

1 Adopted: December 4, 2024

2 Effective: December 22, 2024, except UGA expansions and related zoning effective as provided in
3 Section 9 of this ordinance

4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON

6
7 AMENDED ORDINANCE NO. 24-031

8
9 RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH
10 MANAGEMENT ACT COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING
11 FUTURE LAND USE MAP AMENDMENTS TO THE COMPREHENSIVE PLAN
12

13 WHEREAS, Snohomish County ("the county") adopted the Snohomish County Growth
14 Management Act Comprehensive Plan (GMACP) including the Future Land Use (FLU) Map on
15 June 28, 1995, through passage of Amended Ordinance No. 94-125; and
16

17 WHEREAS, the county has amended the GMACP FLU Map several times since its
18 adoption, most recently by Amended Ordinance No. 22-028 on September 14, 2022; and
19

20 WHEREAS, the county must conduct a periodic review of its GMACP pursuant to
21 Revised Code of Washington (RCW) 36.70A.130(3), which directs counties planning under the
22 Growth Management Act (GMA) to take legislative action to review and, if needed, revise their
23 comprehensive plans and development regulations to ensure that population, employment, and
24 housing growth for the succeeding 20-year period can be accommodated; and
25

26 WHEREAS, on November 1, 2021, the county began the State Environmental Policy Act
27 (SEPA) scoping period, and held two virtual public meetings on November 9 and November 15,
28 2021, to kick off the review of the GMACP and to seek comments on a scope for an
29 Environmental Impact Statement (EIS); and
30

31 WHEREAS, the county published the SEPA scoping public notice in English, Spanish,
32 and Korean in the Everett Herald, sent it to agencies and interested parties as contained in the
33 Planning and Development Services (PDS) SEPA Distribution List, and posted it to the
34 Snohomish County website; and
35

36 WHEREAS, the county created a project website to disseminate information related to
37 the update of the GMACP and to provide opportunities for public input. The website was
38 continually updated over the planning process and included a calendar of events related to
39 Snohomish County Planning Commission ("Planning Commission") briefings and hearings and
40 other public engagement opportunities; and
41

42 WHEREAS, the county provided regular briefings on the update of the GMACP to the
43 Snohomish County Tomorrow (SCT) Planning Advisory Committee, SCT Steering Committee,
44 SCT Executive Committee, and SCT Community Advisory Board; and
45

46 WHEREAS, the county conducted extensive public engagement for the GMACP update
47 with an emphasis on reaching historically and currently marginalized communities that included
48 online surveys, newsletters translated into Spanish, Korean, and Vietnamese, and in-person
49 events across Snohomish County in 2022 and 2023; and

1 WHEREAS, the Planning Commission was provided information on the potential
2 GMACP FLU Map amendments, including those included in docket proposals, in a briefing on
3 September 12, 2023; and
4

5 WHEREAS, the county issued the Draft Environmental Impact Statement (DEIS) on
6 September 6, 2023, and the 45-day public comment period ended on October 23, 2023; and
7

8 WHEREAS, the county created an online interactive mapping tool for the public to
9 review the zoning and FLU Maps studied for each of the three land use alternatives and make
10 site specific comments during the DEIS comment period; and
11

12 WHEREAS, county staff held in-person public open houses on September 12 and
13 September 23, 2023, to provide the public an opportunity to obtain information and comment on
14 the DEIS and amendments to the GMACP FLU Map and zoning; and
15

16 WHEREAS, the Planning Commission held a public hearing on October 24, 2023, to
17 receive public testimony concerning the amendments contained in this ordinance; and
18

19 WHEREAS, the notice of the public open houses and Planning Commission public
20 hearing was mailed to over 38,554 addresses in Snohomish County (including those potentially
21 affected by proposed changes and those within 500 feet of a proposed change located within an
22 urban growth area and 1,000 feet of a proposed change outside of an urban growth area),
23 published in the Everett Herald, posted to the project website, and posted on-site at final docket
24 properties; and
25

26 WHEREAS, after the conclusion of its public hearing, the Planning Commission
27 deliberated on November 14 and November 15, 2023, and voted to recommend adoption of the
28 amendments discussed in its recommendation letter dated January 16, 2024; and
29

30 WHEREAS, the Snohomish County Executive ("Executive") reviewed staff and public
31 input and the Planning Commission recommendation and made additional FLU Map and zoning
32 map recommendations that differ from the Planning Commission as outlined in the memo dated
33 March 26, 2024, and that are incorporated into this ordinance; and
34

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

39 WHEREAS, in its hearing on September 11, 2024, the County Council directed staff to
40 prepare any amendments that may be required to implement the expansion of the Monroe UGA
41 consistent with the Mon2 docket proposal; and
42

43 WHEREAS, the County Council continued its hearing from September 11, 2024, to
44 October 2, 2024, for continued public comment, deliberation, and discussion of various GMACP
45 ordinances, including this ordinance; and
46

47 WHEREAS, the County Council continued its hearing from October 2, 2024, to
48 December 4, 2024, for consideration of public comment and the entire record related to
49 amendments contained in this ordinance; and
50

1 WHEREAS, in its hearing on September 11, 2024, the County Council directed staff to
2 prepare any amendments that may be required to implement the expansion of the Marysville
3 UGA consistent with a modified, smaller version of the MV2 docket proposal; and
4

5 WHEREAS, the County Council continued its hearing from September 11, 2024, to
6 October 2, 2024, for continued public comment, deliberation, and discussion of various GMACP
7 ordinances, including this ordinance; and
8

9 WHEREAS, the County Council continued its hearing from October 2, 2024, to
10 December 4, 2024, for consideration of public comment and the entire record related to
11 amendments contained in this ordinance; and
12

13 WHEREAS, in its hearing on September 11, 2024, the County Council directed staff to
14 prepare any amendments that may be required retain the present Future Land Use Map
15 designation on the Wildlife Committee of Washington (WCW) site, also known as the Kenmore
16 gun range or parcels 27042500300100 and 27042500300200; and
17

18 WHEREAS, the County Council continued its hearing from September 11, 2024, to
19 October 2, 2024, for continued public comment, deliberation, and discussion of various GMACP
20 ordinances, including this ordinance; and
21

22 WHEREAS, the County Council continued its hearing from October 2, 2024, to
23 December 4, 2024, for consideration of public comment and the entire record related to
24 amendments contained in this ordinance; and
25

26 WHEREAS, following the public hearing, the County Council deliberated on the
27 amendments contained in this ordinance;
28

29 NOW, THEREFORE, BE IT ORDAINED:
30

31 Section 1. The County Council makes the following findings:
32

- 33 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth
34 in full herein.
35
- 36 B. This is a proposal to amend the Snohomish County GMACP as required under RCW
37 36.70A.130.
38
- 39 C. These amendments were developed in consideration of the fifteen goals of the GMA for the
40 development of local comprehensive plans, as codified at RCW 36.70A.020, and reflect a
41 careful balancing of these goals within the local conditions of Snohomish County. The goals
42 generally are advanced by the amended FLU Map as follows:
- 43 • GMA Goal 1 “Urban Growth” – The amendments maintain the focus of directing the
44 majority of new growth into existing urban growth areas (UGAs).
45
 - 46 • GMA Goal 2 “Reduce Sprawl” – The amendments reduce the pressure to convert rural
47 and resource lands to sprawling, low-density development.
48

- 1 • GMA Goal 3 “Transportation” – The amendments maintain an efficient multimodal
2 transportation system by directing the majority of new growth into areas served by high-
3 capacity transit.
- 4
- 5 • GMA Goal 4 “Housing” – The amendments accommodate housing affordable to all
6 economic segments of the population by promoting infill development with a variety of
7 residential densities and housing types within the UGA.
- 8
- 9 • GMA Goal 5 “Economic Development” – The amendments continue to promote economic
10 development by providing adequate land within the UGA for non-residential uses and
11 designating land for a mix of uses in areas planned for the highest levels of growth near
12 future.
- 13
- 14 • GMA Goal 6 “Property rights” – The Washington State Attorney General last issued an
15 advisory memorandum, as required by RCW 36.70A.370, in September 2018, entitled
16 “Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property,” to help
17 local governments avoid the unconstitutional taking of private property. The process
18 outlined in that advisory memorandum was used by Snohomish County to objectively
19 evaluate the amendments and balance the rights of property owners with other GMA
20 goals.
- 21
- 22 • GMA Goal 7 “Permits” – The amendments do not adversely impact the processing of
23 permits in a timely and fair manner.
- 24
- 25 • GMA Goal 8 “Natural Resource Industries” – The amendments are generally focused on
26 unincorporated UGAs and will not impact natural resource industries.
- 27
- 28 • GMA Goal 9 “Open Space and Recreation” – The amendments enhance open space and
29 recreation by designating land devoted to those uses that are added to the UGA for
30 Public/Institutional Use to limit conversion to other uses.
- 31
- 32 • GMA Goal 10 “Environment” – The amendments protect the environment by focusing the
33 majority of new growth into UGAs.
- 34
- 35 • GMA Goal 11 “Citizen Participation” – The GMACP update process has involved early
36 and continuous public participation.
- 37
- 38 • GMA Goal 12 “Public Services and Facilities” – The amendments will have adequate
39 public services as demonstrated by updated Capital Facilities and Utilities, Transportation,
40 and Parks and Recreation Elements.
- 41
- 42 • GMA Goal 13 “Historic Preservation” – The amendments are consistent with the cultural
43 resources subelement of the Land Use Element and the new Tribal Coordination Element.
- 44
- 45 • GMA Goal 14 “Climate Change and Resiliency” – The amendments will help the county
46 mitigate against and adapt to climate change by directing the majority of new growth into
47 UGAs in areas served by high-capacity transit.
- 48
- 49 • GMA Goal 15 “Shorelines of the State” – The amendments protect the shorelines of the
50 state by focusing the majority of new growth into UGAs.

1
2 D. The amendments better achieve, comply with, and implement the Puget Sound Regional
3 Council (PSRC) Multi-County Planning Policies (MPPs) of VISION 2050.
4

- 5 • **Regional Collaboration.** The amendments are consistent with regional and countywide
6 policies and have been developed through inclusive coordination and public
7 participation.
8
- 9 • **Regional Growth Strategy.** The amendments designate future land uses and zoning to
10 accommodate the large majority of projected growth inside the UGA in areas served by
11 high-capacity transit, with a mix of residential and employment uses in transit station
12 areas, with minor UGA adjustments that ensure stable and sustainable UGAs.
13
- 14 • **Environment.** The amendments will minimize impacts to the natural environment by
15 focusing the majority of new growth into UGAs.
16
- 17 • **Climate Change.** The amendments will minimize increases in greenhouse gas
18 emissions from vehicles by focusing the majority of new growth into UGAs in areas
19 served by high-capacity transit.
20
- 21 • **Development Patterns.** The amendments focus the majority of new growth away from
22 rural and resource areas and into UGAs in areas served by high-capacity transit.
23
- 24 • **Housing.** The amendments enhance the availability of affordable, healthy, safe housing
25 choices by allowing a variety of housing types and densities to serve all income levels
26 and demographic groups, encouraging a mix of residential and employment uses in
27 transit station areas.
28
- 29 • **Economy.** The amendments will support a prospering and sustainable local economy by
30 planning for a mix of residential and employment uses within the UGA in areas served
31 by high-capacity transit, promoting a balance of jobs and housing and diverse
32 communities with a high quality of life.
33
- 34 • **Transportation.** The amendments support an efficient multimodal transportation system
35 and promote economic and environmental vitality and healthy communities by focusing
36 the majority of growth into UGAs in areas served by high-capacity transit.
37
- 38 • **Public Services.** The amendments focus the majority of new residential and
39 employment growth away from rural and resource areas and into UGAs in areas served
40 by high-capacity transit and existing public services that can be provided efficiently and
41 cost-effectively.
42

43 E. The amendments better achieve, comply with, and implement the CPPs. The CPPs
44 establish a countywide framework for developing and adopting county, city, and town
45 comprehensive plans.
46

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

- **Joint Planning.** The amendments support joint planning by planning for growth generally consistent with the initial 2044 growth targets developed through Snohomish County Tomorrow and adopted in the CPPs.
 - **Development Patterns.** The 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 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 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 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 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 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.
- F. The amendments are consistent with the Snohomish County Land Use Element Policy 1.A.1 by including UGA technical corrections that do not increase residential or employment capacity and 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.
- G. The amendments are necessary to maintain internal consistency with the other elements of the GMACP as required by RCW 36.70A.070.
- H. Procedural requirements.
1. SEPA requirements with respect to this non-project action have been satisfied through the completion of a DEIS issued on September 6, 2023, and a Final EIS issued on August 27, 2024.
 2. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was transmitted to the Washington State Department of Commerce for distribution to state agencies on April 16, 2024.

4. The public participation process used in the adoption of this ordinance has complied with all applicable requirements of the GMA and the SCC. The general public and various interested agencies and parties were notified of the public hearings by means of legal notices, the county website, and over 38,554 direct mail notices sent to owners and neighbors of affected properties. Notification was provided in accordance with SCC 30.73.050 and SCC 30.73.070 and consistent with Title VI of the Civil Rights Act of 1964.
 5. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in December of 2018 entitled "Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property" to help local governments avoid the unconstitutional taking of private property. The process outlined in the State Attorney General's 2018 advisory memorandum was used by Snohomish County in objectively evaluating the regulatory changes proposed by this ordinance.
- I. This ordinance is consistent with the record.
1. The amendments to the FLU Map are necessary to:
 - a. accommodate the projected population, employment, and housing growth over the next twenty years to 2044; and
 - b. adopt the FLU designations in the Urban Core Subarea Plan element of the GMACP, supported by the policies of the Urban Core Subarea Plan and developed through extensive public participation and coordination with service providers and nearby jurisdictions, in order to provide internal consistency and plan for and support future extension of light rail into the unincorporated Southwest UGA within the 2044 planning horizon; and
 - c. redesignate and rezone areas within the existing Southwest UGA in municipal urban growth areas that are part of the High Capacity Transit Communities regional geography of the VISION 2050 as reasonable measures to promote infill and redevelopment, accommodate projected growth in population, employment, and housing over the next twenty years to 2044, and provide a greater variety of housing and densities to serve all income segments and demographic groups; and
 - d. adopt a technical amendment of the northern boundary of the Arlington UGA to correct a demonstrated mapping error; and
 - e. to remove FLU designations for parcels that have been annexed or recorded into tribal trust and are no longer under County jurisdiction.
 2. The rationale for the amendments to the FLU Map is described in more detail in sections I and II, III.B.1, 2 and 5, and IV through IX of the staff report dated September 11, 2023, and the report dated October 10, 2023, as they relate to Alternative 2 FLU redesignations that are not part of the docket or Council-initiated UGA expansions, both of which were presented to the Planning Commission and the County Council, as well as in the Planning Commission recommendation letter dated January 16, 2024, and the Executive recommendation memo dated March 26, 2024.
 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

1 Rural/Urban Transition Area overlay to Urban Low Density Residential. The expansion
2 area and designation are set forth in Exhibit B to this ordinance.
3

4 The amendments to UGA boundaries, FLU map designations, and zoning result in a
5 small UGA sizing safety factor for residential capacity within the composite countywide
6 UGA including cities that is in addition to the projected 20-year land area needs but
7 within the acceptable range described as a safety factor below. These amendments help
8 assure adequate housing availability and choices during the planning period, as
9 documented in the 2024 UGA Land Capacity Analysis.
10

- 11 4. RCW 36.70A.070 requires internal consistency between elements of a comprehensive
12 plan and the future land use map. The amendments proposed in the Mon2 docket
13 proposal are consistent with RCW 36.70A.070, because the amendments maintain
14 internal consistency between the GMACP FLU Map and the area-wide zoning map.
15
- 16 5. The Mon2 docket future land use map changes are consistent with RCW 36.70A.110(3)
17 requirements for the location of future urban employment and population growth.
18 Expansion of the Monroe UGA is in an area already characterized by urban growth and
19 that has adequate public facilities to serve urban development. This area has adequate
20 access to urban public facilities and services consistent with the 2024 Transportation
21 Element, Parks and Recreation Element, and Capital Facilities and Utilities Element of
22 the GMACP. Chapter 3.2 of the Draft EIS provides documentation on impacts and
23 mitigation. The Mon2 docket request expansion area is roughly 60% surrounded by the
24 Monroe UGA and the remaining 40% of surrounding property consists of lots developed
25 before GMA adoption that are too small to conform to the current R-5 zoning for the area
26 or to the plan designation of Rural Residential. Thus, the Mon2 docket proposal is in a
27 location surrounded by (1) urban growth and (2) pre-GMA development that visually fits
28 more closely with contemporary understanding of urban growth than with contemporary
29 understanding of rural growth based on lot sizes but where urban services such as
30 sewer and other urban infrastructure have not been extended. The Mon2 site itself is in a
31 location between these areas where public facilities and services can be readily
32 extended to serve new urban growth on the site without having that result in urban
33 development abutting any rural areas that are not already partially urban in character.
34
- 35 6. The Mon2 amendments are consistent with RCW 36.70A.130(1)(e), which requires that
36 comprehensive plan amendments be consistent with the GMA. The amendments are
37 consistent with the GMA requirements for accommodating additional residential capacity
38 in RCW 36.70A.110(2) as the amendments are necessary to provide sufficient capacity.
39 The amendments provide a small increase in population capacity (estimated at 179
40 additional population), in addition to the projected 20-year land area needs. This
41 increase is within the permissible UGA sizing safety factor discussed below. The
42 proposed actions will help ensure housing availability and choice throughout the
43 planning period, as documented in the 2024 UGA Land Capacity Analysis (LCA). This
44 specific change adds more capacity for detached single family residences and other
45 moderate density housing types, which as documented in the LCA represent less than
46 one third of the future residential development capacity in the combined urban areas
47 (and where more than two thirds of the future development capacity is for multifamily
48 housing options).
49
50

- 1 7. Consistent with RCW 36.70A.115, the Mon2 amendment, will, in combination with
2 extensive reasonable measures to increase capacity within the existing UGA as
3 documented in the 2024 Reasonable Measures Report, ensure sufficient land suitable
4 for development as documented in the 2024 UGA Land Capacity Analysis.
5
- 6 8. The Mon2 amendments are consistent with RCW 36.70A.100 and 36.70A.210. These
7 require that a comprehensive plan be consistent with the Puget Sound Regional Council
8 (PSRC) Multicounty Planning Policies (MPPs) and the CPPs. The amendments are
9 consistent with the MPPs and the CPPs as analyzed and described in the findings
10 below.
11
- 12 a. The Mon2 amendments are consistent with the MPPs. The amendments maintain
13 consistency with the MPPs, including MPPs RGS-4, RGS-6, and RGS-12, by
14 amending the GMACP FLU Map for a minor expansion of the Monroe UGA to
15 provide additional capacity to address need for additional single family residences
16 and other moderate density housing types in the composite UGA. Consistent with
17 MPP RGS-4 because it helps accommodate demand for single family and moderate
18 density housing in a UGA, thus reducing market pressure to satisfy the demand for
19 such housing in surrounding rural areas. These actions take place after adoption of
20 development regulations by both Snohomish County and the City of Monroe to
21 increase capacity for such housing, but where such reasonable measures within the
22 UGA have failed to reduce the rural growth rates to a level consistent with adopted
23 targets. Consistent with MPP RGS-5, this minor UGA adjustment would ensure a
24 stable and sustainable UGA by ensuring adequate land capacity within the UGA
25 sufficient to accommodate the 2044 targets and using pre-GMA development at
26 non-rural densities to delineate the new UGA boundary and provide a transition to
27 other areas that are more clearly rural in character. Consistent with MPP RGS-12
28 because this minor expansion of the UGA as authorized by MPP RGS-5 does not
29 create a conflict or contradiction with regional planning or transportation objectives in
30 the Regional Growth Strategy (MPP RGS-12) as further described under discussion
31 of CPP GF-4 below.
32
- 33 b. The Mon2 docket amendments are consistent with the CPPs. The amendments help
34 maintain a 20-year supply of residential land for the Monroe UGA and do not cause
35 the composite countywide UGA capacity to exceed permissible thresholds. The
36 Mon2 docket proposal amendments are consistent with CPP GF-4 which defines
37 consistency with VISION 2050 and the Regional Growth Strategy as the absence of
38 conflicts and contradictions with regional planning and transportation objectives,
39 while allowing flexibility in detail as long as local actions retain overall consistency
40 per RCW 36.70A.100 and WAC 365-196-510. The Mon2 docket proposal
41 amendments are consistent with CPP DP-2 which guides UGA changes as part of
42 the periodic update of the GMACP.
43
- 44 i. The Mon2 docket amendments are consistent with CPP DP-2.a because the
45 expansion is supported by the 2024 UGA Land Capacity Analysis consistent with
46 RCW 36.70A.110 as the additional land would help ensure that land supply
47 meets the projected 20-year land area need; thus, the plan would provide for
48 adequate housing availability and choice throughout the planning period.
49
50

- 1 ii. The Mon2 docket amendments are consistent with CPP DP-2.b as they do not
2 result in total additional population capacity within the Snohomish County
3 composite UGA that would exceed the total 20-year forecasted UGA population
4 growth by more than 15 percent.
- 5
- 6 iii. The Mon2 docket amendments are consistent with CPP DP-2.c as the
7 amendments are otherwise consistent with the GMA as documented in the
8 record and this ordinance.
- 9
- 10 iv. The Mon2 docket amendments are consistent with CPP DP2.d because the City
11 of Monroe supports this minor expansion as documented in the record, including
12 a May 2, 2024, letter from the Mayor to the County Council which cites an April
13 25, 2024, vote in favor of the Mon2 docket application by the City Council. This
14 letter supports the proposed UGA expansion in part to help Monroe achieve new
15 GMA housing requirements for middle housing options and to allow additional
16 connections between existing developments, parkland, and a multimodal trail
17 along Chain Lake Road. Although the City does not elaborate on its reasoning,
18 the letter also requests that the future land use map “designation and associated
19 zoning not change until the City annexes the property.” Here the County Council
20 makes several findings of why including the expansion with an Urban Low
21 Density Residential plan designation and R-9,600 zoning is in the public interest.
22 First, for the County’s comprehensive plan and zoning to be consistent with
23 GMA, the County must apply an urban future land use designation and urban
24 zoning at the time of UGA expansion. Second, any future urban development at
25 the Mon2 site will require extension of urban utilities, some of which the City
26 controls. Third, the City has generally required annexation before allowing
27 extension of utilities controlled by the City. Fourth, by controlling utility extension
28 and generally only allowing that extension after annexation, the City can achieve
29 its other goals for the site as described in the May 2, 2024, letter, without relying
30 on the County to expand the UGA while continuing to apply a rural future land
31 use designation and zoning to the site.
- 32
- 33 v. The Mon2 docket amendments are consistent with CPP DP-2.e.2 as the UGA
34 expansion is a result of the review of UGAs to accommodate the succeeding
35 twenty years of projected growth, as projected by the State Office of Financial
36 Management, and adopted by the County as the 20-year urban allocated
37 population projection as required by RCW 36.70A.130(3).
- 38
- 39 9. The Mon2 docket proposal amendments follow a consideration of reasonable measures
40 consistent with CPP GF-7.b. As documented in the 2024 Reasonable Measures Report,
41 reasonable measures adopted since the 2021 Buildable Lands Report analysis, included
42 in the 2024 Update of the GMACP, or recommended as part of separate ordinances to
43 comply with recent changes in state law, account for a substantial increase to
44 population capacity within the existing UGA, representing a large majority of the
45 additional population capacity documented in the 2024 UGA Land Capacity Analysis
46 above what was estimated for the No Action alternative in the DEIS.
- 47
- 48 10. The Mon2 docket proposal amendments are consistent with the GMACP policies. The
49 amendments are consistent with the Snohomish County Land Use Element Policy 1.A.1
50 by including UGA expansions that do not result in total additional population or
51 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.

11. FLU Map revisions to implement a portion of the MV2 docket proposal are described and explained in this and the following findings. The MV2 docket proposal, as revised, would amend the FLU Map by expanding the Marysville UGA by approximately 39 acres to include parcels 31052700100400, 31052700100500, and 31052700400200 plus rail right-of-way to the west and road right-of-way for 67th Ave NE to the east. This location would be redesignated on the FLU Map from Rural Residential-10 to Urban Industrial. The expansion area and designation are set forth in Exhibit C to this ordinance. The effects of the MV2 amendment, as revised, is described herein.
12. RCW 36.70A.070 requires internal consistency between elements of a comprehensive plan and the future land use map. The amendments proposed the MV2 docket proposal, as revised, are consistent with RCW 36.70A.070, because the amendments maintain internal consistency between the GMACP FLU Map and the area-wide zoning map.
13. As revised, the MV2 docket proposal future land use map changes are consistent with RCW 36.70A.110(3) requirements for the location of future urban employment growth. Expansion of the Marysville UGA is in an area already characterized by urban industrial growth to the north and to the west. The subject site is in a location where public facilities to serve urban development on site can be extended. 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 MV2 docket site, as revised, is in a triangular location wedged between urban industrial land in the City of Marysville and an arterial road (67th Ave NE) which would form a logical new UGA boundary in this area.
14. The revised MV2 docket 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 preparing a land use element that designates land for industrial uses in proximity to housing, thereby using a planning approach to reduce per capita vehicle miles traveled and greenhouse gas emissions (RCW 36.70A.070(1)) because adding additional employment capacity in the north part of the Snohomish County's composite UGA will help create a better jobs-to-housing balance and thereby help reduce the length of commuter trips from surrounding residential areas.
15. Consistent with RCW 36.70A.115, the revised MV2 amendment, will, in combination with 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. A specific reasonable measure taken to increase industrial capacity since the prior periodic update to the GMACP was adoption of Amended Ordinance 16-013 (Ord. 16-013), which reduced minimum parking requirements for most industrial uses by 1/3 thereby allowing more buildings and employees on the same amount of land. Although Ord. 16-013 increased employment capacity generally, it did not increase the number of available "large developable industrial sites" specifically and did not resolve a small shortfall in employment capacity for the Marysville UGA as documented in the Land Capacity Analysis. As applied to the

1 revised MV2 amendment, the change will add more capacity for employment in proximity
2 to housing, by adding a new large developable industrial site consistent with the criteria
3 for such in CPP DP-2.e.7 as described below.
4

- 5 16. The MV2 amendments, as revised, are consistent with RCW 36.70A.100 and
6 36.70A.210. These require that a comprehensive plan be consistent with the Puget
7 Sound Regional Council (PSRC) Multicounty Planning Policies (MPPs) and the CPPs.
8 The amendments are generally consistent with the MPPs and the CPPs as analyzed
9 and described in section 3.2.2 of the DEIS, in the September 11, 2023, and October 10,
10 2023, PDS staff reports to the Planning Commission, and in the additional findings below
11 that provide specific reasons why the revised (reduced) version of MV2 is consistent with
12 the MPPs and CPPs.
13
- 14 c. The MV2 amendment, as revised, is consistent with the MPPs. The amendments
15 maintain consistency with the MPPs, including MPPs RGS-4, RGS-5, RGS-6, RGS-10,
16 and RGS-12, by amending the GMACP FLU Map for a minor expansion of the Marysville
17 UGA to provide additional employment capacity, including capacity for “large
18 developable industrial sites” as that phrase is used in the CPPs and as discussed below.
19
- 20 a. Consistent with MPP RGS-4 by accommodating employment growth in a UGA
21 and when expansion of that UGA (Marysville) is not in conflict with the goals of
22 the regional open space and conversation plan.
23
- 24 b. Consistent with MPP RGS-6 by first having adopted reasonable measures to
25 optimize development potential of existing industrial land generally and then by
26 expanding the UGA only to address a capacity shortfall for the Marysville UGA of
27 93 jobs as described in the DEIS for the no action alternative. Further, where the
28 expansion is taking place is in a location to accommodate a specific need for a
29 large developable industrial site as authorized by the CPPs.
30
- 31 c. Consistent with MPP RGS-10, by amending the GMACP FLU Map for a minor
32 expansion of the Marysville UGA to increase the share of employment growth in
33 the designated cascade manufacturing industrial center. This helps maintain a
34 20-year supply of industrial land for the Marysville UGA, including both
35 employment capacity in a general sense and a sufficient supply of large
36 developable industrial sites specifically.
37
- 38 d. Consistent with MPP RGS-5 and MPP RGS-12 because this minor expansion of
39 the UGA as authorized by MPP RGS-5 does not create a conflict or contradiction
40 with regional planning or transportation objectives in the Regional Growth
41 Strategy (MPP RGS-12) as further described under discussion of CPP GF-4
42 below.
43
- 44 d. The MV2 amendment, as revised, is consistent with the CPPs. The MV2
45 amendment, as revised, is consistent with CPP GF-4 which defines consistency with
46 VISION 2050 and the Regional Growth Strategy as the absence of conflicts and
47 contradictions with regional planning and transportation objectives, while allowing
48 flexibility in detail as long as local actions retain overall consistency per RCW
49 36.70A.100 and WAC 365-196-510. The MV2 amendment, as revised, is also
50 consistent with CPP DP-2 which guides UGA changes as part of the periodic update
51 of the GMACP.

- 1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
- a. Consistent with CPP DP-2.a because a land capacity analysis adopted by the County Council found an employment capacity shortfall in the Marysville UGA of 93 jobs if no action was taken. Meanwhile, the addition employment capacity estimate for the MV2 proposal, as revised, would result in an employment capacity increase of 29 additional jobs per an email from PDS staff to the County Council on September 27, 2024. Adding the additional capacity for the MV2 amendment, as revised, to the no action estimate of employment capacity would leave a remaining employment capacity deficit in the Marysville UGA of 64.
 - b. Consistent with CPP DP-2.c as the amendments are otherwise consistent with the GMA as documented in the record and this ordinance.
 - c. Consistent with CPP DP-2.d which requires either support of the affected city or, after consultation with that city, findings by the County Council on how the expansion serves the public interest. The City of Marysville has not directly commented on the MV2 proposal as revised. With respect to the larger MV2 proposal, an internal City email from September 12, 2023, that was forwarded by City staff to County staff on October 4, 2024, describes the City's position as "remaining neutral on this UGA request and we [the city] are following the progress to see what the County does." Based on this position of neutrality for the larger MV2 expansion and absence of specific comment by the City on the MV2 proposal, as revised, the County Council finds that the MV2 proposal, as revised, is in the public interest because it helps to address an employment capacity shortfall in the Marysville UGA. Further, it does so by specifically adding another large developable industrial site in relative proximity to an area with rapidly growing housing stock and thereby helps to maintain a healthy jobs to housing balance in the north part of Snohomish County.
 - d. Consistent with CPP DP-2.e.4.b as the amendment will provide additional employment capacity to help accommodate the projected employment needs of the Marysville UGA.
 - e. Consistent with CPP DP-2.e.7 as the amendment will provide additional industrial land to meet continued need for large industrial sites.
17. The MV2 docket proposal amendment, as revised, is consistent with the GMACP policies, including Land Use Objective 1.A, Land Use Objective 6.D, and Natural Environment Objective 1.B.
- a. Consistent with Land Use Objective 1.A which requires maintenance of UGAs with sufficient capacity to accommodate the majority of the county's projected population and employment growth.
 - i. Consistent with LU 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 (because the amendment would have no impact to population capacity).

- 1 ii. Consistent with LU Policy 1.A.9 because the expansion complies with the GMA,
2 has occurred after adoption of reasonable measures, and is consistent with the
3 CPPs, including CPP DP-2, as described herein.
4
- 5 b. Consistent with Land Use Objective 6.D which designates an area outside the
6 Marysville Urban Growth Area as Rural Residential-10 (RR-10) to “maintain large
7 parcel patterns for small farm and low density rural uses” because, although
8 geographically reduced, the remaining RR-10 designation may still serve that
9 objective.
10
- 11 i. Consistent with LU Policy 6.D.1, by concurrent amendment to Ordinance 24-033
12 that specifically exempts the parcels in the MV2 proposal, as revised, from the
13 boundaries of the RR-10 designation described by this policy.
14
- 15 ii. The County Council makes note that the parcels within the expansion area are
16 not designated as Agricultural Resource lands on the County’s Future Land Use
17 Map. The RR-10 designation is a rural land use designation rather than an
18 agricultural land use designation. Since its establishment, the purpose of the RR-
19 10 designation has been to include:
20
- 21 *lands which have been previously designated agriculture in pre-GMA subarea*
22 *comprehensive plans or zoned Agriculture-10 Acre. The existing Agricultural-*
23 *10 Acre zone will continue to remain in place until the Comprehensive Plan is*
24 *amended in the future and implementing regulations for this designation are*
25 *adopted.*
26
- 27 *This category provides for an alternative rural lot size and possible set of*
28 *uses which can accommodate a wider variety of rural uses and lots, be used*
29 *where hazardous and critical areas require lower density and be applied as a*
30 *transition category between resource lands/critical areas and rural*
31 *residential/urban areas.*
32
- 33 iii. With respect to the RR-10 designation, the boundaries of which are to be
34 reduced by the MV2 proposal, as revised, the County Council finds that since
35 adoption of the RR-10 designation, no implementing regulations for this
36 designation have been adopted. Instead, Snohomish County has adopted
37 regulations to project development from flood hazards, geologic hazards, and to
38 protect various types of critical areas. These new regulations apply countywide,
39 not just to the RR-10 designated areas. Such regulations serve to implement the
40 policy purpose of addressing hazardous and critical areas in the RR-10
41 designation, including the area to be made formerly RR-10 by the addition of the
42 MV2 proposal, as revised, to the Marysville UGA.
43
- 44 c. Consistent with Natural Environment Objective 1.B which directs the county to
45 accommodate growth “in a manner that maintains and protects elements of the
46 natural environment” because of specific implementation of NE policies 1.B.1 and
47 1.B.4 as follows.
48
- 49 i. Consistent with NE Policy 1.B.1, which requires consideration of land use plan
50 designations and development regulations that take into account several
51 environmental considerations. These requirements have been met through

1 programmatic implementation of development regulations in SCC Title 30. The
2 County Council finds that surface water resources will be protected by the MV2
3 proposal, as revised. The MV2 proposal, as revised, is much smaller than the
4 original MV2 proposal and any future development would be subject to
5 development regulations that have been adopted and updated since the original
6 adoption of NE Policy 1.B.1. For instance, compliance with Chapter 30.62A will
7 result in adequate mitigation of adverse or significant adverse impacts on
8 wetlands, fish and wildlife habitat conservation areas and their buffers for
9 compliance with the State Environmental Policy Act (SEPA) (SCC 30.62A.030).
10 Compliance with Chapter 30.62B SCC provides adequate mitigation under SEPA
11 for geologically hazardous area (SCC 30.62B.030) and compliance with Chapter
12 30.62C provides adequate mitigation for critical aquifer recharge areas (SCC
13 30.62C.030). Similarly, compliance with drainage requirements of Chapter
14 30.63A and land disturbing activity requirements in Chapter 30.63B provide
15 adequate mitigation for environmental considerations listed in NE Policy 1.B.1.

- 16
17 ii. Consistent with NE Policy 1.B.4 which says to “plan for growth in a manner that
18 encourages reduction of sprawl, meets GMA housing goals and places
19 employment and residential uses in close proximity to reduce impacts to air
20 quality” because the MV2 proposal, as revised, would help accommodate
21 employment growth in proximity to residential growth, thereby helping to reduce
22 impacts to air quality.

23
24 J. This ordinance is consistent with RCW 36.70A.067, which requires that the initial
25 effective date of an action that expands an urban growth area designated under RCW
26 36.70A.110 is after the latest of the following dates: (1) 60 days after the date of publication of
27 notice of adoption of the comprehensive plan, development regulation, or amendment to the
28 plan or regulation, implementing the action, as provided in RCW 36.70A.290(2); or (2) If a
29 petition for review to the growth management hearings board is timely filed, upon issuance of
30 the board’s final order.

31
32 Section 2. The County Council makes the following conclusions:

- 33
34 A. The amendments to the GMACP maintain internal consistency.
35
36 B. The amendments are consistent with the CPPs and the MPPs.
37
38 C. The amendments are consistent with and comply with the procedural and substantive
39 requirements of the GMA.
40
41 D. The County has complied with all SEPA requirements with respect to this non-project action.
42
43 E. The amendments do not result in an unconstitutional taking of private property for a public
44 purpose.

45
46 Section 3. The Snohomish County Council bases its findings and conclusions on the
47 entire record of the Planning Commission and the County Council, including all testimony and
48 exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should
49 be deemed a finding, is hereby adopted as such.

1 Section 4. LU Map 1 (Future Land Use) of the GMACP Land Use Element, last
2 amended by Ordinance No. 24-030 on December 4, 2024, is amended as indicated in Exhibit A
3 to this ordinance, which is attached hereto and incorporated by reference into this ordinance.
4

5 Section 5. LU Map 1 (Future Land Use) of the GMACP Land Use Element, last amended
6 by Ordinance No. 24-030 on December 4, 2024, is amended as indicated in Exhibit B to this
7 ordinance, which is attached hereto and incorporated by reference into this ordinance, to reflect
8 the expansion of the Monroe UGA and redesignation.
9

10 Section 6. LU Map 1 (Future Land Use) of the GMACP Land Use Element, last amended
11 by Ordinance No. 24-030 on December 4, 2024, is amended as indicated in Exhibit C to this
12 ordinance, which is attached hereto and incorporated by reference into this ordinance, to reflect
13 the expansion of the Monroe UGA and redesignation.
14

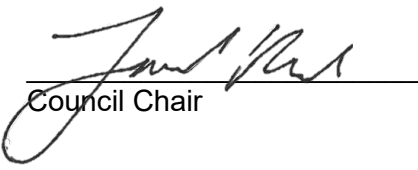
15 Section 7. The County Council directs the Code Reviser to update SCC 30.10.060
16 pursuant to SCC 1.02.020(3).
17

18 Section 8. Severability and Savings. If any section, sentence, clause or phrase of this
19 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or
20 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall
21 not affect the validity or constitutionality of any other section, sentence, clause or phrase of this
22 ordinance. Provided, however, that if any section, sentence, clause, or phrase of this ordinance
23 is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence,
24 clause, or phrase in effect prior to the effective date of this ordinance shall be in full force and
25 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
26 adopted.
27

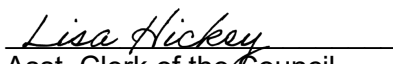
28 Section 9. The effective date of this ordinance is as provided in the Snohomish County
29 Charter Section 2.110 and SCC 2.48.126, except as follow. Consistent with RCW 36.70A.067,
30 the effective date of this ordinance is after the latest of the following dates: (1) 60 days after the
31 date of publication of notice of adoption of this ordinance, as provided in RCW 36.70A.290(2); or
32 (2) if a petition for review to the Growth Management Hearings Board is timely filed, upon
33 issuance of the Board's final order affirming the ordinance or a decision by a court of law
34 concluding the ordinance complies with the GMA.
35

36 PASSED this 4th day of December 2024.
37
38

39 SNOHOMISH COUNTY COUNCIL
40 Snohomish, Washington
41

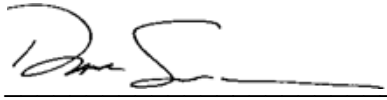
42
43
44 
45 Council Chair

46 ATTEST:

47 
48 Asst. Clerk of the Council
49
50

1 (X) APPROVED
2 () EMERGENCY
3 () VETOED

DATE: December 12, 2024



County Executive

ATTEST:

Melissa Geraghty

Approved as to form only:

Deputy Prosecuting Attorney

1
2
3

EXHIBIT A

[INSERT FLU MAP HERE]

SNOHOMISH COUNTY 2024 GMA COMPREHENSIVE PLAN FUTURE LAND USE

Amended Ordinance No. 24-031

Current FLU Designations		Amended FLU Designations	
	Clearview Rural Commercial		Urban High Density Residential (overlapping designations)
	Commercial Forest		Urban Horticulture
	Commercial Forest - Forest Transition Area		Urban Industrial
	Local Commercial Farmland		Urban Low Density Residential
	Local Forest		Residential (3 DU/Acre Gold Bar and Darrington)
	Low Density Rural Residential (1 DU/20 Acres)		Urban Low Density Residential
	National Forest (Includes Some Private and Non-Federal Public Lands)		Urban Medium Density Residential
	Public/Institutional Use		Urban Village
	Recreational Land		Commercial Forest - Forest Transition Area
	Reservation Commercial		Public/Institutional Use
	Riverway Commercial Farmland		Rural Industrial
	Rural Freeway Service		Rural Residential - RD (1 DU/5 Acres)
	Rural Industrial		Urban Center
	Rural Residential (1 DU/5 Acres Basic)		Urban High Density Residential
	Rural Residential - RD (1 DU/5 Acres)		Urban Industrial
	Rural Residential-10 (1DU/10 Acres)		Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)
	Rural Residential-10 Resource Transition (1 DU/10 Acres)		Urban Low Density Residential
	Rural Residential-5 (1 DU/5 Acres)		Urban Medium Density Residential
	Transit Pedestrian Village		Urban Village
	Upland Commercial Farmland		Light Rail Community
	Urban Center		Mixed Use Corridor
	Urban Commercial		Incorporated Area
	Urban High Density Residential		Map Amendments
Other			Stillaguamish Reservation
	Tribal Land		Consolidated Borough of Quil Ceda Village
	Rural/Urban Transition Area		Lakes
	Manufacturing/Industrial Center (Uninc. Portion)		Streams
	County Boundary		Railroad
	Incorporated Area		Interstate
	Urban Growth Area (UGA)		State Route
	Amended UGA Boundary		Arterial
	Tulalip Reservation		



0 2 4
Miles



Snohomish County

Snohomish County Data and Map Disclaimer

All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

Exhibit B: Future Land Use Map Changes

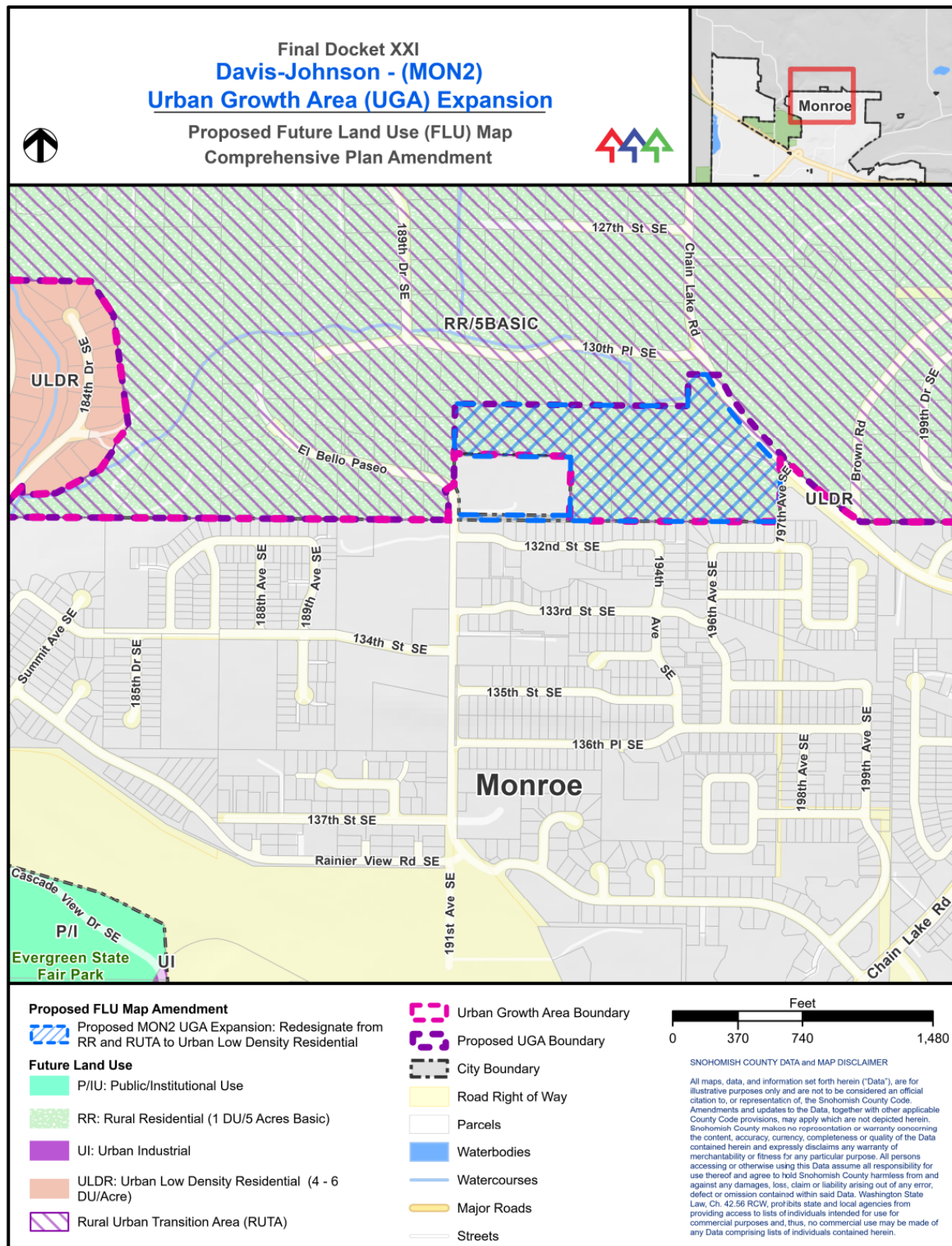


Exhibit C: Future Land Use Map Changes

