42 implementing regulations will likely provide an immediate impact on the rural  
43 growth trend line. Two years is the minimum amount of time that the County  
44 will need to propose, review, and take necessary actions to adopt further  
45 code changes to reduce rural growth.
- 46 (3) Amend LU Policy 6.B.7 (renumbered from 6.B.9) related to water service in  
47 rural areas based on public comments requesting that development be

encouraged to hook up to existing systems that could provide water to rural development.

(4) New policies related to septic systems to help justify the continued operation of the County's Savvy Septic program and be consistent with MPPs and the state law.

(5) New policy to reduce the risk and mitigate against wildfire risk to help the County be consistent with HB 1181 as well as the 2021 Washington State Building Codes, including the 2021 amendments to the Washington Fire Code, effective October 29, 2023.

(6) Amended LU Policy 6.D.1 exempts from the area this policy describes as to be designated as Rural Residential-10 an expansion of the Marysville UGA and concurrent redesignation of the listed parcels to Urban Industrial.

I. Amendments to the Agricultural Lands subelement to update the number of listed GMA planning goals to align with RCWs, and streamline the history of agriculture in the county. The addition of new policies to allow the restoration and conservation of agricultural lands to align with public sentiment and CPPs.

(1) There are also new and revised policies that could allow the restoration and conservation of agricultural lands if desired by the property owner. One issue of concern regarding the natural environment in the county is the historic conversion of natural estuary areas into farmland by constructing flood control structures, and the subsequent removal or breaching of these control structures to allow the return of natural inundation processes restoring habitat for anadromous fish. The new policies clarify that the restoration of habitat is not considered an intrusion on agricultural uses. There is also a new policy to specifically implement strategies to preserve agricultural lands. Together these new and revised policies are consistent with GMA planning goals that support farms, the environment, and fish with a special focus on anadromous fish.

(2) There is a new policy 7.A.4 added by the Planning Commission after deliberations to require the county to conduct a comprehensive review of designated and non-designated agricultural lands in an effort to preserve the farmland of the county.

m. Amendments to the Forest Lands subelement to streamline history and update statistics. There are also a number of redundant or code-like policies and criteria in the Forest Lands subelement that are repealed.

(1) There is a new policy 8.A.5 added by the Planning Commission after deliberations to require the county to conduct a comprehensive review of designated and non-designated forest lands in an effort to preserve the forest lands of the county.

n. Amendments to the Mineral Lands subelement to streamline the history and update statistics. There are also redundant or code-like policies and criteria in the Mineral Lands subelement that are repealed, and amendments also incorporate the Mineral Conservation zone repeal by Ordinance No. 21-060.

- 1
- 2 o. Amend the Open Space, Shoreline, and Scenic Resources subelement to
- 3 incorporate the PSRC's Regional Open Space Conservation Plan and to preserve
- 4 urban open spaces, especially those near underserved communities to be consistent
- 5 with the MPPs and CPPs.
- 6
- 7 p. Amend the Cultural Resources subelement to include a more encompassing history
- 8 of the county, and to include updates made to the SCC since the last update.
- 9
- 10 q. Amend the Airport Compatibility subelement to incorporate changes in the county's
- 11 public use airports since the last update.
- 12
- 13 r. Amend the Transfer and Purchase of Development Rights subelement to streamline
- 14 the history.
- 15 (1) New LU Policy 14.A.5 provides the policy direction to support SCC
- 16 30.35A.025(4) which authorizes the County Council to consider a landowner
- 17 request to designate additional TDR sending areas, including rural areas, that
- 18 meet one or more significant conservation, open space, habitat, watershed or
- 19 resource values.
- 20 (2) Amendments to LU Policies 14.A.9 and 14.A.10 that allow for an increase in
- 21 the number of multi-family units that can be provided in lands designated as
- 22 Light Rail Community and Mixed-Use Corridor without the use of TDR credits.
- 23 (3) Amendments to LU Policies 14.A.12 and 14.A.13 that allow for a variety of
- 24 incentives for the use of TDR credits. The Urban Core Subarea Plan Element
- 25 supports an increase in the number and variety of multi-family housing units.
- 26
- 27 s. Minor amendments to the existing LU Maps to update data layers with new
- 28 information such as the location of the UGA boundaries and new recreational or
- 29 utility facilities. The existing maps are renumbered after a new LU Map 2 Countywide
- 30 Centers is added to implement new Centers policies and help the element be
- 31 consistent with the MPPs and CPPs.
- 32
- 33 t. Amendment to the FLUM designations to add new FLU designations, remove a
- 34 repealed FLU designation, and amend other designations to align with amendments
- 35 made to existing LU policies. The FLUM is proposed to be amended by separate
- 36 ordinance, Ordinance No. \_\_\_\_.
- 37
- 38 9. The GMACP amendments to the Housing Element are shown in Exhibit E of this
- 39 ordinance.
- 40 a. The rationales for the amendments are described in detail in the PDS Staff Reports
- 41 (including attachments) to the Planning Commission dated July 25, 2023, (Housing
- 42 Element) and September 12, 2023, (2024 Update Briefing Wrap-Up), as well as the
- 43 Executive Amendments Memo dated March 26, 2024.
- 44
- 45 b. The cooperative planning process of SCT generated 2044 initial housing targets for
- 46 the county in 2023 that allocate projected housing needs within city and county areas
- 47 using the Council-adopted initial population targets and guidance from the
- 48 Washington State Department of Commerce. The initial housing targets for

1 Snohomish County were approved by the County Council in Ordinance No. 23-062  
2 on July 19, 2023. SCT also allocated the projected housing need within city and  
3 county areas by income-level, including permanent supportive housing and  
4 emergency housing, using guidance from Commerce. These numbers indicate a  
5 need to plan for housing affordable to all income levels, but especially for very low-  
6 and extremely low-income households.

7 (1) The amended introductory text includes a new section on housing targets.  
8 This section includes information on the housing target process and two  
9 tables, HO-2 and HO-3, showing the housing targets by UGA and MUGA.

10 (2) The introductory text also includes the county's current housing need and  
11 projected housing need by income band, as well as for permanent supportive  
12 housing and emergency housing. This information also meets the requirement  
13 under GMA that housing elements include the number of housing units  
14 necessary to manage projected growth.  
15

16 c. The housing growth targets for 2044 contained in the Housing Element are generally  
17 consistent with the 2044 initial housing growth targets shown in the CPPs. They have  
18 been revised to address the following information that arose subsequent to the  
19 development of the initial housing targets by SCT:

20 (1) 2044 initial housing growth targets were developed by SCT consistent with the  
21 Washington State Department of Commerce guidance. Part of Commerce's  
22 housing needs methodology included housing units needed to make up for the  
23 underproduction of housing relative to demand that has occurred over the past  
24 decade or more. This resulted in higher housing targets than originally  
25 anticipated since the calculation of net new housing need is inclusive of both  
26 housing to address historic undersupply as well as housing to address new  
27 population growth. In some parts of the unincorporated UGA, this resulted in a  
28 shortfall of capacity for the housing targets even though there was adequate  
29 capacity for the population targets. For these locations, 2044 housing targets  
30 and corresponding population targets were shifted to other unincorporated  
31 UGAs with surplus housing and population capacity.

32 (2) In three Urban Unincorporated Areas (Monroe, Maltby, and the Silver Firs  
33 Gap), there are large residential projects that are pending or already  
34 underway which were not fully included during the development of the initial  
35 population and housing targets by SCT. For these three locations, the 2044  
36 housing targets were adjusted upwards by 460 units in order to fully account  
37 for buildout of the current pending projects. Half of the source for this upward  
38 adjustment came from other Urban Unincorporated Areas and the other half  
39 came from unincorporated High Capacity Transit Community locations with  
40 initial housing capacity deficits.

41 (3) The 2020-2044 housing growth targets within the county's unincorporated  
42 UGAs also reflect revisions to the UGA land capacity analysis that used a  
43 corrected critical areas layer in four unincorporated urban areas (Lake  
44 Stickney Gap, Larch Way Overlap, Silver Firs Gap, and Maltby UGA), and  
45 updated pending residential project information in three unincorporated urban  
46 areas (Bothell MUGA, Lynnwood MUGA, and Maltby UGA).

- (4) The following table shows the revisions made to the 2020-2044 housing growth targets within the county's unincorporated UGAs, as set forth in Tables HO-2 and HO-3, compared with the 2020-2044 initial housing growth targets contained in the CPPs:

|                                            | CPP Initial<br>Targets: Net New<br>Housing Units<br>Needed, 2020-<br>2044 | Revised Net New<br>Housing Units<br>Needed, 2020-<br>2044 | Difference |
|--------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------|------------|
| HCT Communities (Unincorporated only)      | 39,859                                                                    | 39,629                                                    | (230)      |
| Bothell MUGA                               | 5,393                                                                     | 4,817                                                     | (576)      |
| Edmonds MUGA                               | 534                                                                       | 460                                                       | (74)       |
| Everett MUGA                               | 8,856                                                                     | 9,971                                                     | 1,115      |
| Lynnwood MUGA                              | 10,560                                                                    | 10,560                                                    | 0          |
| Mill Creek MUGA                            | 7,477                                                                     | 6,125                                                     | (1,352)    |
| Mukilteo MUGA                              | 4,243                                                                     | 4,243                                                     | 0          |
| Larch Way Overlap                          | 2,797                                                                     | 3,455                                                     | 658        |
| Urban Unincorporated Areas (Excluding HCT) | 5,551                                                                     | 5,781                                                     | 230        |
| Arlington UGA                              | 119                                                                       | 124                                                       | 5          |
| Brier MUGA                                 | 139                                                                       | 141                                                       | 2          |
| Darrington UGA                             | 44                                                                        | 44                                                        | 0          |
| Gold Bar UGA                               | 38                                                                        | 31                                                        | (7)        |
| Granite Falls UGA                          | 87                                                                        | 87                                                        | 0          |
| Lake Stevens UGA                           | 216                                                                       | 179                                                       | (37)       |
| Marysville UGA                             | 3                                                                         | 0                                                         | (3)        |
| Monroe UGA                                 | 207                                                                       | 414                                                       | 207        |
| Mountlake Terrace MUGA                     | 4                                                                         | 4                                                         | 0          |
| Snohomish UGA                              | 203                                                                       | 203                                                       | 0          |
| Stanwood UGA                               | 138                                                                       | 139                                                       | 1          |
| Sultan UGA                                 | 73                                                                        | 73                                                        | 0          |
| Woodway MUGA                               | 140                                                                       | 140                                                       | 0          |
| Lake Stickney Gap                          | 1,787                                                                     | 1,583                                                     | (204)      |

|                          |        |        |     |
|--------------------------|--------|--------|-----|
| Silver Firs Gap          | 2,178  | 2,331  | 153 |
| Maltby UGA               | 175    | 287    | 112 |
| Paine Field Area         | 0      | 0      | 0   |
| Total Unincorporated UGA | 45,410 | 45,410 | 0   |

- d. The state requirements for housing elements were substantively amended by House Bill 1220 in 2021. To comply with the new requirements of the law, the Housing Element is amended, including:
- (1) Amendments to the introductory text to reflect the current housing element requirements and how the element itself meets those requirements.
  - (2) Amendments to policies to include consideration of moderate density housing options, including duplexes, triplexes, and townhomes, within urban growth areas.
  - (3) Amendments to address the requirement for jurisdictions to identify sufficient capacity of land for moderate, low, very low, and extremely low-income households, as well as emergency housing, emergency shelters, and permanent supportive housing.
    - (a) The Residential Land Capacity Analysis is included in the Housing Needs Analysis, Appendix C to the GMACP. This analysis identifies sufficient capacity of land by income band and for emergency housing, emergency shelters, and permanent supportive housing.
    - (b) Several policies are amended to include the new requirements for land capacity analysis.
  - (4) Amendments to policies to address considerations for moderate, low, very low, and extremely low-income households.
    - (a) The Housing Needs Analysis is included as an appendix to the GMACP (Appendix C). This appendix includes documentation of programs and actions needed to achieve housing availability, including gaps in local funding, barriers to development, and other limitations.
    - (b) A new policy, HO 4.B.2, was added to establish a monitoring program for housing affordability. This policy will support the county in evaluating the effectiveness of affordable housing policies.
    - (c) Supporting the development of housing affordable to all income bands in locations with access to transit, HO Policy 1.C.2 (renumbered from 1.C.3) is amended to add an incentive program for affordable housing within multifamily housing in areas that have access to transit.
    - (d) Recognizing the importance of manufactured home communities in providing housing that is affordable to moderate and low-income households, HO Policy 1.B.3 the policy for manufactured home parks is amended to support the preservation of existing manufactured home parks, the construction of new manufactured home parks, the review of the development code for potential barriers to manufactured home park

1 construction.

2  
3 (5) Amendments made to address racially disparate impacts, displacement, and  
4 exclusion in housing.

5 (a) The Housing Needs Analysis (GMACP Appendix C) identifies racially  
6 disparate impacts, displacement, and exclusion.

7 (b) A displacement risk map is included in the introductory text of the element  
8 to identify areas that are at a higher risk of displacement from market  
9 forces that occur with changes to zoning development regulations and  
10 capital investments.

11 (c) Several policies are amended and a new policy, HO 2.A.5, is added to  
12 support the undoing of racially disparate impacts and exclusion.

13 (d) A new objective, Objective HO 2.C, and supporting policies HO 2.C.1, HO  
14 2.C.2, and HO 2.C.3 are added to address anti-displacement.

15  
16 e. Several policies are deleted from the Housing Element including:

17 (1) HO Policy 3.A.4, which addresses building permit times. Because this policy  
18 refers to all building permits and was not housing specific the policy has been  
19 relocated to the Economic Development Element.

20 (2) HO Policy 2.B.2 and Policy HO 3.B.2 were deleted from the Housing Element  
21 because they were not housing specific and were duplicative of existing  
22 policies in the Land Use Element.

23 (3) HO Policy 3.B.5, which referenced a demonstration program for  
24 environmentally sensitive housing design. This program was ended in 2003.

25 10. The GMACP Transportation Element is shown in Exhibit F of this ordinance.

26 a. Prior to the adoption of this ordinance, the components of the Transportation  
27 Element were in the Transportation Chapter of the GPP and a separately identified  
28 Transportation Element, both of which are repealed by this ordinance. They are  
29 replaced with a single Transportation Element as indicated in Exhibit F of this  
30 ordinance.

31  
32 b. The rationales for the amendments are described in detail in the PDS Staff Reports  
33 (including attachments) to the Planning Commission dated August 7, 2023,  
34 (Transportation Element Update 2024) and September 12, 2023, (2024 Update  
35 Briefing Wrap-Up), as well as the Executive Amendments Memo dated March 26,  
36 2024.

37  
38 c. The goals, objectives, and policies of the Transportation Element are extensively  
39 reorganized and revised from 2015 versions to improve readability and clarity.

40  
41 d. Objectives and policies primarily related to coordination and consistency are moved  
42 under Goal TR 1.

43  
44 e. Objectives and policies primarily related to equity, health, and safety are moved  
45 under Goal TR 2.

46 (1) Goal TR 2 includes an emphasis on equitable transportation planning to be  
47 more consistent with the MPPs and CPPs.

- (2) The Goal also includes an emphasis on safety in transportation planning, including the development of a Road Safety Plan and program to be more consistent with the MPPs and CPPs.
- f. Objectives and policies primarily related to the environment and climate change are moved under Goal TR 3.
- (1) Goal TR 3 includes improvements to environmental protections, and a focus on mitigation and adaption to the effects of climate change, to be more consistent with the MPPs and CPPs.
- g. Objectives and policies primarily related to the road system, in general, are moved under the new Goal TR 4.
- h. Objectives and policies primarily related to active transportation are moved under Goal TR 5.
- (1) The amendments incorporate more robust active transportation planning, including a new methodology to analyze the stress level of bicycle facilities consistent with best practices from the state and other jurisdictions, and a revised bicycle facilities map with a focus on developing a skeletal bicycle network comfortable for most users throughout the County.
- i. Objectives and policies primarily related to public transit are moved under Goal TR 6.
- j. Objectives and policies primarily related to freight, and economic development are moved under Goal TR 7.
- k. Objectives and policies primarily related to system efficiency and monitoring are moved under Goal TR 8.
- (1) The transportation Level of Service (LOS) Standards are moved into the policy section with no changes to the LOS Standards except for allowing Multimodal Corridors to include a higher Average Daily Traffic (ADT) threshold.
- (2) The amendments modify the designation criteria for Multimodal Corridors to improve multimodal transportation where it is most appropriate and to be more consistent with MPPs, CPPs, and recent changes to state law.
- (3) No changes are proposed to the LOS provisions and list of qualifying roadways for Rural Arterials with Urban Traffic as those previously adopted LOS standards recognize the function of these arterials as carrying urban traffic between UGAs rather than primarily providing access to rural land uses which will focus transportation investments on projects in the urban areas and discourage the construction of unnecessary roadway capacity improvements and unwanted rural growth consistent with the GMA, MPPs, and CPPs.
- l. Objectives and policies primarily related to system improvements and financing are moved under Goal TR 9.
- (1) The amendments identify a revised list of transportation improvement projects that will adequately address any identified deficiency in the County's adopted LOS Standards.

- 1           (2)    The amendments revise the transportation financial strategy to ensure that  
2               adequate funding is available for the transportation system improvements  
3               needed to support the planned land use and the policies contained in the  
4               Comprehensive Plan, while at the same time maintaining the County's  
5               adopted LOS Standards, access to new high-capacity transit facilities, and the  
6               public's safety.

8   11. The GMACP Parks and Recreation Element (PRE) is shown in Exhibit G of this  
9   ordinance.

- 10   a. Prior to the adoption of this ordinance, the components of the Parks and Recreation  
11   Element were in the Parks and Recreation Chapter of the GPP and a separately  
12   identified Parks and Recreation Element, both of which are repealed by this  
13   ordinance. They are replaced with a single Parks and Recreation Element as  
14   indicated in Exhibit G of this ordinance.
- 15
- 16   b. The rationales for the amendments are described in detail in the PDS Staff Reports  
17   (including attachments) to the Planning Commission dated May 23, 2023, (Parks and  
18   Recreation Element Update 2024) and September 12, 2023 (2024 Update Briefing  
19   Wrap-Up).
- 20
- 21   c. The reformatted structure of the PRE uses the goals to lead the explanatory  
22   narrative through contextual subjects. The reorganized goals start with a description  
23   of what the park system includes, then move on to describe implementation  
24   strategies, including the level of service methodology, acquisition priorities, and  
25   sustainable operations initiatives.
- 26
- 27   d. Goal PR 1 retains the PRE's emphasis on providing regional park facilities within the  
28   context of a healthy environment and supporting growth within the urban growth  
29   areas. The PRE supports the implementation of both MPPs and CPPs, as well as  
30   regional plans and initiatives such as the Regional Open Space Conservation Plan.
- 31
- 32   e. The PRE integrates strategic planning priorities that reflect the mission and vision of  
33   Snohomish County and the GMACP, such as a focus on equity (Goal PR 1), regional  
34   trails (Goal PR 3), climate change adaptation and resiliency (Goal PR 9), and  
35   providing the passive and active recreation facilities that are in highest demand by  
36   the community (Goal PR 2). These priorities are reflected in policies and actions  
37   listed within the PRE.
- 38
- 39   f. Goal PR 7 updates the LOS Methodology in three ways:  
40   (1)    Removing "waterfront miles" from the LOS metrics;  
41   (2)    Adding "urban open space/preserve acres" as a new LOS metric; and  
42   (3)    Allowing all park properties, including special use and open space/preserve  
43   properties to qualify as "necessary to support development," and therefore  
44   allow any type of park classification to feature the facilities that are required to  
45   meet demand and LOS minimum standards.
- 46
- 47   g. The PRE enables the County to continue to seek innovative funding approaches to  
48   fund the parks and recreation system as needed to meet demand (Goals PR 3 and

1 9). Examples of funding strategies that may be pursued include programs that are  
2 voter-supported such as bonds or levies, partnerships with endowment funds or a  
3 community foundation model, implementing a new park district for the urban core  
4 subarea, updating the park impact fee code so that park mitigation fees apply to  
5 commercial development as well as residential development, and utilizing  
6 transportation impact fees to fund regional trail development.  
7

- 8 h. The PRE reflects the five thematic focus areas that are the guiding principles of  
9 Snohomish County's long range park planning:  
10 (1) Provide more equitable service and access to parks, trails, and open space;  
11 (2) Frame parks and natural open space assets in the larger context of the  
12 county's environmental and conservation priorities;  
13 (3) Incorporate climate change resilience and adaptability into the park system  
14 while improving existing parks and meeting identified needs;  
15 (4) Connect communities and recreation amenities with a regional trails network;  
16 and  
17 (5) Streamline the park system and create efficiencies in managing county  
18 properties that provide important community benefits.  
19

20 12. The GMACP Capital Facilities and Utilities Element is shown in Exhibit H of this  
21 ordinance.

- 22 a. Prior to the adoption of this ordinance, the components of the Capital Facilities and  
23 Utilities Element were in the Capital Facilities Chapter of the GPP, Utilities Chapter of  
24 the GPP, and a separately identified Capital Facilities Plan, all of which are repealed  
25 by this ordinance. They are replaced with a single Capital Facilities and Utilities  
26 Element as indicated in Exhibit H of this ordinance.  
27  
28 b. The rationales for the amendments are described in detail in the PDS Staff Reports  
29 (including attachments) to the Planning Commission dated June 28, 2023, (Capital  
30 Facilities and Utilities Element Update 2024) and September 12, 2023 (2024 Update  
31 Briefing Wrap-Up).  
32  
33 c. Section 1 of the Capital Facilities and Utilities Element ties in the infrastructure and  
34 services section of the GMACP's Vision Statement; provides general goals,  
35 objectives, and policies applicable to all public facilities and services; and discusses  
36 how the Element is consistent with the GMA, MPPs, and CPPs by containing  
37 updates to existing inventories, forecasts of future needs, and funding mechanisms  
38 including a six-year capital improvement program for capital facilities and services  
39 provided by the county and external providers. Section 1 also lists those capital  
40 facilities and public services the county deems necessary to support development  
41 with corresponding LOS standards, and updates existing inventories.  
42  
43 d. Section 2 of the Capital Facilities and Utilities Element contains the updated GMA  
44 required information and revised goals, objectives, and policies for county-provided  
45 facilities and services.  
46 (1) The Surface Water Management subsection adds a green infrastructure  
47 inventory to satisfy a new requirement in RCW 36.70A.070(3).  
48

- 1 e. Section 3 of the Capital Facilities and Utilities Element contains the updated GMA  
2 required information and revised goals, objectives, and policies for capital facilities  
3 and services provided by external agencies.  
4 (1) Public education. The 2024 biennial update to school districts' capital facilities  
5 plans is the primary source for the GMA required information.  
6 (2) Public Water Supply. The North Snohomish Coordinated Water System Plan  
7 is no longer integrated into this subsection, it is a standalone document that is  
8 incorporated by reference in the Capital Facilities and Utilities Element.  
9
- 10 f. Section 4 of the Capital Facilities and Utilities Element contains the GMA required  
11 information and revised goals, objectives, and policies for utilities.  
12 (1) Telecommunication and broadband. The broadband goals, objectives, and  
13 policies are based on Council Motion No. 22-097.  
14
- 15 g. Section 5 of the Capital Facilities and Utilities Element describes the relationship  
16 between this Element and the county's six-year capital improvement program (CIP).  
17
- 18 h. Section 6 of the Capital Facilities and Utilities Element provides an overview of the  
19 county's Hazard Mitigation Plan and its relationship with the GMACP.  
20
- 21 13. The GMACP amendments to the Economic Development Element (EDE) are shown in  
22 Exhibit I of this ordinance.  
23 a. The rationales for the amendments are described in detail in the PDS Staff Reports  
24 (including attachments) to the Planning Commission dated March 8, 2023,  
25 (Economic Development Element), and September 12, 2023 (2024 Update Briefing  
26 Wrap-Up).  
27
- 28 b. The EDE retains its emphasis on creating a place where people want to live, work,  
29 and recreate. The EDE supports the implementation of both the MPPs from VISION  
30 2050 and the CPPs.  
31
- 32 c. The EDE integrates strategic planning priorities that reflect the economic goals of  
33 Snohomish County and the Vision of the GMACP, such as a focus on improving  
34 regulatory reform, physical infrastructure, and human capital.  
35
- 36 d. The amended introductory text includes a new section on the EDE's relation to the  
37 new Vision Statement, as well as some updated pertinent economic data from the  
38 Washington Employment Security Department.  
39
- 40 e. The EDE contains policy amendments based on current market issues. These  
41 concepts are listed here and defined further in the staff report: comparative  
42 advantage; specialization; freight; creative placemaking; innovation; sustainability;  
43 green industries; economic resiliency; regulatory reform; workforce training; human  
44 services; displacement mitigation; and diversity, equity, and inclusion.  
45
- 46 14. The GMACP amendments to the Natural Environment (NE) Element are shown in  
47 Exhibit J of this ordinance.

- 1 a. The rationales for the amendments are described in detail in the PDS Staff Reports  
2 (including attachments) to the Planning Commission dated May 5, 2023, (Natural  
3 Environment Element), June 12, 2023 (Urban Tree Canopy Subelement), and  
4 September 12, 2023 (2024 Update Briefing Wrap-Up), as well as the Executive  
5 Amendments Memo dated March 26, 2024.  
6
- 7 b. A new section in the NE Element introductory narrative discusses the Vision  
8 Statement and describes how the NE Element will help move the county toward the  
9 GMACP's Vision for 2044. This addition helps connect the NE Element with the rest  
10 of the GMACP.  
11
- 12 c. The NE Element is comprised of interrelated natural environment goals and a new  
13 Urban Tree Canopy subelement that includes a narrative, a goal, objectives, and  
14 policies consistent with policy direction in Motion No. 22-096, Urban Tree Canopy.  
15
- 16 d. New policies within Goal NE 1 were added to identify the ecosystem services and  
17 value of trees and prioritize equitable access to clean air and water. These  
18 amendments help move the NE Element into consistency with the MPPs and CPPs,  
19 and reflect the policy direction in Motion No. 22-096 that referred a new goal,  
20 objectives, and policies related to urban tree canopy to PDS for consideration.  
21 (1) Amendments focusing on the protection and enhancement of watersheds in  
22 Goal NE 1 include providing additional strategies for the protection of fish and  
23 wildlife habitat conservation areas and promoting innovative and  
24 environmentally sensitive development practices for locating development to  
25 protect water resources and natural watershed processes.  
26
- 27 e. Amendments to policies under Goal NE 2 recognize the role of the Regional Open  
28 Space Conservation Plan, consistent with MPPs and CPPs.  
29 (1) A new policy incorporating concepts from MPPs and CPPs adds support for  
30 estuary and other primary association area restoration projects.  
31
- 32 f. New and amended policies within Goal NE 3 support the protection of water  
33 resources and anadromous fish habitat.  
34 (1) Policies establish development regulation strategies to protect groundwater  
35 and support regulatory standards for meeting potable water requirements.  
36 (2) Amendments regarding the use of frequently flooded areas by the  
37 Endangered Species Act (ESA) listed anadromous fish include adding policies  
38 that apply to mitigation strategies, education, grants, and estuary restoration  
39 projects.  
40
- 41 g. New policies related to health, safety, welfare, and the economy were consolidated  
42 into a new objective under Goal NE 8 that includes additional policies reflecting  
43 equity considerations and best available science requirements in the GMA, the  
44 Shoreline Management Act, and the work done by the county Department of  
45 Emergency Management to develop the Hazard Mitigation Plan.  
46 (1) A new objective and policies were added to the NE Element addressing water  
47 quality as a vital component supporting human health and habitat quality, and

- 1 reflecting the county's multi-faceted approach to employ both regulatory and  
2 non-regulatory programs to address environmental protection.
- 3 (2) New policies that address monitoring and maintaining existing and future on-  
4 site sewage systems. Failing septic systems are a public health issue and are  
5 a significant source of surface water contamination and impairment of shellfish  
6 beds. This amendment is consistent with state, regional, and countywide  
7 policies with respect to connection to existing sewer systems and repairing  
8 and replacing onsite septic systems.  
9
- 10 h. Goals, objectives, and policies within the NE Element related to climate change,  
11 utilities, and capital facilities are removed from the NE Element and relocated to the  
12 new Climate Change and Resiliency Element and the new Capital Facilities and  
13 Utilities Element as they are better suited organizationally in those elements.  
14
- 15 i. A new Urban Tree Canopy subelement is added to the NE Element and contains a  
16 new goal (Goal NE 9), objectives, and policies seeking to preserve and restore urban  
17 tree canopy equitably across urban unincorporated Snohomish County. This  
18 subelement was initially proposed to be added to the 2024 GMACP through Council-  
19 Initiated Amended Motion No. 22-096. This subelement is inspired by the Evergreen  
20 Communities Act in chapter 76.15 RCW and its related programs which include  
21 standards to provide for the conservation and long-term maintenance of the urban  
22 tree canopy.
- 23 (1) The Urban Tree Canopy subelement directs the development of an urban  
24 forest management program for urban unincorporated areas that is modeled  
25 on requirements from the Evergreen Communities Act. The urban forest  
26 management program will create a plan that addresses the management and  
27 assessment of urban forests and prioritizes allocating resources supporting  
28 the program equitably across the urban forests.
- 29 (2) The Urban Tree Canopy subelement establishes a goal of no net loss of tree  
30 canopy to be met through an urban forest management plan for urban  
31 unincorporated areas. This baseline no net loss goal is beneficial for  
32 maintaining existing levels of tree canopy coverage while balancing other  
33 goals from the GMA.
- 34 (3) The county is directed to periodically perform a tree canopy assessment and  
35 inventory that identifies implementation and adaptive management strategies  
36 to evaluate and improve the urban tree management program. Results from  
37 the periodic assessment will inform potential amendments to code and  
38 administrative rules regarding urban forest protection and enhancement.
- 39 (4) The Urban Tree Canopy subelement addresses balancing the goals under  
40 GMA to accommodate growth while also protecting the environment,  
41 recognizing the ecological benefits that trees contribute while also achieving  
42 land use densities needed to accommodate growth forecasts.
- 43 (5) The policies include direction to examine development of a potential fee-in-lieu  
44 program to help mitigate for and offset urban tree canopy removal when  
45 necessary to balance other county goals and objectives associated with urban  
46 growth.
- 47 (6) The Urban Tree Canopy subelement addresses opportunities for the county  
48 as a property owner to contribute to the urban tree canopy through

management and maintenance strategies that include level of service standards, maintenance responsibilities, right of way planning, impact fees, and conservation and restoration of properties managed by the county. Land acquisition is a component of the county's multifaceted approach for management, protection, and conservation purposes that are consistent with state, regional, and countywide policies.

- (7) The urban forest management program addresses tree care and maintenance that includes integrated pest management strategies that protect natural resources such as soil, water, and air quality.
- (8) The Urban Tree Canopy subelement establishes robust public outreach and education efforts that provide education materials and outreach programming to promote public stewardship of urban forests.

15. The GMACP amendments to the Interjurisdictional Coordination Element are shown in Exhibit K of this ordinance.

- a. The rationales for the amendments are described in detail in the PDS Staff Reports (including attachments) to the Planning Commission dated March 8, 2023, (Interjurisdictional Coordination Element), and September 12, 2023 (2024 Update Briefing Wrap-Up).
- b. An amendment to Interjurisdictional Coordination (IC) Policy 1.B.6 to include minimum residential density standards to the list of interjurisdictional coordination issues that may be addressed in interlocal agreements is in line with CPPs such as Joint Planning (JP)-1, JP-2, JP-3, JP-4, and JP-5, and with GMACP LU Policy 2.A.1.
- c. Other amendments encourage more discretion and effectiveness regarding development regulations and development standards, consistent with CPPs JP-3, JP-4, and JP-5. Amendments to Objective IC 1.C and IC Policy 1.C.1 promote flexibility in coordination between the County and the cities in instances when granting a unique set of regulations to one party may be needed, while still encouraging collaboration over development regulations and interlocal agreements between jurisdictions within UGAs.

16. The GMACP Climate Change and Resiliency Element is shown in Exhibit L of this ordinance.

- a. The rationales for the new Climate Change and Resiliency Element are described in detail in the PDS Staff Reports (including attachments) to the Planning Commission dated June 26, 2023, (Climate Change Element), and September 12, 2023 (2024 Update Briefing Wrap-Up).
- b. The Climate Change and Resiliency Element is an optional element under RCW 36.70A.080; however, this Element furthers GMA goal 14, "Climate Change and Resiliency," and implements climate change policies in the MPPs and CPPs.
- c. The new Element is modeled after the Washington Department of Commerce's early planning guidance for a climate and resiliency element consistent with Engrossed Second Substitute House Bill 1181 (chapter 228, Laws of 2023).

- 1 d. The Climate Change and Resiliency Element contains a Greenhouse Gas (GHG)  
2 Emissions Reduction subelement that includes the Puget Sound Clean Air Agency's  
3 regional GHG emissions reduction target and a framework of policies to help meet  
4 that target and support state and federal climate change initiatives. The GMACP's  
5 Vision statement and the goals and policies in the Climate Change and Resiliency  
6 Element reflect input from PSRC, Sustainable Lands Strategy, and staff to  
7 acknowledge that this is a regional target to which the County contributes to the  
8 region's effort to achieve.  
9
- 10 e. The Climate Change and Resiliency Element contains a Resiliency subelement that  
11 includes a policy framework to strengthen the county's climate resiliency with an  
12 intentional focus to partner with and deliver assistance to overburdened communities  
13 that are most vulnerable to the impacts of climate change.  
14
- 15 f. The Climate Change and Resiliency Element is based on the best available climate  
16 science including climate change projections from the University of Washington  
17 Climate Impacts Group (UWCIG).  
18
- 19 17. The new GMACP Tribal Coordination Element is shown in Exhibit M of this ordinance.  
20 a. The rationales for the amendments are described in detail in the PDS Staff Reports  
21 (including attachments) to the Planning Commission dated August 8, 2023 (Tribal  
22 Coordination Element), September 12, 2023 (2024 Update Briefing Wrap-Up), and  
23 October 9, 2023 (Tribal Coordination Element Changes Since Briefing) as well as the  
24 Executive Amendments Memo dated March 26, 2024.  
25
- 26 b. A Tribal Coordination Element is an optional element under current state law.  
27 Snohomish County recognizes the importance of coordinating with Tribal partners on  
28 issues of shared concern in a manner that respects the inherent sovereignty and  
29 rights of Tribes, and this new element continues the process of building an effective  
30 policy framework to ensure Tribal partners are involved in the planning process.  
31
- 32 c. Coordinating with Tribal planning partners is essential in building a framework of  
33 collaborative regionalism. The amendments acknowledge the Tulalip Tribes' land  
34 use jurisdiction on Tribally owned fee, restricted fee, and trust lands within the  
35 exterior boundaries of the Tulalip Reservation.  
36
- 37 d. Through a collaborative working process, County and Tribal planning staff have  
38 developed policies that address key sectors of importance. The amendments clarify  
39 the County's responsibilities in coordinating with Tribal planning partners to  
40 effectively address issues of shared concern.  
41
- 42 e. The MPPs and CPPs strongly encourage collaboration with regional planning  
43 partners, including Tribes. The amendments implement MPPs and CPPs on  
44 promoting coordination with Tribal planning partners for mutual benefit, and  
45 emphasize the importance of understanding tribal culture and governmental  
46 practices.  
47

- 1 f. Cultural resource protection is a key element of recognizing and supporting Tribal  
2 culture. The amendments support ongoing dialogue, coordination, and collaboration  
3 on projects to protect cultural resources from development activities and the effects  
4 of climate change.  
5  
6 g. Collaboration on permitting processes creates opportunities to coordinate, share  
7 data, and identify and address potential problems early. The amendments clarify the  
8 County's responsibilities in identifying, considering, and addressing Tribal concerns  
9 throughout permitting processes.  
10  
11 h. The negative impacts of climate change threaten cultural resources and treaty rights.  
12 The amendments recognize that coordination is needed to specifically address the  
13 efforts required to build resiliency to the negative impacts of climate change.  
14  
15 i. Due to the variety of ownership status of parcels on the Tulalip reservation,  
16 jurisdiction over issues relating to tidelands, groundwater, surface water, and public  
17 water distribution systems within reservation boundaries has historically been  
18 complicated. The amendments proposed by the Planning Commission will help  
19 increase collaboration on these issues through discussions informed by tribal law.  
20  
21 j. The Tulalip Tribes provided introductory text to the Tulalip-specific section of the  
22 Tribal Coordination Element. The amendments propose to include this introductory  
23 text in the element, replacing the introductory text shown in the drafts provided to the  
24 Planning Commission.  
25  
26 18. The new GMACP Urban Core Subarea Plan Element is shown in Exhibit N of this  
27 ordinance.  
28 a. The rationales for the amendments are described in detail in the PDS Staff Reports  
29 (including attachments) to the Planning Commission dated June 27, 2023, (Urban  
30 Core Subarea Plan Element), and September 12, 2023 (2024 Update Briefing Wrap-  
31 Up), as well as the Executive Amendments Memo dated March 26, 2024.  
32  
33 b. The new element is consistent with RCW 36.70A.080 which allows for optional  
34 elements relating to the physical development within its jurisdiction, including  
35 subarea plans like the Urban Core Subarea Plan. The new element is the result of  
36 several years of planning:  
37 (1) In 2016, voters in the Puget Sound region approved the Sound Transit 3 (ST3)  
38 ballot measure to expand the mass transit network. This included extending  
39 light rail to the City of Everett via the Paine Field Industrial Center (Boeing  
40 Field). Two stations, and a third provisional station, were proposed within the  
41 southwest UGA of the County.  
42 (2) In 2018, the County initiated public outreach and station area planning work to  
43 identify locally preferred light rail station options. This information was used to  
44 determine the boundaries of the Urban Core Subarea.  
45 (3) In 2020, the County conducted public outreach to collect input from people  
46 who lived, worked, and travelled through the subarea. This information was  
47 used to guide policy formulation for the element.

- (4) The new Urban Core Subarea Plan Element aims to guide the future planning and development of the southwest UGA that will be serviced by light rail transit in the future.

c. The Urban Core Subarea Plan Element is composed of the following subelements:

- (1) The Introduction subelement provides an overview of the planning framework, Everett Link extension, and public outreach completed by the County. The community vision is to create a Subarea Element that meets the needs of the people who live, work, and recreate in the subarea.
- (2) The Community Profile subelement provides an historical and demographic overview of the community.
- (3) The Interjurisdictional Collaboration subelement provides an overview of the County's collaboration with Sound Transit, adjacent jurisdictions, and other agencies and bodies. This includes the municipal urban growth area (MUGA) boundaries within the subarea. Policies support collaboration between entities in the planning and development of light rail infrastructure, and guidelines for interlocal agreements with cities to support future annexations.
- (4) The Environmental and Climate Change subelement identifies environmental features including subbasins, waterbodies, urban tree canopy coverage, and projected climate change impacts in the subarea. Policies support the conservation of critical areas, enhancement of the urban tree canopy, and expansion of electric transportation infrastructure and green building practices.
- (5) The Land Use and Urban Design subelement provides an overview of existing land uses, station area transit buffers, and introduces two new FLU designations: Light Rail Community (LRC) and Mixed Use Corridor (MUC).
- (6) The Housing subelement includes a summary of existing housing stock, housing tenure, and housing affordability in the subarea. Policies support increasing housing variety at a range of affordability levels and establishing indicators for monitoring the affordability and availability of housing for all income levels. Policies also support implementing a mitigation/relocation program for households displaced by redevelopment.
- (7) The Transportation and Mobility subelement provides an overview of public transit, active transportation, and roads in the subarea. It includes a summary of infrastructure improvement projects for roads, sidewalks, and other transportation facilities. It includes a street typology hierarchy for road networks in the subarea.
- (8) The Parks, Recreation, and Open Space subelement describes existing parks and open spaces in the subarea, provides a park service area and watershed analysis, and identifies potential park acquisitions. Policies include enhancing public access and connectivity to trails and open spaces, and acquiring lands for new parks and open spaces near transit.
- (9) The Capital Facilities and Utilities subelement provides an overview of County provided capital facilities including general government and solid waste facilities for the subarea. Policies include working with service providers to extend services in a manner consistent with growth patterns supported in the Comprehensive Plan. Policies also direct County coordination with service and utility providers to identify opportunities for the co-location of public facilities and infrastructure.

- 1 (10) The Economic Development subelement includes a labor analysis, market  
2 analysis, and describes the character of areas of urban development. Policies  
3 encourage business retention and workforce training, food economy and  
4 urban food systems, creative placemaking and creative economy, and land  
5 development and acquisition.  
6 (11) Appendix A titled Urban Core Subarea Plan Element Public Engagement  
7 Summary details the public engagement associated with the generation of the  
8 Urban Core Subarea Element. The summary timeline is from initial station  
9 area planning in 2018 until the Planning Commission briefing held on  
10 September 26, 2023.  
11

12 19. The GMACP amendments to the Appendices are shown in Exhibits O through U:

- 13 a. A new Appendix A is titled Cross-Referenced Policy Numbers to display the changes  
14 to policy numbers from the 2015 to 2024 Comprehensive Plan. This will help the  
15 reader understand if a specific policy is new or newly moved from a different location  
16 in the GMACP. Appendix A is shown as Exhibit O of this ordinance.  
17  
18 b. A new Appendix B titled Housing Characteristics and Needs in Snohomish County  
19 and includes the report and associated appendices prepared by the Planning  
20 Advisory Committee of SCT in May of 2023. The report was compiled pursuant to  
21 CPP Policy HO-5. Appendix B is shown as Exhibit P of this ordinance.  
22  
23 c. A new Appendix C titled Housing Element Housing Needs Analysis was prepared by  
24 Snohomish County in March 2024 This technical report supports the Housing  
25 Element. Appendix C is shown as Exhibit Q of this ordinance.  
26  
27 d. Appendix D titled Growth Targets is repealed. The new population, housing, and  
28 employment growth targets will be moved into their respective plan elements  
29 including the Population and Employment and Housing Elements. There is no  
30 Appendix D with this update. The title Appendix D will be available for future use.  
31  
32 e. Appendix E is amended to update the Glossary to be in line with the amendments  
33 made to the rest of the GMACP. Appendix E is shown as Exhibit R of this ordinance.  
34  
35 f. Appendix F, Review Criteria for School District Capital Facility Plans, is amended to  
36 remove reference to a repealed provision. Appendix F is shown as Exhibit S of this  
37 ordinance.  
38  
39 g. Appendix G was repealed Amended Ordinance 14-129 on June 10, 2015. There is  
40 no Appendix G with this update. The title Appendix G will be available for future use.  
41  
42 h. A new Appendix H titled Ordinances and provides a list of all past ordinances that  
43 have amended the GMACP. This list of ordinances previously existed in the opening  
44 pages of the GPP and will now be part of the GMACP as an appendix. Appendix H is  
45 shown as Exhibit T of this ordinance.  
46

i. Appendix I is amended to update Technical Reports which is a list of reference documents helpful during the update of the GMACP. Appendix I is shown as Exhibit U of this ordinance.

20. The GMACP will support Low Impact Development (LID) throughout unincorporated Snohomish County. Elements such as the Natural Environment, Land Use, Housing, Urban Core Subarea Plan, Capital Facilities and Utilities, and Climate Change and Resiliency encourage the retention of natural vegetation in open spaces, resource lands, and wildlands and encourage infill development where impervious surfaces already exist. Redevelopment will require updates to drainage systems and the use of the best available science such as LID.

21. The GMACP will have an impact on the demand for capital facilities and utilities especially in urban areas where growth is focused as depicted in the FLUM. Increased development will put more demand on systems. County and external service providers maintain long-range and financing plans to meet projected service demands. The goals, objectives, and policies in the Capital Facilities and Utilities Element promote coordination among service providers, underscore conservation, stress equity, incorporate projected climate change impacts and transition away from fossil fuels, and lessen the impact on the natural environment. There are also goals, objectives and policies focused on the airport (LU Element), roads (TE), parks (PRE), and all other government and non-government provided facilities (Capital Facilities and Utilities Element).

22. The GMACP will support housing and job creation in the County. In particular, the Land Use, Housing and Economic Development Elements focus on these two topics and aim to increase capacity and market choice. The costs associated with housing may increase in the short term as the industry evolves to address the policy and future land use map amendments, although the capacity and market choice will also increase over the 20-year planning period as a result of the GMACP update.

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

Section 2. The County Council makes the following conclusions:

A. The amendments to the GMACP maintain internal consistency.

B. The amendments are consistent with the CPPs and the MPPs.

C. The amendments are consistent with and comply with the procedural and substantive requirements of the GMA.

1 D. The County has complied with all SEPA requirements with respect to this non-project  
2 action.

3  
4 E. The amendments do not result in an unconstitutional taking of private property for a  
5 public purpose.  
6

7 Section 3. The Snohomish County Council bases its findings and conclusions on the  
8 entire record of the Planning Commission and the County Council, including all testimony and  
9 exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should  
10 be deemed a finding, is hereby adopted as such.

11  
12 Section 4. The preliminary materials of the GMACP (cover, list of officials, list of  
13 ordinances, table of contents, list of figures, and list of tables), last amended by Amended  
14 Ordinance No. 14-129, are repealed.  
15

16 Section 5. The preliminary materials to the GMACP (cover, list of Officials, Tribal Land  
17 Acknowledgement, Title VI and Americans with Disabilities Act Information, Table of Contents,  
18 List of Figures and Maps, List of Tables, List of Land Use Maps, and List of Appendices) are  
19 added to the GMACP as indicated in Exhibit A of this ordinance, which is attached hereto and  
20 incorporated by reference into this ordinance as if set forth in full.  
21

22 Section 6. The Introduction to the GPP, last amended by Amended Ordinance No. 08-  
23 064 on June 3, 2008, is repealed.  
24

25 Section 7. The Introduction to the GMACP is added as a component of the GMACP as  
26 indicated in Exhibit B of this ordinance, which is attached hereto and incorporated by reference  
27 into this ordinance as if set forth in full.  
28

29 Section 8. The Population and Employment Chapter of the GPP, last amended by  
30 Amended Ordinance No. 14-129 on June 10, 2015, is amended as indicated in Exhibit C of this  
31 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set  
32 forth in full.  
33

34 Section 9. The Land Use Chapter of the GPP, last amended by Amended Ordinance  
35 21-060 on October 6, 2021, is amended as indicated in Exhibit D of this ordinance, which is  
36 attached hereto and incorporated by reference into this ordinance as if set forth in full.  
37

38 Section 10. The Housing Chapter of the GPP, last amended by Amended Ordinance  
39 No. 16-076 on October 12, 2016, is amended as indicated in Exhibit E of this ordinance, which  
40 is attached hereto and incorporated by reference into this ordinance as if set forth in full.  
41

42 Section 11. The Transportation Chapter of the GPP, last amended by Amended  
43 Ordinance No. 11-054 on September 28, 2011, is repealed.  
44

45 Section 12. The Transportation Element, last amended by Amended Ordinance No. 18-  
46 059 on November 13, 2018, is repealed.  
47

1 Section 13. The Transportation Element is added as a component of the GMACP as  
2 indicated in Exhibit F of this ordinance, which is attached hereto and incorporated by reference  
3 into this ordinance as if set forth in full.  
4

5 Section 14. The Park and Recreation Chapter of the GPP, last amended by Ordinance  
6 No. 14-136 on June 10, 2015, is repealed.  
7

8 Section 15. The Park and Recreation Element, last amended by Ordinance No. 14-136  
9 on June 10, 2015, is repealed.  
10

11 Section 16. The Park and Recreation Element is added as a component of the GMACP  
12 as indicated in Exhibit G of this ordinance, which is attached hereto and incorporated by  
13 reference into this ordinance as if set forth in full.  
14

15 Section 17. The Capital Facilities Chapter of the GPP, last amended by Amended  
16 Ordinance No. 11-055 on September 28, 2011, is repealed.  
17

18 Section 18. The Utilities Chapter of the GPP, last amended by Amended Ordinance No.  
19 18-058 on November 13, 2018, is repealed.  
20

21 Section 19. The Capital Facilities Plan, last amended by Ordinance No. 21-056 on  
22 October 6, 2021, is repealed.  
23

24 Section 20. The Capital Facilities and Utilities Element is added as a component of the  
25 GMACP as indicated in Exhibit H of this ordinance, which is attached hereto and incorporated  
26 by reference into this ordinance as if set forth in full.  
27

28 Section 21. The Economic Development Element, last amended by Amended  
29 Ordinance No. 05-069 on December 21, 2005, is amended as indicated in Exhibit I of this  
30 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set  
31 forth in full.  
32

33 Section 22. The Natural Environment Element, last amended by Amended Ordinance  
34 No. 14-070 on October 8, 2014, is amended as indicated in Exhibit J of this ordinance, which is  
35 attached hereto and incorporated by reference into this ordinance as if set forth in full.  
36

37 Section 23. The Interjurisdictional Coordination Element, last amended by Amended  
38 Ordinance No. 11-053 on September 28, 2011, is amended as indicated in Exhibit K of this  
39 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set  
40 forth in full.  
41

42 Section 24. A new element, the Climate Change and Resiliency Element, is added to the  
43 GMACP as indicated in Exhibit L of this ordinance, which is attached hereto and incorporated by  
44 reference into this ordinance as if set forth in full.  
45

46 Section 25. A new element, the Tribal Coordination Element, is added to the GMACP as  
47 indicated in Exhibit M of this ordinance, which is attached hereto and incorporated by reference  
48 into this ordinance as if set forth in full.

1  
2 Section 26. A new element, the Urban Core Subarea Plan Element, is added to the  
3 GMACP as indicated in Exhibit N of this ordinance, which is attached hereto and incorporated  
4 by reference into this ordinance as if set forth in full.  
5

6 Section 27. Appendix A of the GPP was repealed by Amended Ordinance 14-129 on  
7 June 10, 2015. A new Appendix A of the GMACP, Cross-Referenced Policy Numbers, is added  
8 as indicated in Exhibit O of this ordinance, which is attached hereto and incorporated by  
9 reference into this ordinance as if set forth in full.  
10

11 Section 28. Appendix B of the GPP was repealed by Amended Ordinance 14-129 on  
12 June 10, 2015. A new Appendix B of the GMACP, Housing Characteristics and Needs in  
13 Snohomish County, is added as indicated in Exhibit P of this ordinance, which is attached  
14 hereto and incorporated by reference into this ordinance as if set forth in full.  
15

16 Section 29. Appendix C of the GPP was repealed by Amended Ordinance 14-129 on  
17 June 10, 2015. A new Appendix C of the GMACP, Housing Element Housing Needs Analysis, is  
18 added as indicated in Exhibit Q of this ordinance, which is attached hereto and incorporated by  
19 reference into this ordinance as if set forth in full.  
20

21 Section 30. Appendix D of the GPP, last amended by Amended Ordinance No. 14-129  
22 on June 10, 2015, is repealed.  
23

24 Section 31. Appendix E of the GPP, last amended by Amended Ordinance No. 14-129  
25 on June 10, 2015, is amended as Appendix E of the GMACP, Glossary, as indicated in Exhibit  
26 R of this ordinance, which is attached hereto and incorporated by reference into this ordinance  
27 as if set forth in full.  
28

29 Section 32. Appendix F of the GPP, last amended by Amended Ordinance No. 14-129  
30 on June 10, 2015, is amended as Appendix F of the GMACP, Review Criteria for School District  
31 Capital Facility Plans, as indicated in Exhibit S of this ordinance, which is attached hereto and  
32 incorporated by reference into this ordinance as if set forth in full.  
33

34 Section 33. Appendix H of the GPP was repealed by Amended Ordinance 14-129 on  
35 June 10, 2015. A new Appendix H of the GMACP, Ordinances, is added as indicated in Exhibit  
36 T of this ordinance, which is attached hereto and incorporated by reference into this ordinance  
37 as if set forth in full.  
38

39 Section 34. Appendix I of the GPP, last amended by Amended Ordinance No. 05-069  
40 on December 21, 2005, is amended as Appendix I of the GMACP, Technical Reports, as  
41 indicated in Exhibit U of this ordinance, which is attached hereto and incorporated by reference  
42 into this ordinance as if set forth in full.  
43

44 Section 35. Based on the foregoing findings and conclusions, the County Council  
45 adopts Exhibit V of this ordinance ("Snohomish County UGA Land Capacity Analysis Technical  
46 Report") pursuant to CPP DP-2(a).  
47

1 Section 36. All comprehensive plan maps that reflect UGA and municipal UGA (MUGA)  
2 boundaries are amended to reflect and be consistent with Council's adoption of Ordinance Nos.  
3 24-026, 24-027, 24-028, 24-029, 24-030, 24-031, and 24-032, as amended.  
4

5 Section 37. The residential and urban growth area land capacity analyses (Exhibits Q  
6 and V, respectively) are amended to reflect and be consistent with Council's adoption of  
7 Ordinance Nos. 24-026, 24-027, 24-028, 24-029, 24-030, 24-031, and 24-032, as amended.  
8

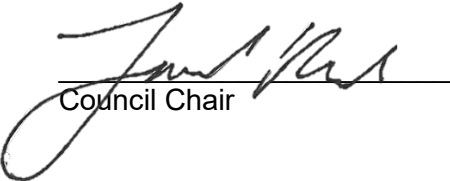
9 Section 38. The county council directs the Code Reviser to update SCC 30.10.060  
10 pursuant to SCC 1.02.020(3).  
11

12 Section 39. Severability and Savings. If any section, sentence, clause, or phrase of this  
13 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or  
14 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall  
15 not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this  
16 ordinance. Provided, however, that if any section, sentence, clause, or phrase of this ordinance  
17 is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence,  
18 clause, or phrase in effect prior to the effective date of this ordinance shall be in full force and  
19 effect for that individual section, sentence, clause, or phrase as if this ordinance had never been  
20 adopted.  
21

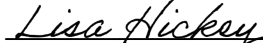
22 Section 40. Consistent with RCW 36.70A.067, the effective date of this ordinance is after  
23 the latest of the following dates: (1) 60 days after the date of publication of notice of adoption of  
24 this ordinance, as provided in RCW 36.70A.290(2); or (2) if a petition for review to the Growth  
25 Management Hearings Board is timely filed, upon issuance of the Board's final order affirming  
26 the ordinance or a decision by a court of law concluding the ordinance complies with the GMA.  
27

28 PASSED this 4<sup>th</sup> day of December 2024.  
29  
30

31 SNOHOMISH COUNTY COUNCIL  
32 Snohomish, Washington  
33

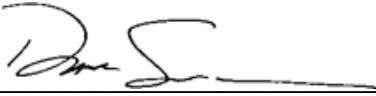
34  
35   
36 Council Chair  
37

38 ATTEST:  
39

40   
41 Asst. Clerk of the Council  
42  
43  
44  
45  
46  
47  
48

1 (X) APPROVED  
2 ( ) EMERGENCY  
3 ( ) VETOED

DATE: December 12, 2024

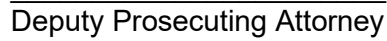


County Executive

ATTEST:



Approved as to form only:

  
Deputy Prosecuting Attorney