

AMENDMENT NO. 3 TO ORDINANCE NO. 24-033

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

**Title:** *Revisions to the Residential Land Capacity Analysis section of the Housing Needs Analysis (Exhibit Q)*

**Brief Description:** Amendment sheet to update the Residential Land Capacity Analysis within the Housing Element Housing Needs Analysis, an appendix to the County’s Growth Management Act Comprehensive Plan. Amendments reflect an updated UGA Land Capacity Analysis that uses a corrected critical areas layer in four unincorporated urban areas and include updated pending residential project information in three unincorporated urban areas; add estimated UGA land capacity in the unincorporated UGA to accommodate emergency housing and shelter needs; and remove categorization of ADUs as serving households with 0-50% area median income (AMI) through the use of subsidies.

**Proposed by:** County Executive Dave Somers

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

**Exhibit Q, at the top of page 11, insert the following at the end of the “Emergency Housing and Emergency Shelters” section:**

To further evaluate the adequacy of the County’s unincorporated UGA land supply for emergency housing and emergency shelter, additional analysis was conducted.

Commerce has identified a need for 3,128 emergency housing/shelter beds in unincorporated Snohomish County between 2020 and 2044, as shown in the Method C housing need allocation approved by Snohomish County Tomorrow (see Table 1-3 above). Using the guidance published by Commerce on evaluating land capacity for emergency housing needs, staff has determined there is adequate capacity to meet the projected emergency housing needs within the unincorporated UGA.

Steps taken in this analysis included:

- Vacant, partially-used and redevelopable parcels within urban zones that allow emergency housing (Health and Social Service Facilities, Level III) were selected from the UGA Land Capacity Analysis parcel database for areas within the unincorporated UGA. Zones that allow HSSF-III development as a permitted use include: NB (as is currently proposed), PCB,

CB, GC, IP, LI, HI, and UC. Zones that allow HSSF-III development as a conditional use include: MR and MHP.

- Using the unbuildable area estimates contained in the UGA Land Capacity Analysis, critical areas and buffers, along with areas devoted to utilities within the selected parcels, were deducted.
- Remaining estimated developable area was summed. Only parcels with developable area of .1 acre and above were included. For parcels in zones that allow HSSF-III facilities as a conditional use, only 25% of the developable area was assumed could potentially be realized. This resulted in a total of 1,271 potentially developable acres.
- Two recent emergency shelter projects in Snohomish County were used as the basis for determining the number of beds provided per developable acre included the two motels purchased by the County in 2022 for conversion to emergency housing. The property in Everett included 76 units/beds on 1.27 acres, while the property in Edmonds included 54 units/beds on .78 acres. Combined, the average units/beds per acres is 63.
- Applying an assumed density of 63 beds per acre to the total 1,271 developable acres in zones that allow HSSF-III facilities, results in the potential capacity for 82,615 emergency shelter beds in unincorporated Snohomish County. This greatly exceeds the need through 2044 for 3,128 emergency housing/shelter beds as identified by Commerce.

Exhibit Q, on page 13, delete:

**Table 2-1 Additional Housing Unit Capacity by Designation, Unincorporated UGA,  
Executive Recommendation**

<b>Proposed Future Land Use Designation</b>	<b>Effective Additional HU Capacity, 2019- 2044</b>	<b>Housing Units Built, 2019</b>	<b>Effective Additional HU Capacity, 2020- 2044</b>
CMU	8,960	6	8,954
ULDR (Monroe LDSFR)	146	1	145
ULDR (Monroe LDSFR UE, Unsewered Urban Enclave)	5	-	5
ULDR (Monroe MDSFR)	427	-	427
UHDR (MF-HD, higher density in Urban Core)	5,372	237	5,135
UCOM (MF-HD-UCOM, higher density in Urban Core)	11	-	11
UMDR (Monroe MU, Mixed Use)	21	-	21
UCENTER	1,644	-	1,644
UCENTER-Airport Road	4,986	-	4,986
UCENTER-Core	13,192	309	12,883
UCOM	1,005	-	1,005
UHDR	1,707	115	1,592
UI-TN (Stanwood, Traditional Neighborhood)	73	-	73
ULDR	6,229	266	5,963
ULDR (Arlington, ULDR-Lindsay Annexation)	293	-	293
ULDR (No Subdivision, Picnic Point)	24	-	24
ULDR (Unsewered Urban Enclave, Picnic Point)	13	3	10
ULDR3 (3 du/ac, Darrington & Gold Bar)	140	3	137
UMDR	6,615	285	6,330
UVILLAGE	2,039	233	1,806
Other - ADUs /1	NA	NA	720
Other - HU Capacity Adjustment /2	NA	NA	14
<b>Total Unincorporated UGA</b>	<b>52,902</b>	<b>1,458</b>	<b>52,178</b>

/1 - Assumes an average of 30 ADUs per year in the unincorporated urban area, 2020-2044.

/2 - Net housing unit capacity adjustment to account for at least the 2023 population estimate in Gold Bar and Brier unincorporated urban areas.

And replace with:

**Table 2-1 Additional Housing Unit Capacity by Designation, Unincorporated UGA**

<b>Proposed Future Land Use Designation</b>	<b>Effective Additional HU Capacity, 2019- 2044</b>	<b>Housing Units Built, 2019</b>	<b>Effective Additional HU Capacity, 2020- 2044</b>
CMU	8,914	6	8,908
ULDR (Monroe LDSFR)	146	1	145
ULDR (Monroe LDSFR UE, Unsewered Urban Enclave)	5	-	5
ULDR (Monroe MDSFR)	427	-	427
UHDR (MF-HD, higher density in Urban Core)	5,313	237	5,076
UCOM (MF-HD-UCOM, higher density in Urban Core)	11	-	11
UMDR (Monroe MU, Mixed Use)	21	-	21
UCENTER	1,744	-	1,744
UCENTER-Airport Road	4,986	-	4,986
UCENTER-Core	13,247	309	12,938
UCOM	986	-	986
UHDR	1,707	115	1,592
UI-TN (Stanwood, Traditional Neighborhood)	73	-	73
ULDR	5,713	266	5,447
ULDR (Arlington, ULDR-Lindsay Annexation)	293	-	293
ULDR (No Subdivision, Picnic Point)	24	-	24
ULDR (Unsewered Urban Enclave, Picnic Point)	13	3	10
ULDR3 (3 du/ac, Darrington & Gold Bar)	140	3	137
UMDR	6,400	285	6,115
UVILLAGE	2,039	233	1,806
Other - ADUs_/1	NA	NA	720
Other - HU Capacity Adjustment_/2	NA	NA	14
<b>Total Unincorporated UGA</b>	<b>52,202</b>	<b>1,458</b>	<b>51,478</b>
_/1 - Assumes an average of 30 ADUs per year in the unincorporated urban area, 2020-2044.			
_/2 - Net housing unit capacity adjustment to account for at least the 2023 population estimate in Gold Bar and Brier unincorporated urban areas.			

Exhibit Q, on page 16, delete:

**Table 2-4. Additional Housing Unit Capacity by Potential Income Levels Served, Unincorporated UGA**

Proposed Future Land Use Designation	SWUGA		Non-SWUGA		Effective Addtnl HU Capacity, 2020-2044	Lowest Potential Income Level Served	
	Housing Types Allowed	Housing Types Allowed	Buildable Density	Assigned Zone Category		Market Rate	With Subsidies
ULDR (Monroe LDSFR)		SF (SFL)	4.4	Low Density	145	>120%	NA
ULDR (Monroe LDSFR UE, Unsewered Urban Enclave)		SF (SFL)	2.0	Low Density	5	>120%	NA
ULDR (Monroe MDSFR)		SF, MF (SFL)	7.0	Low Density	427	>120%	NA
ULDR	SF, TH (SFL)	SF (SFL)	3.7 - 7.4	Low Density	5963	>120%	NA
ULDR (No Subdivision, Picnic Point)	SF (SFL)		NA	Low Density	24	>120%	NA
ULDR (Unsewered Urban Enclave, Picnic Point)	SF (SFL)		2.0	Low Density	10	>120%	NA
ULDR3 (3 du/ac, Darrington & Gold Bar)	SF (SFL)		2.6 - 2.8	Low Density	137	>120%	NA
ULDR (Arlington, ULDR-Lindsay Annexation)		SF, MF (SFM)	6.0	Low Density	293	>120%	NA
Other - HU Capacity Adjustment_/1	SF (SFL)	SF (SFL)		Low Density	14	>120%	NA
					<b>7018</b>	<b>&gt;120% Total</b>	
UI-TN (Stanwood, Traditional Neighborhood)		SF, MF (SFM)	10	Moderate Density	73	>80-120%	NA
UMDR	SF, TH, MF (SFM)	SF, MF (SFM)	10.6 - 11.1	Moderate Density	6330	>80-120%	NA
					<b>6403</b>	<b>&gt;80-120% Total</b>	
UHDR (MF-HD, higher density in Urban Core)	TH, MF (M-U)		30.4	Low-Rise	5135	>50-80%	0-50%
UCOM (MF-HD-UCOM, higher density in Urban Core)	TH, MF (COM)		15.2	Low-Rise	11	>50-80%	0-50%
UMDR (Monroe MU, Mixed Use)		MF (M-U)	15.0	Low-Rise	21	>50-80%	0-50%
UCOM	MF, SA (COM)		1.6 - 5.6	Low-Rise	1005	>50-80%	0-50%
UHDR	SF, TH, MF, SA (MFR)		17.7	Low-Rise	1592	>50-80%	0-50%
UVILLAGE	TH, MF, SA (M-U)		25.0	Low-Rise	1806	>50-80%	0-50%
CMU	TH, MF, SA (M-U)		55.0	Mid-Rise	8954	>50-80%	0-50%
UCENTER	TH, MF, SA (M-U)		55.0	Mid-Rise	1644	>50-80%	0-50%
UCENTER-Airport Road	MF, SA (M-U)		105.0	Mid-Rise	4986	>50-80%	0-50%
UCENTER-Core	MF, SA (M-U)		105.0	Mid-Rise	12883	>50-80%	0-50%
ADUs				ADUs	720	>50-80%	0-50%
					<b>38757</b>	<b>&gt;50-80% Total</b>	
					<b>52178</b>	<b>Grand Total</b>	

\_/1 - Net housing unit capacity adjustment to account for at least 2023 population estimate in Gold Bar and Brier unincorporated urban areas.

SF = Single family detached; TH = Townhouse; MF = Multi-family; SA = Senior Apartments.

And replace with:

**Table 2-4. Additional Housing Unit Capacity by Potential Income Levels Served, Unincorporated UGA**

Proposed Future Land Use Designation	SWUGA	Non-SWUGA	Buildable Density	Assigned Zone Category	Effective Addtnl HU Capacity, 2020-2044	Lowest Potential Income Level Served	
	Housing Types Allowed	Housing Types Allowed				Market Rate	With Subsidies
ULDR (Monroe LDSFR)		SF (SFL)	4.4	Low Density	145	>120%	NA
ULDR (Monroe LDSFR UE, Unsewered Urban Enclave)		SF (SFL)	2.0	Low Density	5	>120%	NA
ULDR (Monroe MDSFR)		SF, MF (SFL)	7.0	Low Density	427	>120%	NA
ULDR	SF, TH (SFL)	SF (SFL)	3.7 - 7.4	Low Density	5447	>120%	NA
ULDR (No Subdivision, Picnic Point)	SF (SFL)		NA	Low Density	24	>120%	NA
ULDR (Unsewered Urban Enclave, Picnic Point)	SF (SFL)		2.0	Low Density	10	>120%	NA
ULDR3 (3 du/ac, Darrington & Gold Bar)	SF (SFL)		2.6 - 2.8	Low Density	137	>120%	NA
ULDR (Arlington, ULDR-Lindsay Annexation)		SF, MF (SFM)	6.0	Low Density	293	>120%	NA
Other - HU Capacity Adjustment_/1	SF (SFL)	SF (SFL)		Low Density	14	>120%	NA
					<b>6502</b>	<b>&gt;120% Total</b>	
UI-TN (Stanwood, Traditional Neighborhood)		SF, MF (SFM)	10	Moderate Density	73	>80-120%	NA
UMDR	SF, TH, MF (SFM)	SF, MF (SFM)	10.6 - 11.1	Moderate Density	6115	>80-120%	NA
					<b>6188</b>	<b>&gt;80-120% Total</b>	
UHDR (MF-HD, higher density in Urban Core)	TH, MF (M-U)		30.4	Low-Rise	5076	>50-80%	0-50%
UCOM (MF-HD-UCOM, higher density in Urban Core)	TH, MF (COM)		15.2	Low-Rise	11	>50-80%	0-50%
UMDR (Monroe MU, Mixed Use)		MF (M-U)	15.0	Low-Rise	21	>50-80%	0-50%
UCOM	MF, SA (COM)		1.6 - 5.6	Low-Rise	986	>50-80%	0-50%
UHDR	SF, TH, MF, SA (MFR)		17.7	Low-Rise	1592	>50-80%	0-50%
UVILLAGE	TH, MF, SA (M-U)		25.0	Low-Rise	1806	>50-80%	0-50%
CMU	TH, MF, SA (M-U)		55.0	Mid-Rise	8908	>50-80%	0-50%
UCENTER	TH, MF, SA (M-U)		55.0	Mid-Rise	1744	>50-80%	0-50%
UCENTER-Airport Road	MF, SA (M-U)		105.0	Mid-Rise	4986	>50-80%	0-50%
UCENTER-Core	MF, SA (M-U)		105.0	Mid-Rise	12938	>50-80%	0-50%
ADUs				ADUs	720	>50-80%	NA
					<b>38788</b>	<b>&gt;50-80% Total</b>	
					<b>51478</b>	<b>Grand Total</b>	

\_/1 - Net housing unit capacity adjustment to account for at least 2023 population estimate in Gold Bar and Brier unincorporated urban areas.

SF = Single family detached; TH = Townhouse; MF = Multi-family; SA = Senior Apartments.

Exhibit Q, on page 17, delete:

**Table 2-5. Comparison of Permanent Supportive Housing Needs and Capacity, Unincorporated UGA**

Income Level (% AMI)	2020-2044 Housing Unit Need	Aggregated Housing Unit Need	Assigned Zone Category	Effective Addtnl HU Capacity, 2020-2044	Capacity Surplus or Deficit
0-30% PSH	5,012				
0-30% Other	10,644	38,559	Low-Rise + Mid-Rise + ADUs	38,757	198
>30-50%	11,952				
>50-80%	10,951				
>80-100%	5,180	5,341	Moderate Density	6,403	1,062
>100-120%	161				
>120%	1,509	1,509	Low Density	7,018	5,509
<b>Total</b>	<b>45,409</b>	<b>45,409</b>		<b>52,178</b>	<b>6,769</b>

**Note:** >120% of AMI category evaluates housing needs and capacity only within the unincorporated UGA, and therefore removes rural housing growth of 5,195 units.

And replace with:

**Table 2-5. Comparison of Permanent Housing Needs and Capacity, Unincorporated UGA**

Income Level (% AMI)	2020-2044 Housing Unit Need	Aggregated Housing Unit Need	Assigned Zone Category	Effective Addtnl HU Capacity, 2020-2044	Capacity Surplus or Deficit
0-30% PSH	5,012				
0-30% Other	10,644	38,559	Low-Rise + Mid-Rise + ADUs	38,788	229
>30-50%	11,952				
>50-80%	10,951				
>80-100%	5,180	5,341	Moderate Density	6,188	847
>100-120%	161				
>120%	1,509	1,509	Low Density	6,502	4,993
<b>Total</b>	<b>45,409</b>	<b>45,409</b>		<b>51,478</b>	<b>6,069</b>

**Note: >120% of AMI category evaluates housing needs and capacity only within the unincorporated UGA, and therefore removes rural housing growth of 5,195 units.**