



Snohomish County
Planning and Development Services

MEMORANDUM

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TO: Snohomish County Planning Commission

FROM: Frank Slusser, Senior Planner

Dave Somers
County Executive

SUBJECT: Final Docket XXI PDS Staff Recommendation – Town of Darrington (DR1)

DATE: September 11, 2023

INTRODUCTION

PDS is providing this staff report and recommendation in advance of the Planning Commission’s October 24, 2023, public hearing on the 2024 Update of the Snohomish County Growth Management Act (GMA) Comprehensive Plan and Final Docket XXI that includes a proposal by the Town of Darrington (DR1) to amend the Future Land Use (FLU) map of the GMA comprehensive plan and implementing zoning by revising the boundaries of the Darrington Urban Growth Area (UGA).

The DR1 docket proposal was submitted to PDS by the October 30, 2020, deadline which was the last opportunity to submit a major docket amendment for final action in 2024. The County Council placed the DR1 proposal on Final Docket XXI by Amended Motion No. 21-147 on March 9, 2022, for further processing and final action in 2024 in conjunction with final action on the 2024 GMA comprehensive plan.

A major docket amendment includes proposals that either alter an urban growth area boundary, result in a substantive change in land capacity, or require environmental or capital facility analysis that cannot be accomplished in a two-year time frame. The DR1 proposal would alter the Darrington UGA boundaries and required significant environmental analysis as part of an environmental impact statement.

Note that the docket proposal was revised by the Town based on testimony and discussion at the County Council hearing on the final docket from what was originally submitted. The revision reduced the size of the addition area of the UGA swap to better meet requirements for a UGA swap. The analysis in this report is based on the revised proposal and therefore the analysis and findings may differ from the initial evaluation.

SUMMARY OF PROPOSAL:

The DR1 docket is a proposed adjustment to the Darrington UGA boundaries to remove 262 acres from the west portion of the UGA and add 160 acres to the north (Addition Area 1) and 7.8 acres to the south (Addition Area 2) portions of the UGA.

The proposal is to remove 262 acres from the UGA and redesignate from Urban Low Density Residential-3 (ULDR-3), Urban Industrial (UI) and Public/Institutional (P/IU) to Rural Residential-Rural Diversification (RR-RD), Commercial Forest-Forest Transition Area (CF-FTA), and Rural Industrial (RI). The proposal would also rezone the area from Heavy Industrial (HI) and R-12,500 to Rural Diversification (RD), Forestry (F), and Rural Industrial (RI).

In Addition Area 1 to the north, the proposal is to add 160 acres to the UGA and redesignate from Low Density Rural Residential (LDRR), CF-FTA, RI, and RR-RD with the Rural Urban Transition Area (RUTA) overlay to P/IU, UI, and ULDR-3. The area would be rezoned from F, RD, and RI to R-12,500 and HI.

In Addition Area 2 to the south, the proposal is to add 7.8 acres and redesignate from Rural Residential-10-Resource Transition (RR-10-RT) and Rural Residential-5 (RR-5) to ULDR-3, with rezoning from RD to R-12,500.

There are no proposed policy or code amendments as part of the DR1 docket proposal.

The Removal Area is located northwest of Darrington and the airport and north of State Route 530. Existing land use is a 193-acre working forest owned and operated by the Department of Natural Resources (DNR), the Sauk-Suiattle Tribe, and a private timber operation. The removal area contains three single-family rural residences, one warehouse, and a church. Adjacent land use is undeveloped forested lands and SR 530. Adjacent future land use designations are CF-FTA to the north, RR-RD to the west, RR-RD and CF-FTA to the south, and UI to the East. Adjacent zoning includes F to the north, RD to the west, RD to the south, and HI to the east.

Addition Area 1 is located directly north of the Darrington town limits and along both sides of SR 530. Existing land use has an east-west Seattle City Light powerline that crosses the middle of the addition area. The partially improved Whitehorse County Park is located along the south side of the addition area. A junkyard and rural housing are located north of the powerline corridor. There is a small portion of the Hampton lumber mill operation that is partially located within the southeast corner of the proposal site on a separate parcel. The major portion of the mill operation is currently within the UGA and the Darrington town limits. Adjacent land use is the Hampton Lumber mill operation that is primarily located to the south of the proposal site within the town limits. The remainder of the area is surrounded by undeveloped forested land with a scattering of rural residential development. Adjacent future land use designations are CF-FTA, RR-10-RT, and RR-RD to the north, RR-RD to the west, the Town of Darrington to the south, and CF-FTA to the east. Adjacent zoning includes Forestry and Recreation (F & R) and F to the North, F to the West, the Town of Darrington to the South, and RD to the East.

Addition Area 2 is located south of Darrington and along the west side of the Mountain Loop Highway. Existing land use is now primarily undeveloped and contains one single-family rural residence. The adjacent area to the south and west of the addition area is undeveloped forest land. Rural residential housing is located to the north and east of the addition area. Adjacent future land use designations are ULDR-3 to the north, RR-10-RT to the west, CF-FTA to the south, and RR-RD to the east. Adjacent zoning includes RD to the north, west, and east and F to the South.

The majority of the proposed Removal Area is forested and relatively flat with no streams. Based on data provided by the Town of Darrington for the 2021 Buildable Lands Report, a large area in the northeast part of the removal area is unbuildable due to hydric soils and some wetlands. Primary access to the site is provided from the south by State Route 530, a principal arterial. The proposed removal site is not serviced by either water or sewer and residences currently use on-site septic and well. Fire service is provided by Snohomish County Fire District 24.

Addition Area 1 is relatively flat and partially wooded and is bordered on the northwest by steep slopes. There is a non-fish bearing seasonal stream that bisects the site. The southeast portion of the site is within the 100-year floodplain of the Sauk River and within a shoreline of statewide significance. The Snohomish County Shoreline Management Program (SMP) designates the area within the floodplain as Rural Conservancy. The Town of Darrington does not own the land within the floodplain proposed for UGA expansion and the development rights of the land within the floodplain have not been permanently extinguished. The primary access to the site is by SR 530, a principal arterial. Additional access is provided by Giles Road, Boyd Road, and North Mountain Road, all rural local roads. Addition Area 1 is served by individual on-site septic systems and individual wells. The site is served by Fire District No. 24. The site would become part of the Darrington Water System if added to the UGA and annexed to the town. The town does not have a sanitary sewer system.

Land uses in Addition Area 1 include an east-west Seattle City Light (SCL) power line that crosses the north part of the area being added and the partially improved Whitehorse County Park, which is currently managed in partnership with the Town, in the western portion. A portion of the Hampton Lumber Mill operation is also partially located within the southeast corner of the proposal site on two parcels. The majority of the mill operation is currently within the UGA and Darrington town limits to the south. Other land uses adjacent to the proposed addition consists of undeveloped forested lands with a scattering of rural residential development.

Addition Area 2 contains some significant steep slopes within the south portion of the site adjacent to the Mountain Loop Highway. A fish-bearing stream bisects the site flowing west to east. The Mountain Loop Highway, a rural major collector, is the primary access to the site. Addition Area 2 contains one residence on an individual septic system and an individual well. The site is served by Fire District No. 24. The site would become part of the Darrington Water System if added to the UGA and annexed to the town.

FINAL DOCKET EVALUATION:

PDS is required to prepare a report including a recommendation on the final docket proposal and forward the report to the Planning Commission. PDS is required to recommend approval if the proposal is consistent with all of the following criteria listed in SCC 30.74.060(2):

Criterion “a”: The proposed amendment and any related proposals on the current final docket maintain consistency with other plan elements or development regulations.

No. The DR1 proposal is inconsistent with other elements of the county’s comprehensive plan as described in detail below and under criteria “b” and “c.” However, the proposed FLU designations would provide consistency with removal from or addition to the UGA. In most cases the proposed rezones would provide implementing zones consistent with the FLU designations as described in the FLU Map Section of the Land Use Element.

For the Whitehorse Park location, the proposed zoning of R-12,500 is currently inconsistent with the proposed designation of P/IU. As part of the 2024 Update, the FLU Map Section of the Land Use Element is proposed to be amended to add R-12,500 as an implementing zone within the Darrington UGA. The DR1 proposal would be consistent with that requirement as proposed:

Subsection (2) Use of P/IU designation in conjunction with a UGA expansion.

All residential, commercial, or industrial UGA expansions are subject to the requirements of LU ((1.A.10)) 1.A.9. Institutional UGA expansions are allowed subject to the requirements of LU ((1.A.10)) 1.A.9, provided that the land added to a UGA is designated P/IU concurrent with or

*prior to the UGA expansion. Subsequent re-designations of land added to a UGA under the P/IU designation are subject to the applicable requirements of LU ((~~1.A.10~~)) 1.A.9 for residential, commercial, or industrial UGA expansions. Where land added to a UGA is designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-9,600. **For land added to the Darrington UGA or Gold Bar UGA as part of a UGA expansion or adjustment, the implementing zone may be R-12,500.** When applied to land designated P/IU concurrent with or prior to a UGA expansion, these implementing zones shall allow only churches, schools, parks, government buildings, utility plants and other government operations or properties unless the land is re-designated to urban commercial, residential, or industrial in compliance with the UGA expansion requirements of LU ((~~1.A.10~~)) 1.A.9.*

The far western portion of the Whitehorse Park property is currently designated CF-FTA, and the docket proposes redesignation to P/IU with R-12,500 zoning. That redesignation is inconsistent with LU Policy 1.A.7 (proposed to be maintained and renumbered to 1.A.6 as part of the 2024 Update):

Designated forest and agricultural lands shall not be included within the UGA unless the designated lands are maintained as natural resource lands and a TDR/PDR program has been enacted by the city or the county.

The County has enacted a Transfer of Development Rights (TDR) program for designated forest lands under Chapter 30.35A Snohomish County Code (SCC). In order to maintain consistency, that portion of the park property would need to remain designated natural resource land.

Additionally, the Snohomish County SMP designates the southeast corner of the north Addition Area 1 as Rural Conservancy. The southeast portion of the site is within the 100-year floodplain of the Sauk River and within a shoreline of statewide significance.

Rural Conservancy is inconsistent with addition to the UGA and designation of Urban Industrial. If the UGA were expanded to this area, an amendment to the SMP would be necessary in order to be consistent with the proposal with an Urban designation. No such amendment has been proposed as part of the docket proposal or 2024 Update. This type of amendment would be subject to review and acceptance by Washington State Department of Ecology prior to becoming effective.

Criterion “b”: All applicable elements of the comprehensive plan, including but not limited to the capital plan and the transportation element, support the proposed amendment.

No. As further described under criteria “a” and “c,” the proposal is inconsistent with the Land Use Element of the comprehensive plan. The proposal is consistent with the Transportation Element and generally consistent with the Capital Facilities and Utilities Element.

It should be noted that sanitary sewer is unavailable in the Darrington UGA and would therefore be unavailable to the addition areas. Based on the analysis in the DEIS, the proposed removal area cannot as easily be served by other urban infrastructure as the addition areas. Therefore, a UGA swap could improve the ability to provide utilities and services to future development within the UGA. However, as further described under criteria “c” and “d,” the proposal as studied would result in an increase of 38 population capacity within the UGA. Increasing the population capacity within the UGA would be inconsistent with planning for a UGA without sewer service.

Criterion “c”: The proposed amendment more closely meets the goals, objectives and policies of the comprehensive plan than the relevant existing plan or code provision.

No. The most relevant GPP policy for purposes of evaluating this proposal is GPP LU Policy 1.A.14 (proposed to be maintained and renumbered as policy LU 1.A.11 as part of the 2024 Update):

Any action to expand an UGA while contracting the same UGA in another area without resulting in a net increase of population or employment land capacity shall comply with the Growth Management Act, be consistent with the Countywide Planning Policies and comply with Countywide Planning Policy DP-3.

Based on the No Action capacity estimates prepared for the DEIS, the proposal increases the population capacity within the Darrington UGA by 38. Based on analysis of the GMA and the CPP, specifically CPP DP-3, the proposal is inconsistent with LU Policy 1.A.14.

Criterion “d”: The proposed amendment is consistent with the countywide planning policies (CPPs).

The DR1 proposal is inconsistent with CPP DP-3:

DP-3 Following consultation with the affected city or cities, the County may adjust urban growth areas – defined in this policy as concurrent actions to expand an Urban Growth Area (UGA) in one location while contracting the same UGA in another location – without resulting in net increase of population or employment land capacity. Such action may be permitted when consistent with adopted policies and the following conditions:

- a. The area being removed from the UGA is not already characterized by urban development, and without active permits that would change it to being urban in character; and*
- b. The land use designation(s) assigned in the area removed from the UGA shall be among the existing rural or resource designations in the comprehensive plan for Snohomish County.*

The DR1 proposal was submitted as an adjustment of the Darrington UGA under DP-3, which requires that any adjustment would not result in a net increase of population or employment land capacity. Following are the proposed adjustment areas and associated capacity changes:

- Removal Area: -262 acres, -42 population capacity, -286 employment capacity
- Addition Area 1 (North): +160 acres, +63 population capacity, +146 employment capacity
- Addition Area 2 (South): +7.8 acres, +17 population capacity
- Total net change: -94 acres, +38 population capacity, -140 employment capacity

The proposed Darrington UGA adjustment is inconsistent with DP-3 because it results in a net increase of population capacity.

Although the DR1 proposal is not consistent with the UGA adjustment requirement in DP-3 of a no net increase of population, the DR1 proposal is consistent with DP-3 conditions “a” and “b”. Under condition “a”, the proposed removal area is not characterized by urban development as the area primarily consists of undeveloped land that is managed for productive timber harvesting and the removal area contains very limited development consisting of a single-family residence and a church. There are no active permits for urban levels of development as the area is not served by urban infrastructure, including sanitary sewers. The Darrington UGA, including the town, does not have sanitary sewer service

capability. Consistent with condition “b”, the FLU map designations proposed for the UGA removal area are among the existing rural and resource designations listed in the GPP.

Criterion “e”: The proposed amendment complies with the GMA.

The DR1 proposal is inconsistent with the following key GMA provisions:

RCW 36.70A.110(2); Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a national historical reserve. As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

Each urban growth area shall permit urban densities and shall include greenbelt and open space areas. In the case of urban growth areas contained totally within a national historical reserve, the city may restrict densities, intensities, and forms of urban growth as determined to be necessary and appropriate to protect the physical, cultural, or historic integrity of the reserve. An urban growth area determination may include a reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances. Cities and counties have discretion in their comprehensive plans to make many choices about accommodating growth.

...

Consistent with RCW 36.70A.110(2) the proposed DR1 proposal would need to be supported by a land capacity analysis completed by the county prior to adoption of the county comprehensive plan update in 2024.

The land capacity analysis may include an estimate of the population and employment growth capacity potential for the Darrington UGA accounting for this adjustment and any other plan and zoning changes within the UGA to be adopted as part of the County’s plan update. The county must also demonstrate the efficient use of urban land by adopting reasonable measures to increase population or employment capacity within the existing UGA prior to county consideration adopting an adjustment to a UGA that would increase capacity.

Snohomish County has adopted initial 2044 employment growth targets in Appendix B of the Countywide Planning Policies (CPPs) that are consistent with the *VISION 2050 Regional Growth Strategy*. The DR1 removal area would become part of the Rural Areas and Natural Resource Lands regional geographies. The DR1 addition areas would become part of the Urban Unincorporated Areas regional geography.

According to capacity estimates prepared for the DEIS, the DR1 proposal is expected to create additional population capacity of 38, and reduce the employment capacity by 140. Note that this different than the analysis for the December 2, 2021, revised initial evaluation because it is based on a more thorough analysis of buildable area on the site, use of density assumptions consistent with those documented in the 2021 Buildable Lands Report for designations specific to the unincorporated Darrington UGA, and revised assumptions for redevelopment over an extended planning horizon as documented in the DEIS.

Based on the No Action capacity estimates prepared for DEIS, compared to the adopted initial 2044 employment growth targets, there is a capacity surplus in the unincorporated Darrington UGA of 244

population capacity, and 210 employment capacity. This proposal as studied would increase the population capacity surplus to 282, and reduce the employment capacity surplus to 70 within the unincorporated Darrington UGA.

RCW 36.70A.110(8): (a) Except as provided in (b) of this subsection, the expansion of an urban growth area is prohibited into the one hundred year floodplain of any river or river segment that: (i) Is located west of the crest of the Cascade mountains; and (ii) has a mean annual flow of one thousand or more cubic feet per second as determined by the department of ecology.

(b) Subsection (8)(a) of this section does not apply to:

(i) Urban growth areas that are fully contained within a floodplain and lack adjacent buildable areas outside the floodplain;

(ii) Urban growth areas where expansions are precluded outside floodplains because:

(A) Urban governmental services cannot be physically provided to serve areas outside the floodplain; or

(B) Expansions outside the floodplain would require a river or estuary crossing to access the expansion;
or

(iii) Urban growth area expansions where:

(A) Public facilities already exist within the floodplain and the expansion of an existing public facility is only possible on the land to be included in the urban growth area and located within the floodplain; or

(B) Urban development already exists within a floodplain as of July 26, 2009, and is adjacent to, but outside of, the urban growth area, and the expansion of the urban growth area is necessary to include such urban development within the urban growth area; or

(C) The land is owned by a jurisdiction planning under this chapter or the rights to the development of the land have been permanently extinguished, and the following criteria are met:

(I) The permissible use of the land is limited to one of the following: Outdoor recreation;

environmentally beneficial projects, including but not limited to habitat enhancement or environmental restoration; stormwater facilities; flood control facilities; or underground conveyances; and

(II) The development and use of such facilities or projects will not decrease flood storage, increase stormwater runoff, discharge pollutants to fresh or salt waters during normal operations or floods, or increase hazards to people and property.

(c) For the purposes of this subsection (8), "one hundred year floodplain" means the same as "special flood hazard area" as set forth in WAC 173-158-040 as it exists on July 26, 2009.

The DR1 proposal as initially submitted was revised after placement on the Final Docket in part to remove areas within the floodplain. However, as documented in the DEIS, there remain approximately 8.8 acres of the proposed north Addition Area 1 southeast of Boyd Rd, within the east portions of two parcels that are part of the existing Hampton Lumber Mill site, that are within the 100-year floodplain for the Sauk River, identified as Zone AE in the FEMA Digital Flood Insurance Rate Map. That portion of the DR1 proposal that expands the Darrington UGA into the 100-year floodplain of the Sauk River does not meet the criteria in RCW 36.70A.110(8) which generally prohibits, with some exceptions, the expansion of a UGA into the 100-year floodplains of rivers with a mean annual flow of 1000 or more cubic feet per second and located west of the crest of the Cascade mountains. The Sauk River has a mean annual flow greater than 1000 cubic feet per second.

The DR1 proposal does not meet any of the exceptions in RCW 36.70A.110(8) to allow an expansion of the Darrington UGA into the Sauk River floodplain including the following:

- The Darrington UGA is not fully contained within a floodplain; urban governmental services can be physically provided outside of the floodplain; and UGA expansions are not precluded outside of the floodplain subject to compliance with other provisions of the GMA;

- Public facilities or urban development do not currently exist within the floodplain to warrant expansion of the UGA in order to include those uses – although the Hampton Lumber Mill site does currently exist outside of the floodplain but on parcels that extend into the floodplain; and
- The land within the floodplain that is proposed for a UGA expansion is not owned by the Town of Darrington or the development rights on the subject land have not been permanently extinguished.

RCW 36.70A.130(3)(a) Each county that designates urban growth areas under RCW 36.70A.110 shall review, according to the schedules established in subsections (4) and (5) of this section, its designated urban growth area or areas, patterns of development occurring within the urban growth area or areas, and the densities permitted within both the incorporated and unincorporated portions of each urban growth area. In conjunction with this review by the county, each city located within an urban growth area shall review the densities permitted within its boundaries, and the extent to which the urban growth occurring within the county has located within each city and the unincorporated portions of the urban growth areas.

(b) The county comprehensive plan designating urban growth areas, and the densities permitted in the urban growth areas by the comprehensive plans of the county and each city located within the urban growth areas, shall be revised to accommodate the urban growth projected to occur in the county for the succeeding twenty-year period. The review required by this subsection may be combined with the review and evaluation required by RCW 36.70A.215.

(c) If, during the county's review under (a) of this subsection, the county determines revision of the urban growth area is not required to accommodate the urban growth projected to occur in the county for the succeeding 20-year period, but does determine that patterns of development have created pressure in areas that exceed available, developable lands within the urban growth area, the urban growth area or areas may be revised to accommodate identified patterns of development and likely future development pressure for the succeeding 20-year period if the following requirements are met:

(i) The revised urban growth area may not result in an increase in the total surface areas of the urban growth area or areas;

(ii) The areas added to the urban growth area are not or have not been designated as agricultural, forest, or mineral resource lands of long-term commercial significance;

(iii) Less than 15 percent of the areas added to the urban growth area are critical areas;

(iv) The areas added to the urban growth areas are suitable for urban growth;

(v) The transportation element and capital facility plan element have identified the transportation facilities, and public facilities and services needed to serve the urban growth area and the funding to provide the transportation facilities and public facilities and services;

(vi) The urban growth area is not larger than needed to accommodate the growth planned for the succeeding 20-year planning period and a reasonable land market supply factor;

(vii) The areas removed from the urban growth area do not include urban growth or urban densities; and

(viii) The revised urban growth area is contiguous, does not include holes or gaps, and will not increase pressures to urbanize rural or natural resource lands.

After the DR1 proposal was submitted as a UGA swap under CPP DP-3, RCW 36.70A.130(3) was subsequently amended adding subsection RCW 36.70A.130(3)(c) to govern UGA adjustments based on patterns of development rather than capacity deficits, through removal and addition of land in a UGA, similar to the process that exists in CPP DP-3 reviewed under criterion “d” above. To the extent that RCW 36.70A.130(3)(c) applies to this proposal, the DR1 proposal is consistent with all of the criteria

except RCW 36.70A.130(3)(c)(iii). Based on analysis by PDS staff, approximately 19 percent of the area proposed for addition to the UGA are critical areas.

RCW 36.70A.100: The comprehensive plan of each county or city that is adopted pursuant to RCW [36.70A.040](#) shall be coordinated with, and consistent with, the comprehensive plans adopted pursuant to RCW [36.70A.040](#) of other counties or cities with which the county or city has, in part, common borders or related regional issues.

RCW 36.70A.210(1): The legislature recognizes that counties are regional governments within their boundaries, and cities are primary providers of urban governmental services within urban growth areas. For the purposes of this section, a "countywide planning policy" is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW [36.70A.100](#). Nothing in this section shall be construed to alter the land-use powers of cities.

RCW 36.70A.210(7): Multicounty planning policies shall be adopted by two or more counties, each with a population of four hundred fifty thousand or more, with contiguous urban areas and may be adopted by other counties, according to the process established under this section or other processes agreed to among the counties and cities within the affected counties throughout the multicounty region.

RCW 36.70A.210(1) and (7) and RCW 36.70A.100 require consistency with the *VISION 2050* Multicounty Planning Policies. The DR1 Darrington UGA adjustment proposal which would result in a net increase of population capacity is inconsistent with the following key MPPs:

RGS-4: Accommodate the region's growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with the regional vision and the goals of the Regional Open Space Conservation Plan.

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

RGS-12: Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit.

The DR1 proposal is inconsistent with RGS-4 and RGS-6 as it allows residential development outside of the existing Darrington UGA without first evaluating opportunities to optimize residential development potential within the existing UGA.

However, it also further RGS-4 and RGS-6 by removing areas not characterized by urban development and difficult to serve from the UGA, and adding areas characterized by existing urban-style development and services for the urban residents into the UGA.

The DR1 proposal, which would result in a UGA expansion that would add population capacity, is inconsistent with RGS-12 as the Darrington UGA is not identified as part of the High Capacity Transit Communities regional geography in the Regional Growth Strategy because this UGA is not connected to existing or planned light rail, commuter rail, ferry, or bus rapid transit facilities.

Criterion “f”: New information is available that was not considered at the time the relevant comprehensive plan or development regulation was adopted that changes the underlying assumptions and supports the proposed amendment.

N/A

The following table summarizes the results of the PDS final docket evaluation of DR1:

Consistent with SCC 30.74.060(2)					
(a)	(b)	(c)	(d)	(e)	(f)
No	No	No	No	No	N/A

STATE ENVIRONMENTAL POLICY ACT (SEPA) ACTION:

All SEPA requirements with respect to this non-project programmatic proposal have been satisfied. As of this writing, the County expects to issue a Draft Environmental Impact Statement (DEIS) for the Snohomish County Comprehensive Plan 2024 Update in September 2023. A final EIS will be issued in 2024. The analysis in the DEIS was used to review any environmental impacts of the DR1 proposal.

NOTIFICATION OF STATE AGENCIES

Pursuant to RCW 36.70A.106, a 60-day notice of intent to adopt the proposed GMA Comprehensive Plan map amendments will be transmitted to the Washington State Department of Commerce prior to the planning commission’s briefing for distribution to state agencies.

STAFF RECOMMENDATION

The DR1 docket is a proposal to amend the Future Land Use Map of the Snohomish County GMA Comprehensive Plan to:

- remove 262 acres from the west part of the UGA and redesignate from Urban Low Density Residential-3 (ULDR-3), Urban Industrial (UI) and Public/Institutional (P/IU) to Rural Residential-Rural Diversification (RR-RD), Commercial Forest-Forest Transition Area (CF-FTA), and Rural Industrial (RI), and rezone the area from Heavy Industrial (HI) and R-12,500 to Rural Diversification (RD), Forestry (F), and Rural Industrial (RI);
- add 160 acres to the north of the UGA and redesignate from Low Density Rural Residential (LDRR), CF-FTA, RI, and RR-RD with the Rural Urban Transition Area (RUTA) overlay to P/IU, UI, and ULDR-3, and rezone the area from F, RD and RI to R-12,500 and HI; and
- add 7.8 acres to the south of the UGA and redesignate from Rural Residential-10-Resource Transition (RR-10-RT) and Rural Residential-5 (RR-5) to ULDR-3, and rezone the area from RD to R-12,500.

Based on the final evaluation contained in this staff report, PDS recommends that the DR1 proposal **BE DENIED**.

However, it is possible that the inconsistencies identified in this staff report could be mitigated through revision to the proposal or additional information that changes the findings.

ACTION REQUESTED

The Planning Commission is requested to hold a public hearing, consider the proposed DR1 amendments, and provide a recommendation to the County Council. The Planning Commission can recommend approval of the DR1 amendments with supporting findings as proposed or modified, denial of the proposal with findings, or amend the proposal with appropriate findings.

ATTACHMENTS

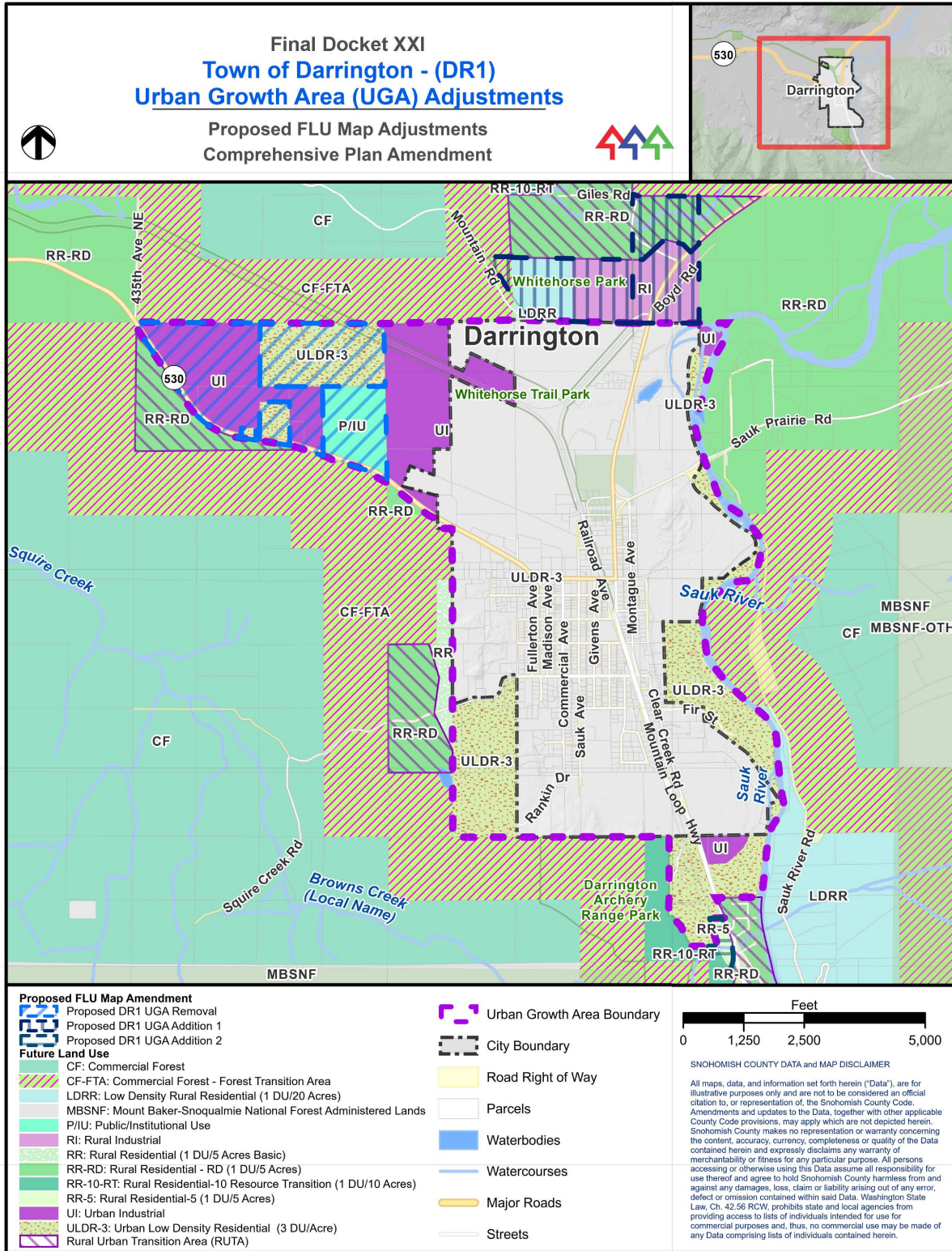
Attachments A.1-4: DR1 Proposed UGA Map Amendment for Darrington UGA, Removal Area, and Addition Areas 1 & 2

Attachments B.1-4: DR1 Proposed Rezone Amendment for Darrington UGA, Removal Area, and Addition Areas 1 & 2

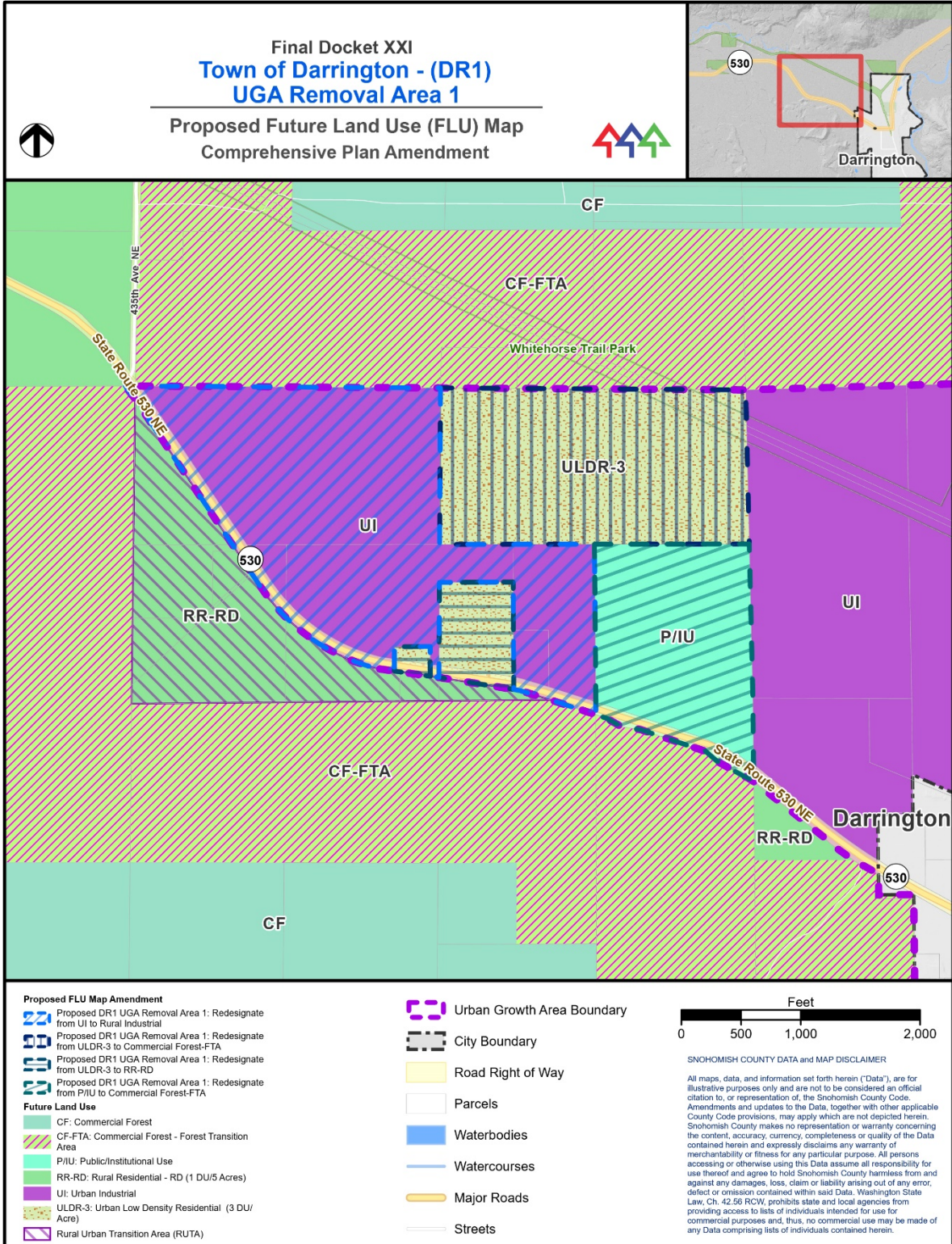
Attachment C: DR1 Proposed Findings

cc: Ken Klein, Executive Director
Mike McCrary, PDS Director
David Killingstad, PDS Manager

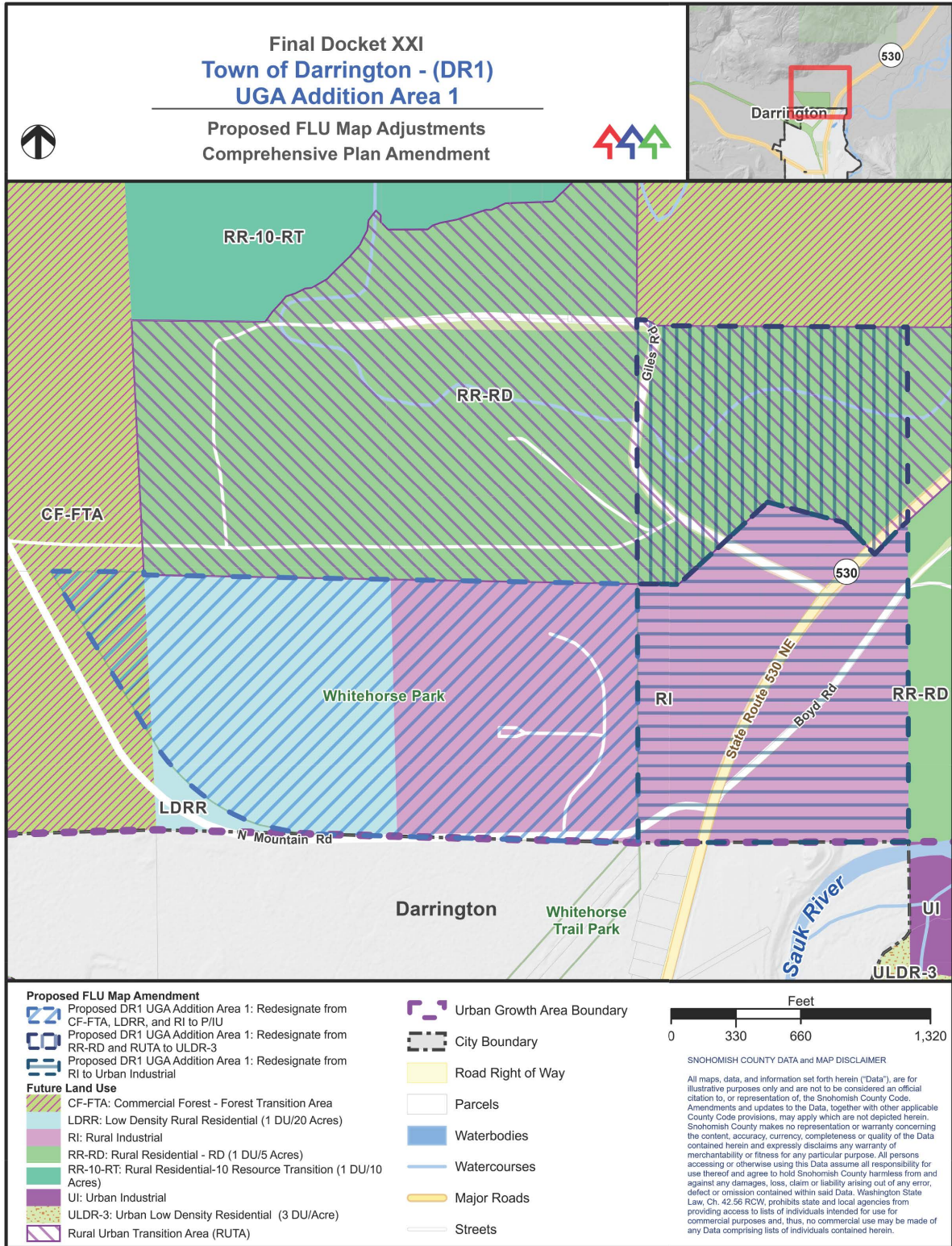
ATTACHMENT A.1



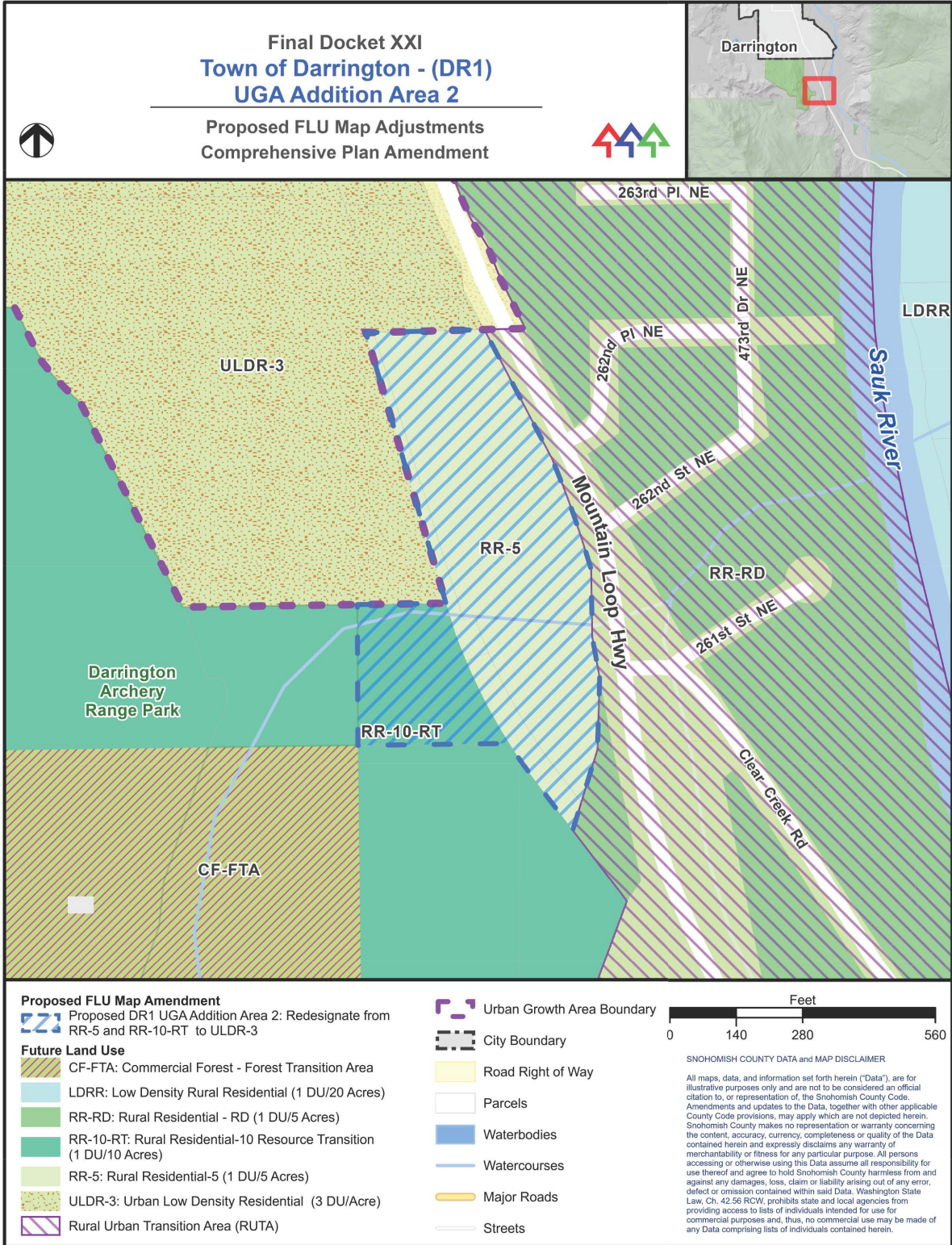
ATTACHMENT A.2



ATTACHMENT A.3

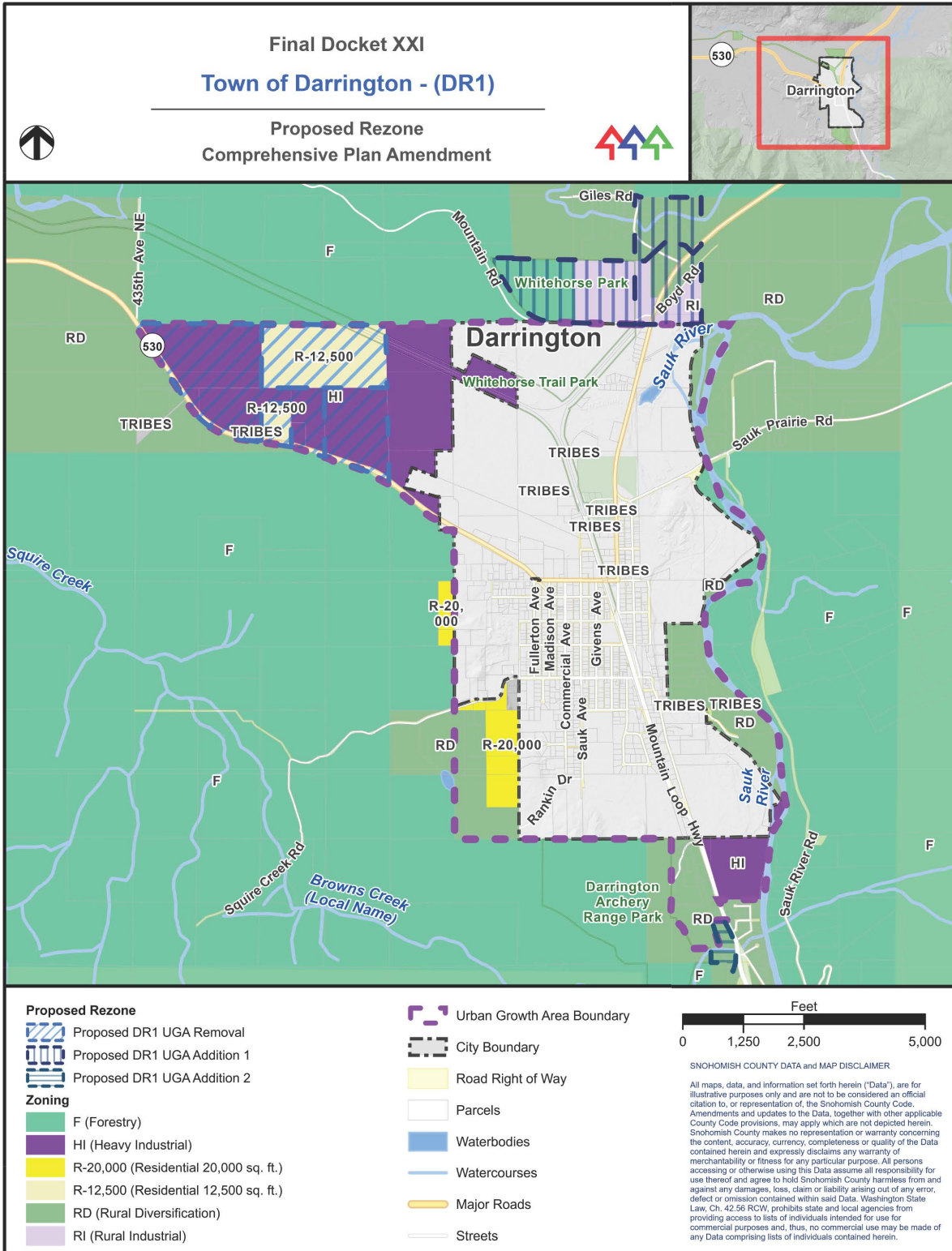


ATTACHMENT A.4

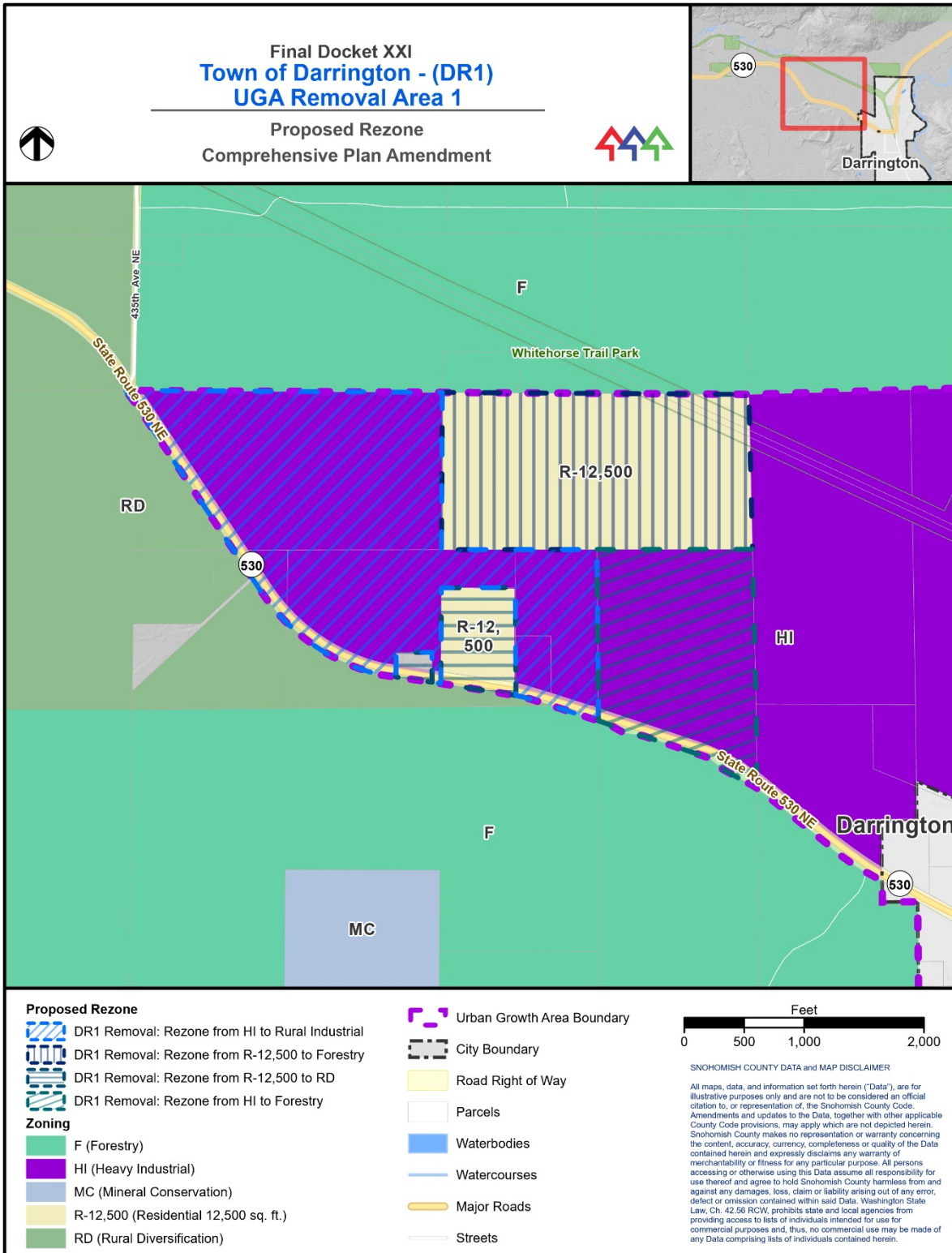


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ATTACHMENT B.1

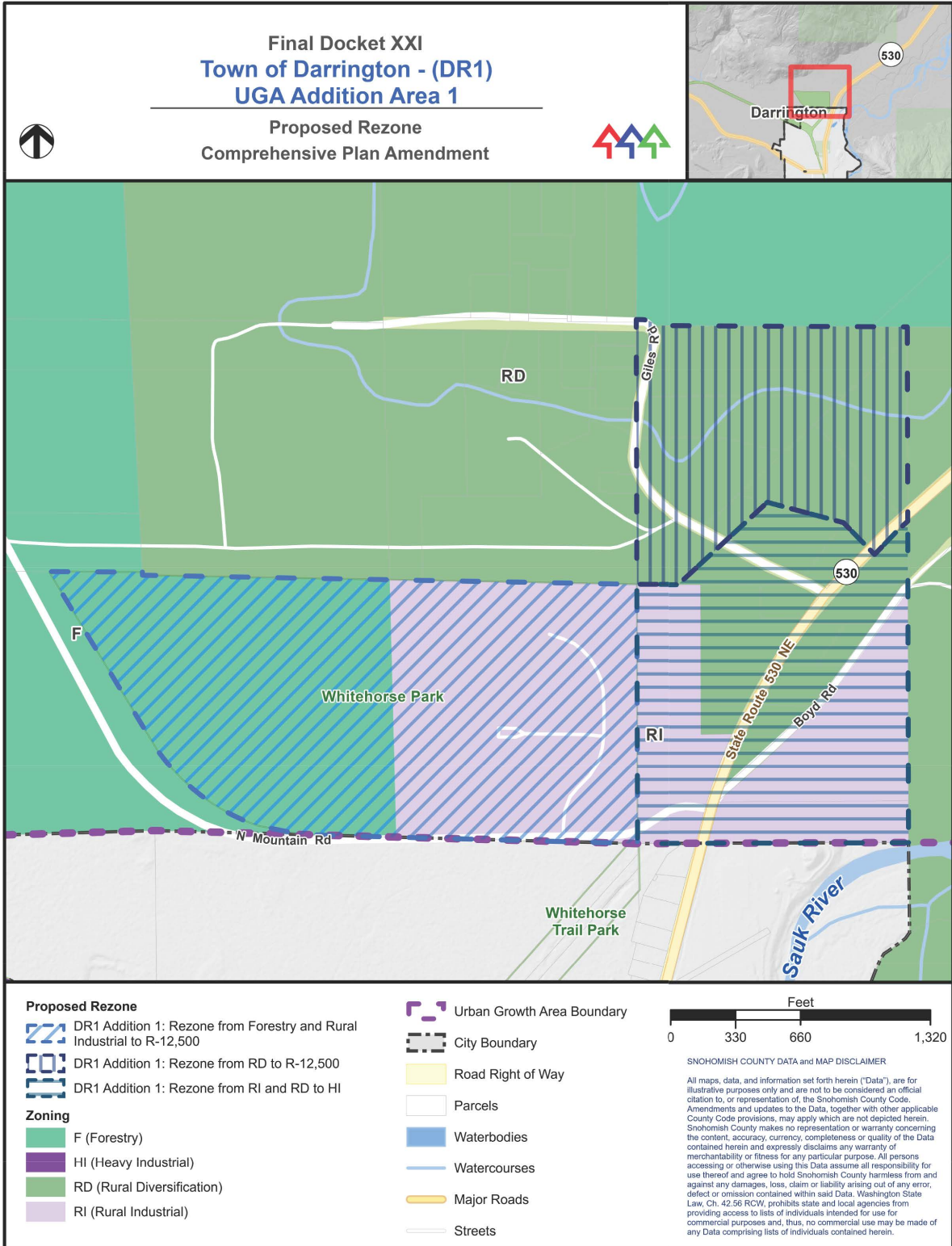


ATTACHMENT B.2

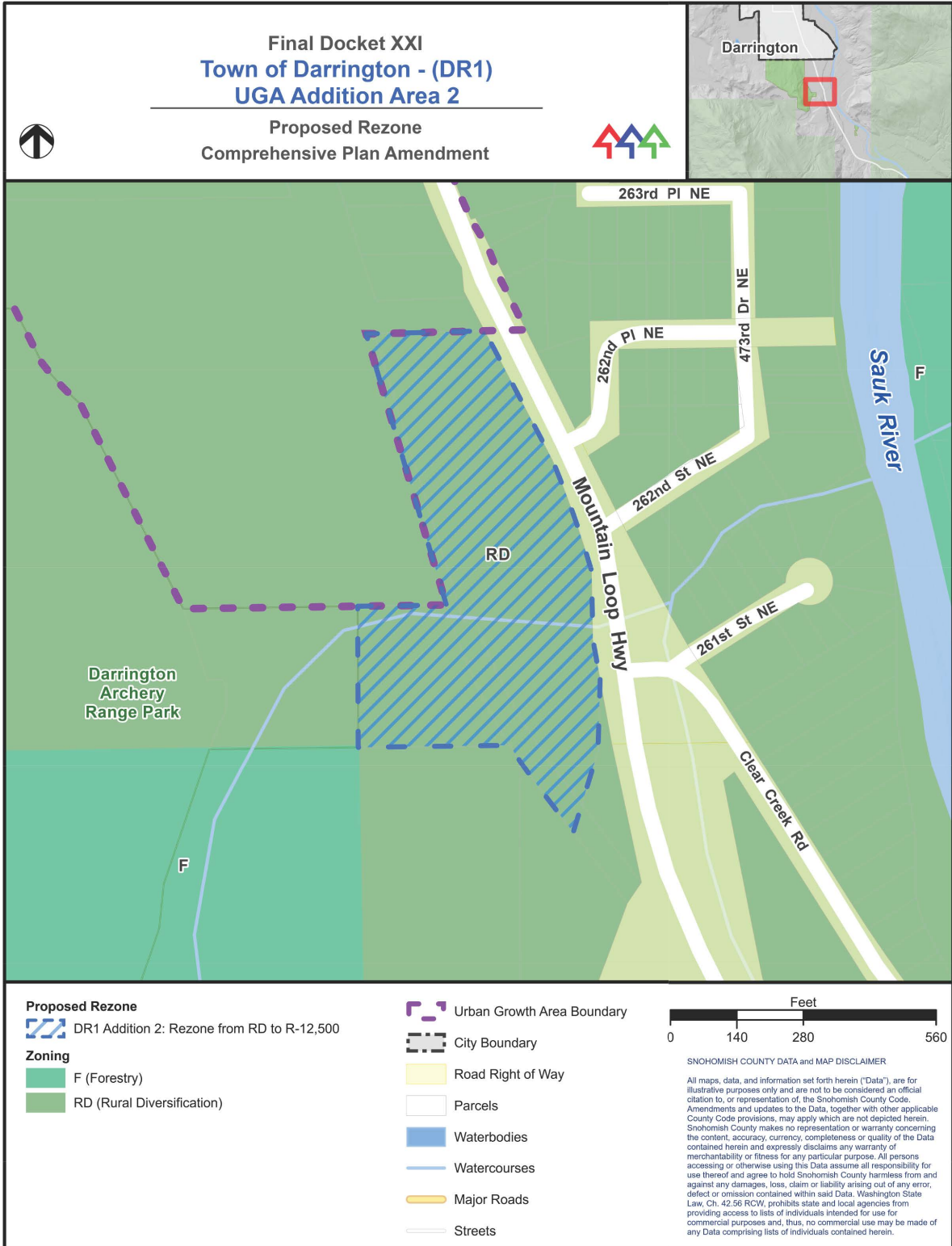


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ATTACHMENT B.3



ATTACHMENT B.4



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ATTACHMENT C

FINDINGS

1. The DR1 docket is a proposal to amend the Future Land Use (FLU) Map of the Snohomish County Growth Management Act (GMA) Comprehensive Plan to:
 - remove 262 acres from the west part of the UGA and redesignate from Urban Low Density Residential-3 (ULDR-3), Urban Industrial (UI) and Public/Institutional (P/IU) to Rural Residential-Rural Diversification (RR-RD), Commercial Forest-Forest Transition Area (CF-FTA), and Rural Industrial (RI), and rezone the area from Heavy Industrial (HI) and R-12,500 to Rural Diversification (RD), Forestry (F), and Rural Industrial (RI);
 - add 160 acres to the north of the UGA and redesignate from Low Density Rural Residential (LDRR), CF-FTA, RI, and RR-RD with the Rural Urban Transition Area (RUTA) overlay to P/IU, UI, and ULDR-3, and rezone the area from F, RD, and RI to R-12,500 and HI; and
 - add 7.8 acres to the south of the UGA and redesignate from Rural Residential-10-Resource Transition (RR-10-RT) and Rural Residential-5 (RR-5) to ULDR-3, and rezone the area from RD to R-12,500.
2. The DR1 proposal is inconsistent with the GMA requirements for the location of urban growth as 8.8 acres proposed for addition are within the 100-year floodplain and prohibited from being included in the UGA under RCW 36.70A.110(8); is inconsistent with the requirement for a maximum of 15 percent of the addition areas being critical areas for a UGA revision proposal under RCW 36.70A.130(3)(c)(iii); and is inconsistent with the Multicounty Planning Policies as required under RCW 36.70A.201(1) and (7) and RCW 36.70A.100 by increasing population capacity not necessary to address a capacity shortfall outside of the existing UGA in a regional geography not served by high-capacity transit.
3. The DR1 proposal is inconsistent with the Multicounty Planning Policies (MPP), including RGS-4, RGS-6, and RGS-12 as it increases population capacity outside of the existing Darrington UGA that does not address a capacity shortfall, and creates additional capacity in a regional geography not served by high-capacity transit.
4. The DR1 proposal is inconsistent with the Countywide Planning Policies (CPP) DP-3 by amending the FLU Map and the county zoning map to adjust the Darrington UGA to remove one area of the UGA and expand it in other areas resulting in a net increase in population capacity.
5. The DR1 proposal is inconsistent with the Snohomish County GMA Comprehensive Plan, including LU Policy 1.A.14 (proposed to be renumbered as LU 1.A.11) by proposing an adjustment of the Darrington UGA that is inconsistent with GMA and CPP DP-3; proposing urban redesignation and rezone of designated natural resource land inconsistent with LU policy 1.A.7 (proposed to be renumbered as LU 1.A.6); and is inconsistent with the Snohomish County Shoreline Management Program designation of Rural Conservancy on the portion of the of the site that is within the 100-year floodplain.