

Proposed Amendments to County-Initiated Dockets 2025

Snohomish County Council: Briefing

November 25, 2025





Presentation Order

1. Planning and Development Services (PDS) County-Initiated Amendments
2. Public Works (PW) County-Initiated Amendments

County-Initiated Comprehensive Plan Amendments

- Processed annually
Chapter 30.74 SCC
- Includes both technical
and substantive
amendments proposed
by PDS and PW





Background

- The County may amend the Comprehensive Plan once per year, with limited exceptions
- Minor docket revisions are technical, non-substantive, and minorly substantive
- Major docket revisions involve substantial policy changes or proposals to alter urban growth area (UGA) boundaries (SCC 30.74.030(1))



PDS Proposed Amendments

1. Conditionally changing the implementing zone for Light Rail Community (LRC) Future Land Use designation
2. Adding a new policy LU 3.A.6 to the Land Use Element
3. Technical updates to the Housing Element
4. Placeholder for updates to Land Use Maps 1-6

1. Conditional Implementing Zone

- Adding new policy LU 3.A.6 to the Land Use Element to implement criteria established by Puget Sound Regional Council (PSRC) for regional urban centers
- Amend the Future Land Use Map Urban Plan Designation for the Center Designations on page LU-91

Additional Centers may be designated in the future through amendments to the comprehensive plan.

Urban Center.

This designation identifies a higher density area 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 Urban Center.

Mixed Use Corridor (MUC).

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 Mixed Use Corridor.

Light Rail Community (LRC).

This 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.

Urban Village.

This designation identifies a mixed-use area with higher density residential development located within neighborhoods. Urban Villages are smaller than Urban Centers. The implementing zones are Neighborhood Business and Planned Community Business.

Manufacturing/Industrial Center (MIC).

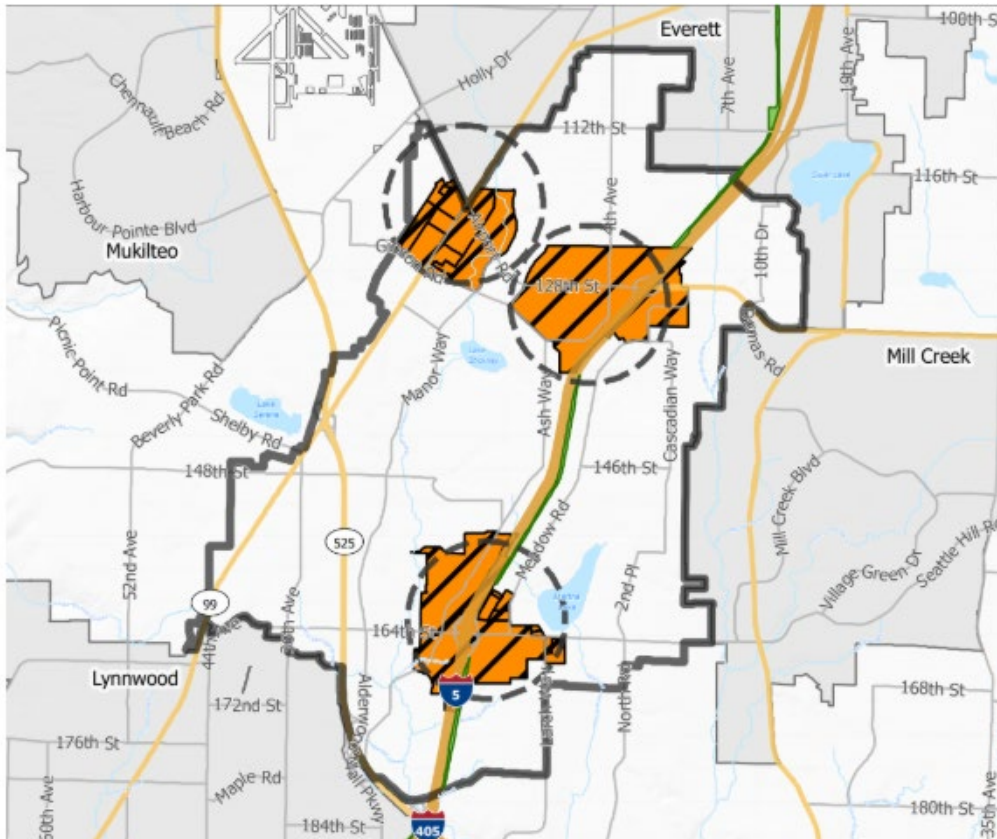
This overlay identifies the unincorporated portion of major regionally-designated employment areas. MICs are intended to include intensive, concentrated manufacturing and industrial land uses which are not easily mixed with other uses. Notwithstanding the VISION 2050 guidelines for MIC designations, land uses and zoning of Paine Field continue to be governed by the Snohomish County Airport Paine Field Master Plan and Title 30 SCC consistent with federal aviation policies and grant obligations.

OTHER URBAN DESIGNATIONS

Public/Institutional Use (P/IU).

The Public/Institutional Use designation can be applied to existing or planned public and privately owned and/or operated properties including churches, schools, parks, government buildings, utility plants and other government operations or properties within UGAs or adjacent to UGAs. The P/IU designation can be applied to existing areas within a UGA, as well as areas

2. New Policy LU 3.A.6 – Land Use Element



- Proposed Comprehensive Plan policy LU 3.A.6 meets PSRC's criteria that a regional center has a planning goal for a mix of uses
- The proposed policy provides direction on the mix of uses and activity in centers in the Land Use Element
- Supports the county's efforts to designate Mariner and Ash Way Light Rail Center Areas as urban regional centers

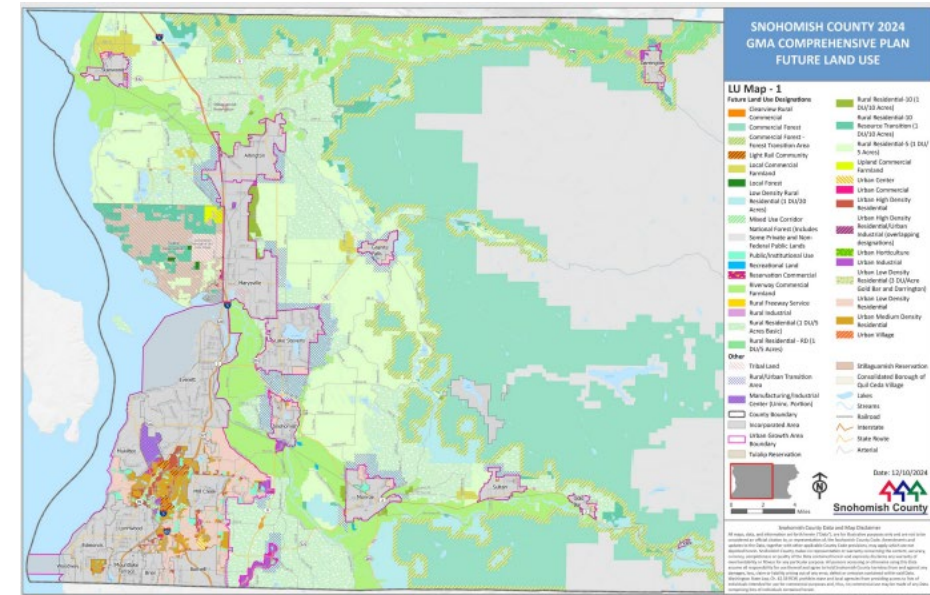
3. Technical Update to Housing Element



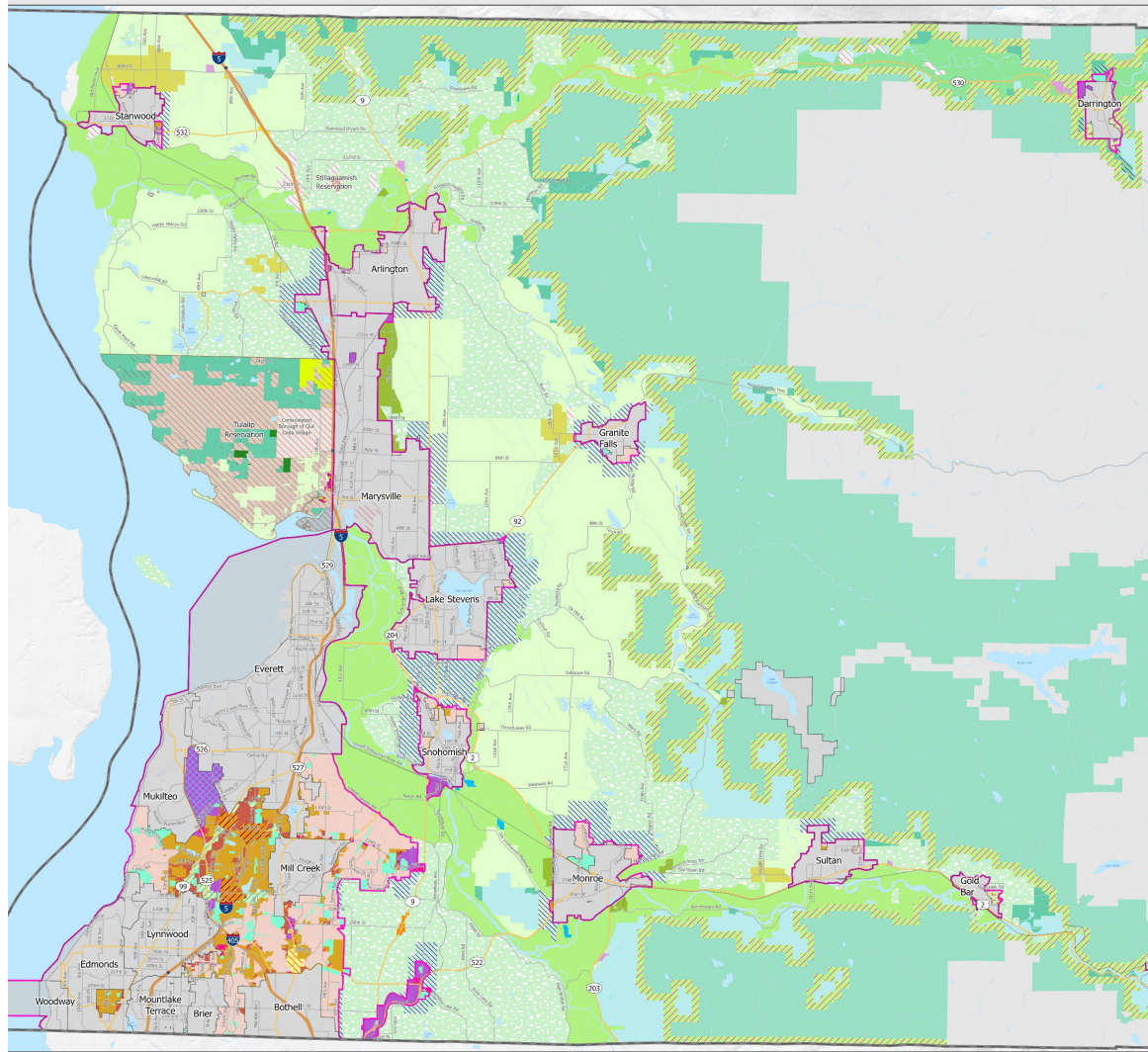
- The proposed technical amendment revises the introduction text in the Housing Element to update language relating to the organization that prepares a plan to deal with homelessness, from prevention to provision of permanent housing
- This technical amendment is necessary to supply current information on the Housing Element

4. Placeholder for Land Use Maps 1-6

- Placeholder is intended to allow for map amendments to Land Use Maps 1-6, including the Future Land Use Map
- Proposed changes are to reflect areas no longer under county jurisdiction, either from annexation by a city or town, or due to new Tribal Trust status
- Proposed map changes will be made by the time of consideration by the Snohomish County Council



4. Placeholder for Land Use Maps 1-6



- Current proposals:
 - New properties recorded into Tribal Trust (Land Use Map 1)
 - Two city annexations finalized since staff report was forwarded to Planning Commission (Land Use Maps 1-6)
 - Monroe 30
 - Mukilteo Phase 1 Annexation

Questions?

Hilary McGowan, Senior Planner
Planning and Development Services
425.388.5377
Hilary.McGowan@snoco.org

Proposed Transportation Amendments



Transportation Components to be Amended

20-Year Transportation Project List

- List of transportation projects needed to enhance multimodal safety, capacity, and connectivity over the 20-year planning horizon

Arterial Circulation Map

- Illustration of the functional classifications (e.g. highway, principal arterial, etc.)
- County-maintained roads are classified by function, traffic volume, and composition
- Classifications guide roadway design and construction, including access and frontage improvements

Countywide Bicycle Facility Map

- Vision for future bicycle routes
- Serves as a tool for identifying standalone bicycle projects
- Also used to determine necessary improvements for transportation projects and development applications

These proposals will require amendments to both the Transportation Element and the Urban Core Subarea Plan

Proposed Amendments to the 20-Year Project List

- **Add the 43rd Ave SE (188th/180th) Improvements Project**
 - Improve 43rd Ave SE to urban 3-lane standards and adds a roundabout at the intersection of 43rd Ave SE and SR 524
 - **Amendment Reason:** Previously expected to be completed prior to the 2024 Comp Plan update
- **Revise the project description for the 43rd Ave SE (204th/188th) Improvements Project**
 - Improve 43rd Ave SE to urban 3-lane standards
 - **Amendment Reason:** Council adopted a Urban Growth Area expansion into this area, requiring this project to be built to urban standards
- **Add the 35th/36th Ave W Improvements Project**
 - Improve 35th/36th Ave W to urban 3-lane standards
 - **Amendment Reason:** Added because it was previously expected to be completed prior to the 2024 Comp Plan update
- **Add the 128th St SW: 8th to Interurban Trail Bicycle Improvements Project**
 - Adds bicycle facilities to 128th St SW
 - Will require updating the countywide bicycle facilities map
 - **Amendment Reason:** Added because it was previously expected to be completed prior to the 2024 Comp Plan update



Proposed Amendments to the Arterial Circulation Map

- Change **156th St NE** from 23rd Ave NE to the railroad tracks on the Arterial Circulation Map from a local road to a Minor Arterial
 - **Amendment Reason:**
 - Marysville/WSDOT proposed new 156th St NE overcrossing and railroad bridge
 - Proposed to be upgraded to meet minor arterial standards
 - Marysville/WSDOT staff have requested the County also designate its portion of 156th St NE west of the tracks as a minor arterial
- Extend **150th St SW** from Madison Way to the Ash Way. Designate the new extension as Urban Major Collector
 - **Amendment Reason:** Preserve the potential right-of-way needs for a future extension of 150th St SW
 - Will require updating the countywide bicycle facilities map
- Show a realigned **Broadway Ave** from Yew Way to SR 524
 - **Amendment Reason:**
 - WSDOT is redesigning the SR 522/Paradise Lake Road interchange
 - The existing segment of Broadway Ave south of Yew Way will be removed
 - New alignment of Broadway Ave to connect with the SR 524 intersection at 87th Ave SE
 - Will require updating the countywide bicycle facilities map



Questions?

Nathan Howard, AICP

Transportation Specialist

(425) 388-3456

Nathan.Howard2@snoco.org

Aaron (AJ) Lee

Senior Planner

(425) 262-2482

Aaron.Lee@snoco.org

Jay Larson, AICP

Transportation Planning Group Supervisor

(425) 388-3614

Jay.Larson@snoco.org