



Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

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 – Draft Findings

DATE: October 10, 2023

The purpose of this memorandum is to supplement the staff report to the Snohomish County Planning Commission dated September 11, 2023, on the 2024 Update Future Land Use (FLU), Zoning, and Municipal Urban Growth Area (MUGA) Alternatives in advance of the October 24, 2023, hearing on the 2024 Update comprehensive plan amendments. This memorandum transmits draft findings for the FLU, zoning, and MUGA map amendments. These draft findings are intended to be a useful starting point for the Planning Commission. They are based most closely on Alternative 2. This is not intended as a staff recommendation of Alternative 2. Most likely, as the Planning Commission makes recommendations on the FLU Map, zoning, and MUGA Map, there will be the need to amend the draft findings. For example, the following types of decisions could be accompanied by amendments to the findings:

- Recommending different 2044 growth targets than the allocations studied under Alternative 2;
- Recommending FLU redesignation and rezone of smaller, greater, or different areas within the existing UGA than were studied under Alternative 2; and
- Recommending smaller, larger, or different amendments to the Urban Growth Area (UGA) boundaries, or different FLU or zoning designations for those UGA changes, than studied in Alternative 2.

Note that the Planning Commission recommendation on the FLU Map and zoning should include any of the proposed final docket XXI map amendments that the Planning Commission chooses to recommend. Staff recommendations and findings have been provided separately for each of the final docket XXI proposals, and those recommendations do not all match what was studied in Alternative 2.

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

Attachment

Attachment A: Draft Findings

ATTACHMENT A

Draft Findings

- A. This is a proposal to amend the Snohomish County Growth Management Act (GMA) Comprehensive Plan Future Land Use (FLU) Map, the Official Zoning Map, and Municipal Urban Growth Area (MUGA) Map as required under RCW 36.70A.130(3).
- B. The proposed FLU, zoning, and MUGA map amendments were developed with inclusive public participation to further the goals of the GMA in RCW 36.70A.020. Specifically, goals (1) "Urban Growth," (2) "Reduce Sprawl," (3) "Transportation," (4) "Housing," (5) "Economic development," (8) "Natural Resource Industries," (9) "Open Space and Recreation," (10) "Environment," (11) "Citizen Participation and coordination," "Climate Change and Resiliency," and (15) "Shoreline Management Act." The proposed amendments further the GMA planning goals by designating for future land uses and zoning to accommodate the large majority of projected growth inside the Urban Growth Area (UGA) and in areas served by high-capacity transit, with a mix of residential and employment uses in transit station areas. Proposed amendments also allow a variety of housing types and densities to serve all economic segments.
- C. The proposed FLU, zoning, and MUGA map amendments will better achieve, comply with, and implement the VISION 2050 Regional Growth Strategy and Multicounty Planning Policies (MPPs).

Regional Collaboration. The proposed amendments are consistent with regional and countywide policies and have been developed through inclusive coordination and public participation.

Regional Growth Strategy. The proposed amendments designate future land uses and zoning to accommodate the large majority of projected growth inside the UGA in areas served by high-capacity transit, with a mix of residential and employment uses in transit station areas, with minor UGA adjustments that ensure stable and sustainable UGAs.

Environment. The proposed amendments will minimize impacts to the natural environment by focusing the majority of new growth into UGAs.

Climate Change. The proposed amendments will minimize any increase in greenhouse gas emissions from vehicles by focusing the majority of new growth into UGAs in areas served by high-capacity transit.

Development Patterns. The proposed amendments focus the majority of new growth away from rural and resource areas and into UGAs in areas served by high-capacity transit.

Housing. The proposed amendments enhance the availability of affordable, healthy, safe housing choices by allowing a variety of housing types and densities to serve all income levels and demographic groups, encouraging a mix of residential and employment uses in transit station areas.

Economy. The proposed amendments will support a prospering and sustainable local economy by planning for a mix of residential and employment uses within the UGA in areas served by high-capacity transit, promoting a balance of jobs and housing and diverse communities with a high quality of life.

Transportation. The proposed amendments support an efficient multimodal transportation system and promote economic and environmental vitality and healthy communities by focusing the majority of growth into UGAs in areas served by high-capacity transit.

Public Services. The proposed amendments focus the majority of new residential and employment growth away from rural and resource areas and into UGAs in areas served by high-capacity transit and existing public services that can be provided efficiently and cost-effectively.

- D. The proposed FLU, zoning, and MUGA map amendments will better achieve, comply with, and implement the Countywide Planning Policies (CPPs).

General Framework. The proposed amendments designate future land uses and zoning to accommodate the large majority of projected growth inside the existing UGA as reasonable measures in areas served by high-capacity transit, with a mix of residential and employment uses in transit station areas, with minor UGA adjustments.

Joint Planning. The proposed MUGA map amendments support joint planning by identifying Southwest UGA expansion areas on the MUGA map.

Development Patterns. The proposed amendments will promote well designed growth and more vibrant communities by directing the large majority of new growth into UGAs in areas served by high-capacity transit, instead of rural and resource lands.

Housing. The proposed amendments focus the majority of new growth into UGAs served by high-capacity transit, allowing a variety of housing types and densities to facilitate safe, affordable, and diverse housing near jobs, services, and transit.

Economic Development and Employment. The proposed amendments include designating mixed-use areas in high-capacity transit station areas to improve the balance of jobs and housing and provide opportunities for further economic development.

Transportation. The proposed amendments support an efficient multimodal transportation system by focusing the majority of growth into UGAs in areas served by high-capacity transit.

The Natural Environment and Climate Change. The proposed amendments reduce pressure to convert rural and resource lands by directing the majority of new growth into UGAs served by high-capacity transit, minimizing increased greenhouse gas emissions and vehicle miles traveled.

Public Services and Facilities. The proposed amendments focus the majority of new residential and employment growth away from rural and resource areas and into UGAs in areas served by high-capacity transit and existing public services to ensure the health, safety, conservation of resources, and economic vitality of our communities and all residents.

- E. The proposed FLU amendments are consistent with the Snohomish County Land Use Element Policy 1.A.1 by including UGA expansions that do not result in total additional population capacity within the Snohomish County composite UGA that would exceed the total 20-year forecasted UGA population growth by more than 15 percent.
- F. The proposed FLU amendments for the Urban Core Subarea Plan are necessary to plan for and support future extension of light rail into the unincorporated Southwest UGA within the 2044 planning horizon. The map amendments are supported by the policies of the proposed Urban Core Subarea Plan and were developed through extensive public participation and coordination with service providers and nearby jurisdictions.
- G. The proposed FLU amendments to redesignate and rezone areas within the existing Southwest UGA are necessary reasonable measures to promote infill and redevelopment, accommodate projected growth in population and employment over the next twenty years to 2044, and provide a greater variety of housing and densities to serve all income segments and demographic groups.
- H. The proposed FLU amendments for the recommended docket XXI proposals are necessary to accommodate projected growth in population and employment over the next twenty years to 2044 and are supported by evaluation and findings for those docket proposals.
- I. The proposed FLU amendments associated with Council-initiated motions are necessary to accommodate projected growth in population and employment over the next twenty years to 2044, and are consistent with relevant GMA, MPP, and CPP provisions.

- J. The proposed technical amendments to the FLU map are necessary to correct demonstrated mapping errors and maintain consistency with adjacent amendments associated with docket requests.
- K. The proposed Official Zoning Map amendments are necessary to maintain consistency with the GMA Comprehensive Plan and FLU Map as required by GMA, maintain consistency of zoning for Public/Institutional Use (P/IU) designated properties adjacent to areawide rezones, and to delete the obsolete Rural Use zone.
- L. The proposed MUGA map amendments are necessary to maintain consistency of that map with the Southwest UGA boundary as required by the CPPs.