



**Snohomish County**

**Planning and Development Services**

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**MEMORANDUM**

TO: Snohomish County Planning Commission

**Dave Somers**  
*County Executive*

FROM: Frank Slusser, Senior Planner

SUBJECT: 2024 Update Future Land Use, Zoning, and Municipal Urban Growth Area Map Alternatives

DATE: September 11, 2023

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**I. INTRODUCTION**

The purpose of this staff report is to outline and provide information on future land use (FLU), zoning, and Municipal Urban Growth Area (MUGA) map amendment alternatives studied for the 2024 Update of the Snohomish County GMA Comprehensive Plan. A briefing on the map alternatives will occur at the September 12, 2023, Planning Commission meeting.

**II. BACKGROUND**

The FLU Map is an integral part of the Land Use Element of the County's Growth Management Act (GMA) Comprehensive Plan. The Planning Commission was previously briefed on the policies and proposed policy amendments of the Land Use Element, including a community vision and new emphasis on social equity in the Equity Subelement. This report and briefing will cover the FLU Map and related maps that work together with the policies of the Land Use Element to further the vision and to accommodate and plan for growth in Snohomish County over the next twenty years. The primary drivers of the amendments proposed for the 2024 Update include state regulations, regional policies, countywide policies, and public input.

The GMA requires periodic review and update, if necessary, to local jurisdictions' comprehensive land use plans (RCW 36.70A.130). Review is required to ensure that urban growth areas (UGAs) contain adequate development capacity to meet the population and employment needs for the next twenty years along with the infrastructure and capital facilities necessary to support this growth. The last major update of the GMA comprehensive plan occurred in 2015. The county is required to complete this review and update by December 31, 2024.

VISION 2050 was adopted by the Puget Sound Regional Council (PSRC) and the multicounty planning policies (MPPs) therein were updated in 2020 to have a new focus on equity and continued attention on efficient use of urban land. An important part of VISION 2050 that guided development of the FLU Map alternatives was the Regional Growth Strategy, which identifies regional geographies that emphasize growth in areas served by high-capacity transit including regional metropolitan cities, core cities with regional growth centers, and the High Capacity Transit (HCT) Communities regional geography which

includes cities and unincorporated MUGAs that are planned for light rail, bus rapid transit (BRT), commuter rail, or ferry service. The Regional Growth Strategy also further reduces the growth target for the rural area of the county to just 4.5% of countywide growth between 2017 and 2050.

The countywide planning policies (CPPs) were revised in 2021 in coordination with Snohomish County Tomorrow (SCT) to incorporate the newly adopted VISION 2050. The CPPs also have a new focus on equity as well as a renewed emphasis on urban infill and compact urban growth.

### *Initial Growth Targets*

The cooperative planning process of SCT also generated 2044 initial growth targets for the county, adopted in 2022, that allocate projected population and employment growth within cities and towns as well as unincorporated areas using the most recent Office of Financial Management's (OFM) twenty-year population projections published in 2022 and guidance from PSRC's VISION 2050. The initial growth targets indicate a need to increase urban growth accommodation and decrease rural growth accommodation. The initial population and employment growth targets were approved by the County Council on February 23, 2022, and are located in Appendix B of the CPPs.

Table 1, on the following page, shows the adopted initial 2044 population growth targets compared to 2021 Buildable Lands Capacity. This shows that some areas of the county and many of the cities and towns have capacity deficits comparing 2035 capacity to 2044 growth targets especially those in the Metropolitan Cities, Core Cities, and HCT Communities regional geographies. Highlighting in Table 1 indicates those unincorporated areas where there are capacity deficits.

Table 2 shows the adopted initial 2044 employment growth targets compared to 2021 Buildable Lands Capacity. This shows that many areas of the county and many of the cities and towns have capacity deficits comparing 2035 capacity to 2044 growth targets. Highlighting in Table 2 indicates those unincorporated areas where there are capacity deficits.

It should be noted that the 2035 horizon that was used in the 2021 Buildable Lands Report ends just prior to when light-rail service is planned to reach the unincorporated area in 2037. In the additional nine years to reach the new planning horizon of 2044, as light rail is extended further into the southwest part of the county, it is possible that larger scale redevelopment could occur beyond what was assumed in the 2021 Buildable Lands Report. More intensive redevelopment after 2035, similar to what was assumed in the 2021 Buildable Lands Report for the Mountlake Terrace and Lynnwood areas where light-rail service is scheduled to begin by 2024, could make up for part of the capacity deficits.

However, in many of those unincorporated MUGAs, particularly in the HCT Communities regional geography, there are significant capacity deficits. Those capacity deficits will need to be addressed by amendments to the future land use map and implementing rezones, along with new policies and regulations, to accommodate that additional level of growth within the areas assigned in the initial 2044 growth targets.

Table 1. 2044 Population Targets and 2035 Capacity		Adopted Initial Growth Targets		2021 Buildable Lands Report Capacity		
Regional Geography Area	2020 Census Pop (using Aug-26-2021 city bdys)	Initial 2044 Population	2020-2044 Population Change	Total 2035 Pop Capacity (using Aug-26-2021 city bdys)	2020-2035 Additional Pop Capacity (using Aug-26-2021 city bdys)	2035 Capacity minus 2044 Target Surplus/(Deficit)
<b>Metropolitan City</b>	<b>110,629</b>	<b>179,176</b>	<b>68,547</b>	<b>149,045</b>	<b>38,416</b>	<b>(30,131)</b>
Everett City	110,629	179,176	68,547	149,045	38,416	(30,131)
<b>Core Cities</b>	<b>57,773</b>	<b>96,089</b>	<b>38,316</b>	<b>85,076</b>	<b>27,303</b>	<b>(11,013)</b>
Bothell City (Sno Co part)	19,205	32,355	13,150	29,035	9,830	(3,320)
Lynnwood City	38,568	63,735	25,167	56,041	17,473	(7,694)
<b>HCT Communities</b>	<b>391,465</b>	<b>544,706</b>	<b>153,241</b>	<b>491,503</b>	<b>100,038</b>	<b>(53,203)</b>
Arlington City	19,868	34,649	14,781	33,558	13,690	(1,091)
Edmonds City	42,853	55,966	13,113	52,046	9,193	(3,920)
Marysville City	70,714	99,822	29,108	91,084	20,370	(8,738)
Mill Creek City	20,926	24,813	3,887	22,066	1,140	(2,747)
Mountlake Terrace City	21,286	34,710	13,424	31,304	10,018	(3,406)
Mukilteo City	21,538	24,616	3,078	22,542	1,004	(2,074)
Bothell MUGA	34,299	45,226	10,927	41,769	7,470	(3,457)
Edmonds MUGA	4,007	4,915	908	4,851	844	(64)
Everett MUGA	47,690	64,826	17,136	56,837	9,147	(7,989)
Lynnwood MUGA	35,652	55,435	19,783	48,632	12,980	(6,804)
Mill Creek MUGA	52,049	65,426	13,377	58,996	6,947	(6,430)
Mukilteo MUGA	15,584	23,762	8,178	20,081	4,497	(3,681)
Larch Way Overlap	4,999	10,539	5,540	7,737	2,738	(2,801)
<b>Cities &amp; Towns (Remainder)</b>	<b>97,975</b>	<b>125,104</b>	<b>27,129</b>	<b>128,977</b>	<b>31,002</b>	<b>3,873</b>
Brier City	6,560	7,100	540	6,933	373	(167)
Darrington Town	1,462	1,770	308	1,812	350	42
Gold Bar City	2,403	2,650	247	2,557	154	(93)
Granite Falls City	4,450	6,551	2,101	7,870	3,420	1,319
Index Town	155	173	18	188	33	15
Lake Stevens City	38,951	48,565	9,614	49,148	10,197	583
Monroe City	19,699	24,302	4,603	23,572	3,873	(730)
Snohomish City	10,126	12,878	2,752	12,886	2,760	8
Stanwood City	7,705	10,963	3,258	11,664	3,959	701
Sultan City	5,146	8,672	3,526	10,866	5,720	2,194
Woodway Town	1,318	1,480	162	1,481	163	1
<b>Urban Unincorporated Areas (excluding HCT)</b>	<b>35,988</b>	<b>47,045</b>	<b>11,057</b>	<b>55,574</b>	<b>19,586</b>	<b>8,529</b>
Arlington UGA	550	857	307	1,490	940	633
Brier MUGA	1,828	1,978	150	2,122	294	144
Darrington UGA	102	213	111	453	351	240
Gold Bar UGA	808	846	38	865	57	19
Granite Falls UGA	147	334	187	767	620	433
Lake Stevens UGA	2,072	2,387	315	2,487	415	100
Marysville UGA	197	198	1	198	1	-
Monroe UGA	1,567	1,974	407	3,097	1,530	1,123
Mountlake Terrace MUGA	23	30	7	42	19	12
Snohomish UGA	1,400	1,805	405	3,358	1,958	1,553
Stanwood UGA	142	432	290	870	728	438
Sultan UGA	55	204	149	769	714	565
Woodway MUGA	-	271	271	543	543	272
Lake Stickney Gap	11,042	14,842	3,800	15,295	4,253	453
Silver Firs Gap	15,841	20,034	4,193	22,152	6,311	2,118
Maltby UGA	164	590	426	1,014	850	424
Paine Field Area	50	50	-	50	-	-
<b>UGA Total</b>	<b>693,830</b>	<b>992,120</b>	<b>298,290</b>	<b>910,175</b>	<b>216,345</b>	<b>(81,945)</b>
<b>Non-UGA (Rural/Resource)</b>	<b>134,127</b>	<b>144,190</b>	<b>10,063</b>			
<b>Total Snohomish County</b>	<b>827,957</b>	<b>1,136,309</b>	<b>308,352</b>			

Notes: 2021 Buildable Lands Report data updated based on 2020 Census data and adjusted to August, 26, 2021, city and town boundaries.

Highlighting indicates those unincorporated areas where the 2035 capacity is less than the 2044 growth target.

Some columns or rows may not add due to rounding.

Table 2. 2044 Employment Targets and 2035 Capacity		Adopted Initial Growth Targets		2021 Buildable Lands Report Capacity		
Regional Geography Area	2019 Emp (using Aug-26-2021 city bdys)*	Initial 2044 Employment	2019-2044 Employment Change	Total 2035 Emp Capacity (using Aug-26-2021 city bdys)	2019-2035 Additional Emp Capacity (using Aug-26-2021 city bdys)	2035 Capacity minus 2044 Target Surplus/(Deficit)
<b>Metropolitan City</b>	<b>99,817</b>	<b>167,157</b>	<b>67,340</b>	<b>142,380</b>	<b>42,563</b>	<b>(24,777)</b>
Everett City	99,817	167,157	67,340	142,380	42,563	(24,777)
<b>Core Cities</b>	<b>44,728</b>	<b>75,344</b>	<b>30,616</b>	<b>65,059</b>	<b>20,331</b>	<b>(10,285)</b>
Bothell City (Sno Co part)	16,100	24,805	8,705	22,522	6,422	(2,283)
Lynnwood City	28,628	50,540	21,912	42,537	13,909	(8,003)
<b>HCT Communities</b>	<b>90,331</b>	<b>141,712</b>	<b>51,381</b>	<b>135,005</b>	<b>44,674</b>	<b>(6,707)</b>
Arlington City	10,267	24,690	14,423	23,443	13,176	(1,247)
Edmonds City	14,174	17,232	3,058	16,722	2,548	(510)
Marysville City	15,310	32,926	17,616	31,434	16,124	(1,492)
Mill Creek City	6,787	7,523	736	7,168	381	(355)
Mountlake Terrace City	8,431	11,148	2,717	10,740	2,309	(408)
Mukilteo City	10,313	12,671	2,358	12,380	2,067	(291)
Bothell MUGA	2,214	2,756	542	2,576	362	(180)
Edmonds MUGA	247	353	106	319	72	(34)
Everett MUGA	6,412	8,317	1,905	7,631	1,219	(686)
Lynnwood MUGA	5,067	8,009	2,942	7,609	2,542	(400)
Mill Creek MUGA	5,780	7,379	1,599	6,808	1,028	(571)
Mukilteo MUGA	3,693	6,581	2,888	6,232	2,539	(349)
Larch Way Overlap	1,636	2,127	491	1,943	307	(184)
<b>Cities &amp; Towns (Remainder)</b>	<b>28,816</b>	<b>41,086</b>	<b>12,270</b>	<b>39,279</b>	<b>10,463</b>	<b>(1,807)</b>
Brier City	495	609	114	525	30	(84)
Darrington Town	522	1,015	493	2,044	1,522	1,029
Gold Bar City	250	841	591	812	562	(29)
Granite Falls City	971	2,126	1,155	2,014	1,043	(112)
Index Town	27	30	3	27	-	(3)
Lake Stevens City	5,675	8,894	3,219	7,738	2,063	(1,156)
Monroe City	10,096	12,420	2,324	11,705	1,609	(715)
Snohomish City	5,842	7,666	1,824	7,272	1,430	(394)
Stanwood City	3,865	5,073	1,208	4,822	957	(251)
Sultan City	1,005	2,334	1,329	2,252	1,247	(82)
Woodway Town	68	80	12	68	-	(12)
<b>Urban Unincorporated Areas (excluding HCT)</b>	<b>14,237</b>	<b>20,020</b>	<b>5,783</b>	<b>23,846</b>	<b>9,609</b>	<b>3,826</b>
Arlington UGA	22	61	39	75	53	14
Brier MUGA	124	205	81	124	-	(81)
Darrington UGA	-	76	76	277	277	201
Gold Bar UGA	7	21	14	7	-	(14)
Granite Falls UGA	-	3	3	3	3	-
Lake Stevens UGA	57	122	65	57	-	(65)
Marysville UGA	664	757	93	664	-	(93)
Monroe UGA	164	241	77	165	1	(76)
Mountlake Terrace MUGA	-	-	-	-	-	-
Snohomish UGA	268	305	37	332	64	27
Stanwood UGA	192	726	534	1,482	1,290	756
Sultan UGA	-	1	1	-	-	(1)
Woodway MUGA	-	32	32	119	119	87
Lake Stickney Gap	911	1,618	707	1,313	402	(305)
Silver Firs Gap	1,834	3,268	1,434	1,866	32	(1,402)
Maltby UGA	3,623	4,629	1,006	7,352	3,729	2,723
Paine Field Area	6,371	7,955	1,584	10,010	3,639	2,055
<b>UGA Total</b>	<b>277,929</b>	<b>445,320</b>	<b>167,391</b>	<b>405,569</b>	<b>127,640</b>	<b>(39,751)</b>
<b>Non-UGA (Rural/Resource)</b>	<b>17,887</b>	<b>22,314</b>	<b>4,427</b>			
<b>Total Snohomish County</b>	<b>295,816</b>	<b>467,634</b>	<b>171,818</b>			

Notes: 2021 Buildable Lands Report data adjusted to August, 26, 2021, city and town boundaries.

Highlighting indicates those unincorporated areas where the 2035 capacity is less than the 2044 growth target.

Some columns or rows may not add due to rounding.

\*Suppressed values in unincorporated urban areas zeroed out and added to city values to match previously published UGA and MUGA totals.

### *FLU Map*

The FLU Map, LU Map 1 in the Land Use Element, provides generalized land use plan designations for unincorporated Snohomish County. The map includes UGA boundaries and specific designations of urban, rural, and resource land uses. Three alternative versions of the map have been included with this report, Alternative 1 – No Action, which was required to be studied as part of the draft environmental impact statement (DEIS) under the State Environmental Policy Act (SEPA), and two action alternatives. The action alternatives include the FLU designations identified in the proposed Urban Core Subarea Plan, a review of proposed changes in the FLU designations within the HCT Communities regional geography to increase development capacity, a small number of technical amendments, public-initiated map amendments proposed through the docket process and placed on the final docket by the County Council, and map amendments initiated by motion by the County Council. The proposed amendments included in the action alternatives are described in detail in Section III of this report.

### *Zoning Map*

While the FLU Map presents the 20-year vision for unincorporated Snohomish County, zoning is used to implement this vision and define the rules under which a property may be developed. Each alternative FLU Map has a corresponding zoning map associated with it, with proposed zoning guided by the proposed FLU Map alternatives and requirements in the FLU Map section of the Land Use Element to ensure zoning consistent with the FLU Map. Area wide rezones consistent with the chosen FLU Map alternative would be adopted at the same time as the FLU Map as part of the 2024 Update.

### *MUGA Map*

This map, LU Map 4 in the proposed Land Use Element, identifies MUGAs within the Southwest UGA. An unincorporated MUGA contains the territory which the associated city and County have identified as potentially appropriate for annexation at some time in the future. The MUGA boundaries is also reflected in the CPPs Appendix A which is adopted through the SCT process by the County Council. The MUGA will be used by Snohomish County in planning for future population and employment growth. The MUGA Map is generally amended through the cooperation of affected cities and the County doesn't normally propose amendments unilaterally. However, to reflect proposed changes to the boundaries of the Southwest UGA in the alternatives presented, there is a need to show how the MUGA Map would be amended to include those UGA expansion or adjustment areas. Therefore, there are three alternatives provided for the MUGA Map as well, each corresponding to one of the three FLU map alternatives presented. The process of officially updating the MUGA Map in the CPPs would follow through the SCT process and County Council following the 2024 Update once the County and cities and towns have adopted updated comprehensive plans, if necessary.

## **III. PROPOSED COMPREHENSIVE PLAN FUTURE LAND USE MAP AMENDMENT ALTERNATIVES**

### **A. Alternative 1, No Action: Adopted Plans – Lower Growth**

Alternative 1 is the No Action alternative. This would mean that the existing FLU Map, zoning, and MUGA boundaries remain in place. This alternative is expected to not be able to accommodate the adopted initial 2044 population and employment growth targets for the unincorporated urban areas of the county and was modeled as a lower growth alternative for the DEIS, although rural growth was highest under this alternative.

A No Action alternative is required to be studied under SEPA but would not necessarily be expected to be consistent with all GMA, VISION 2050, and CPP requirements. It provides a helpful benchmark for comparing impacts of the action alternatives. The No Action alternative would also be useful if there was a desire to craft a recommended alternative that was consistent with lower growth but such an

alternative would likely require modifications to make it consistent with state law and regional and countywide policy requirements.

Attachments A.1, B.1, and C.1 show the existing FLU designations, zoning, and MUGA boundaries respectively.

**B. Alternative 2, Medium Growth: Focus on High Capacity Transit Communities**

This alternative incorporates a proposed FLU Map and zoning that can accommodate a medium level of growth generally consistent with the most recent OFM twenty-year projection published in 2022, with the VISION 2050 Regional Growth Strategy, and with the adopted initial 2044 population and employment growth targets in the CPPs. It accommodates a large share of growth in the core of the Southwest UGA by including the proposed Urban Core Subarea Plan. It also incorporates re-designation and rezones within the MUGAs that are part of the HCT Communities as “reasonable measures” to create additional development capacity in areas within the existing UGA with existing services and infrastructure. In particular, there was a review of areas designated Urban Low Density Residential (ULDR) to identify areas that may be appropriate for redesignation to Urban Medium Density Residential (UMDR) on the FLU Map, to allow for a wider variety of housing types including small-lot single family homes, attached single family homes such as townhomes, and small apartment projects in single-family neighborhoods within the existing UGA. In addition, some of the public-initiated docket requests and County Council-initiated map amendments are included. There are a small number of technical amendments as well. The following table (Table 3) shows the number of acres affected by the proposed changes by FLU designation:

**Table 3. Alternative 2 – Acreage of Proposed Redesignations**

<b>Current Future Land Use Designation</b>	<b>Proposed Future Land Use Designation</b>	<b>Acres</b>
Public/Institutional Use	Commercial Forest - Forest Transition Area	50.3
Urban Low Density Residential (3 DU/Acre)	Commercial Forest - Forest Transition Area	76.9
Puget Sound	Incorporated Area	1,606.0
Transit/Pedestrian Village	Light Rail Community	128.9
Urban Center	Light Rail Community	698.8
Urban Commercial	Light Rail Community	43.2
Urban High Density Residential	Light Rail Community	100.2
Urban Medium Density Residential	Light Rail Community	18.2
Urban Center	Mixed Use Corridor	313.4
Urban Commercial	Mixed Use Corridor	240.5
Urban High Density Residential	Mixed Use Corridor	130.3
Urban Medium Density Residential	Mixed Use Corridor	37.0
Urban Village	Mixed Use Corridor	2.9
Commercial Forest - Forest Transition Area	Public/Institutional Use	4.5
Low Density Rural Residential (1 DU/20 Acres)	Public/Institutional Use	34.6
Rural Industrial	Public/Institutional Use	37.3
Rural Residential (1 DU/5 Acres Basic)	Public/Institutional Use	32.1
Urban Center	Public/Institutional Use	1.0
Urban Low Density Residential	Public/Institutional Use	4.6
Urban Industrial	Rural Industrial	121.2
Urban Low Density Residential (3 DU/Acre)	Rural Residential - RD (1 DU/5 Acres)	13.7

<b>Current Future Land Use Designation</b>	<b>Proposed Future Land Use Designation</b>	<b>Acres</b>
Rural Residential - RD (1 DU/5 Acres)	Rural Residential - RD (1 DU/5 Acres) - Delete RUTA	60.5
Urban Center	Urban High Density Residential	23.7
Urban Low Density Residential	Urban High Density Residential	1.0
Urban Medium Density Residential	Urban High Density Residential	30.2
Urban Village	Urban High Density Residential	12.6
Public/Institutional Use	Urban Industrial	0.5
Rural Industrial	Urban Industrial	48.8
Urban Center	Urban Industrial	92.5
Rural Residential-10 Resource Transition (1 DU/10 Acres)	Urban Low Density Residential (3 DU/Acre)	1.7
Rural Residential-5 (1 DU/5 Acres)	Urban Low Density Residential (3 DU/Acre)	6.2
Rural Residential - RD (1 DU/5 Acres)	Urban Low Density Residential (3 DU/Acre)	34.7
Public/Institutional Use	Urban Medium Density Residential	0.5
Rural Residential (1 DU/5 Acres Basic)	Urban Medium Density Residential	263.2
Urban Low Density Residential	Urban Medium Density Residential	2,345.8
Puget Sound	Urban Village	3.0
Urban Industrial	Urban Village	15.4

**1. Urban Core Subarea Plan**

The Urban Core Subarea Plan, proposed as a new separate element of the GMA comprehensive plan, includes proposed FLU Map changes that are incorporated into Alternative 2. The proposed Subarea Plan itself includes the policy basis for the changes. The process that was used to develop the proposed map changes was described to the Planning Commission in a separate briefing in July 2023. All of the proposed FLU Map changes in the Urban Core Subarea are included in the county FLU Map.

**Main changes:**

- A new designation, Light Rail Community (LRC), will be applied to the light rail station areas at Mariner and at Ash Way as well as the provisional station area at Airport Rd/SR 99. This designation will replace the Transit/Pedestrian Village (TPV) designation as well as the Urban Center designation within the Urban Core Subarea, with some refinements to the areas where the designation will be applied. The LRC designation identifies a higher density area that contains a mix of residential and non-residential uses, served by local multi-modal and active transportation systems, and whose location and development are coordinated with the regional light rail transportation system. The implementing zone is Urban Center, consistent with the existing designations of TPV and Urban Center that apply in the majority of locations proposed for redesignation to LRC. It is anticipated that future implementation efforts will tailor regulations for light-rail station area development.
- A new designation, Mixed Use Corridor (MUC), will be applied within the Urban Core Subarea to the SR 99 corridor and parts of the 164<sup>th</sup> and 128<sup>th</sup> corridors outside the LRC designations, and that are served by transit. This designation identifies a higher density corridor within the Urban Core Subarea that contains a mix of residential and non-residential uses, and whose location and development are coordinated with the regional high-capacity transportation system. The implementing zone is proposed to be Mixed Use Corridor (MUC), which would be a new zone that is being developed with the hope of adoption of implementing regulations for the zone in Title 30 Snohomish County Code (SCC) prior to adoption of the 2024 Update.

- Areas within the Urban Core Subarea that are currently designated ULDR will be redesignated to UMDR, a designation more consistent with supporting active transportation and local transit outside the high-capacity transit station areas.
- Other minor redesignations as shown in the attached Alternative 2 FLU Map.

## 2. HCT Communities Infill Review

Alternative 2 includes up-designations that would create more capacity for development in certain areas. The changes are intended to provide additional residential capacity and decrease the need to expand the UGA. The primary focus of the review was to identify areas within the MUGAs that are part of the HCT Communities regional geography that are currently designated ULDR, which primarily allows traditional single family development, but may be appropriate for redesignation to UMDR, allow for a wider variety of housing types including small-lot single family homes, attached single family homes such as townhomes, and small apartment projects in single-family neighborhoods within the existing UGA. In considering which properties would be candidates for that re-designation the following criteria were considered:

- Development capacity within a community would increase
- Located near existing medium or high density residential designations, mixed residential/commercial uses, or services such as retail and office
- Served by existing or planned transit including local bus service, or along transit emphasis corridors, while locations in immediate proximity to high-capacity transit are more appropriate for higher density or mixed uses
- Avoid “spot-designating” to ensure cohesive form and scale within a community consistent with planning for practical active transportation and local transit service.
- Avoid areas at the exterior of UGA (including near the Puget Sound) that are unsewerable or with topography unsuitable for UMDR development, or areas beneath airport runway approaches.

Notable areas with proposed redesignations from ULDR to UMDR include:

- Southeast unincorporated Lynnwood MUGA near existing higher density or commercial development, along existing bus routes near Cypress Way and 204<sup>th</sup> St SW, and the Filbert Rd transit emphasis corridor
- Western unincorporated Bothell MUGA near existing bus routes along Logan Rd, Hubbard Rd, and 4<sup>th</sup> Ave W, and the 228<sup>th</sup> St SW transit emphasis corridor
- The North Rd/Filbert Rd corridor proposed for new bus service by Community Transit after the Lynnwood Light Rail Station opens
- Additional areas in the unincorporated Everett and Mill Creek MUGAs near existing bus routes or transit emphasis corridors.

In a small number of cases, properties within the HCT Communities regional geography are proposed for redesignation from UMDR to UHDR or other higher intensity designations, based on the following considerations:

- Redesignation would increase capacity
- Located along or near arterial corridors
- Located near services such as retail and office
- Have adequate public services and utilities
- Served by existing or planned high-capacity transit

- Adjacent to areas already planned for higher density residential, commercial, or compact mixed-use development.
- Avoid areas at the exterior of UGA (including near the Puget Sound) that are unsewerable or with topography unsuitable for higher density development, or areas beneath airport runway approaches.

### 3. Docket

The following public-initiated docket requests are included in Alternative 2:

- DR1 – Town of Darrington UGA Swap: Proposes three adjustments to the Darrington UGA:
  1. Removal of 262 acres from the northwest portion of the unincorporated UGA northwest of Darrington and the airport and north of SR 530. The area would be redesignated on the FLU Map from Urban Low Density Residential (3 DU/Acre) (ULDR-3), Urban Industrial (UI), and Public/Institutional Use (P/IU) to rural and resource land use designations of Rural Residential - RD (1 DU/5 Acres) (RR-RD), Commercial Forest - Forest Transition Area (CF-FTA), and Rural Industrial (RI). This area currently includes 193 acres of working forest owned and operated by the Washington Department of Natural Resources (WDNR). The Sauk-Suiattle Tribe and a private timber operation also own and manage forest land in the area proposed to be removed from the UGA.

Note that if this area is removed from the UGA, then an amendment should also be made to delete the Rural/Urban Transition Overlay (RUTA) on property adjacent to this area southeast of SR 530. That is included as a proposed technical amendment in Alternative 2.

2. Addition Area 1 (North): addition of 160 acres to the Darrington UGA directly north of the Darrington town limits and along both sides of SR 530. The area would be redesignated on the FLU Map from Low Density Rural Residential (LDRR), RR-RD with RUTA overlay, RI, and CF-FTA, to ULDR-3, P/IU, and UI. A small portion of the Hampton Lumber mill operation is also located within the southeast corner of the proposal site and overlaps the UGA boundary and town limits.

Note that the Whitehorse Park property is located in the expansion area and proposed for P/IU designation on the FLU Map. The proposal calls for zoning of R-12,500, which is a low density urban zone that is only applied in special cases, normally with the ULDR-3 designation, and not currently identified as an implementing zone for the P/IU designation in areas being added to the UGA. As part of the 2024 Update, an amendment to the FLU Map section of the Land Use Element proposes to amend the description for the P/IU designation to add R-12,500 zoning as an implementing zone for UGA adjustments in those UGAs that allow R-12,500 zoning – the Darrington UGA and the Gold Bar UGA.

3. Addition Area 2 (South): addition of 7.8 acres to the south of the UGA along the west side of the Mountain Loop Highway. The area would be redesignated on the FLUM from Rural Residential-10 (RR-10-RT) and Rural Residential-5 (RR-5) to ULDR-3. Addition Area 2 is primarily undeveloped and contains one single-family house. Adjacent land uses are undeveloped forest land to the south and west and rural residential housing to the north and east.
- Variant of SW10 – CS Real Estate: The SW 10 docket proposal was not included in Alternative 2, but Alternative 2 studied redesignating the same 14-acre site adjacent to SR 527 south of Mill Creek within the Mill Creek MUGA from UI to Urban Village (UV) (instead of Urban Center as proposed in the docket).
  - SW12 – Mietzner Code Amendment: Proposes to amend SCC 30.23.040(14) to expand the area east of the SR 99 (north of SR 525 and south of Everett) from 800 feet to 2,000 feet where

increased height limits apply for multifamily residential development. Note that this is not visible on the FLU Map or zoning map.

- SW17 – Town of Woodway UGA/MUGA Boundary Adjustment: Adjust the western boundary of the Southwest UGA to include the existing Town limits out to the county boundary within the Puget Sound, and to add the existing pier adjacent to the Woodway MUGA to the UGA. The area of the addition for the pier is approximately 2.99 acres and it is proposed to be designated Urban Village consistent with the adjacent area within the existing UGA boundary.

Separate staff reports with recommendations will be forwarded to the Planning Commission for each of the docket proposals placed on the final docket for further review. Please refer to those reports for more information.

#### *4. Council-initiated Map Amendments*

On March 23, 2022, the County Council adopted Motion No. 22-134 referring a proposed UGA expansion for study as part of the DEIS for the 2024 Update. That proposal has been studied as part of Alternative 2.

Motion No. 22-134 would add 300 acres to the east boundary of the Southwest UGA near 43rd Ave SE and north of Maltby Road. A major utility easement runs within the east side of the area and helps form the eastern boundary. The motion would redesignate 271 acres from RR to UMDR on the FLU Map. Another 30 acres where the Northshore School District has one school (Ruby Bridges Elementary) and plans and approval for a future middle school addition would be redesignated from RR to P/IU. Adjacent land uses are primarily rural residential development to the east and south and urban residential developments and public-school facilities to the west and north.

#### *5. Technical Amendments*

There are two technical amendments to the FLU Map proposed as part of Alternative 2:

- Arlington UGA Technical Amendment – This correction would adjust the UGA boundary and FLU designation shown on the FLU Map to match the parcel boundary and the existing zoning for the edge of parcel no. 31051600302600. This parcel was subdivided from the adjacent parcel to the north after the UGA boundary was in place, with the goal to resolve the situation where the UGA split the parcel. At the time of that short subdivision, Snohomish County Planning and Development Services (PDS) file no. 07-101692-SP, PDS determined that this southern parcel was entirely inside the UGA with Industrial Park zoning. However, when the UGA boundary was digitized into an electronic GIS layer, it was shown several feet to the south of the parcel boundary. This proposal would align the UGA boundary and FLU designation with the existing parcel boundary and zoning. This would also support potential annexation of that parcel by the City of Arlington.
- Deleting the RUTA adjacent to the Darrington UGA removal area – Since Alternative 2 includes the removal of the western portion of the Darrington UGA as proposed under DR1, it also includes deleting the RUTA on property southeast of SR 530 adjacent to the proposed DR1 removal area. The RUTA area would no longer be adjacent to the UGA and would no longer meet the criteria for designation as a RUTA. If DR1 is not included in the recommended alternative, then this amendment to the RUTA overlay should likewise not be included.

## 6. Zoning Amendments

Generally, except for the small number of locations described in this section, zoning amendments are proposed only to implement proposed changes to the FLU designations described in this section of this report. Implementing zones are based on the FLU Map designation descriptions found in the Land Use Element, including amendments proposed as part of the 2024 Update.

Note that if a redesignation is proposed that includes a property currently zoned Mobile Home Park, that zoning is proposed to be retained, regardless of the new FLU designation. This occurs in at least two locations where either the FLU redesignation is consistent with the existing zoning, or where the only portion of the MHP-zoned property affected is a driveway to access another portion of the main site zoned MHP.

The following list describes the zoning designations proposed to implement the FLU Map amendments:

- Forestry zoning is proposed for all new FLU redesignations to CF-FTA.
- Urban Center zoning is proposed for all FLU redesignations to LRC. In many cases, that is already the zoning in those locations.
- MUC zoning is proposed for all FLU redesignations to MUC. This would be a new zone that is being developed with the hope of adoption of implementing regulations for the zone in Title 30 SCC prior to adoption of the 2024 Update.
- Rural Industrial zoning is proposed for the area redesignated from UI to RI as part of the proposed DR1 UGA removal.
- Rural Diversification zoning is proposed for all new FLU redesignations to RR-RD.
- Multiple Residential zoning is proposed for all new FLU redesignations to UHDR.
- For new FLU redesignations to UI, proposed zoning is based on the docket proposal, or existing or adjacent zoning.
  - DR1 proposes Heavy Industrial (HI) zoning for the proposed FLU redesignation to UI in the DR1 addition area that includes the northern portion of the Hampton Lumber mill.
  - Within the proposed Urban Core Subarea, Business Park zoning is proposed either to be retained or applied as a rezone for all new FLU redesignations to UI.
  - For the Arlington UGA Technical Amendment, the existing zoning of Industrial Park is proposed to be retained.
- R-12,500 zoning is proposed for all new FLU redesignations to ULDR-3.
- R-7,200 or Low Density Multiple Residential (LDMR) zoning designations are proposed for new FLU redesignations to UMDR.
  - The default is generally LDMR for areas meeting the criteria of the HCT Communities infill review.
  - R-7,200 is applied in those locations that are already largely built out with R-7,200 zoning, or where proposed UMDR redesignation is proposed that meets most of the criteria for redesignation to UMDR as part of the infill review or Urban Core Subarea Plan (as described in this report) but is not served by local transit.
- Neighborhood Business is the proposed zoning for new FLU redesignations to Urban Village (UV) unless otherwise requested as part of a docket proposal.
  - SW17 proposes Planned Community Business (PCB) zoning for the pier that is proposed to be redesignated to UV.

- For new FLU redesignations to P/IU, proposed zoning is determined by the docket or Council Motion proposal, or else based on the adjacent zoning for areas within the existing UGA.
  - DR1 proposes R-12,500 zoning for the Whitehorse Park location. Note that R-12,500 zoning is not currently identified as an implementing zone for the P/IU designation in areas being added to the UGA. As part of the 2024 Update, an amendment to the FLU Map section of the Land Use Element proposes to amend the description for the P/IU designation to add R-12,500 zoning as an implementing zone for UGA adjustments in those the UGAs that allow R-12,500 zoning – the Darrington UGA and the Gold Bar UGA.
  - Motion 22-134 proposes R-9,600 zoning for the Northshore School District property.
  - Within the proposed Urban Core Subarea, R-7,200 zoning is proposed for an area within the 164<sup>th</sup> St SW right-of-way proposed for redesignation to P/IU, and this will be consistent with proposed area-wide rezone to the south as well.
  - No rezone is proposed for Miller Pond Park that is proposed for redesignation to P/IU.

In addition, there are a small number of amendments to zoning outside of areas proposed for redesignation. These fall into two categories:

- For areas with an existing designation of P/IU on the FLU Map but adjacent to areas proposed for redesignation, in some cases there is a proposed rezone for those areas to maintain consistency with adjacent zoning. If the adjacent FLU redesignations and rezones are not included in the recommended alternative, then these amendments should likewise not be included. Sites affected include the following:
  - Within the Urban Core Subarea, McCollum Park is proposed to remain designated P/IU on the FLU Map, but adjacent areas currently designated Urban Center and zoned Urban Center are proposed for redesignation to other designations including MUC with MUC zoning. Therefore, the park property is proposed for rezone from Urban Center to MUC zoning.
  - Within the Urban Core Subarea, Martha Lake Airport Park is proposed to remain designated P/IU on the FLU Map, but adjacent areas are proposed for redesignation from ULDR to UMDR on the FLU Map, with proposed rezone to R-7,200 zoning, or are already zoned R-7,200. Therefore, the park property is proposed for rezone from R-9,600 to R-7,200.
  - Within the Urban Core Subarea, the 164<sup>th</sup> St Artesian Well and public properties directly south along Swamp Creek are proposed to remain designated P/IU on the FLU Map, but adjacent properties currently designated Urban Center and zoned Urban Center are proposed for redesignation to other designations, with various zoning. Existing zoning to the south is R-7,200, including additional public properties along Swamp Creek with existing FLU designation of P/IU. Therefore, it is proposed that these properties likewise be rezoned from Urban Center to R-7,200.
  - Within the Urban Core Subarea, Oak Heights Elementary School is proposed to remain designated P/IU on the FLU Map, but with adjacent properties to the south and east being redesignated to LRC, this site is proposed to be rezoned from Urban Center to R-7,200, more consistent with the zoning of the UMDR-designated properties in the vicinity, although the adjacent UMDR-designated properties immediately to the north and west are zoned LDMR and R-8,400 (a non-implementing zone for the UMDR designation) respectively.
  - Within the Urban Core Subarea, the adjacent schools, Martha Lake Elementary School and Alderwood Middle School, are proposed to remain designated P/IU on the FLU Map, but adjacent properties currently designated ULDR are proposed for redesignation to

UMDR, with proposed rezone to R-7,200. Therefore, the site of the schools is proposed for rezone from R-9,600 to R-7,200.

- Within the Urban Core Subarea, the South County Fire Authority Fire Station 21 property is proposed to remain designated P/IU on the FLU Map, but adjacent properties to the south are proposed for redesignation to UMDR, with proposed rezone to R-7,200. (Properties to the north and west are zoned Urban Center, and to the east the zoning is LDMR). Therefore, the Fire Station property is proposed for rezone from R-9,600 to R-7,200.
- Rural Use (RU) Zone Technical Amendments – There are two areas in the county that retain the outdated RU zoning. Both locations are within right-of-way. The proposal is to rezone these properties from RU to the implementing zone for the FLU designation at those locations, which is consistent in both cases with the adjacent zoning that applies within the same right-of-way as well. As a result of this proposal, there would no longer be any properties zoned RU in the county.
  - The North County area consists of 10.8 acres west of and adjacent to the Marysville UGA and City of Marysville. It includes railroad right-of-way, extending from the Marysville UGA and City of Marysville to the north, southeast to 156<sup>th</sup> St NE. This location is currently designated RR on the FLU Map and is proposed to be rezoned to R-5.
  - The Southeast County area consists of 10.4 acres south and east of the Monroe UGA. The zoning runs along the centerline of US 2 within the UGA and extends east from the boundary of the City of Monroe more than 1,000 ft along the centerline of US 2, beyond which the existing zoning is A-10. The RU zone area extends south to roughly the middle of the Skykomish River and includes railroad right-of-way in between. The FLU designation is Riverway Commercial Farmland for the majority of the site, although the portion within the UGA and south of the centerline of US 2 is designated ULDR. The proposed zoning is A-10.

## 7. MUGA Map Amendments

In general, the MUGA map is proposed to remain unchanged. However, Alternative 2 includes two expansions of the Southwest UGA, and those areas would need to be shown on the MUGA map with an identified disposition.

The Alternative 2 MUGA map shows these areas as follows:

- SW17 – Town of Woodway UGA/MUGA Boundary Adjustment: The north part of the proposal would be included within Woodway, and the unincorporated area including the pier would be included within the Woodway MUGA as identified in the docket. This designation would also need to be processed through SCT and then be adopted in the CPPs by the County Council.
- Motion 22-134 Southwest UGA Expansion: This area is shown as proposed Bothell MUGA. Under Alternative 2, this UGA expansion helps to accommodate the initial growth targets for the unincorporated Bothell MUGA. Designation as part of the Bothell MUGA would need support of the City of Bothell and would need to be processed through the SCT and then be adopted in the CPPs by the County Council.

Attachments A.2, B.2, and C.2 show the Alternative 2 proposed FLU designations, zoning, and MUGA boundaries respectively.

## C. Alternative 3, Higher Growth

This alternative accounts for the possibility that population growth could be higher than the VISION 2050 population total for the county. Like Alternative 2, this alternative would focus a large share of growth in the core of the Southwest UGA near HCT stations, encourage a variety of housing types in single family neighborhoods and allow for more medium density zoning within the existing UGA. Alternative 3 factors in additional growth in the Southwest UGA near HCT stations. It includes all of the docket proposals placed on the final docket by the County Council. It also includes all of the Council-initiated amendment proposals, except for Motion No. 22-134 proposal that overlaps entirely with Motion No. 22-090 but is less extensive and was included in Alternative 2. Higher total county growth associated with UGA expansions is assumed.

The Alternative 3 FLU Map includes nearly all of the Alternative 2 FLU Map amendments, and additional map amendments as described in the following section. In just a couple of locations, Alternative 3 studies higher-density designations for properties that were also proposed for redesignation as part of Alternative 2. The following table (Table 4) shows the number of acres affected by all of the FLU changes included in Alternative 3 by FLU designation:

**Table 4. Alternative 3 – Acreage of Proposed Redesignations**

<b>Current Future Land Use Designation</b>	<b>Proposed Future Land Use Designation</b>	<b>Acres</b>
Public/Institutional Use	Commercial Forest - Forest Transition Area	50.3
Urban Low Density Residential (3 DU/Acre)	Commercial Forest - Forest Transition Area	76.9
Puget Sound	Incorporated Area	1,606.0
Transit/Pedestrian Village	Light Rail Community	128.9
Urban Center	Light Rail Community	698.8
Urban Commercial	Light Rail Community	43.2
Urban High Density Residential	Light Rail Community	100.2
Urban Medium Density Residential	Light Rail Community	18.2
Urban Center	Mixed Use Corridor	313.4
Urban Commercial	Mixed Use Corridor	240.5
Urban High Density Residential	Mixed Use Corridor	130.3
Urban Medium Density Residential	Mixed Use Corridor	37.0
Urban Village	Mixed Use Corridor	2.9
Commercial Forest - Forest Transition Area	Public/Institutional Use	4.5
Low Density Rural Residential (1 DU/20 Acres)	Public/Institutional Use	34.6
Rural Industrial	Public/Institutional Use	37.3
Rural Residential (1 DU/5 Acres Basic)	Public/Institutional Use	433.1
Urban Center	Public/Institutional Use	1.0
Urban Low Density Residential	Public/Institutional Use	4.6
Urban Industrial	Rural Industrial	121.2
Urban Low Density Residential (3 DU/Acre)	Rural Residential - RD (1 DU/5 Acres)	13.7
Rural Residential - RD (1 DU/5 Acres)	Rural Residential - RD (1 DU/5 Acres) - Delete RUTA	60.5
Urban Industrial	Urban Center	15.3
Rural Residential (1 DU/5 Acres Basic)	Urban Commercial	37.0
Urban Medium Density Residential	Urban Commercial	3.0
Rural Residential (1 DU/5 Acres Basic)	Urban High Density Residential	28.1
Urban Center	Urban High Density Residential	23.7

<b>Current Future Land Use Designation</b>	<b>Proposed Future Land Use Designation</b>	<b>Acres</b>
Urban Low Density Residential	Urban High Density Residential	1.0
Urban Medium Density Residential	Urban High Density Residential	30.2
Urban Village	Urban High Density Residential	12.6
Public/Institutional Use	Urban Industrial	0.5
Rural Industrial	Urban Industrial	48.8
Rural Residential (1 DU/5 Acres Basic)	Urban Industrial	29.6
Rural Residential-10 (1 DU/10 Acres)	Urban Industrial	201.7
Urban Center	Urban Industrial	92.5
Right-of-way	Urban Low Density Residential	0.7
Rural Residential (1 DU/5 Acres Basic)	Urban Low Density Residential	704.3
Rural Residential - RD (1 DU/5 Acres)	Urban Low Density Residential (3 DU/Acre)	34.7
Rural Residential-10 Resource Transition (1 DU/10 Acres)	Urban Low Density Residential (3 DU/Acre)	1.7
Rural Residential-5 (1 DU/5 Acres)	Urban Low Density Residential (3 DU/Acre)	6.2
Rural Residential (1 DU/5 Acres Basic)	Urban Medium Density Residential	245.9
Urban Low Density Residential	Urban Medium Density Residential	2,345.8
Puget Sound	Urban Village	3.0

*1. Urban Core Subarea Plan*

Like Alternative 2, Alternative 3 includes the same FLU amendments associated with the proposed Urban Core Subarea Plan. See discussion under Alternative 2 above.

*2. Infill Review*

Like Alternative 2, Alternative 3 includes the same FLU amendments associated with the HCT Infill Review. See discussion under Alternative 2 above.

Alternative 3 includes a single additional redesignation as part of the infill review, to redesignate 3 acres from UMDR to Urban Commercial at the intersection of Larch Way and Locust Way in the unincorporated Brier MUGA, which is part of the Urban Unincorporated Areas regional geography. This would be the only commercial or industrial designated land within the unincorporated Brier MUGA and help accommodate the employment growth target for that area. Without this redesignation, all employment growth in the unincorporated Brier MUGA would be assumed to be accommodated in the form of home-based occupations, or there would be a need to adjust the employment growth target for the unincorporated Brier MUGA.

*3. Docket*

All of the public-initiated docket requests are included in Alternative 3:

- DR1 – Town of Darrington UGA Swap: Same as Alternative 2. See discussion under Alternative 2 above.
- LS2 – City of Lake Stevens UGA Expansion: LS2 proposes to add 3.42 acres to the east side of the UGA consisting of a single parcel with an existing single-family residence. The area would be redesignated on the FLU Map from RR and RUTA to UI.

- MALT1 – Vangemert UGA Expansion: MALT1 would add a 10.7-acre parcel to the southeast side of the Maltby UGA abutting the King County line. The area would be redesignated on the FLUM from RR to UI. The same site is included with the same proposed redesignation in the overlapping, more extensive, area in Council-initiated Motion No. 22-098 referred for study as part of Alternative 3.
- MON2 – Davis-Johnson UGA Expansion: MON2 proposes to expand the eastern boundary of the Monroe UGA to include 22 acres currently containing rural residential development and undeveloped properties. The area would be redesignated on the FLUM from RR with RUTA overlay to ULDR.
- MV2 – Northpoint Development UGA Expansion: MV2 proposes to expand the north part of the eastern boundary of the Marysville UGA to include 182.5 acres currently occupied by farms and rural residential development. The area would be redesignated on the FLUM from RR-10 to UI. The property is east of the City of Marysville’s Cascade Industrial Center, meant as a hub for manufacturing uses.

This proposal also requests the County repeal Objective LU.6.D and LU Policy 6.D.1 from the Snohomish Comprehensive Plan’s Land Use Element. Repeal of this language would remove the policy support for the RR-10 land use designation for this site and additional properties east of the Marysville UGA boundary to 67th Ave NE between 108th on the south and to the north by the diagonal railroad line. Existing land uses in this area consist of farms and rural residential development.

- SW10 – CS Real Estate Infill Redesignation: SW10 proposes to redesignate 14 acres of land south of Mill Creek and currently within the unincorporated Southwest UGA from UI to Urban Center on the FLUM.
- SW12 – Mietzner Code Amendment: Same as Alternative 2. See discussion under Alternative 2 above.
- SW14 – Petrie UGA Expansion: SW14 would expand the eastern boundary of the Southwest UGA by 10.75 acres and is comprised of five parcels. The proposal would redesignate this area on the FLUM from RR with RUTA overlay to UMDR. The same site is included in the overlapping, more extensive, area in the Council-initiated Motion No. 22-090 referred for study as part of Alternative 3. That proposal would redesignate the same site to ULDR.
- SW17 – Town of Woodway UGA/MUGA Boundary Adjustment: Same as Alternative 2. See discussion under Alternative 2 above.

Separate staff reports with recommendations will be forwarded to the Planning Commission for each of the docket proposals placed on the final docket for further review. Please refer to those staff reports for more information.

#### 4. *Council-initiated Map Amendments*

On March 23, 2022, the County Council adopted several motions referring proposed UGA expansions for study as part of the DEIS for the 2024 Update. All of the Council-initiated map amendment proposals were included in Alternative 3, except the Motion No. 22-134 proposal that overlaps entirely with Motion No. 22-090 but is less extensive and was included in Alternative 2.

- Motion No. 22-090 – Southwest UGA Expansions: Motion No. 22-090 would expand the east side of the Southwest UGA by 789 acres generally using the Puget Sound Power & Light/Olympic Pipeline utility corridor as an eastern boundary. The motion consists of four expansion areas:

1. Addition of 215 acres to the Southwest UGA near Sunset Road with redesignation from RR to ULDR (191 acres) and P/IU (24 acres) on the FLUM. Note that this area overlaps with the SW14 docket proposal and is more extensive, but SW14 would propose a UMDR designation for that portion of the area.
2. Addition of 51 acres to the Southwest UGA including the Timber Creek Open Space tracts. These tracts are currently owned by the Timber Creek Homeowners Association as private open space with restrictions preventing new development on them. This area is proposed to be redesignated from RR to P/IU.
3. Addition of 301 acres to the Southwest UGA near 43rd Ave. This area includes a site owned by Northshore School District with plans to add a second school as well as existing rural single-family residential uses. The proposal includes redesignating 241 acres to UMDR, 30 acres to UHDR, and 30 acres to P/IU from RR on the FLU Map.
4. Addition of 220 acres to the Southwest UGA near 45th Ave (mostly on the east side of 45th Ave) south of Maltby Rd to King County comprised mostly of rural residential homes. Most of this area would be redesignated on the FLU Map from RR as ULDR and areas under public ownership would be redesignated as P/IU. Approximately 35 acres are in public ownership, including a power line corridor, Olympic Pipeline Company Utility equipment, a fire station, a water tower, and Miner's Corner Park.

Note that the redesignation of some properties to P/IU in this UGA expansion area would include some properties that may not be consistent with the uses identified in SCC 30.22.130(88) as allowed in P/IU designations added to the UGA as expansion areas. That note states:

*Public/Institutional Use Designation (P/IU). When applied to land that is (a) included in an Urban Growth Area and (b) designated P/IU on the Snohomish County Future Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-8,400 and R-9,600 zones shall allow only the following permitted or conditional uses: churches, and school instructional facilities. All other uses are prohibited within areas that meet criteria (a) and (b), unless the P/IU designation is changed.*

If this area is added to the UGA, an amendment to SCC 30.22.130(88) may be necessary. Such amendment has not been proposed as part of the 2024 Update.

- Motion No. 22-095 – Lake Stevens UGA Expansions: Motion No. 22-095 proposes to add a total of approximately 313.5 acres to the Lake Stevens UGA and consists of three expansion areas:
  1. Addition of approximately 216 acres to the west side of the Lake Stevens unincorporated UGA between Sunnyside Blvd and the Lake Stevens UGA consisting of single-family residential development, common areas, and undeveloped land. The area would be redesignated from RR to ULDR. The 211 acres were originally within the UGA in 1995 when Snohomish County adopted its first GMA compliant Comprehensive Plan and established the Lake Stevens UGA. An existing 34-acre residential subdivision (Valterra View Estates) that was originally permitted when the area was within the UGA is located in the northern portion of this expansion area.
  2. Addition of approximately 11.5 acres, including right-of-way, on the south side of the Lake Stevens UGA along the east side of SR 9, extending from the existing UGA boundary on the north and extending one-parcel south of 32nd St SE. The area would be redesignated from RR with RUTA overlay to Urban Commercial. The area is developed with existing commercial uses.
  3. Addition of approximately 86 acres to the east side of the UGA south of 4th Street NE and west of 131st Ave NE. The area would be redesignated from RR with RUTA overlay to ULDR and P/IU. This area includes four parcels owned by Snohomish County which contain a closed Lake Stevens landfill site.

- Motion No. 22-098 – Maltby UGA Expansions: Motion No. 22-098 proposes to add a total of 255 acres plus additional right-of-way to the Maltby UGA consisting of three UGA expansion areas:

1. Addition of 142 acres plus additional right-of-way to the of the west side of the Maltby UGA generally east of SR 9 and around the existing commercial development at the intersection of Maltby Road and SR 9. The existing 17-acre commercial node — which includes commercial uses, an electrical substation, and a religious facility — would be redesignated from RR to UCOM on the FLUM. Another 114 acres would be redesignated to P/IU and 11 acres would be redesignated to UI extending to the existing UGA boundary. These areas currently contain a mix of public uses (e.g., drainage and wetland mitigation areas owned by King County and the Washington State Department of Transportation as well as parkland owned by Snohomish County), rural residential homes, and a nonprofit rescue kennel/veterinary clinic.

Note that the redesignation of some properties to P/IU in this UGA expansion area would include some properties that may not be consistent with the uses identified in SCC 30.22.130(88) as allowed in P/IU designations added to the UGA as expansion areas. That note states:

*Public/Institutional Use Designation (P/IU). When applied to land that is (a) included in an Urban Growth Area and (b) designated P/IU on the Snohomish County Future Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-8,400 and R-9,600 zones shall allow only the following permitted or conditional uses: churches, and school instructional facilities. All other uses are prohibited within areas that meet criteria (a) and (b), unless the P/IU designation is changed.*

If this area is added to the UGA, an amendment to SCC 30.22.130(88) may be necessary. Such amendment has not been proposed as part of the 2024 Update.

2. Addition of 112 acres to the southeast corner of the Maltby UGA extending to the King County line. This expansion includes the 10.7 acres proposed in the MALT1 docket request and adds additional properties including the adjacent 100.6 acres of undeveloped land and former golf course owned by the Northshore School District. The motion would redesignate 11.5 acres from RR to UI and the 100.64-acre school district property from RR to P/IU on the FLU Map.

3. Addition of 0.87 acres of land comprised of two parcels along the west side of the Maltby UGA, west of SR 9, to correct a potential mapping error whereby these two parcels were omitted in the past from the UGA. The area would be redesignated on the FLU Map from RR to UI. One parcel — approximately 0.80 acres in area and immediately adjacent to SR 9 — occupies a notch within the existing UGA boundary and is surrounded on three of four sides by the Maltby UGA. A commercial building is the primary use on the site along with a residential home. The second parcel is an approximately 0.07-acre strip of land that is owned in common with a much larger parcel to the south within the UGA. The parcel is mostly undeveloped but an existing single-family home straddles the shared property line with the parcel to the south (the UGA line therefore runs through the house).

- Motion No. 22-099 – Monroe UGA Expansion: Motion No. 22-099 proposes to expand the northwestern part of Monroe UGA by 68 acres between US-2 and Roosevelt Rd. This area is currently developed with rural residential homes and open space agricultural use and overlaps a portion of the shoreline jurisdiction. The area would be redesignated on the FLU Map from RR with RUTA overlay to ULDR.

## 5. Technical Amendments

Like Alternative 2, Alternative 3 includes the same technical amendments to the FLU Map. See discussion under Alternative 2 above.

## 6. Zoning Amendments

Generally, except for the small number locations described in this section, zoning amendments are proposed only to implement proposed changes to the FLU designations described in this section of this report. Implementing zones are based on the FLU Map designation descriptions found in the Land Use Element, including amendments proposed as part of the 2024 Update. In many cases, the same zoning is proposed in Alternative 3 as in Alternative 2, so this section focuses only on the differences, including those docket and Council-initiated map amendments that are not studied in Alternative 2 but are included in Alternative 3.

Like Alternative 2, Alternative 3 does not include any rezones of properties with existing MHP zoning.

- Within the proposed Urban Core Subarea, the same zoning is proposed as in Alternative 2.
- For the HCT Communities Infill review, the same zoning is proposed as in Alternative 2.

Alternative 3 includes a single additional FLU redesignation as part of the infill review, to redesignate 3 acres from UMDR to Urban Commercial at the intersection of Larch Way and Locust Way in the Brier MUGA. The proposed zoning is Neighborhood Business.

- Docket proposals:
  - DR1: Same as Alternative 2.
  - LS2: Proposed zoning is HI.
  - MALT1: Proposed zoning is Light Industrial (LI).
  - MON2: Proposed zoning is R-9,600.
  - MV2: Proposed zoning is LI.
  - SW10: Proposed zoning is Urban Center.
  - SW12: Code amendment, no zoning change proposed.
  - SW14: Proposed zoning is LDMR.
  - SW17: Same as Alternative 2.
- Council initiated amendments:
  - Motion No. 22-090: Zoning is as proposed in the motion.
    - Sunset Rd Area: Proposed zoning is R-7,200.
    - Timber Creek Open Space: The motion does not include a proposed zoning, Alternative 3 proposes R-9,600 zoning.
    - 43<sup>rd</sup> Ave Area: LDMR zoning is proposed for new FLU redesignations of UMDR, MR zoning is proposed for new FLU redesignations to UHDR, and R-9,600 is proposed for new FLU redesignations to P/IU.
    - 45<sup>th</sup> Ave Area: Proposed zoning is R-7,200. Note that the redesignation of some properties to P/IU with proposed zoning of R-7,200 in this UGA expansion area would include some properties that may not be consistent with the uses identified in SCC 30.22.130(88) as allowed in P/IU designations added to the UGA as expansion areas. That note states:

*Public/Institutional Use Designation (P/IU). When applied to land that is (a) included in an Urban Growth Area and (b) designated P/IU on the Snohomish County Future Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-*

*8,400 and R-9,600 zones shall allow only the following permitted or conditional uses: churches, and school instructional facilities. All other uses are prohibited within areas that meet criteria (a) and (b), unless the P/IU designation is changed.*

If this area is added to the UGA, an amendment to SCC 30.22.130(88) may be necessary. Such amendment has not been proposed as part of the 2024 Update.

- Motion No. 22-095: Zoning is as proposed in the motion.
  - Area 1 – Sunnyside Blvd Area: R-7,200 zoning is proposed for the areas with existing R-5 zoning.
  - Area 2 – SR-9 Commercial Expansion: For the area north of 32<sup>nd</sup> St NE, the proposed zoning is PCB. For the area south of 32<sup>nd</sup> St NE, the proposed zoning is Community Business (CB).
  - Area 3 – Lake Stevens Landfill/Adjacent Parcels: The motion does not include a proposed zoning, Alternative 3 proposes R-9,600 zoning.
- Motion No. 22-098: Zoning is based on the motion where applicable, otherwise zoning is proposed that is consistent with the existing policies and FLU Map designation descriptions in the Land Use Element as proposed that limit the implementing zones within the Maltby UGA.
  - Area 1 – Expansion to SR 9 and Maltby Rd: The motion included some zoning proposals that are inconsistent with the implementing zones identified in the FLU Map section of the Land Use Element for the proposed FLU redesignations in parts of this area. If those zones are desired, then amendments to the implementing zones included with the FLU Map designation descriptions in the Land Use Element would be necessary. Those amendments have not been proposed as part of the 2024 Update. Alternative 3 proposes implementing zones that are consistent with the existing policies and proposed FLU Map designation descriptions in the Land Use Element. PCB zoning is proposed for new FLU redesignations to Urban Commercial. LI zoning is proposed for new FLU redesignations to UI. For the utility property near the SR 9/Maltby Rd intersection proposed for redesignation to P/IU, the proposed zoning is R-7,200. For other properties proposed for redesignation to P/IU, the proposed zoning is R-9,600. Note that the redesignation of some properties to P/IU with proposed zoning of R-9,600 or R-7,200 in this UGA expansion area would include some properties that may not be consistent with the uses identified in SCC 30.22.130(88) as allowed in P/IU designations added to the UGA as expansion areas. That note to the use matrix states:

*Public/Institutional Use Designation (P/IU). When applied to land that is (a) included in an Urban Growth Area and (b) designated P/IU on the Snohomish County Future Land Use Map concurrent with or prior to its inclusion in a UGA, the R-7,200, R-8,400 and R-9,600 zones shall allow only the following permitted or conditional uses: churches, and school instructional facilities. All other uses are prohibited within areas that meet criteria (a) and (b), unless the P/IU designation is changed.*

If this area is added to the UGA, an amendment to SCC 30.22.130(88) may be necessary. Such amendment has not been proposed as part of the 2024 Update.

- Area 2 – Vangemert and Northshore School District: Zoning is as proposed in the motion. LI zoning is proposed for new FLU redesignations to UI, and R-9,600 is proposed for new FLU redesignations to P/IU.
- Area 3 – Corrections to possible mapping errors: Proposed zoning is LI.

- Motion No. 22-099: Zoning is as proposed in the motion. The proposed zoning is R-7,200.

## 7. MUGA Map Amendments

In general, the MUGA map is proposed to remain unchanged. However, Alternative 3 includes expansions of the Southwest UGA, and those areas would need to be shown on the MUGA map with an identified disposition.

The Alternative 3 MUGA map shows these areas as follows:

- SW17 – Town of Woodway UGA/MUGA Boundary Adjustment: Same as Alternative 2. See discussion under Alternative 2 above.
- SW14 and Motion 22-090 Southwest UGA expansions: These areas are identified as Southwest UGA Expansion Areas, which would be gap areas not claimed by any city.

Attachments A.3, B.3, and C.3 show the Alternative 3 proposed FLU designations, zoning, and MUGA boundaries respectively.

## IV. ANALYSIS

The following analysis provides a summary of the map amendment alternatives' compliance with state law, multicounty, and countywide planning policies. This analysis focuses on those provisions that guided development of the action alternatives. As described in Section III.A above, the No Action alternative is provided to meet SEPA requirements and may provide a valid starting point for a low growth alternative but would likely require modification to meet state law, MPP and CPP requirements generally. The analysis that follows in this section is not applicable to the No Action alternative.

### Compliance with State Law

The FLU Map and accompanying zoning and MUGA map alternatives have been developed to meet the requirements of 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.*

...

Alternatives 1, 2, 3 present three ways that growth projected to occur over the next three years could be accommodated in the unincorporated portion of the county, in conjunction with reviews by the cities

and towns in the county. All three alternatives could be consistent with the OFM twenty-year population projections published in 2022. Alternative 2 was developed to be consistent with the VISION 2050 Regional Growth Strategy projections and the initial 2044 population and employment growth targets adopted in the CPPs as well. Alternative 3 has been developed as a higher growth alternative and could also be the basis for modifications to accommodate medium growth differently or provide a higher, reasonable market supply factor (safety factor) consistent with RCW 36.70A.110(2). Both Alternatives 2 and 3 include significant revisions in FLU designations and zoning expected to accommodate most of the growth projected over the next twenty years within the existing UGA boundaries and also include minor to moderate UGA adjustments.

The GMA planning goals in RCW 36.70A.020 also guide the development and adoption of comprehensive plans. The maps for the action alternatives were developed to further the GMA planning goals listed below:

- GMA Goal 1: Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- GMA Goal 2: Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- GMA Goal 3: Transportation. Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with county and city comprehensive plans.
- GMA Goal 4: Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
- GMA Goal 5: Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.
- GMA Goal 8: Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands and discourage incompatible uses.
- GMA Goal 9: Open space and recreation. Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.
- GMA Goal 10: Environment. Protect and enhance the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- GMA Goal 11: Citizen participation and coordination. Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.

- GMA Goal 15: For shorelines of the state, the goals and policies of the shoreline management act as set forth in RCW 90.58.020 shall be considered an element of the county's or city's comprehensive plan.

### **Compliance with the Multicounty Planning Policies**

The FLU Map and accompanying zoning and MUGA map action alternatives comply with the VISION 2050 MPPs by encouraging urban infill and redevelopment in areas served by high-capacity transit. The map alternatives were developed pursuant to the MPPs listed below:

- MPP-RC-2: Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.
- MPP-RGS-1: Implement the Regional Growth Strategy through regional policies and programs, countywide planning policies and growth targets, local plans, and development regulations.
- MPP-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.
- MPP-RGS-5: Ensure long-term stability and sustainability of the urban growth area consistent with the regional vision.
- MPP-RGS-6: Encourage efficient use of urban land by optimizing the development potential of existing urban lands and increasing density in the urban growth area in locations consistent with the Regional Growth Strategy.
- MPP-RGS-8: Attract 65% of the region's residential growth and 75% of the region's employment growth to the regional growth centers and high-capacity transit station areas to realize the multiple public benefits of compact growth around high-capacity transit investments. As jurisdictions plan for growth targets, focus development near high-capacity transit to achieve the regional goal.
- MPP-RGS-11: Encourage growth in designated countywide centers.
- MPP-RGS-12: Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit.
- MPP-RGS-13: Plan for commercial, retail, and community services that serve rural residents to locate in neighboring cities and existing activity areas to avoid the conversion of rural land into commercial uses.
- MPP-RGS-14: Manage and reduce rural growth rates over time, consistent with the Regional Growth Strategy, to maintain rural landscapes and lifestyles and protect resource lands and the environment.
- MPP-En-5: Locate development in a manner that minimizes impacts to natural features. Promote the use of innovative environmentally sensitive development practices, including design, materials, construction, and on-going maintenance.
- MPP-En-11: Designate, protect, and enhance significant open spaces, natural resources, and critical areas through mechanisms, such as the review and comment of countywide planning policies and local plans and provisions.

- MPP-CC-3: Reduce greenhouse gases by expanding the use of conservation and alternative energy sources, electrifying the transportation system, and reducing vehicle miles traveled by increasing alternatives to driving alone.
- MPP-DP-1: Develop high-quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.
- MPP-DP-2: Reduce disparities in access to opportunity for the region's residents through inclusive community planning and targeted public and private investments that meet the needs of current and future residents and businesses.
- MPP-DP-7: Consider the potential impacts of development to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.
- MPP-DP-8: Conduct inclusive engagement to identify and address the diverse needs of the region's residents.
- MPP-DP-14: Recognize and work with linear systems that cross jurisdictional boundaries – including natural systems, continuous land use patterns, and transportation and infrastructure systems – in community planning, development, and design.
- MPP-DP-22: Plan for densities that maximize benefits of transit investments in high-capacity transit station areas that are expected to attract significant new population or employment growth.
- MPP-DP-25: Support the development of centers within all jurisdictions, including high-capacity transit station areas and countywide and local centers.
- MPP-DP-27: Affiliate all urban unincorporated lands appropriate for annexation with an adjacent city or identify those that may be feasible for incorporation. To fulfill the Regional Growth Strategy, while promoting economical administration and services, annexation is preferred over incorporation.
- MPP-DP-33: Do not allow urban net densities in rural and resource areas.
- MPP-DP-42: Support the sustainability of designated resource lands. Do not convert these lands to other uses.
- MPP-DP-44: Work to conserve valuable rural and resource lands through techniques, such as conservation programs, transfer of development rights, and the purchase of development rights. Focus growth within the urban growth area, especially cities, to lessen pressures to convert rural and resource areas to residential uses.
- MPP-DP-45: Avoid growth in rural areas that cannot be sufficiently served by roads, utilities, and services at rural levels of service.
- MPP-DP-48: Protect the continued operation of general aviation airports from encroachment by incompatible uses and development on adjacent land.
- MPP-DP-50: Protect industrial zoning and manufacturing/industrial centers from encroachment by incompatible uses and development on adjacent land.
- MPP-H-1: Plan for housing supply, forms, and densities to meet the region's current and projected needs consistent with the Regional Growth Strategy and to make significant progress towards jobs/housing balance.
- MPP-H-2: Provide a range of housing types and choices to meet the housing needs of all income levels and demographic groups within the region.

- MPP-H-3: Achieve and sustain – through preservation, rehabilitation, and new development – a sufficient supply of housing to meet the needs of low-income, moderate-income, middle-income, and special needs individuals and households that is equitably and rationally distributed throughout the region.
- MPP-H-5: Promote homeownership opportunities for low-income, moderate-income, and middle-income families and individuals while recognizing historic inequities in access to homeownership opportunities for communities of color.
- MPP-H-7: Expand the supply and range of housing at densities to maximize the benefits of transit investments, including affordable units, in growth centers and station areas throughout the region.
- MPP-H-9: Expand housing capacity for moderate density housing to bridge the gap between single-family and more intensive multifamily development and provide opportunities for more affordable ownership and rental housing that allows more people to live in neighborhoods across the region.
- MPP-Ec-18: Develop and provide a range of job opportunities throughout the region to create a much closer balance and match between jobs and housing.
- MPP-Ec-22: Maximize the use of existing designated manufacturing/ industrial centers by focusing appropriate types and amounts of employment growth in these areas and by protecting them from incompatible adjacent uses.
- MPP-T-15: Prioritize investments in transportation facilities and services in the urban growth area that support compact, pedestrian- and transit-oriented densities and development.
- MPP-PS-5: Do not provide urban services in rural areas. Design services for limited access when they are needed to solve isolated health and sanitation problems, so as not to increase the development potential of the surrounding rural area.
- MPP-PS-27: Site schools, institutions, and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans, except as provided for by RCW 36.70A.211.

### **Compliance with the Countywide Planning Policies**

The FLU Map and accompanying zoning and MUGA Map action alternatives comply with the CPPs by encouraging urban infill and redevelopment as “reasonable measures” to accommodate projected growth within the existing UGA prior to considering UGA expansions. The map alternatives were developed pursuant to the CPP policies listed below:

- CPP-GF-3: Decisions on land use, transportation, and economic and social infrastructure should consider impacts on climate change and provide solutions to reduce greenhouse gas emissions. Solutions should emphasize:
  - a. Integrated planning;
  - b. Adaptive management;
  - c. Efficiency and resiliency;
  - d. Minimize single use products and maximize re-use; and
  - e. Minimize the need for air quality treatment by minimizing emissions.
- CPP-GF-7: Maintain the review and evaluation program, which includes an annual data collection component, pursuant to RCW 36.70A.215 (“Buildable Lands Program”). Complete the

evaluation component required by the Buildable Lands Program at least once every eight years, and no later than three years prior to the deadline for review and update of comprehensive plans and development regulations as required by RCW 36.70A.130.

- a. Use the procedures report in Appendix E for the Buildable Lands Program.
  - b. A list of reasonable measures that may be used to increase residential, commercial and industrial capacity in UGAs, without adjusting UGA boundaries, is contained in Appendix D. The County Council shall use the list of reasonable measures and guidelines for review contained in Appendix D to evaluate all UGA boundary expansions proposed pursuant to DP-2.
- CPP-DP-1: The County shall maintain Urban Growth Areas (UGAs), as shown on the map in Appendix A, that:
    - a. Include all cities in Snohomish County;
    - b. Can be supported by an urban level of service consistent with capital facilities plans for public facilities and utilities;
    - c. Are based on the best available data and plans regarding future urban growth including new development, redevelopment, and infill;
    - d. Have identifiable physical boundaries such as natural features, roads, or special purpose district boundaries when feasible;
    - e. Do not include designated agricultural or forest land unless the city or County has enacted a program authorizing transfer or purchase of development rights;
    - f. Have been evaluated for the presence of critical areas;
    - g. Where possible, include designated greenbelts or open space within their boundaries and on the periphery of the UGA to provide separation from adjacent urban areas, rural areas, and resource lands;
    - h. Should consider the vision of each jurisdiction regarding the future of their community during the next 20 years;
    - i. Are large enough to ensure an adequate supply of land for an appropriate range of urban land uses to accommodate the planned growth; and
    - j. Support pedestrian, bicycle and transit compatible design.
  - CPP-DP-2: An expansion of the boundary of an individual Urban Growth Area (UGA) that results in a net increase of residential, commercial or industrial land capacity shall not be permitted unless:
    - a. The expansion is supported by a land capacity analysis adopted by the County Council pursuant to RCW 36.70A.110;
    - b. The resulting total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans does not exceed the total 20-year forecasted UGA population growth by more than 15 percent;
    - c. The expansion otherwise complies with the Growth Management Act;
    - d. Any UGA expansion should have the support of affected cities. Prior to issuing a decision on a UGA boundary change, the County shall consult with affected cities and give substantial weight to a city's position on the matter. If the County Council approves an expansion or contraction of a UGA boundary that is not supported by an affected city, it shall include in its findings how the public interest is served by the UGA expansion or contraction despite the objection of an affected city; and
    - e. One of the following conditions is met: [following are applicable]
      2. The expansion is a result of the review of UGAs at least every eight years to accommodate the succeeding twenty years of projected growth, as projected by the State Office of Financial Management, and adopted by the County as the 20-year urban allocated population projection as required by RCW 36.70A.130(3).
      5. The expansion will correct a demonstrated mapping error.<sup>12</sup>

<sup>12</sup>The type of errors that this policy intends to correct are cases where the UGA line incorrectly bisects an existing building or parcel, where it inadvertently and incorrectly follows an arbitrary feature such as a section line, or where the boundary is on the wrong side of a right-of-way that is expected to be annexed by a city.

6. Schools (including public, private and parochial), places of worship, institutions and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans should be located in an urban growth area. In the event that it is demonstrated that no site within the UGA can reasonably or logically accommodate the proposed facilities, urban growth area expansions may take place to allow the development of these facilities provided that the expansion area is adjacent to an existing UGA.

- CPP-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 a 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 consistent with the existing rural or resource designations in the comprehensive plan for Snohomish County.
- CPP-DP-5: The County and cities shall adopt comprehensive plans and development regulations (RCW 36.70A.040). In Urban Growth Areas (UGAs), such plans and regulations shall:
  - a. Achieve urban uses and densities;
  - b. Provide for urban governmental services and capital facilities sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth; and
  - c. Permit the urban growth that is projected to occur in the succeeding twenty-year period (RCW 36.70A.110(2)).

The County shall adopt such plans and regulations for its unincorporated territory. Each city shall adopt such plans and regulations for territory within its city limits. Additionally, cities may adopt such plans and proposed development regulations for adjacent unincorporated territory within its UGA or Municipal UGA (MUGA) to which the city has determined it is capable of providing urban services at some point in the future, via annexation.

When amending its comprehensive plan, the County shall give substantial consideration to the city's adopted plan for its UGA or MUGA. Likewise, the affected city shall give substantial consideration to the County's adopted plan for the same area.

However, nothing in this policy shall limit the authority of the County to plan for and regulate development in unincorporated territory for as long as it remains unincorporated, in accordance with all applicable county, state and federal laws. Similarly, nothing in this policy shall limit the authority of cities to plan for territory in and adjacent to their current corporate limits and to regulate development in their current corporate limits, in accordance with all applicable city, county, state and federal laws.

- CPP-DP-6: City and County comprehensive plans should locate employment areas and living areas in close proximity in order to maximize transportation choices, minimize vehicle miles traveled, optimize the use of existing and planned transportation systems and capital facilities, and improve the jobs-housing balance.
- CPP-DP-7: The County and cities shall coordinate their comprehensive plans (RCW [36.70A.100](#)). Coordination in unincorporated territory planned by both the County and a city means that

each plan should provide for the orderly transition of unincorporated to incorporated areas, including appropriate urban design provisions, by:

- a. Creating a safe and attractive urban environment that enhances livability; and
- b. Balancing actions necessary to meet the requirement of achieving urban uses and densities with the goal of respecting already established neighborhoods.

When amending its comprehensive plan, the County shall give substantial consideration to the city's adopted plan for its UGA or MUGA. Likewise, the affected city shall give substantial consideration to the County's adopted plan for the same area.

However, nothing in this policy shall limit the authority of the County to plan for and regulate development in unincorporated territory for as long as it remains unincorporated, in accordance with all applicable county, state and federal laws. Similarly, nothing in this policy shall limit the authority of cities to plan for territory in and adjacent to their current corporate limits and to regulate development in their current corporate limits, in accordance with all applicable city, county, state and federal laws.

- CPP-DP-8: If applicable, the County and cities shall designate and provide for the development of local, countywide, and regional centers consistent with the Regional Growth Strategy, the Regional Centers Framework, and the Countywide Center Criteria contained in Appendix I.
- CPP-DP-9: Jurisdictions that have designated regional growth centers and manufacturing/ industrial centers shall direct a significant share of population and employment growth to those areas through the provision of land use policies and infrastructure investments that support growth levels and densities consistent with the regional vision.
- CPP-DP-12: Urban Growth Areas should provide for sufficient levels of development and developable or redevelopable land so that adequate sources of public revenue and public facilities are available to support the projected population and employment growth in Snohomish County consistent with the Regional Growth Strategy, GF-5, and the growth targets in Appendix B. In addition, the allowed density should support transit services and the efficient utilization of infrastructure.
- CPP-DP-14: The County and cities should promote and focus new compact urban growth in local centers, countywide centers, regional centers, and transit emphasis corridors.
- CPP-DP-20: In the Southwest Urban Growth Area (SWUGA), Municipal Urban Growth Areas shall be maintained as a part of these Countywide Planning Policies for the purposes of allocating growth as required by the Growth Management Act and CPP GF-5 and shall be portrayed on the map in Appendix A and documented in County and city comprehensive plans.
- CP-DP-25: The County shall establish low intensities of development and uses in areas outside of Urban Growth Areas to preserve resource lands and protect rural areas from sprawling development.
- CPP-DP-26: Density and development standards in rural and resource areas shall work to manage and reduce rural growth rates over time, consistent with the Regional Growth Strategy, GF-5, and the growth targets in Appendix B.
- CPP-DP-35: Jurisdictions should identify and plan for the development of parks, civic places, and public spaces, especially in or adjacent to centers.
- CPP-DP-38: The County and cities should reduce disparities in access to opportunity for all residents through inclusive community planning and making investments that meet the needs of current and future residents and businesses.

- CPP-DP-42: The County and cities should conserve designated industrial land for future industries and related jobs by:
  - a. Protecting industrial land from encroachment by incompatible uses and development on adjacent land;
  - b. Discouraging non-industrial uses on industrial land unless such uses support and enhance existing industrial land uses; and
  - c. Discouraging conversion of industrial land to other land use designations unless it can be demonstrated that a specific site is not suitable for industrial uses.
- CPP-HO-1: The county and cities shall make provisions in their comprehensive plans to accommodate existing and projected housing needs, consistent with the Regional Growth Strategy and Snohomish County Growth Targets. Plans must include a specific assessment of housing needs by economic segment, as described in the housing report prescribed in CPP HO-5. Those provisions should consider the following strategies:
  - a. Avoid further concentrations of low-income and special needs housing.
  - b. Increase opportunities and capacity for affordable housing in Regional, Countywide, and local growth centers.
  - c. Increase opportunities and capacity for affordable housing close to employment, education, shopping, public services, and public transit.
  - d. Increase opportunities and capacity for affordable and special needs housing in areas where affordable housing is currently lacking.
  - e. Support affordable housing opportunities in other Snohomish County jurisdictions, as described below in CPP-HO-3.
  - f. Support the creation of additional housing options in single-family neighborhoods to provide for more diverse housing types and choices to meet the various needs of all economic segments of the population.
- CPP-HO-4: The county and cities should implement policies that allow for the development of moderate density housing to help meet future housing needs, diversify the housing stock, and provide more affordable home ownership and rental opportunities. This approach should include code updates to ensure that zoning designations and allowed densities, housing capacity, and other restrictions do not preclude development of moderate density housing.
- CPP-HO-9: In order to improve the jobs-to-housing balance in Snohomish County, jurisdictions shall adopt comprehensive plans that provide for the development of:
  - a. A variety of housing choices, including affordable housing, so that workers at all income levels may choose to live in proximity to existing and planned employment concentrations and transit service; and
  - b. Employment opportunities in proximity to existing and planned residential communities.
- CPP-ED-9: As appropriate, the County and cities should adopt plans, policies, and regulations that preserve designated industrial, commercial, agricultural, and resource land base for long-term regional economic benefit.
- CPP-ED-14: The County and cities should promote an appropriate balance of jobs-to-housing to:
  - a. Support economic activity;
  - b. Encourage local economic opportunities and housing choice;
  - c. Improve mobility; and
  - d. Respond to the challenge of climate change.
- CPP-TR-17: The County and cities should collaborate with the Washington State Department of Transportation (WSDOT) and transit operating agencies in order to designate transit emphasis

corridors that allow effective and integrated planning of land use and transportation. Transit emphasis corridors – as delineated by local comprehensive plans – should:

- a. Be served, or planned to be served, by public transportation;
  - b. Provide for transit-compatible and transit-oriented land uses and densities in transit emphasis corridors that recognize and reflect appropriate activity zones and walking distances, generally within ¼ to ½ mile of the corridor;
  - c. Connect all designated mixed-use urban centers;
  - d. Conform to urban design and infrastructure standards that accommodate and enhance the operations of transit services;
  - e. Be planned for compact, mixed-use commercial and residential development that is designed to be transit-oriented;
  - f. Include programs to implement vehicle access management measures that preserve capacity, maintain level of service standards and promote traffic safety;
  - g. Include transportation control measures, transportation demand management programs, and transportation system management programs to reduce travel delay and vehicle-miles of travel; and
  - h. Promote consistency between County, city, WSDOT, and transit agency long-range transportation plans.
- CPP-Env-1: All jurisdictions shall protect and enhance natural ecosystems through their comprehensive plans, development regulations, capital facilities programs, and management practices. Jurisdictions should work collaboratively, employing integrated and interdisciplinary approaches, to consider regional and countywide strategies and assessments, as well as best available qualitative and quantitative information, in formulating plans and regulations that are specific to their community.
  - CPP-CC-6: The County and cities should support the achievement of regional greenhouse gas emissions reduction targets through adoption of policies and implementation of actions including identification of emissions reduction goals in local plans and providing support for land use, transportation, and development policies that reduce vehicle miles traveled and greenhouse gas emissions from transportation.
  - CPP-PS-11: The County and cities shall permit new development in urban areas only when sanitary sewers are available with the exception of where sewer service is not likely to be feasible for the duration of the jurisdiction’s adopted plan.<sup>29</sup>

<sup>29</sup>Currently identified exceptions include unsewerable enclaves, as well as the Darrington, Gold Bar, and Index Urban Growth Areas.

### **Consistency with the policies of the Snohomish County GMA Comprehensive Plan**

The FLU Map and accompanying zoning and MUGA Map action alternatives were developed consistent with the goals, policies, and objectives of the GMA comprehensive plan as proposed for the 2024 Update by encouraging urban infill and redevelopment as “reasonable measures” to accommodate projected growth within the existing UGA prior to considering UGA expansions. The following policies as proposed for the 2024 Update are most relevant:

- **EQ 1.A.4 The county shall create livable communities for those who live, work, and play in Snohomish County by directing growth into urban areas that are accessible, walkable, compact, and transit oriented; preserving and creating open spaces; and protecting rural and resource lands.**

- **EQ 1.A.5 The public may submit an application to propose amendments to the Snohomish County GMA Comprehensive Plan, including future land use, consistent with the county's docketing process.**
- LU 1.A.1 UGAs shall contain sufficient land capacity for a variety of land uses and densities, including green belts and open space, in suitable locations to accommodate ((~~at least 91.5%~~)) **the urban allocated portion** of the county's 20-year population and employment projections **as established in the CPPs**. No expansion of the UGA that increases population or employment capacity shall be permitted if the resulting total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans would exceed the total 20-year forecasted UGA population growth by more than 15 percent. A portion of the 20-year forecast UGA population may be reserved for allocation to Transfer of Development Rights (TDR) receiving areas.
- LU ((~~1.A.7~~)) **1.A.6** 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.
- LU ((~~1.A.9~~)) **1.A.8** Ensure the efficient use of urban land by adopting reasonable measures to increase residential, commercial and industrial capacity within urban growth areas prior to expanding urban growth boundaries. The County Council will use the list of reasonable measures in accordance with the guidelines for review contained in Appendix D of the Countywide Planning Policies to evaluate all UGA boundary expansions.
- LU ((~~1.A.10~~)) **1.A.9** Expansion of the boundary of an individual UGA to include additional residential, commercial, **or** industrial land capacity shall not be permitted unless it complies with the Growth Management Act, is consistent with the Countywide Planning Policies and complies with the criteria established in Countywide Planning Policy DP-2.
- LU ((~~1.A.14~~)) **1.A.11** 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.
- LU 1.C.1 Unique topographical and physical features such as watershed boundaries, streams, rivers, ridge lines, steep slopes, roads, railroad lines and transmission lines (where they follow property lines) and special purpose district boundaries shall be used, if possible, to delineate and define the boundary.
- LU ((~~2.A.4~~)) **2.A.3** UGAs shall provide opportunities for a mix of affordable housing types (e.g. small lot detached, townhouses, duplex, triplex, 6 to 8 unit apartment and small group housing units) within designated residential areas.
- **LU 2.A.5 The county shall encourage urban residential infill and redevelopment in underutilized lands, centers, and other appropriate areas within UGAs.**
- LU 2.B.2 The county shall encourage, and may require, higher minimum densities within designated urban centers, urban villages, and along connecting transit emphasis corridors to support planned transit service.
- LU 2.B.3 Through corridor-based planning, the county shall identify opportunities for mixed use and medium and high density residential development (including housing for the elderly and ((~~disabled~~)) **people with disabilities**). These uses shall be encouraged to locate within walking distance of transit facilities, particularly along transit emphasis corridors, and, where possible, in close proximity to medical facilities, urban centers, parks, and recreational amenities. **Corridor**

**planning should also help identify those locations where higher densities and mixed uses can best support transit and non-motorized access.**

- ~~((TR 2.E.2))~~ **LU 2.B.4** Transit service shall be supported by planning for the appropriate mix of development that includes both employment and housing uses.
- ~~((TR 2.C.1))~~ **LU 2.B.5** Transit-compatible and transit-oriented land uses and densities within transit emphasis corridors shall be implemented that recognize and reflect appropriate activity zones and walking distances, generally within ¼ to ½ mile of the transit emphasis corridor.
- LU ~~((3.D.3))~~ **2.B.6** The county shall work to link new and existing neighborhoods within and near identified transit emphasis corridors creating a sense of community and shall include sidewalks and paths, where practicable, for safe passage to schools and other places of activity in the community.
- LU ~~((3.A.3))~~ **3.B.3 Urban Centers, Light Rail Communities, and Mixed Use Corridors** shall be located adjacent to a principal arterial road~~((7))~~ and ~~((meet one of the following additional locational criteria (measured along existing road rights-of-way):))~~ **within ½ mile of a high capacity transit station.**  
~~((~~
  - ~~Be within 1/2 mile of an existing high capacity transit station;~~
  - ~~Be within 1/2 mile of an existing transit center; or~~
  - ~~Be within 1/4 mile of an existing bus stop on a major transportation corridor.))~~
- LU ~~((3.A.5))~~ **3.B.5 Urban Centers, Light Rail Communities, and Mixed Use Corridors** are designated on the FLUM and additional Urban Centers, **Light Rail Communities, and Mixed Use Corridors** may be designated in future amendments to the Comprehensive Plan.
- LU 12.A.3 When adopting amendments to the comprehensive plan the county shall consider the compatibility of the amendments with public airport uses.
- HO 1.B.1 The county shall facilitate affordable home ownership and rental opportunities by promoting an ~~((increased))~~ **increasing** supply of safe and healthy lower-cost housing types ~~((such as))~~ **including** housing on small lots, **accessory dwelling units (ADUs), duplexes, townhouses, multiplexes, manufactured housing, mobile homes, and mixed-use housing.**
- HO 1.B.4 The county shall encourage and support the development of ~~((innovative))~~ housing types that make efficient use of the county land supply such as residential units in mixed-use developments, accessory dwelling units **(ADUs), duplexes, multiplexes, townhouses**, cottage housing, co-housing, and live/work units.
- HO 1.D.1 The county shall establish a mix of densities in residentially zoned land that is served with adequate infrastructure based on the public's housing preferences, demonstrated need of low-, **very low-, extremely low-**, and moderate-income households, preservation of **environmentally** critical areas, and ~~((coordination with the))~~ **coordinated** transportation ~~((system))~~ **systems.**
- HO 1.D.2 The supply and mix of residentially zoned developable land that is served with adequate infrastructure shall be sufficient to accommodate the needs of ~~((low-income))~~ **extremely low-, very low, low-, and** moderate-income and special needs households, **include consideration of duplexes, triplexes, and townhomes within urban growth boundaries**, and support an efficient and competitive market for market-rate housing to meet the county's changing demographic profile.
- HO 2.A.1 The county should ~~((preserve the character of stable))~~ **support existing** residential neighborhoods through ~~((selective and innovative land use measures))~~ **county and community-based initiatives.**

- **HO 2.A.5 The county shall align plans and investments to support homeownership rates and locational choice for people of color and other historically and currently marginalized communities.**
- HO 2.B.1 The county shall **allow and** encourage a variety of housing types and densities in residential neighborhoods **in support of the regional growth strategy.**
- ~~((HO 2.B.4))~~ **HO 2.B.3** The county shall encourage the integration of a variety of dwelling types and intensities in residential neighborhoods **in support of the regional growth strategy.**
- HO 4.A.2 Based on the evaluation of housing data and the adequacy of the supply of developable residential land, the county shall, if necessary, apply reasonable measures and revise county comprehensive plan designations, housing densities, and zoning regulations to increase land capacity. If these measures do not suffice, the county may consider expanding UGA boundaries, consistent with RCW 36.70A and Snohomish County policies and codes.
- NE 1.B.1 The county shall consider comprehensive land use plan designations and development regulations that take into account:
  - Subsection (a) environmental sensitivity and ecological functions and values;
  - Subsection (b) limitations of ground and surface water quantities; and
  - Subsection (c) potential impacts on surface and ground water quality.
- The proposed **Urban Core Subarea Plan** and all goals and policies included as part of that element.

## Snohomish County Code

It should be noted that any changes in FLU designations, or regulations such as zoning, adopted as part of the 2024 Update that would increase the maximum allowable densities in an area would be subject to Transfer of Development Rights (TDR) requirements under SCC 30.73.035:

*When a Type 3 legislative change to the comprehensive plan or development regulations increases the maximum allowable number of lots or dwelling units in an area, the area shall be designated as a TDR receiving area pursuant to SCC 30.35A.080. TDR credits shall be required for any increase in lots or units within such an area above what was permitted under the comprehensive plan and development regulations in effect as of November 10, 2012.*

The TDR program under Chapter 30.35A SCC conserves natural resource and open space lands by allowing development rights to be transferred to designated receiving areas to allow increased development densities. Note that single family, duplex, unit-lot subdivision, and cottage housing are exempt from those requirements where allowed.

## V. **PUBLIC PARTICIPATION**

The GMA requires early and continuous public participation (GOAL 11). The County has undertaken and is continuing to pursue extensive outreach in support of the development of a recommended FLU Map, zoning and MUGA map alternative. Those efforts include:

- Public participation that has led to the development of the proposed Urban Core Subarea Plan has been on-going for several years. In 2018, the Public Works and Planning and Development Services departments initiated the Light Rail Communities project to provide the necessary

planning for land use, transportation, and other county services necessary to support future light rail transit. This included identifying and evaluating locally preferred options for light rail station locations. This information was used to develop the boundaries for the Urban Core Subarea Plan. From Spring 2020 to Fall 2021, Snohomish County conducted public outreach regarding light rail communities. This included workshops, online open houses, and surveys. The purpose was to collect input from people who live, work, and travel through the Urban Core Subarea. This included feedback on current conditions, ideas for future planning, and how the community could benefit from light rail investments. Total combined outreach included four stakeholder workshops, two open houses, three online open houses, and four online surveys/workshops. The online open houses combined had over 7,000 total participants and over 700 submitted comments.

The proposed policies for the Urban Core Subarea Plan Element were made available for public comment in May 2023. More detail regarding the public outreach and feedback was provided in the May 10, 2023, memorandum to Planning Commission on the Urban Core Subarea Plan Element.

- The County docket process to allow public-initiated requests to be submitted annually, with major docket requests for map amendments being reviewed for consideration concurrently with the 2024 Update. The October 30, 2020, deadline for submitting docket applications to be processed concurrently with the 2024 Update was publicized during summer 2020 through press release and memorandum to planning directors for local jurisdictions. A total of 24 docket applications were submitted, and those applications processed in accordance with Chapter 30.74 SCC. Of those, 10 were approved for final docket processing following public hearing by the County Council by Amended Motion No. 21-147 on March 9, 2022. One of those applications was withdrawn.
- Providing an opportunity for public comment through the SEPA Scoping for the DEIS including defining the narrative scope of the map alternatives, during November 2021.
- Finalizing the scope of map amendments to be considered through public process at the County Council to set the final docket and for the Council to identify Council initiated map amendments by motion in March 2022.
- Making map alternatives available for public comment concurrently with the DEIS, starting September 6, 2023, and continuing through October 20, 2023.
- Open houses for public outreach are scheduled for September 12, 2023, and September 23, 2023.
- Hearing by Planning Commission is scheduled for October 24, 2023.

## **VI. ENVIRONMENTAL REVIEW**

The County issued a Determination of Significance (DS) for the 2024 Update to the Plan on November 1, 2021. A Draft Environmental Impact Statement (DEIS) was issued in September 6, 2023, pursuant to the State Environmental Policy Act (SEPA).

## **VII. NOTIFICATION OF STATE AGENCIES**

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards will be transmitted to the Washington State Department of Commerce for the entirety of the 2024 Update to the Plan in September 2023.

## **VIII. STAFF RECOMMENDATION**

At this time there is no staff recommendation for the map alternatives. Staff recommendations have been provided for each of the final docket proposed amendments in separate reports also provided for the September 12, 2023, briefing.

#### **IX. ACTION REQUESTED**

The Planning Commission is requested to hold a public hearing, consider the proposed comprehensive plan map alternatives, and provide a recommended map alternative to the County Council. The Planning Commission can recommend one of the three alternatives provided, or may choose to modify one of the map alternatives with supporting findings of fact as proposed or modified, deny the proposal with findings (which would effectively be to choose Alternative 1), or amend the proposal with appropriate findings. Should the Planning Commission recommend changes to the FLU Map beyond the scope established in the DEIS, additional environmental review would need to be completed before the County Council could consider adopting the Planning Commission's recommendation. This additional review would delay the comprehensive plan update project schedule and increase costs. Impacts to schedule and cost should be considered if the Planning Commission wants to propose expanding the scope of the recommended alternative.

Note that Planning Commission recommendations on the final docket proposals would need to be incorporated into the recommended map alternative.

An additional report will be forwarded to the planning commission prior to the hearing scheduled for October 24, 2023, with draft findings to use as a starting point to support a planning commission recommendation.

cc: Ken Klein, Executive Director  
Mike McCrary, PDS Director  
David Killingstad, PDS Long Range Planning Manager  
Ryan Countryman, Senior Legislative Analyst

#### **Attachments**

**Attachments A.1-3: Future Land Use Map Alternatives 1, 2, and 3**

**Attachments B.1-3: Area-wide Zoning Map Alternatives 1, 2, and 3**

**Attachments C.1-3: Municipal Urban Growth Area Map Alternatives 1, 2, and 3**

# SNOHOMISH COUNTY 2024 GMA COMPREHENSIVE PLAN UPDATE EIS

## No Action

- Clearview Rural Commercial
- Commercial Forest
- Commercial Forest - Forest Transition Area
- Local Commercial Farmland
- Local Forest
- Low Density Rural Residential (1 DU/20 Acres)
- National Forest (Includes Some Private and Non-Federal Public Lands)
- Public/Institutional Use
- Recreational Land
- Reservation Commercial
- Riverway Commercial Farmland
- Rural Freeway Service
- Rural Industrial
- Rural Residential (1 DU/5 Acres Basic)
- Rural Residential - RD (1 DU/5 Acres)
- Rural Residential-10 (1DU/10 Acres)
- Tribal Land
- Rural/Urban Transition Area Overlay
- Manufacturing Industrial Overlay (Paine Field Area)
- County Boundary
- Incorporated City
- Annexations after August 26, 2021
- Urban Growth Area
- Tulalip Reservation
- Rural Residential-10 Resource Transition (1 DU/10 Acres)
- Rural Residential-5 (1 DU/5 Acres)
- Transit Pedestrian Village
- Upland Commercial Farmland
- Urban Center
- Urban Commercial
- Urban High Density Residential
- Urban High Density Residential/Urban Industrial (overlapping designations)
- Urban Horticulture
- Urban Industrial
- Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)
- Urban Low Density Residential
- Urban Medium Density Residential
- Urban Village
- Stillaguamish Reservation
- Consolidated Borough of Quil Ceda Village
- Lakes
- Streams
- Railroad
- Interstate
- State Route
- Arterial
- Local Roads



Date: 07/31/2023



**Snohomish County**

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# SNOHOMISH COUNTY 2024 GMA COMPREHENSIVE PLAN UPDATE EIS

## Alternative 2

- |  |  |  |  |
|--|--|--|--|
|  | Map Amendments   |  | Rural Residential-10 (1DU/10 Acres)  |
|  | Clearview Rural Commercial   |  | Rural Residential-10   |
|  | Commercial Forest  |  | Resource Transition (1 DU/10 Acres)  |
|  | Commercial Forest - Forest Transition Area                           |  | Rural Residential-5 (1 DU/5 Acres)   |
|  | Light Rail Community   |  | Upland Commercial Farmland   |
|  | Local Commercial Farmland  |  | Urban Center   |
|  | Local Forest   |  | Urban Commercial   |
|  | Low Density Rural Residential (1 DU/20 Acres)                        |  | Urban High Density Residential   |
|  | Mixed Use Corridor   |  | Urban High Density Residential/Urban Industrial (overlapping designations) |
|  | National Forest (Includes Some Private and Non-Federal Public Lands) |  | Urban Horticulture   |
|  | Public/Institutional Use   |  | Urban Industrial   |
|  | Recreational Land  |  | Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)          |
|  | Reservation Commercial   |  | Urban Low Density Residential  |
|  | Riverway Commercial Farmland   |  | Urban Medium Density Residential   |
|  | Rural Freeway Service  |  | Urban Village  |
|  | Rural Industrial   |  |  |
|  | Rural Residential (1 DU/5 Acres Basic)                               |  | Tribal Land  |
|  | Rural Residential - RD (1 DU/5 Acres)                                |  | Rural/Urban Transition Area Overlay  |
|  |  |  | Manufacturing Industrial Overlay (Paine Field Area)                        |
|  |  |  | County Boundary  |
|  |  |  | Incorporated City  |
|  |  |  | Annexations after August 26, 2021  |
|  |  |  | Urban Growth Area (UGA)  |
|  |  |  | Proposed UGA Boundary  |
|  |  |  | Tulip Reservation  |
|  |  |  | Stillaguamish Reservation  |
|  |  |  | Consolidated Borough of Quil Ceda Village                                  |
|  |  |  | Lakes  |
|  |  |  | Streams  |
|  |  |  | Railroad   |
|  |  |  | Interstate   |
|  |  |  | State Route  |
|  |  |  | Arterial   |
|  |  |  | Local Roads  |



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# SNOHOMISH COUNTY 2024 GMA COMPREHENSIVE PLAN UPDATE EIS

## Alternative 3

- |  |  |  |  |
|--|--|--|--|
|  | Map Amendments   |  | Rural Residential-10 (1DU/10 Acres)  |
|  | Clearview Rural Commercial   |  | Rural Residential-10   |
|  | Commercial Forest  |  | Resource Transition (1 DU/10 Acres)  |
|  | Commercial Forest - Forest Transition Area                           |  | Rural Residential-5 (1 DU/5 Acres)   |
|  | Light Rail Community   |  | Upland Commercial Farmland   |
|  | Local Commercial Farmland  |  | Urban Center   |
|  | Local Forest   |  | Urban Commercial   |
|  | Low Density Rural Residential (1 DU/20 Acres)                        |  | Urban High Density Residential   |
|  | Mixed Use Corridor   |  | Urban High Density Residential/Urban Industrial (overlapping designations) |
|  | National Forest (Includes Some Private and Non-Federal Public Lands) |  | Urban Horticulture   |
|  | Public/Institutional Use   |  | Urban Industrial   |
|  | Recreational Land  |  | Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)          |
|  | Reservation Commercial   |  | Urban Low Density Residential  |
|  | Riverway Commercial Farmland   |  | Urban Medium Density Residential   |
|  | Rural Freeway Service  |  | Urban Village  |
|  | Rural Industrial   |  |  |
|  | Rural Residential (1 DU/5 Acres Basic)                               |  | Tribal Land  |
|  | Rural Residential - RD (1 DU/5 Acres)                                |  | Rural/Urban Transition Area Overlay  |
|  |  |  | Manufacturing Industrial Overlay (Paine Field Area)                        |
|  |  |  | County Boundary  |
|  |  |  | Incorporated City  |
|  |  |  | Annexations after August 26, 2021  |
|  |  |  | Urban Growth Area (UGA)  |
|  |  |  | Proposed UGA Boundary  |
|  |  |  | Tulip Reservation  |
|  |  |  | Stillaguamish Reservation  |
|  |  |  | Consolidated Borough of Quil Ceda Village                                  |
|  |  |  | Lakes  |
|  |  |  | Streams  |
|  |  |  | Railroad   |
|  |  |  | Interstate   |
|  |  |  | State Route  |
|  |  |  | Arterial   |
|  |  |  | Local Roads  |



Date: 07/31/2023



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# SNOHOMISH COUNTY 2024 GMA COMPREHENSIVE PLAN ZONING ALTERNATIVE 1

## Alternative 1

### EXISTING ZONING

- |   |   |
|---|---|
| A-10 Agriculture 10-Acre  | Residential-12,500 sq. ft. PRD-12,500 (Mobile)                        |
| BP Business Park  | Planned Residential Development 12,500 sq. ft. (Mobile Home)          |
| CB Community Business   | R-9,600   |
| Planned Residential Development Community Business                  | Residential-9,600 sq. ft. R-9,600 (PRD)                               |
| CRC Clearview Rural Commercial                                      | Planned Residential Development PRD-9,600                             |
| F Forestry  | Planned Residential Development 9,600 sq. ft. R-8,400                 |
| F and R Forestry and Recreation                                     | Residential-8,400 sq. ft. R-8,400 (PRD)                               |
| F&R (Off-Road Vehicle)  | Residential R-8,400 sq. ft. Planned Residential Development PRD-8,400 |
| GC General Commercial   | Planned Residential Development 8,400 sq. ft. R-7,200                 |
| HI Heavy Industrial   | Residential-7,200 sq. ft. R-7,200 (PRD)                               |
| IP Industrial Park  | Residential-7,200 sq. ft. Planned Residential Development PRD-7,200   |
| LDMR Low Density Multiple Residential PRD-LDMR                      | Planned Residential Development 7,200 sq. ft. PRD-7,200 (Mobile)      |
| Planned Residential Development Low Density Multiple Residential LI | Planned Residential Development 7,200 sq. ft. (Mobile Home)           |
| Light Industrial MHP  | RB Rural Business   |
| Mobile Home Park MR   | RC Rural Conservation   |
| Multiple Residential MR (PRD)                                       | RD Rural Diversification  |
| Multiple Residential Planned Residential Development PRD-MR         | RFS Rural Freeway Service   |
| Planned Residential Development Multiple Residential NB             | RI Rural Industrial   |
| Neighborhood Business PCB   | RRT-10 Rural Resource Transition 10-Acre                              |
| Planned Community Business PIP                                      | RU Rural Use  |
| Planned Industrial Park PRUD  | SA-1 Suburban Agriculture 1-Acre PRD SA-1                             |
| Planned Residential Unit Development R-5                            | Suburban Agriculture 1-Acre T   |
| Rural 5-Acre R-20,000   | Townhouse UC  |
| Residential-20,000 sq. ft. PRD-20,000                               | Urban Center WFB  |
| Planned Residential Development 20,000 sq. ft. PRD-20,000 (Mobile)  | Waterfront Beach  |
| Planned Residential Development 20,000 sq. ft. (Mobile Home)        |   |
- 
- |                   |                 |
|-------------------|-----------------|
| County Boundary   | National Forest |
| Incorporated City | Water Bodies    |
| Urban Growth Area | Interstate      |
| Tribal Land       | State Route     |
|                   | Arterial        |



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# SNOHOMISH COUNTY 2024 GMA COMPREHENSIVE PLAN ZONING ALTERNATIVE 2

## Alternative 2

- Map Amendments
- Proposed Urban Growth Area (UGA)
- Proposed New Zoning: Mixed-Use Corridor (MUC)

### PROPOSED REZONES

- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| BP Business Park                      | PCB Planned Community Business      |
| CB Community Business                 | R-12,500 Residential-12,500 sq. ft. |
| F Forestry                            | R-5 Rural 5-Acre                    |
| HI Heavy Industrial                   | R-7,200 Residential-7,200 sq. ft.   |
| LDMR Low Density Multiple Residential | R-9,600 Residential-9,600 sq. ft.   |
| LI Light Industrial                   | RD Rural Diversification            |
| MR Multiple Residential               | RI Rural Industrial                 |
| NB Neighborhood Business              | UC Urban Center                     |

### EXISTING ZONING

- |             |                     |                    |
|-------------|---------------------|--------------------|
| A-10        | PRD-MR              | R-7,200            |
| BP          | NB                  | R-7,200 (PRD)      |
| CB          | PCB                 | PRD-7,200          |
| PRD-CB      | PIP                 | PRD-7,200 (Mobile) |
| CRC         | PRUD                | RB                 |
| F           | R-5                 | RC                 |
| F & R       | R-20,000            | RD                 |
| F & R (ORV) | PRD-20,000          | RFS                |
| GC          | PRD-20,000 (Mobile) | RI                 |
| HI          | R-12,500            | RRT-10             |
| IP          | PRD-12,500 (Mobile) | RU                 |
| LDMR        | R-9,600             | SA-1               |
| PRD-LDMR    | R-9,600 (PRD)       | PRD SA-1           |
| LI          | PRD-9,600           | T                  |
| MHP         | R-8,400             | UC                 |
| MR          | R-8,400 (PRD)       | WFB                |
| MR (PRD)    | PRD-8,400           |                    |

- County Boundary
- Incorporated City
- Urban Growth Area
- Tribal Land
- National Forest
- Water Bodies
- Interstate
- State Route
- Arterial



**Snohomish County**

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# SNOHOMISH COUNTY 2024 GMA COMPREHENSIVE PLAN ZONING ALTERNATIVE 3

## Alternative 3

- Map Amendments
- Proposed Urban Growth Area (UGA)
- Proposed New Zoning: Mixed-Use Corridor (MUC)

### PROPOSED REZONES

- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| BP Business Park                      | PCB Planned Community Business      |
| CB Community Business                 | R-12,500 Residential-12,500 sq. ft. |
| F Forestry                            | R-5 Rural 5-Acre                    |
| HI Heavy Industrial                   | R-7,200 Residential-7,200 sq. ft.   |
| LDMR Low Density Multiple Residential | R-9,600 Residential-9,600 sq. ft.   |
| LI Light Industrial                   | RD Rural Diversification            |
| MR Multiple Residential               | RI Rural Industrial                 |
| NB Neighborhood Business              | UC Urban Center                     |

### EXISTING ZONING

- |             |                     |                    |
|-------------|---------------------|--------------------|
| A-10        | PRD-MR              | R-7,200            |
| BP          | NB                  | R-7,200 (PRD)      |
| CB          | PCB                 | PRD-7,200          |
| PRD-CB      | PIP                 | PRD-7,200 (Mobile) |
| CRC         | PRUD                | RB                 |
| F           | R-5                 | RC                 |
| F & R       | R-20,000            | RD                 |
| F & R (ORV) | PRD-20,000          | RFS                |
| GC          | PRD-20,000 (Mobile) | RI                 |
| HI          | R-12,500            | RRT-10             |
| IP          | PRD-12,500 (Mobile) | RU                 |
| LDMR        | R-9,600             | SA-1               |
| PRD-LDMR    | R-9,600 (PRD)       | PRD SA-1           |
| LI          | PRD-9,600           | T                  |
| MHP         | R-8,400             | UC                 |
| MR          | R-8,400 (PRD)       | WFB                |
| MR (PRD)    | PRD-8,400           |                    |

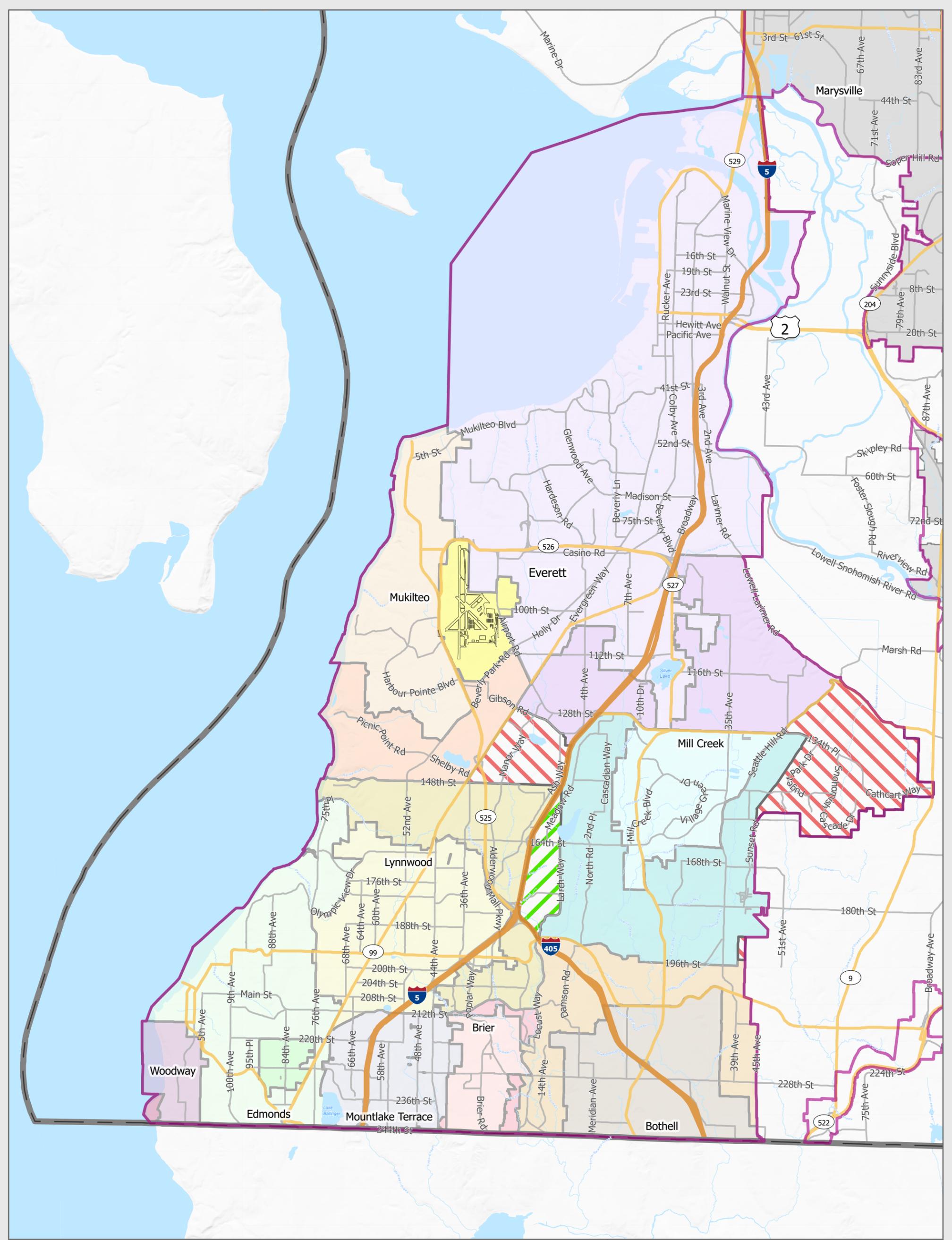
- County Boundary
- Incorporated City
- Urban Growth Area
- Tribal Land
- National Forest
- Water Bodies
- Interstate
- State Route
- Arterial



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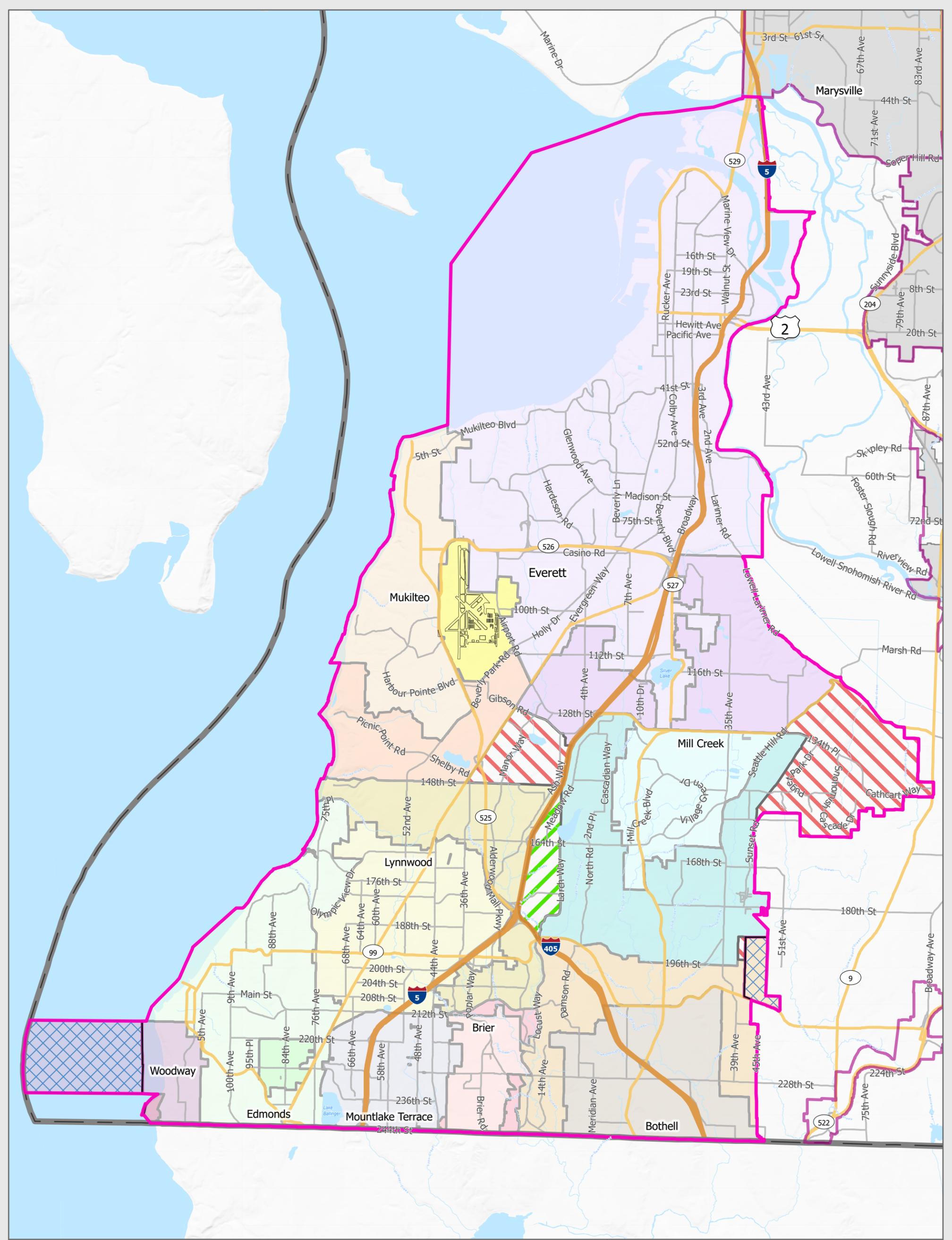
### Municipal Urban Growth Areas - No Action

- |  |   |  |                         |
|--|---|--|-------------------------|
|  | Bothell                                     |  | County Boundary         |
|  | Bothell MUGA                                |  | Urban Growth Area (UGA) |
|  | Brier                                       |  | City Limits             |
|  | Brier MUGA                                  |  | Airport Features        |
|  | Edmonds                                     |  | Lakes                   |
|  | Edmonds MUGA                                |  | Streams                 |
|  | Everett                                     |  | Interstate              |
|  | Everett MUGA                                |  | State Route             |
|  | Lynnwood                                    |  | Arterial                |
|  | Lynnwood MUGA                               |  |                         |
|  | Mill Creek                                  |  |                         |
|  | Mill Creek MUGA                             |  |                         |
|  | Mountlake Terrace                           |  |                         |
|  | Mountlake Terrace MUGA                      |  |                         |
|  | Mukilteo                                    |  |                         |
|  | Mukilteo MUGA                               |  |                         |
|  | Paine Field Area                            |  |                         |
|  | Woodway                                     |  |                         |
|  | Woodway MUGA                                |  |                         |
|  | Gap Areas Not Claimed By Any City           |  |                         |
|  | Overlap Areas Claimed By More Than One City |  |                         |

Date: 08/30/2023

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## Municipal Urban Growth Areas - Alternative 2

- |                       |   |                         |
|-----------------------|---|-------------------------|
| Map Amendments        | Mill Creek MUGA                             | County Boundary         |
| Bothell               | Mountlake Terrace                           | Urban Growth Area (UGA) |
| Bothell MUGA          | Mountlake Terrace MUGA                      | Proposed UGA Boundary   |
| Proposed Bothell MUGA | Mukilteo                                    | City Limits             |
| Brier                 | Mukilteo MUGA                               | Airport Features        |
| Brier MUGA            | Paine Field Area                            | Lakes                   |
| Edmonds               | Woodway                                     | Streams                 |
| Edmonds MUGA          | Proposed Woodway                            | Interstate              |
| Everett               | Woodway MUGA                                | State Route             |
| Everett MUGA          | Proposed Woodway MUGA                       | Arterial                |
| Lynnwood              | Gap Areas Not Claimed by Any City           |                         |
| Lynnwood MUGA         | Overlap Areas Claimed by More Than One City |                         |
| Mill Creek            |   |                         |



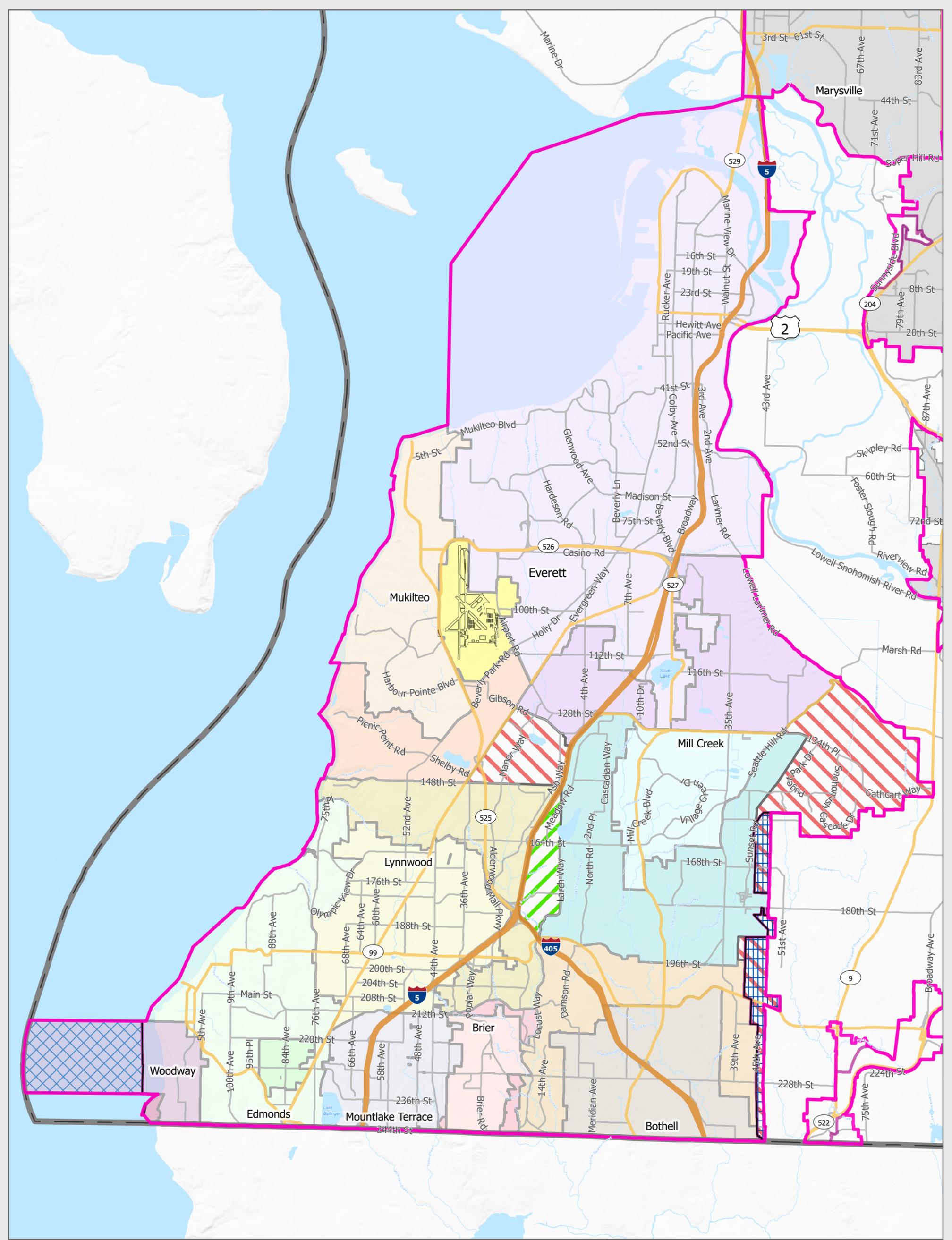
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### Municipal Urban Growth Areas - Alternative 3

- |                 |   |                         |
|-----------------|---|-------------------------|
| Map Amendments  | Mountlake Terrace                           | County Boundary         |
| Bothell         | Mountlake Terrace MUGA                      | Urban Growth Area (UGA) |
| Bothell MUGA    | Mukilteo                                    | Proposed UGA Boundary   |
| Brier           | Mukilteo MUGA                               | City Limits             |
| Brier MUGA      | Paine Field Area                            | Airport Features        |
| Edmonds         | Woodway                                     | Lakes                   |
| Edmonds MUGA    | Proposed Woodway                            | Streams                 |
| Everett         | Woodway MUGA                                | Interstate              |
| Everett MUGA    | Proposed Woodway MUGA                       | State Route             |
| Lynnwood        | Southwest UGA Expansion Area                | Arterial                |
| Lynnwood MUGA   | Gap Areas Not Claimed by Any City           |                         |
| Mill Creek      | Overlap Areas Claimed by More Than One City |                         |
| Mill Creek MUGA |   |                         |

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