

**AMENDMENT SHEET NO. 3 TO ORDINANCE NO. 24-031**

**Amendment Name:** Monroe UGA Amendment (Mon2 Docket)

**Brief Description:** This amendment would revise the future land use map to expand the Monroe UGA consistent with docket application Mon2

**Proposed By:** Councilmember Strom Peterson

**Affecting:** Future Land Use Map, Recitals, and Findings

**New Ordinance Recitals, Findings, or Sections to Add:**

**Page 2, line 37, insert three new recitals as follows:**

WHEREAS, in its hearing on September 11, 2024, the County Council directed staff to prepare any amendments that may be required to implement the expansion of the Monroe UGA consistent with the Mon2 docket proposal; and

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

WHEREAS, the County Council continued its hearing from October 2, 2024, to December 4, 2024, for consideration of public comment and the entire record related to amendments contained in this ordinance; and

**Page 7, Line 15, insert new findings I.3 to I.10 as shown below:**

3. FLU Map revisions to implement the Mon2 docket proposal are described and explained in this and the following findings. The Mon2 docket changes amend the FLU Map by expanding the Monroe UGA by approximately 22 acres near Chain Lake Road. This location would be redesignated on the FLU Map from Rural Residential with a Rural/Urban Transition Area overlay to Urban Low Density Residential. The expansion area and designation are set forth in Exhibit B to this ordinance.

The amendments to UGA boundaries, FLU map designations, and zoning result in a small UGA sizing safety factor for residential capacity within the composite countywide UGA including cities that is in addition to the projected 20-year land area needs but within the acceptable range described as a safety factor below. These amendments help assure adequate housing availability and choices during the planning period, as documented in the 2024 UGA Land Capacity Analysis.

4. RCW 36.70A.070 requires internal consistency between elements of a comprehensive plan and the future land use map. The amendments proposed in the Mon2 docket proposal are consistent with RCW 36.70A.070, because the amendments maintain internal consistency between the GMACP FLU Map and the area-wide zoning map.
5. The Mon2 docket future land use map changes are consistent with RCW 36.70A.110(3) requirements for the location of future urban employment and population growth. Expansion of the Monroe UGA is in an area already characterized by urban growth and that has adequate public facilities to serve urban development. This area has adequate access to urban public facilities and services consistent with the 2024 Transportation Element, Parks and Recreation Element, and Capital Facilities and Utilities Element of the GMACP. Chapter 3.2 of the Draft EIS provides documentation on impacts and mitigation. The Mon2 docket request expansion area is roughly 60% surrounded by the Monroe UGA and the remaining 40% of surrounding property consists of lots developed before GMA adoption that are too small to conform to the current R-5 zoning for the area or to the plan designation of Rural Residential. Thus, the Mon2 docket proposal is in a location surrounded by (1) urban growth and (2) pre-GMA development that visually fits more closely with contemporary understanding of urban growth than with contemporary understanding of rural growth based on lot sizes but where urban services such as sewer and other urban infrastructure have not been extended. The Mon2 site itself is in a location between these areas where public facilities and services can be readily extended to serve new urban growth on the site without having that result in urban development abutting any rural areas that are not already partially urban in character.
6. The Mon2 amendments are consistent with RCW 36.70A.130(1)(e), which requires that comprehensive plan amendments be consistent with the GMA. The amendments are consistent with the GMA requirements for accommodating additional residential capacity in RCW 36.70A.110(2) as the amendments are necessary to provide sufficient capacity. The amendments provide a small increase in population capacity (estimated at 179 additional population), in addition to the projected 20-year land area needs. This increase is within the permissible UGA sizing safety factor discussed below. The proposed actions will help ensure housing availability and choice throughout the planning period, as documented in the 2024 UGA Land Capacity Analysis (LCA). This specific change adds more capacity for detached single family residences and other moderate density housing types, which as documented in the LCA represent less than one third of the future residential development capacity in the combined urban areas (and where more than two thirds of the future development capacity is for multifamily housing options).
7. Consistent with RCW 36.70A.115, the Mon2 amendment, will, in combination with extensive reasonable measures to increase capacity within the existing UGA as documented in the 2024 Reasonable Measures Report, ensure sufficient land suitable for development as documented in the 2024 UGA Land Capacity Analysis.

8. The Mon2 amendments are consistent with RCW 36.70A.100 and 36.70A.210. These require that a comprehensive plan be consistent with the Puget Sound Regional Council (PSRC) Multicounty Planning Policies (MPPs) and the CPPs. The amendments are consistent with the MPPs and the CPPs as analyzed and described in the findings below.
  - a. The Mon2 amendments are consistent with the MPPs. The amendments maintain consistency with the MPPs, including MPPs RGS-4, RGS-6, and RGS-12, by amending the GMACP FLU Map for a minor expansion of the Monroe UGA to provide additional capacity to address need for additional single family residences and other moderate density housing types in the composite UGA. Consistent with MPP RGS-4 because it helps accommodate demand for single family and moderate density housing in a UGA, thus reducing market pressure to satisfy the demand for such housing in surrounding rural areas. These actions take place after adoption of development regulations by both Snohomish County and the City of Monroe to increase capacity for such housing, but where such reasonable measures within the UGA have failed to reduce the rural growth rates to a level consistent with adopted targets. Consistent with MPP RGS-5, this minor UGA adjustment would ensure a stable and sustainable UGA by ensuring adequate land capacity within the UGA sufficient to accommodate the 2044 targets and using pre-GMA development at non-rural densities to delineate the new UGA boundary and provide a transition to other areas that are more clearly rural in character. Consistent with MPP RGS-12 because this minor expansion of the UGA as authorized by MPP RGS-5 does not create a conflict or contradiction with regional planning or transportation objectives in the Regional Growth Strategy (MPP RGS-12) as further described under discussion of CPP GF-4 below.
  - b. The Mon2 docket amendments are consistent with the CPPs. The amendments help maintain a 20-year supply of residential land for the Monroe UGA and do not cause the composite countywide UGA capacity to exceed permissible thresholds. The Mon2 docket proposal amendments are consistent with CPP GF-4 which defines consistency with VISION 2050 and the Regional Growth Strategy as the absence of conflicts and contradictions with regional planning and transportation objectives, while allowing flexibility in detail as long as local actions retain overall consistency per RCW 36.70A.100 and WAC 365-196-510. The Mon2 docket proposal amendments are consistent with CPP DP-2 which guides UGA changes as part of the periodic update of the GMACP.
    - i. The Mon2 docket amendments are consistent with CPP DP-2.a because the expansion is supported by the 2024 UGA Land Capacity Analysis consistent with RCW 36.70A.110 as the additional land would help ensure that land supply meets the projected 20-year land area need; thus, the plan would provide for adequate housing availability and choice throughout the planning period.

- ii. The Mon2 docket amendments are consistent with CPP DP-2.b as they do not result in total additional population capacity within the Snohomish County composite UGA that would exceed the total 20-year forecasted UGA population growth by more than 15 percent.
  - iii. The Mon2 docket amendments are consistent with CPP DP-2.c as the amendments are otherwise consistent with the GMA as documented in the record and this ordinance.
  - iv. The Mon2 docket amendments are consistent with CPP DP2.d because the City of Monroe supports this minor expansion as documented in the record, including a May 2, 2024, letter from the Mayor to the County Council which cites an April 25, 2024, vote in favor of the Mon2 docket application by the City Council. This letter supports the proposed UGA expansion in part to help Monroe achieve new GMA housing requirements for middle housing options and to allow additional connections between existing developments, parkland, and a multimodal trail along Chain Lake Road. Although the City does not elaborate on its reasoning, the letter also requests that the future land use map “designation and associated zoning not change until the City annexes the property.” Here the County Council makes several findings of why including the expansion with an Urban Low Density Residential plan designation and R-9,600 zoning is in the public interest. First, for the County’s comprehensive plan and zoning to be consistent with GMA, the County must apply an urban future land use designation and urban zoning at the time of UGA expansion. Second, any future urban development at the Mon2 site will require extension of urban utilities, some of which the City controls. Third, the City has generally required annexation before allowing extension of utilities controlled by the City. Fourth, by controlling utility extension and generally only allowing that extension after annexation, the City can achieve its other goals for the site as described in the May 2, 2024, letter, without relying on the County to expand the UGA while continuing to apply a rural future land use designation and zoning to the site.
  - v. The Mon2 docket amendments are consistent with CPP DP-2.e.2 as the UGA expansion is a result of the review of UGAs 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).
9. The Mon2 docket proposal amendments follow a consideration of reasonable measures consistent with CPP GF-7.b. As documented in the 2024 Reasonable Measures Report, reasonable measures adopted since the 2021 Buildable Lands Report analysis, included in the 2024 Update of the GMACP, or recommended as part of separate ordinances to comply with recent changes in state law, account for a substantial increase to population capacity within the existing UGA, representing a large majority of the additional population

capacity documented in the 2024 UGA Land Capacity Analysis above what was estimated for the No Action alternative in the DEIS.

10. The Mon2 docket proposal amendments are consistent with the GMACP policies. The amendments are consistent with the Snohomish County Land Use Element Policy 1.A.1 by including UGA expansions that do not result in total additional population or employment capacity in the Snohomish County composite UGA that would exceed the total 20-year forecasted UGA population growth by more than 15 percent. The amendments are consistent with LU Policy 1.A.9 because the expansion complies with the GMA and is consistent with the CPPs, including CPP DP-2, as described herein.

**Page 7, line 40, insert the following new section and renumber the subsequent sections:**

Section 5. LU Map 1 (Future Land Use) of the GMACP Land Use Element, last amended by Ordinance No. \_\_\_\_ on \_\_\_\_\_, is amended as indicated in Exhibit B to this ordinance, which is attached hereto and incorporated by reference into this ordinance, to reflect the expansion of the Monroe UGA and redesignation.

**Existing Ordinance Recitals, Findings, Conclusions, or Sections to Delete or Modify:**

**Page 2, beginning on line 1, modify by inserting the underlined text as follows:**

WHEREAS, the Planning Commission was provided information on the potential GMACP FLU Map amendments, including those included in docket proposals, in a briefing on September 12, 2023; and

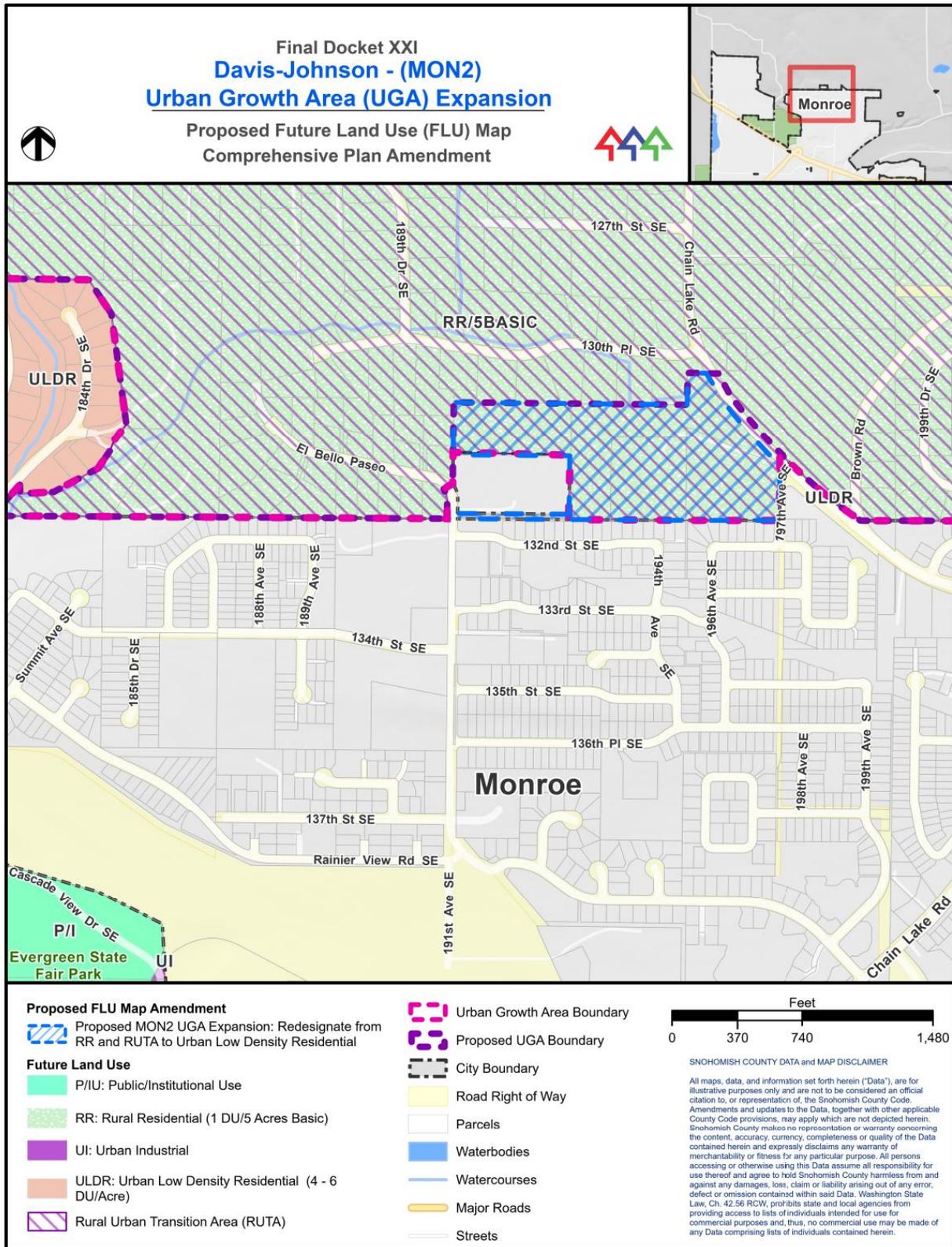
**Page 2, beginning on line 34, modify by inserting the underlined text and removing the text in strike-through as follows:**

WHEREAS, ~~((on \_\_\_\_\_, 2024,))~~ in its hearing related to the 2024 GMACP update on August 19, and September 11, 2024, and as continued thereafter, the Snohomish County Council ("County Council") held a public hearing after proper notice, and considered public comment and the entire record related to the amendments contained in this ordinance; and

**Council Disposition:** CM Peterson – Vice-Chair Nehirng approved by five

Date: 12/4/24

## Exhibit B: Future Land Use Map Changes



**Proposed FLU Map Amendment**

 Proposed MON2 UGA Expansion: Redesignate from RR and RUTA to Urban Low Density Residential

**Future Land Use**

 P/IU: Public/Institutional Use

 RR: Rural Residential (1 DU/5 Acres Basic)

 UI: Urban Industrial

 ULDR: Urban Low Density Residential (4 - 6 DU/Acre)

 Rural Urban Transition Area (RUTA)

 Urban Growth Area Boundary

 Proposed UGA Boundary

 City Boundary

 Road Right of Way

 Parcels

 Waterbodies

 Watercourses

 Major Roads

 Streets

Feet



0 370 740 1,480

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