



# AGENDA BILL

**Meeting Date:** April 23, 2024

**Meeting Type:** City Council Business Meeting

**Staff Contact:** Kate Tourtellot, Planning Manager

**Department:** Community Development

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**SUBJECT: Snohomish County Comprehensive Plan Update**

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## PREVIOUS DISCUSSION:

None

## PUBLIC HEARING(S):

The Snohomish County Planning Commission held its public hearing on October 23, 2023.

The Snohomish County Council is not required to hold its own public hearing. It is unknown at this time if the County Council will hold a separate Comprehensive Plan hearing. The County Council is currently hosting public briefings regarding the draft 2024-2044 Snohomish County Comprehensive Plan, where the public and jurisdictions may provide input. The next briefing dates are 4/30/2024 and 5/7/2024.

## REQUESTED ACTION:

Review the materials, ask questions, and, if appropriate, direct staff to prepare a comment letter and/or talking points for the Mayor or a Council member to present to the County Council at their briefing on May 7, 2024.

Attachments:

1. Snohomish County 2024 Comprehensive Plan Update – EIS Alternatives Descriptions
2. City of Monroe Phase 1 Comment Letter, November 2022
3. City of Monroe Phase 2 Comment Letter, January 2023
4. City of Monroe Planning Commission Comment Letter, October 2023
5. Snohomish PDS 4/2/24 PowerPoint presentation

## POLICY CONSIDERATIONS:

### Monroe's Comprehensive Plan, current and proposed

Are the changes included in the Snohomish County Comprehensive Plan consistent with the future plans, goals and policies adopted by the City of Monroe. Do the proposed changes have a negative impact on the City implementing its long range plan.

## DESCRIPTION/BACKGROUND:

Snohomish County, like the City of Monroe, is working through the periodic review and update of the County's Comprehensive Plan and development regulations for compliance with Washington's Growth Management Act (GMA), and consistency with Puget Sound Regional Council's Vision 2050 Policy Plan and the Snohomish Countywide Planning Policies. The County is ahead of Monroe's comprehensive plan review and update process.

The County's process begin in 2021. The first few public facing pieces began the environmental review process in 2022.

### Snohomish County Comprehensive Plan Land Use Alternatives

The County issued the Draft Environmental Impact Statement (DEIS) in October 2022 that included three alternatives to meet the project population and associated jobs and housing needs through 2044, here are a few helpful links: EIS summary sheet - [Snohomish County Map Alternative for EIS Review](#) (Attachment 1) and EIS Story Map - [Snohomish County EIS Storymaps](#).

The three alternatives are:

1. No Action - maintain the adopted 2015 Comprehensive Plan land use designations and policies. No proposed changes to the Monroe Urban Growth Area (UGA).
2. Medium Growth – focus on High-Capacity Transit Communities. This option does not include changes to the Monroe UGA but includes some changes in the Municipal Urban Growth Area (MUGA) that includes unincorporated areas between Everett, Lynnwood, Mill Creek, and Mukilteo.
3. High Growth – this alternative includes two proposed expansions to the City of Monroe's UGA: counties are the land use authority to change city UGA boundaries.

The two proposals are **MON2** – Davis-Johnson 22 acres between the MainVue developments and Chain Lake Road, and **County Council Amended Motion 22-099** that includes 68 acres between US-2 and Roosevelt Road, see Attachment 2.

### Snohomish County Comp Plan Draft Chapters

In addition to monitoring any proposed changes to the Monroe UGA, city staff have been reviewing proposed changes to goals and policies within all the chapters of the plan, and proposed changes to the Maltby UGA.

Throughout 2023, Snohomish County released proposed amendments to the various chapters of the Snohomish County Comprehensive Plan (Plan). Here is a link to draft ordinance with all the proposed amendments to the County's comprehensive plan and future land use map - [Snohomish County Draft Ordinance 2024-033](#). Here is another resource, that includes videos of the County Planning Commission briefings - <https://snohomishcountywa.gov/6304/2024-Update-Planning-Commission>.

The link also includes staff reports, the draft chapters with the proposed amendments. Monroe staff provided feedback on a few sections of the early draft document (Attachments 2 and 3).

### Opportunity for Comment

The County Planning Commission held its public hearing on October 24, 2023, followed by deliberations on November 14 and 15, 2023. The City's comments are attached (Attachment 4).

The proposed plan was then reviewed by the County Executive and is currently under review by the County Council. The County Council's Planning and Community Development Committee has been hosting briefings that include opportunities to provide comments.

Attached is a Presentation that was presented to the County Council's Planning and Community Development Committee on April 2, 2024, and includes a summary of the County Planning Commission and Executive's recommendations (Attachment 5).

The next briefings are scheduled for April 30, 2024 at 9 a.m. and May 7, 2024 at 11 a.m.

It is still unknown if the County Council will hold its own public hearing, which is not required, regarding the proposed County Comprehensive Plan.

**If the County Council does not choose to hold another public hearing, these briefings may be the last opportunity for the City to provide comments.**

### Snohomish County Executive and County Planning Commission Recommendations

The Snohomish County Executive forwarded 8 land use ordinances to the Snohomish County Council for consideration prior to adopting the Snohomish County Comprehensive Plan. The Executive is not recommending adding Motion No. 22-098 + MALT 1 Docket application to the Maltby UGA.

Motion No. 22-098 + MALT 1 would add a total of 255 acres plus additional right-of-way in three areas northwest, southeast, and a small amendment west of the existing UGA for P/IU, Urban Industrial (UI) and Urban Commercial uses with implementing zoning.

### **Snohomish County Planning Commission Recommendations**

The County Council Planning Committee considered the following recommendations from the Snohomish County Planning Commission at its April 2, 2024 meeting:

**MON2 – Davis-Johnson:** No recommendation from the Snohomish County Planning Commission [Motion to recommend denial failed 4-5] was made on a proposed expansion of the northern boundary of the Monroe UGA and redesignation of 22 acres from RR and RUTA to Urban Low Density Residential (ULDR).

The proposal also calls for rezoning the subject property from R-5 to R-9,600 zoning. The Planning Commission considered the findings in the September 11, 2023, PDS staff report that the proposal is inconsistent with GMA, the MPPs, the CPPs, and the GMACP policies

**County Council Motion No. 22-099** Referring a Proposed Expansion of the Monroe UGA:

No recommendation was made by the Snohomish County Planning Commission on a proposed expansion to the northwestern part of Monroe UGA by 68 acres between US-2 and Roosevelt Rd with redesignation on the Future Land Use (FLU) Map from Rural Residential (RR) and Rural/Urban Transition Area (RUTA) overlay to Urban Low Density Residential (ULDR), with implementing zoning.

A motion to recommend approval of Motion No. 22-099 failed 5-4. Motion No. 22-099 was not included in Alternative 2 analyzed within the DEIS.

- Recommended SEPA Alternative 2 plus: • Add 80 acres south of Maltby Rd to the SW UGA Motion No. 22 -134 expansion.

Recommend Approval as Amended of a proposed expansion of the Southwest UGA in the proximity of Maltby Rd and 43rd Ave SE.

The original proposal was to expand the UGA by approximately 300 acres and redesignate it to Urban Medium Density Residential (UMDR) and P/IU FLU designations with Low Density Multiple Residential (LDMR) and R-9,600 zoning.

- Add Motion No. 22-098 + MALT 1 Docket application to the Maltby UGA. Referring a Proposed Expansion of the Maltby UGA:

Recommend Approval of a proposed expansion of the Maltby UGA to add a total of 255 acres plus additional right-of-way in three areas northwest, southeast, and a small amendment west of the existing UGA for P/IU, Urban Industrial (UI) and Urban Commercial uses with implementing zoning.

Motion No. 22-098 was not included in Alternative 2 analyzed within the DEIS, so this represents a modification to Alternative 2 for the Planning Commission recommended alternative. The Planning Commission's recommendation was based on public testimony.

**FISCAL IMPACTS:**

None.

**TIME CONSTRAINTS:**

May 7, 2024 may be the last opportunity for Monroe to provide comments on the Snohomish County Comprehensive Plan, if the County Council does not hold a public hearing.

**ALTERNATIVES TO REQUESTED ACTION:**

1. Direct staff to prepare a comment letter supporting current recommendations regarding the Monroe UGA and concerns regarding recommendations to approve County Council Motions 22-098 and 22-134 relating to the Maltby UGA.
2. Further discussion.
3. Do not direct staff to prepare a comment letter regarding the County Comprehensive Plan.

**ATTACHMENTS:**

[EIS Alternatives with UGA proposals](#)

[Comment letter - Phase 1](#)

[Comment letter - Phase 2](#)

[Comment letter - PC Hearing 10-24-23 signed](#)

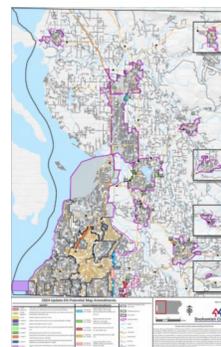
[PDS Presentation 4-6-24](#)

## 2024 Update Environmental Impact Statement (EIS) Alternatives Descriptions

<b>Alternative 1</b> <b>No Action: Adopted Plans, Lower Growth</b>	<b>Alternative 2</b> <b>Medium Growth: Focus on High-Capacity Transit Communities</b>	<b>Alternative 3</b> <b>Higher Growth</b>
<p>This alternative assumes no changes to the future land use designations currently shown on the County's Future Land Use Map, and there will be no policy, zoning, or regulation changes associated with this alternative. Unincorporated Urban Growth Area (UGA) subareas build to capacity or Initial 2044 Targets, whichever is less, and rural area accommodates no more than 8.5% of county population growth. The transportation network is as described in the current comprehensive plan's adopted transportation element plus possible new projects to accommodate growth occurring between 2035 and 2044. This alternative accounts for the possibility that the population growth could be lower than the Vision 2050 population allocation for the county.</p>	<p>This alternative is consistent with the Vision 2050 total population and employment allocations for Snohomish County. It accommodates a large share of growth in the core of the Southwest UGA with emphasis around high-capacity transit stations. It also encourages a wider variety of housing types in single family neighborhoods within the existing UGA and re-designates and rezones some locations from Urban Low Density Residential to Urban Medium Density Residential on the Future Land Use Map in unincorporated areas that are within the unincorporated High-Capacity Transit Communities regional geography adopted in the Vision 2050. This alternative may include minor UGA adjustments. The rural area accommodates up to 4.5% of county population growth. This alternative relies on a multi-modal approach to transportation.</p>	<p>This alternative accounts for the possibility that population growth could be higher than the Vision 2050 population total for the county. Like Alternative 2, this alternative would focus a large share of growth in the core of the Southwest UGA near high-capacity transit stations, encourage a variety of housing types in single family neighborhoods, and allow for more medium density zoning within the existing UGA. This alternative factors in additional growth in the Southwest UGA near high-capacity transit stations. This alternative will include UGA expansion proposals the County Council identified with the final docket and Council-initiated motions for consideration as amendments to the comprehensive plan. Higher total county growth associated with UGA expansions would be assumed. The rural area accommodates 4.5% of county population growth. This alternative relies on a multi-modal approach to transportation, with new road projects to extend service to any UGA expansion areas.</p>

### Locator Map of Final Docket and Council-Initiated Motions – Potential Map Amendments [Click Icon Below to Open]

[This map](#) shows the locations of the Final Docket XXI and Council-Initiated Potential Map Amendments identified for further study for the 2024 Comprehensive Plan Update EIS. The analysis within the EIS will help the Council decide whether to adopt all, some, parts of, or none of the final docket proposals and Council-Initiated Amendments into the Comprehensive Plan in 2024.



### Links to Final Docket and Council-Initiated Motions – Potential Map Amendments

<b>Final Docket XXI - <a href="#">Amended Motion No. 21-147</a></b>	<b>Council-Initiated Motions</b>
<ul style="list-style-type: none"> <li>• DR1 – Town of Darrington (Revised)</li> <li>• <a href="#">LS2</a> – City of Lake Stevens No. 2</li> <li>• <a href="#">MALT1</a> – Vangemert</li> <li>• <a href="#">MON2</a> – Davis-Johnson</li> <li>• <a href="#">MV2</a> – Northpoint Development, LLC</li> <li>• <a href="#">SW10</a> – CS Real Estate Development, LLC</li> <li>• SW11 – McNeal (Withdrawn)</li> <li>• SW12 – Mietzner (Proposed code change)</li> <li>• <a href="#">SW14</a> – Petrie</li> <li>• SW17 – Town of Woodway (Revised)</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Motion No. 22-090</a> referring a proposed expansion of Southwest UGA</li> <li>• <a href="#">Motion No. 22-095</a> referring a proposed expansion of the Lake Stevens UGA</li> <li>• <a href="#">Motion No. 22-098</a> referring a proposed expansion of the Maltby UGA</li> <li>• <a href="#">Amended Motion No. 22-099</a> referring a proposed expansion of the Monroe UGA</li> <li>• <a href="#">Motion No. 22-134</a> referring a proposed expansion of the Southwest UGA</li> </ul>



November 30, 2022

2024 Comprehensive Plan Update Project Team  
Snohomish County

**RE: Comments on Phase 1 - Population and Employment, Economic Development, and Interjurisdictional Coordination Elements**

The City of Monroe appreciates this opportunity to provide comments on the Draft Policy Amendments for the 2024 Comprehensive Plan Update. These comments specifically address the Phase 1 Population and Employment, Economic Development, and Interjurisdictional Coordination Elements.

1. Proposed revision of concern: ED Policy 3.C.6 and ED Policy 3.D.5
  - **Concerns with ED policy 3.C.6**

The draft policy amendment states the change is necessary to clarify that the applicability is within the unincorporated areas planned for job growth. Monroe does not support this change if the objective is to increase the jobs within the Maltby UGA. Intensification of jobs within this UGA has the potential to hinder the city's ability to meet requirements to accommodate future population and employment targets. Furthermore, cities are better able to provide urban services necessary to support job growth with existing and proposed roads, water, and sewer utilities. The city is encouraged to improve the jobs to housing ratio to decrease the need for residents to commute to jobs that increase demands and maintenance needs for US-2, SR-522 and SR-203. Monroe would be less concerned if this policy were drafted to support growth within the unincorporated areas within the MUGA, and not standalone and satellite UGAs.
  - **Concerns with ED policy 3.D.5**

The city has concerns with the addition of "underutilized urban lands" Does the county have a specific definition or criteria to determine exactly what qualifies as "underutilized urban lands"? Although the reason states the change is for "jurisdictions" the city has concern that the added language could result in changes to regulations encouraging additional development within non-contiguous UGAs. The City of Monroe strongly believes that urban level development should be prioritized for areas within city limits.

The City of Monroe bases the comments above on the strong belief that development (residential/commercial/industrial), should be encouraged to occur within cities that provide urban services, including, but not limited to water and sewer. The city encourages the county to adopt and maintain policies that limit development outside of incorporated cities, as these areas

do not provide adequate existing public facilities and service capacities to accommodate urban-level growth.

Thank you again for the opportunity to comment on the Draft Policy Amendments for the 2024 Comprehensive Plan Update.

Lance Bailey  
Community Development Director  
City of Monroe, WA



January 31, 2023

2024 Comprehensive Plan Update Project Team  
Snohomish County

**RE: Comments on Phase 2 - Population and Employment, Economic Development, and Interjurisdictional Coordination Elements**

The City of Monroe appreciates this opportunity to provide comments on the Draft Policy Amendments for the 2024 Comprehensive Plan Update. These comments specifically address the Phase 2 – Land Use

Policy 2.A.1

**Comment: The minimum density proposed is 6 dwelling units per acre. There are exceptions to lower the density requirement for the unsewered areas of Darington, Index, and Gold Bar, and for areas where sewer service is otherwise unavailable from the provider, and for critical areas.**

**One of the challenges we have is where development starts when the property is in the county before annexation and the density (e.g. 6 du/acre) is less than the city would allow if the area were annexed. The comment for this Policy states: “• This proposed amendment could also help ensure that areas annexed by cities retain a capacity necessary to meet urban growth targets per LU 2.A.2 (proposed renumbering to LU 1.E.2).”**

**I suggest adding a new subsection (4) “Where the jurisdiction has identified a higher net density for the UGA”.**

**The policy would read:**

Maintain development regulations that will require that new residential subdivisions achieve a minimum net density of ((4)) 6 dwelling units per acre in all unincorporated UGAs, except (4) **“Where the jurisdiction has identified a higher net density for the UGA”.**

Policy 2.A.5 : The county shall encourage urban residential infill and redevelopment in underutilized lands, centers, and other appropriate areas **within city limits and unincorporated UGAs.**

**Clarify this is for areas within city limits and unincorporated UGA’s. Suggest the following addition to the end of the sentence: “...and other appropriate areas within city limits and unincorporated UGA.”**

Policy 2.B.9: The county ~~and cities~~ should encourage cities and transit providers ~~transit supportive to support~~ land uses in non-contiguous UGAs ~~in order to help that~~ preserve transit service between non-contiguous cities. **Comment – transit providers are a key partner in providing transit service between non-contiguous cities and should be included in this policy.**

2.B.10: In advance of market activities that may limit future potential public benefits, the county should pursue zoning and other strategies around transit oriented development (TOD) sites in Urban Growth Areas to guide sustainable and equitable development patterns that incorporate production of housing affordable to all economic segments of the population. **(Comment – adding “urban growth areas” is consistent with policy 2.B.11)**

Policy 3.A.2: The County shall promote ~~new, urban, compact, and mixed-use~~ growth within Countywide Centers consistent with Appendix I of the CPPs. **(Comment - consistent with Policy 3.A.1)**

Objective ((3.A)) 3.B: Plan for Local Centers ~~Urban Centers~~ within unincorporated UGAs consistent with Vision ((2040)) 2050 and the CPP’s. **(Comment - I believe “urban centers” refers to the County’s “Local Centers” . Urban Centers are not defined within Appendix I – Centers within the CPPs. Recommend defining “urban center” or replacing the term “urban center” with “Snohomish County Local Center” consistent with Appendix I of the CPPs).**

Policy ((3.A.2)) 3.B.2: Urban Centers shall be located within a UGA and:  
((•)) Subsection (e) Reflect high quality urban design; **Comment – Subsection “e” is very subjective. Recommend changing this to something measurable.**

Objective ((3.F)) 3.E: Support ((city)) efforts to preserve, enhance, or develop ~~urban~~ local or small town centers and main streets within the UGA. **(Comment - Change “urban” to “local” to be consistent with Vision 2050 and Appendix I of the CPPs. Add UGA to ensure consistency with urban level of development within UGA’s and preserve rural lands)**

Policy ((3.F.1)) 3.E.1: Coordinate land use planning efforts with cities, towns, and ((cities and)) urban ~~unincorporated~~ growth areas to encourage development ((within the unincorporated area)) that enhances the vitality of ((a city’s)) ~~urban~~ local centers ((or)) and main street. **Comment – change “urban” to “local” to be consistent with Appendix I of the CPPs.**

**Change “urban” to “local” or add “local” before “centers” in the following policies to be consistent with Appendix I- CPPs**

Policy ((3.G.1)) 3.F.1: The county shall coordinate with transit service and other service providers ((recognize the importance of centers)) in setting high priorities for development and

installation of capital improvements within ~~urban~~ local centers. ((, and shall encourage similar recognition by other service providers.))

Policy ((3.G.2)) 3.F.2: The county shall coordinate the design and development of local centers and their connecting transit emphasis corridors in unincorporated areas with developers, transit planning agencies, and service providers, and other ((stakeholders)) key parties to achieve compatibility of land use, transportation, and capital facility objectives within local centers. (See Urban Design Section)

Policy ((3.G.3)) 3.F.3: The county shall support the development and implementation techniques within designated local centers that allow the phasing of development and ensure the centers' long-term development potential.

#### 12.A.2 – minor edits

This policy should go further and address properties within and adjacent to airport compatibility areas, not just the owners and managers of the airport itself.

#### Moves from policy LU 5.B.8 - Urban Commercial – adding Maltby UGA

Mayor's concerns regarding encouraged urban development within the Maltby UGA that should be directed at cities, who provide urbanized services and are more appropriate for commercial development.

#### Moves from policy LU 5.B.8 - Urban Industrial

Mayor's concerns regarding encouraged urban development within the Maltby UGA that should be directed at cities, who provide urbanized services and are more appropriate for commercial development.

#### Population and Employment, Economic Development, and Interjurisdictional Coordination Elements.

##### 1. Proposed revision of concern: ED Policy 3.C.6 and ED Policy 3.D.5

- **Concerns with ED policy 3.C.6**

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city is encouraged to improve the jobs to housing ratio to decrease the need for residents to commute to jobs that increase demands and maintenance needs for US-2, SR-522 and SR-203. Monroe would be less concerned if this policy were drafted to support growth within the unincorporated areas within the MUGA, and not standalone and satellite UGAs.

- **Concerns with ED policy 3.D.5**

The city has concerns with the addition of “underutilized urban lands” Does the county have a specific definition or criteria to determine exactly what qualifies as “underutilized urban lands”? Although the reason states the change is for “jurisdictions” the city has concern that the added language could result in changes to regulations encouraging additional development within non-contiguous UGAs. The City of Monroe strongly believes that urban level development should be prioritized for areas within city limits.

The City of Monroe bases the comments above on the strong belief that development (residential/commercial/industrial), should be encouraged to occur within cities that provide urban services, including, but not limited to water and sewer. The city encourages the county to adopt and maintain policies that limit development outside of incorporated cities, as these areas do not provide adequate existing public facilities and service capacities to accommodate urban-level growth.

Thank you again for the opportunity to comment on the Draft Policy Amendments for the 2024 Comprehensive Plan Update.

Lance Bailey  
Community Development Director  
City of Monroe, WA



October 23, 2023

Snohomish County Planning Commission  
2024 Comprehensive Plan Update Project Team  
Snohomish County

**RE: Comments on Comprehensive Plan Update – PC Hearing 10/24/2023**

The City of Monroe appreciates this opportunity to provide comments on the Draft 2024 Comprehensive Plan Update.

The city generally supports Future Land Use Maps (FLUMs) Alternative 2 and concurs with the findings, mitigation and unavoidable impacts. The population, housing and employment concentrations within the Metropolitan, Core and High Capacity Transit Communities is consistent with the Puget Sound Regional Council's Vision 2050. This is also consistent with the Sound Transit and Community Transit's long range and/or draft long range plans concerning the location of high capacity transit via light rail and/or bus rapid transit.

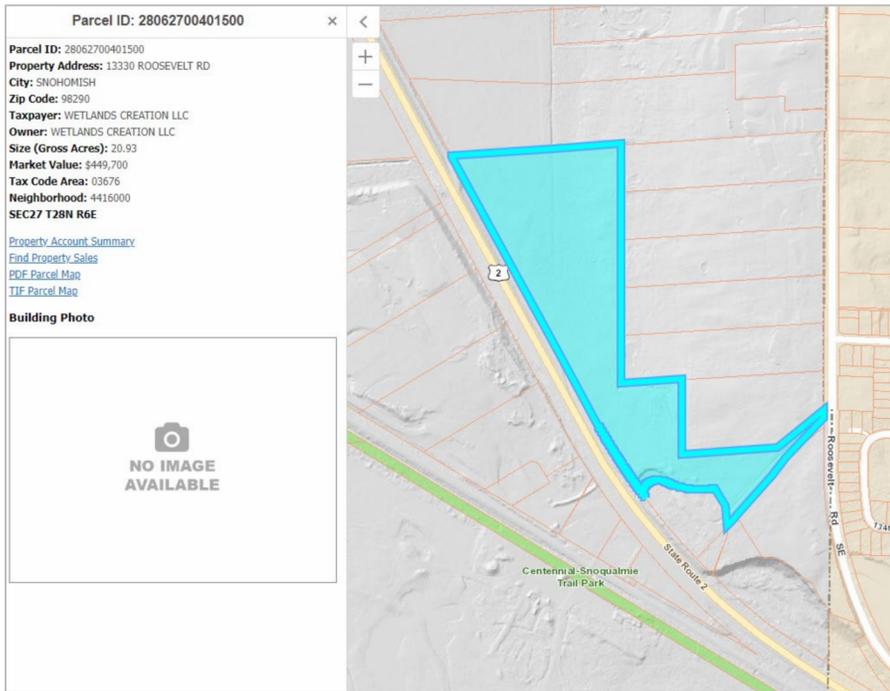
The city has some concerns with Future Land Use Maps (FLUMs) Alternative 3 and the proposed to both Monroe and the Maltby UGA. Cities should have the authority to determine how and where they grow. Based on the 2044 allocations and the 2021 Buildable Lands Report, the City of Monroe has initially determined that the 2044 population, housing and employment allocations can be met without the expansion of the current Monroe UGAs. If it is determined that allocations cannot be met within the existing UGA, the city's preference would be a UGA expansion within the southwest RUTA for Monroe. Monroe has identified this as a desired expansion area since 2005.

The analysis supporting Alternative 3 is based in part on the presence of a multi-modal transportation system that includes high capacity transit. Monroe is not within the Sound Transit's Regional Transit Authority district and Community Transit's existing and proposed long Range Plans do not identify high capacity service for Monroe now or through 2050. At best, the city will have 30 minute all day service, which does not exist today.

Monroe has concerns with the UGA expansion proposed under Motion 22-099 (Monroe). In addition to the conclusions provided in the Summary document, section 1.6.2, pages 1-99 through 1-110, the city has the following concerns:

1. A large portion of the proposed UGA expansion area is within an open space agriculture tract.

Property Characteristics	
Use Code	830 Open Space Agriculture RCW 84.34
Unit of Measure	Acre(s)
Size (gross)	20.93



2. A portion of the proposed UGA expansion area has identified critical areas including wetlands, flood plain based and priority habitat for anadromous fish:

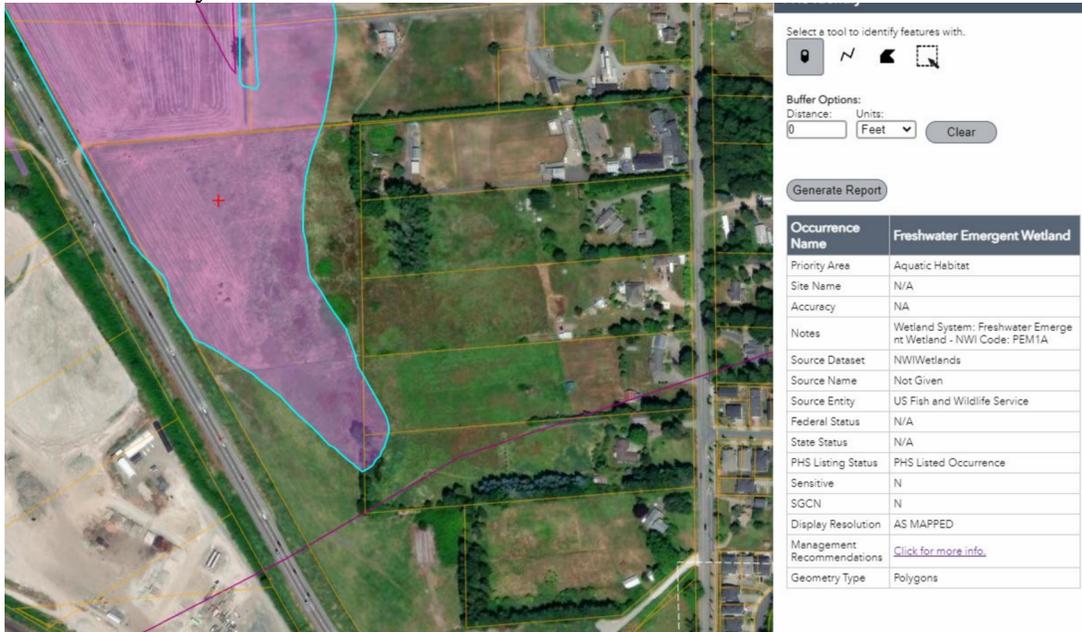
Wetlands:



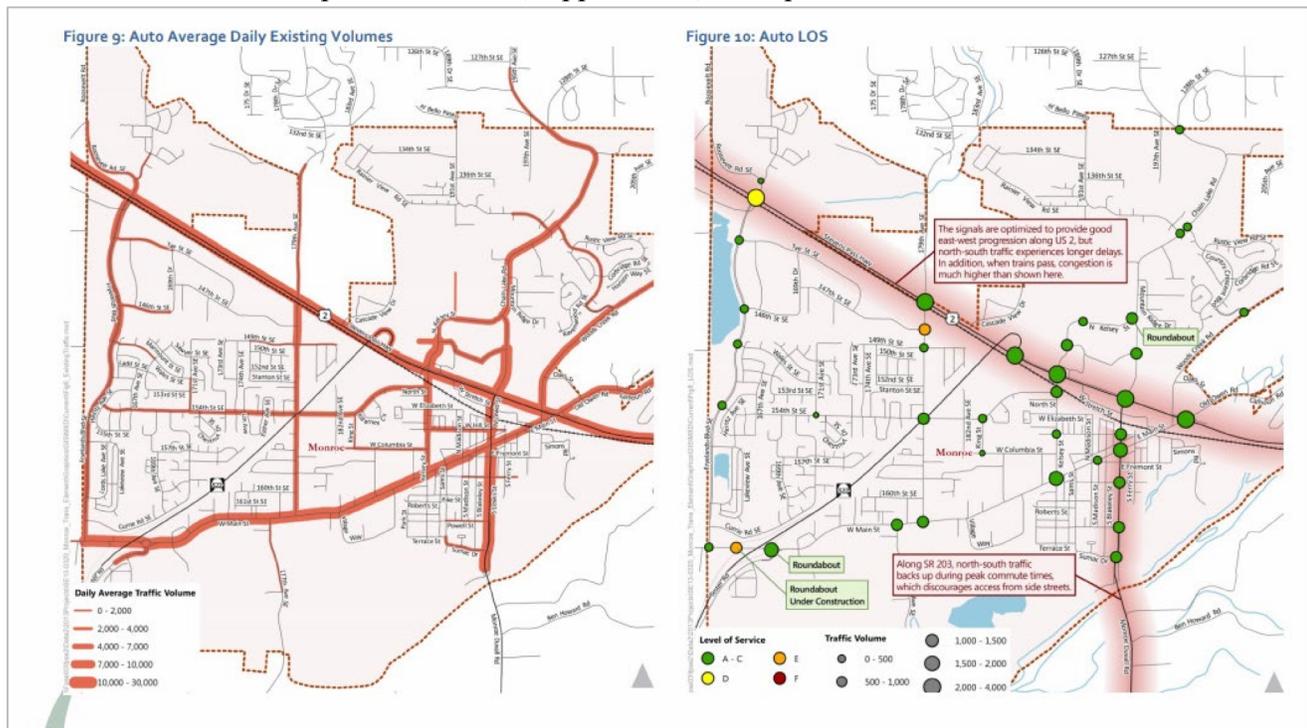
Flood Plain:



WDFW Priority Habitat:



- There are existing transportation issues that were not included in the DEIS analysis, Chapter 3 Built Environment Exhibits 3.2.5-112, 113 and 114, but included in the City of Monroe 2015-2035 Comprehensive Plan, Appendix D, Transportation Plan:



The DEIS does not evaluate the additional negative intersection impacts from train traffic along the BNSF tracks that parallel US-2 and impact the Roosevelt Rd/Fryelands Blvd and US-2 intersection. The DEIS also does not include an analysis of traffic impacts for Roosevelt Rd and Foothills Rd intersection.

Monroe has concerns with and does not support the UGA expansions and proposed zoning within in the Maltby UGA. The city has consistently maintained that urban level development should occur within city limits. In addition to the Issues cited in the Summary document, section 1.6.2, pages 1-99 through 1-110, Monroe concurs with the following concerns: comments 103, 111, 113, 115, 118, 127, 141, 147, 206, and 211.

If the Snohomish County Planning Commission and Council chose to move forward with Alternative 3 and the proposed UGA expansions to the Monroe UGA, the city requests the existing zoning remain in place until each area begins the annexation process, beginning with establishing the pre-annexation zoning.

Thank you for your consideration.



Lance Bailey  
Community Development Director  
City of Monroe, WA

2024 Comprehensive Plan *Update*

# Snohomish County 2024 Comprehensive Plan Update

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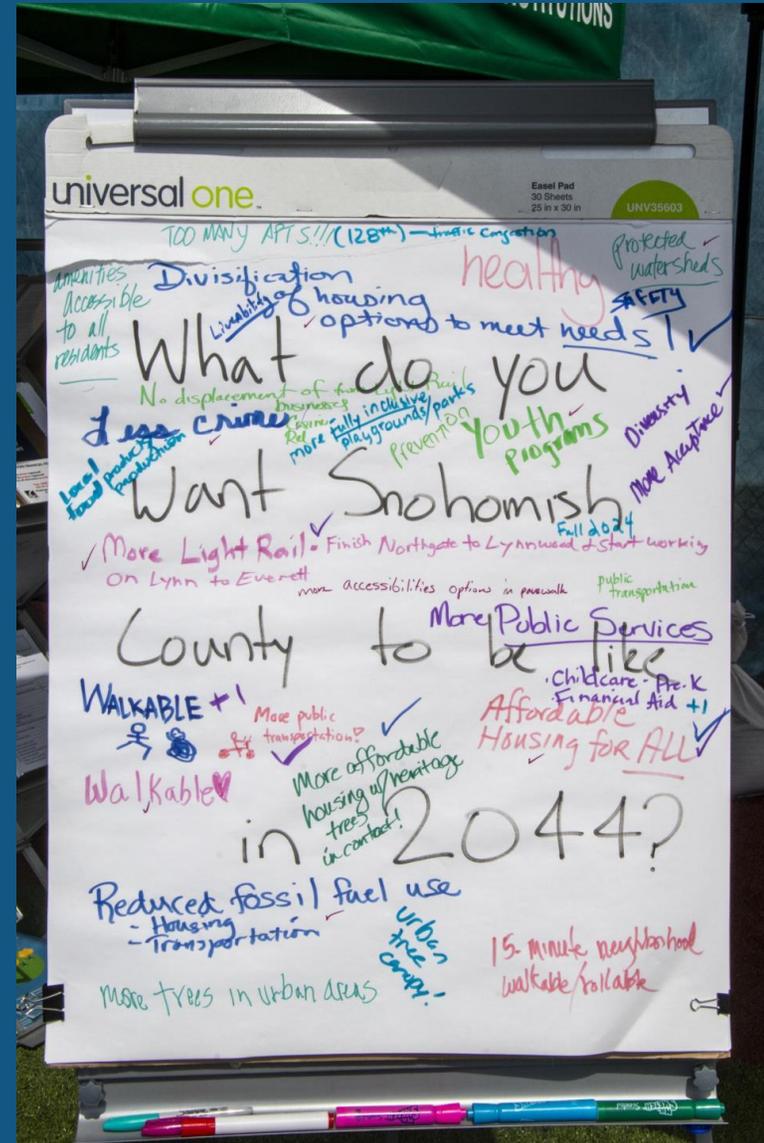
April 2, 2024

*County Council*  
*Briefing*

# 2024 Comprehensive Plan Update

## Agenda

- Acknowledgements.
- Executive Recommendations.
- Planning Commission Recommendations.
- 2044 Growth Targets and Rural Growth.
- Final Environmental Impact Statement Process.
- Potential Council Briefing Schedule.
- Biggest Challenges Going Forward.



## 2024 Comprehensive Plan *Update*

# It takes a lot of people to update a plan!

- Joseph Bervell
- Shanan Bird
- Eileen Canola
- Jennifer Cao
- Diana Dannoun
- Brian Dorsey
- Alethea Hart
- Nathan Howard
- Henry Jennings
- Justin Kasting
- Gia Kaur
- Laura Kisielius
- Jacob Lambert
- Jesse Langdon
- Jay Larson
- Arthur Lee
- Hilary McGowan
- Carol Ohlfs
- Amber Piona
- Kathleen Pozarycki
- Christina Richmond
- Will Rugg
- Lauren Sandri
- Michael Saponaro
- Matthew Siddons
- Frank Slusser
- Terri Strandberg
- Sarah Titcomb
- Steve Toy
- Taylor Twiford
- Eric Walters
- BERK Consulting (SEPA)

# 2024 Comprehensive Plan Update

## Public Participation

### 2024년 종합 계획 업데이트 전자 뉴스



밝고, 활기차고, 포용적인 미래 계획  
종합 계획 업데이트 뉴스레터

2024년 종합 계획 업데이트 뉴스레터 10판에 오신 것을 환영합니다!

모두 따뜻한 겨울을 보내시고 계시길 바랍니다! 이번 뉴스레터에서 귀하는 종합 계획과 2024년 종합 계획 업데이트에 대해 자세히 확인하게 되실 겁니다. 우리는 지금까지 일어난 일을 정리하면서 너무 기쁘고 이 계획 과정 동안 대중 참여 기회에 대해 귀하에게 알려 드리고 싶습니다. 뉴스레터는 새롭고 앞으로 있는 노력에 대해 강조하고 있습니다. 귀하의 참여에 감사드립니다!

#### 뉴스레터 내용

- 2024년 종합 계획 업데이트 카운티 운영진의 권고 조정
- 2024년 업데이트 일정 계획 위원회 캘린더
- 예비бет 교통수 경전철 확장 핵심 지역 규정
- 기후 취약성 도구
- 나무 캐노피 모니터링

#### 퀵 링크

- 이메일: 2024Update@snoco.org
- 프로젝트 페이지: <https://bit.ly/SnoCo2024>

#### 대중 참여 기회

- 캘린더
- 계획 위원회: 2024년 3월 26일
- 이진 발표
- Watch 계획 위원회 브리핑 및 심의
- 대중 의견 제출

#### 2024 종합 계획 업데이트 소개

스노호미시 카운티는 밝고, 활기차고 포용적인 미래를 계획 중입니다. 카운티가 이 미래를 계획할 수 있는 주요 방법 중 하나는 종합 계획의 주기적 업데이트를 통해서입니다.

종합 계획은 20년 이상 기간에 걸친 다양한 주제와 서비스에 대한 스노호미시 카운티 결정에 대한 문서입니다. 광범위한 업데이트를 통해 만들어진 계획이 채택되면, 이는 2044년 내내의 의사 결정을 이끌 것입니다. 현 종합 계획, 업데이트 과정 및 귀하의 참여 기회 등에 대한 더 많은 정보는 2024년 업데이트 웹사이트를 참조하시기 바랍니다. 대중의 희망과 감명을 반영해, 2024년 업데이트는 귀하의 직접적인



스노호미시 카운티 종합 계획  
2024년 업데이트 정착 수정  
동영상을 여기서 확인



Participate in the Snohomish County 2024 Comprehensive Plan Update!

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### 2024 Comprehensive Plan Update



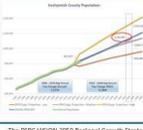
Under RCW 56.20A.130, Snohomish County and its cities/towns are required to:

- Plan for the succeeding 20 year population and employment growth forecast; and
- Review and revise their comprehensive plans and development regulations to ensure the plan and regulations comply with the requirements of the GMA.

#### GMA Comprehensive Plan

The comprehensive plan was split into four separate documents and serves to guide County decisions and services on a wide range of topics. It also expresses the 20-year vision of unincorporated Snohomish County through goals, objectives, policies and maps. Separate elements contain inventories, forecasts of future needs and financing strategies.

#### 2044 Growth Targets



#### Buildable Lands Report (BLR)

The 2022 BLR documents the urban densities that are being achieved within both the city and county portions of the Urban Growth Area (UGA). Based on the densities achieved, the report determines whether each UGA has an adequate supply of buildable residential, commercial and industrial land to accommodate the population and employment growth projected to occur during the remaining portion of the 20-year GMA planning horizon.

Email: 2024update@snoco.org Website: [www.snohomishcountypwa.gov/5497/2024-update](http://www.snohomishcountypwa.gov/5497/2024-update)

# 2024 Comprehensive Plan Update

## Executive Transmitted Eight Ordinances for Consideration

1. Revising the Darrington Urban Growth Area (DR1-DARRINGTON).
2. Amending Future Land Use and Zoning Maps (SW10 – CS REAL ESTATE DEVELOPMENT).
3. Amending Section 30.23.040 (SW12 – MIETZNER).
4. Amending Future Land Use, MUGA and Zoning Maps Revising the Southwest Urban Growth Area (SW17 – TOWN OF WOODWAY).

1 Adopted:  
2 Effective:  
3  
4 SNOHOMISH COUNTY COUNCIL  
5 SNOHOMISH COUNTY, WASHINGTON  
6  
7 ORDINANCE NO. 24- \_\_\_\_  
8  
9 RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE  
10 MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT  
11 ACT COMPREHENSIVE PLAN, AMENDING THE OFFICIAL ZONING MAP TO  
12 IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP, AND REVISING THE  
13 DARRINGTON URBAN GROWTH AREA  
14 (DR-1 – TOWN OF DARRINGTON)  
15  
16 WHEREAS, Revised Code of Washington (RCW) 36.70A.130 and .470 direct  
17 counties planning under the Growth Management Act (GMA), chapter 36.70A RCW, to  
18 adopt procedures for interested persons to propose amendments and revisions to the  
19 Snohomish County Growth Management Act Comprehensive Plan (GMACP) or  
20 development regulations; and  
21  
22 WHEREAS, the Snohomish County Council ("County Council") adopted chapter  
23 30.74 of the Snohomish County Code (SCC), "Growth Management Act Public  
24 Participation Program Docketing," to comply with the requirements of RCW 36.70A.130  
25 and .470; and  
26  
27 WHEREAS, the Department of Planning and Development Services (PDS)  
28 compiled a list of non-county initiated amendments and revisions received by the  
29 October 31, 2020, deadline for Docket XXI applications and evaluated these proposed  
30 amendments, including the DR1 – Town of Darrington amendments, for consistency  
31 with the initial docket review criteria in SCC 30.74.030(1) and 30.74.040; and  
32  
33 WHEREAS, on March 9, 2022, the County Council approved, by Amended  
34 Motion No. 21-147, a list of proposed non-county initiated comprehensive plan  
35 amendments, including DR1 – Town of Darrington, to be included on Final Docket XXI  
36 and authorized the County Executive, through PDS, to further process the proposed  
37 major docket amendments consistent with chapters 30.73 and 30.74 SCC, including  
38 environmental review under the State Environmental Policy Act (SEPA), for final  
39 consideration in 2024; and  
40  
41 WHEREAS, the Snohomish County Planning Commission ("Planning  
42 Commission") was briefed on the DR1 – Town of Darrington amendments on  
43 September 12, 2023; and  
44  
45 ORDINANCE NO. 24- \_\_\_\_  
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47 MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT  
48 COMPREHENSIVE PLAN, AMENDING THE OFFICIAL ZONING MAP TO IMPLEMENT CHANGES TO  
49 THE FUTURE LAND USE MAP, AND REVISING THE DARRINGTON URBAN GROWTH AREA  
50 (DR-1 – TOWN OF DARRINGTON);



# 2024 Comprehensive Plan Update

## Executive Transmitted Eight Ordinances for Consideration

5. Amending Future Land Use and Zoning Maps Revising the Southwest Urban Growth Area (MOTION NO. 22-134).
6. Adopting Future Land Use Map Amendments to the Comprehensive Plan.
7. Amending the official zoning map.
8. Adopting Text, Policy, and Map Amendments to the Comprehensive Plan; and adopting and Urban Growth Area Land Capacity Analysis.

1 Adopted:  
2 Effective:  
3  
4  
5 SNOHOMISH COUNTY COUNCIL  
6 SNOHOMISH COUNTY, WASHINGTON  
7  
8 ORDINANCE NO. 24- \_\_\_\_  
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THE FUTURE LAND USE MAP, AND REVISING THE DARRINGTON URBAN GROWTH AREA  
(DR-1 – TOWN OF DARRINGTON) - 1



## 2024 Comprehensive Plan *Update*

### What's Achieved Through the Executive Recommendation?

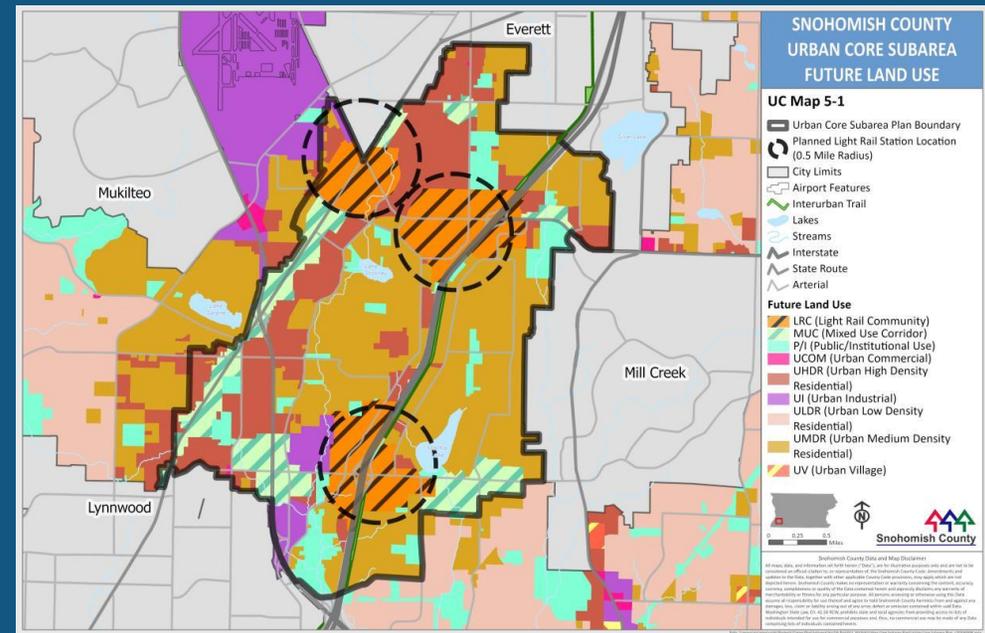
1. Growth is directed near high capacity transit consistent with VISION 2050.
2. UGA adjustments used sparingly; SWUGA (378-acre expansion) and Town of Woodway (jurisdiction correction) and Darrington (net zero swap).
3. Investing in multi-modal transportation improvements consistent with where growth is being directed; in the Urban Core Subarea.
4. Overall consistency with GMA, VISION 2050, and Countywide Planning Policies.



# 2024 Comprehensive Plan Update

## Urban Core Subarea Plan Element

- Plans for Everett Link light rail.
- Provides policy guidance to build full-service communities around light rail stations.
- Adds new Light Rail Communities and Mixed Use Corridor Future Land Use Map designations.
- Incorporates a street typology hierarchy for road network.
- Contains a list of multi-modal infrastructure improvement projects.



## 2024 Comprehensive Plan *Update*

# Planning Commission Recommendations

- Recommended SEPA Alternative 2 plus:
  - Add 80 acres south of Maltby Rd to the SW UGA Motion No. 22 -134 expansion.
  - Add SW 10 Docket application for new Urban Center inside SW UGA.
  - Add MV2 Docket application to the Marysville UGA.
  - Add Motion No. 22-098 + MALT 1 Docket application to the Maltby UGA.
  - SW 17 Docket application (Town of Woodway).
- SW 12 Docket Application amending building height along SR 99.

- Text and policy amendments recommended by staff plus:
  - Amend LU Policy 14.A.7 to delete SFR and Townhouse Unit Lot Subdivisions from the list of exemptions requiring a TDR credit to gain additional density.
  - MV2 docket repeals Objective LU 6.D and LU Policy 6.D.1 (as amendment sheet).
  - Add two policies, one each for the Agricultural and Forest Lands subelements of the Land Use Element, to conduct a comprehensive review of designated forest and agricultural lands of long-term significance.
  - Add a policy in the Housing Element to develop an incentive driven inclusionary housing and zoning policy in areas of multi-family.
  - Revise the policy in the Transportation Element around the Road Safety Plan to review the Plan every two years, including revisions to speed limits.
  - Amend the Transportation Element's project list to add 43rd/45th extension, 240th St improvements, and intersection projects at 228th/45th Ave and 240th/45th Ave to the TE project list. These projects were added to address the impacts of corresponding UGA expansions.
  - Add two policies to the Tribal Coordination Element regarding tidelands and water.



## 2024 Comprehensive Plan *Update*

# Major Differences

- Executive is **not** recommending:
  - Adding the MV2 Docket application to the Marysville UGA.
  - Adding Motion No. 22-098 + MALT 1 Docket application to the Maltby UGA.
  - Amendments to Amend LU Policy 14.A.7 to delete SFR and Townhouse Unit Lot Subdivisions from the list of exemptions requiring a TDR credit to gain additional density.
  - Repealing Objective LU 6.D and LU Policy 6.D.1.
- Executive **is** recommending alternative language:
  - Revising the policy in the Transportation Element around the Road Safety Plan.
  - Adding two new policies to the Tribal Coordination Element regarding tidelands and water.
- Executive **is** recommending an additional map amendment related to property near SR 99 and Airport Road.

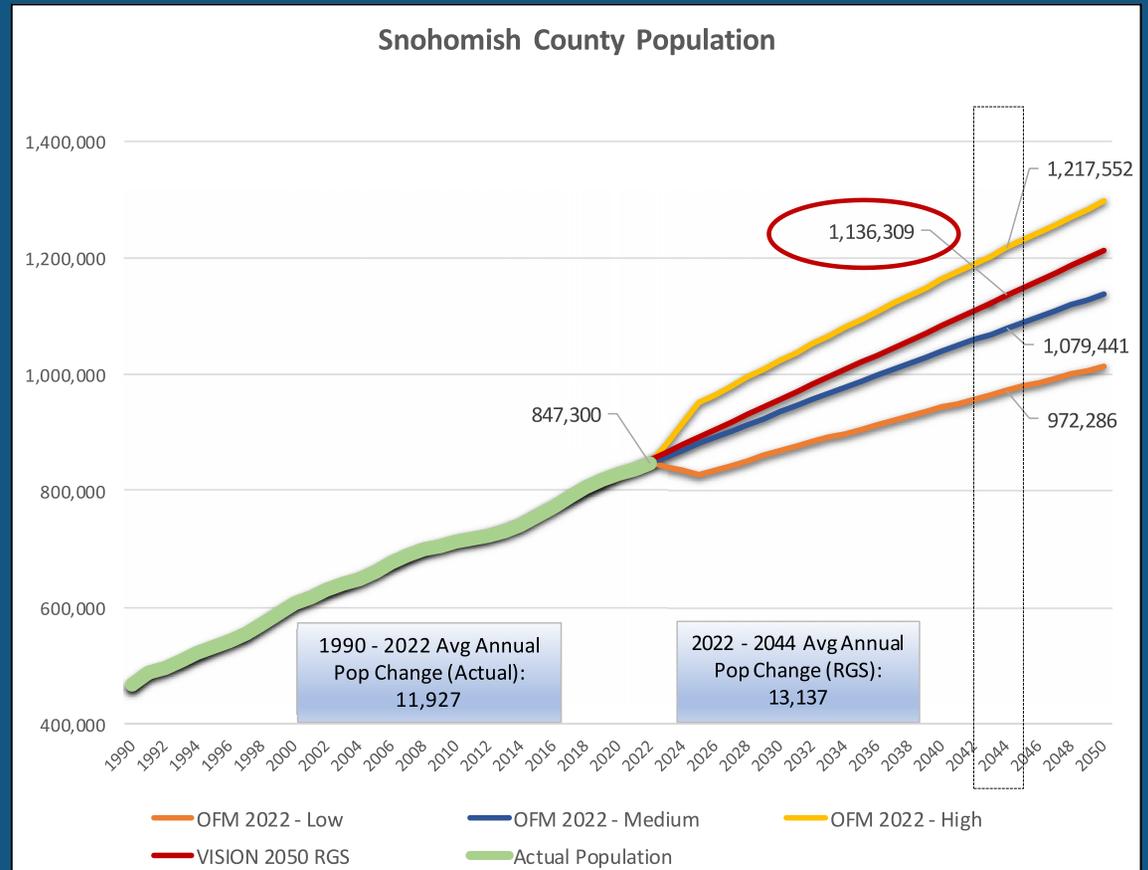
# 2024 Comprehensive Plan Update

## 2044 Growth Targets

Consistent with MPP-RGS-8:

- Attract 65% of the region's residential growth and 75% of the region's employment growth to the regional growth centers and high-capacity transit station areas to realize the multiple public benefits of compact growth around high-capacity transit investments. As jurisdictions plan for growth targets, focus development near high-capacity transit to achieve the regional goal.

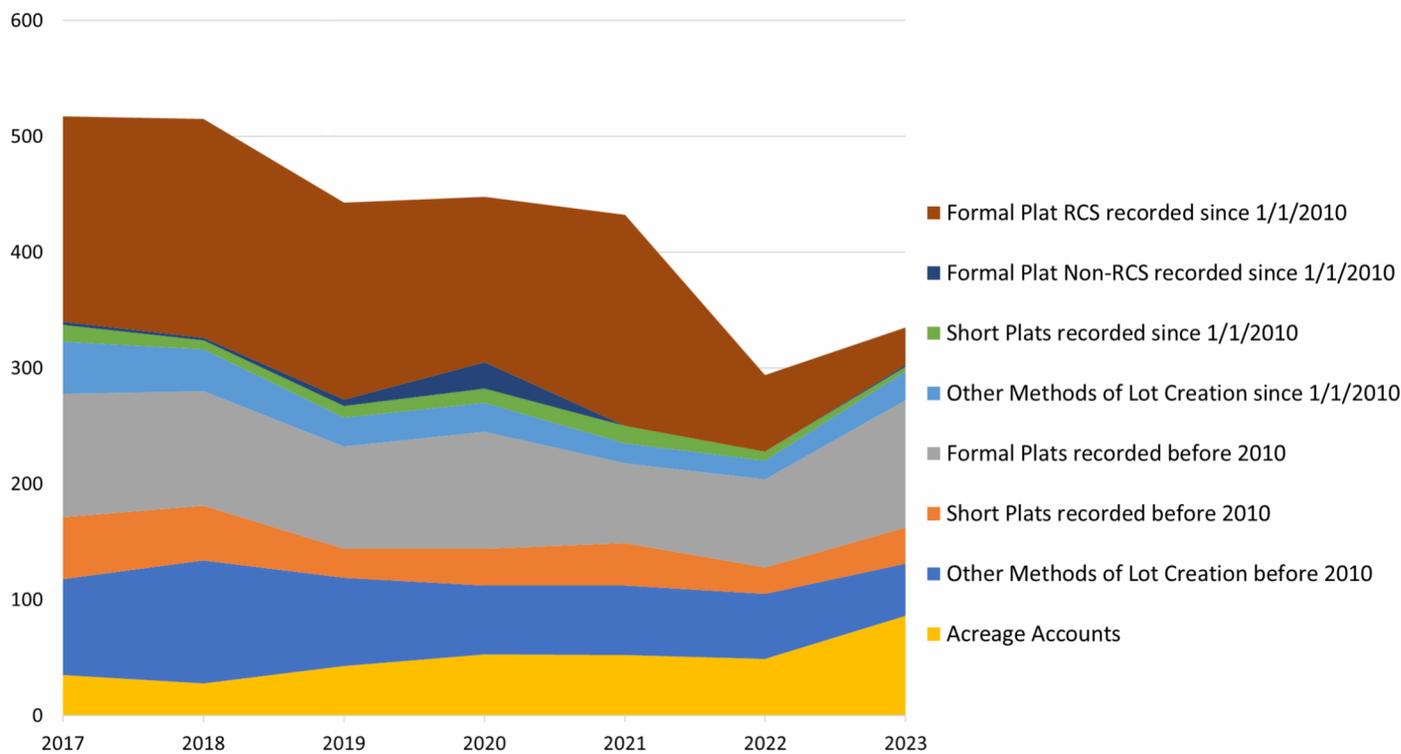
Snohomish County is contributing to the region's achievement of this goal by directing most of its unincorporated growth to its Urban Core subarea where the extension of light rail transit service is being planned.



# 2024 Comprehensive Plan Update

## Rural Housing Unit Permitting Trends

Source of Lot Supply for Residential Units Permitted Outside the UGA, 2017 - 2023

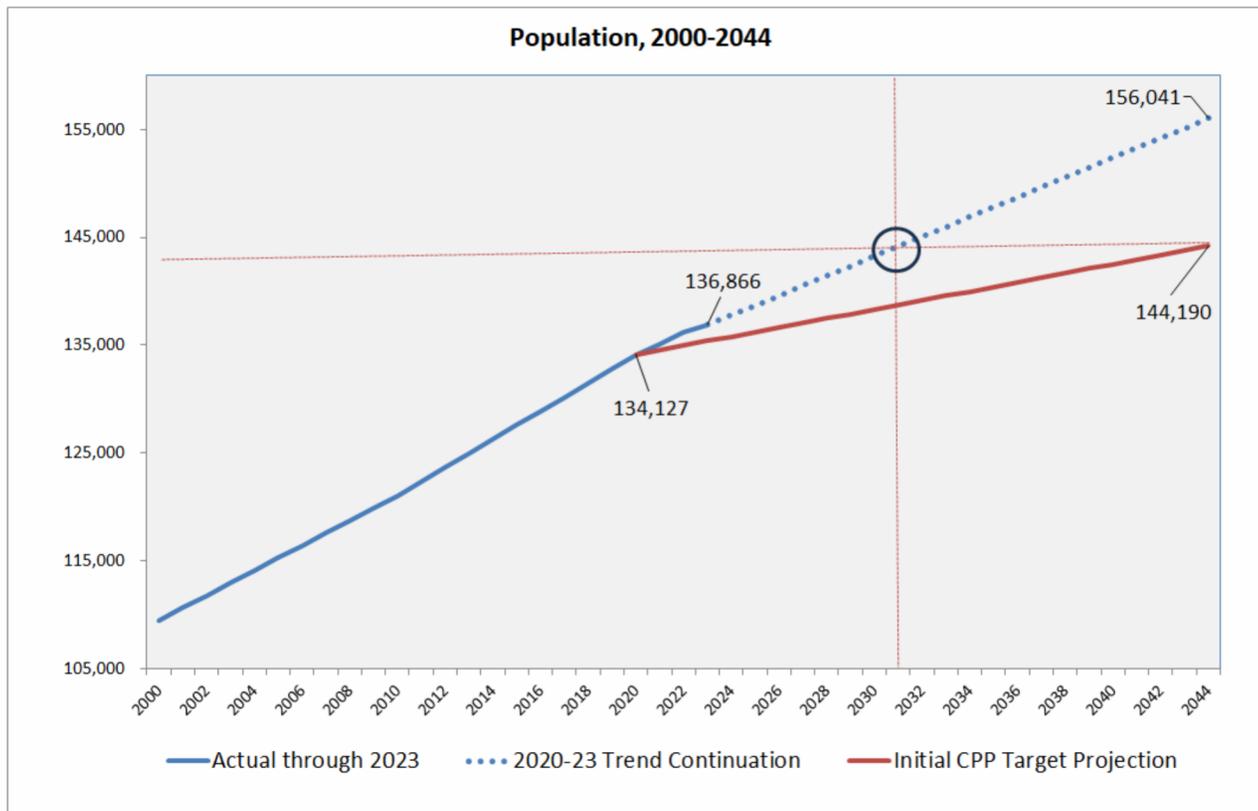


- Total housing units permitted in rural areas has trended downwards over the past 7 years, from roughly 500 units per year in 2017-18, to about 300 per year over the past 2 years.
- Biggest drop has been in units permitted on lots in formal plat rural cluster subdivisions recorded since 2010, as lot inventory is drawn down.

# 2024 Comprehensive Plan Update

## Future Rural Housing Unit Production

### Unincorporated Non-UGA (Rural/Resource Areas)



- The number of housing units permitted outside the UGA must drop further to 220 per year to avoid exceeding the 2044 rural population target (shown by the red growth line).
- Should permitting of housing units outside the UGA continue at the same levels observed from 2020 to 2022 (nearly 400 units per year on average), rural population growth will occur at about twice the rate called for in VISION 2050 and will reach the 2044 rural population target by 2031 (shown by the blue line).

## 2024 Comprehensive Plan *Update*

### Final Environmental Impact Statement (FEIS)

- FEIS is used to respond to comments on the draft and analyze a preferred alternative.
- A preferred alternative can be one of the alternatives considered in the draft, the Planning Commission recommendation, the Executive recommendation or a hybrid combining parts of the aforementioned alternatives/recommendations.
- FEIS is estimated to take at least three months to complete.
- **SCC 30.61.150 No action for seven days after publication.** The county shall not act on a proposal for which an EIS has been required prior to seven days following the issuance of the final EIS.
- Considering amendments outside the “bookends” of the draft may require additional time to complete the FEIS.

## 2024 Comprehensive Plan *Update*

### Biggest Challenges Going Forward

- Rural growth remains above optimal trajectory, with potential for 2044 target being reached by 2031.
- How to fund all the new improvements, address equity/access issues, and take care of old infrastructure that continues to need expensive life cycle maintenance.
- Prioritizing investments in the urban core subarea, including parks and transportation, to support where 53% of the total unincorporated 2020-2044 population growth (51,785) is planned. *That's equivalent to the population of Snohomish and Lake Stevens combined.*
- Ensuring capital projects are resilient to the projected impacts of climate change. Focused resources to low-income and disadvantaged communities.
- Public acceptance of density increases and permanent supportive housing.

# 2024 Comprehensive Plan *Update*

## Potential Council Schedule

April	May	June	July	August	September	October	November	December
Council Briefings								
	FEIS (~3 Months)							
				Hearings?				
					Adoption?			
					Budget			
								Deadline

*A decision on what to include in the DEIS ideally would occur by the end of May.*

# 2024 Comprehensive Plan *Update*

## Potential Briefing Schedule



*Subject to change*

# Questions

<https://www.snohomishcountywa.gov/5597/2024-Update>