

1 Adopted: December 4, 2024 (Version 1)
2 Effective:

3
4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON

6
7 AMENDED ORDINANCE NO. 24-100

8
9 RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING MAP
10 AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT
11 COMPREHENSIVE PLAN, REVISING THE SOUTHWEST COUNTY URBAN
12 GROWTH AREA AND AMENDING THE FUTURE LAND USE AND OFFICIAL ZONING
13 MAPS
14

15 WHEREAS, Snohomish County (“the county”) adopted the Snohomish County
16 Growth Management Act Comprehensive Plan (GMACP) on June 28, 1995, through
17 passage of Amended Ordinance No. 94-125; and

18
19 WHEREAS, the county has amended the GMACP several times since its
20 adoption; and

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

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

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

38
39 WHEREAS, on March 23, 2022, the County Council approved two motions
40 referring overlapping potential expansions of the Southwest Urban Growth Area (UGA)
41 for review, including environmental review under SEPA, consideration, and
42 recommendation by the Snohomish County Planning Commission (“Planning
43 Commission”), for final consideration in 2024; and

1
2 WHEREAS, Motion 22-134 proposed the smaller potential expansion and the
3 larger potential expansion proposed by Motion 22-090 included the area already
4 proposed in Motion 22-134 plus additional area for expansion; and
5

6 WHEREAS, the Planning Commission was briefed on the amendments in
7 Motions 22-090 and 22-134 on September 12, 2023; and
8

9 WHEREAS, the county issued the Draft Environmental Impact Statement (DEIS)
10 on September 6, 2023, and the 45-day public comment period ended on October 23,
11 2023; and
12

13 WHEREAS, the county created an online interactive mapping tool for the public
14 to review the zoning and Future Land Use (FLU) Maps studied for each of the three
15 land use alternatives and make site specific comments during the DEIS comment
16 period, including the Motion 22-134 amendments studied in as part of Alternative 2 and
17 the Motion 22-090 amendments studied as part of Alternative 3; and
18

19 WHEREAS, county staff held in-person public open houses on September 12
20 and September 23, 2023, to provide the public an opportunity to obtain information and
21 comment on the DEIS and amendments to the GMACP FLU Map and zoning, including
22 the Motion 22-090 and Motion 22-134 amendments; and
23

24 WHEREAS, the Planning Commission held a public hearing on October 24,
25 2023, to receive public testimony concerning the amendments contained in this
26 ordinance; and
27

28 WHEREAS, the notice of the public open houses and Planning Commission
29 public hearing was mailed to over 38,554 addresses in Snohomish County (including
30 those potentially affected by proposed changes and those within 500 feet of a proposed
31 change located within an urban growth area and 1,000 feet of a proposed change
32 outside of an urban growth area), published in the Everett Herald, and posted to the
33 project website; and
34

35 WHEREAS, after the conclusion of its public hearing, the Planning Commission
36 deliberated on November 14 and 15, 2023, and did not make a recommendation on the
37 broader Southwest UGA expansion proposed by Motion 22-090 as set forth in the
38 Planning Commission's January 16, 2024, recommendation letter; and
39

40 WHEREAS, in its hearings related to the 2024 GMACP update on August 19 and
41 September 11, 2024, the Snohomish County Council ("County Council") held a public
42 hearing after proper notice and considered public comment and the entire record related
43 to the amendments contained in this ordinance; and

1
2 WHEREAS, in its hearing on September 11, 2024, the County Council directed
3 staff to prepare amendments to expand the Southwest Urban Growth Area east of
4 Sunset Road as contained in this ordinance as a stand-alone ordinance rather than as
5 an amendment to other ordinances before the County Council for consideration; and
6

7 WHEREAS, the County Council continued its hearing from September 11, 2024,
8 to October 2, 2024, for continued public comment, deliberation, and discussion of
9 various GMACP ordinances, including this ordinance; and
10

11 WHEREAS, the County Council continued its hearing from October 2, 2024, to
12 December 4, 2024, in part to allow proper notice for this ordinance, and for
13 consideration of public comment and the entire record related to amendments contained
14 in this ordinance; and
15

16 WHEREAS, in its hearing on December 4, 2024, the County Council amended
17 this ordinance to increase the size of the expansion near Sunset Road; and
18

19 WHEREAS, the expansion discussed on September 11, 2024, and originally
20 included in this ordinance would have used a combination of the Rural to Urban
21 Transition Area (RUTA) overlay designation (as a proxy for drainage basin boundaries)
22 and school district ownership of parcels to establish the eastern edge of the UGA near
23 Sunset Road; and
24

25 WHEREAS, the expansion area in this ordinance as amended and adopted uses
26 a utility corridor containing both underground and overhead infrastructure as the eastern
27 edge of the UGA near Sunset Road instead; and
28

29 WHEREAS, the expansion area as amended and adopted in this ordinance is the
30 same as what Motion 22-090 had proposed in the vicinity of Sunset Road and was
31 studied as part of Alternative 3 in the DEIS; and
32

33 WHEREAS, following the public hearing, the County Council deliberated on the
34 amendments contained in this ordinance;
35

36 NOW, THEREFORE, BE IT ORDAINED:
37

38 Section 1. The County Council adopts the following findings to support this
39 ordinance:
40

41 A. The foregoing recitals are adopted as findings as if set forth in full herein.
42

- 1 B. This Ordinance would expand the Southwest UGA by approximately 215 acres east
2 of Sunset Road to include a portion of the UGA expansion proposed by Motion 22-
3 090. This expansion would be part of the Mill Creek Municipal Urban Growth Area
4 and would redesignate the area from Rural Residential, with a portion in the
5 Rural/Urban Transition Area overlay, to Urban Low Density Residential and
6 Public/Institutional Use designations, with a concurrent rezone from Rural-5 Acre
7 zoning to R-7,200 zoning.
8
- 9 C. These proposed amendments to UGA boundaries, FLU map designations, and
10 zoning in this ordinance result in a small UGA sizing safety factor for residential
11 capacity within the composite county UGA including cities in addition to the projected
12 20-year land area needs. These amendments help assure adequate housing
13 availability and choices during the planning period, as documented in the 2024 UGA
14 Land Capacity Analysis.
15
- 16 D. The proposed amendments to UGA boundaries bring two sites owned by the Everett
17 School District and planned for schools fully into the UGA. The expanded
18 Public/Institutional Use designation south of 174th Ave SE would bring the entirety of
19 a planned high school site into the UGA (part of the planned high school site is
20 already in the UGA). The expanded Public/Institutional Use designation near
21 Strumme Road brings two district-owned parcels that are part of a planned
22 elementary school site into the UGA. In both cases, the schools could be outside (or
23 partially outside) the UGA, but inclusion of schools in the UGA will facilitate
24 connection to sewer and will result in application of urban sidewalk and road
25 standards to schools that primarily serve students from nearby urban areas.
26
- 27 E. There will be no net effect on county employment capacity. Both school sites could
28 develop with schools and associated employment whether inside or outside the
29 UGA. Inclusion of the elementary site near Strumme Road means that jobs for that
30 school would count towards urban employment targets rather than rural targets.
31 Inclusion of the portion of the high school site near 180th Street may or may not
32 affect accounting for future employment as it might be possible for the high school to
33 develop with buildings (and location of employees) on the portion of the site already
34 inside the UGA (and where sewers would be allowed) and other facilities such as
35 parking and ballfields outside the UGA. Inclusion of the full high school site in the
36 UGA would provide more options to the School District in designing the high school
37 site and will help facilitate future annexation of the entire school rather than just a
38 portion of the school site (because cities may only annex properties within a UGA).
39 In total, these changes do not affect overall county employment levels, they simply
40 adjust how that employment would be categorized (as urban or rural jobs) and allow
41 for future annexation by a nearby city.
42

- 1 F. The proposed amendments are consistent with RCW 36.70A.110(3) requirements
2 that future urban growth be in areas that are already characterized by urban growth
3 and will be served by adequate public facilities. The proposed amendments would
4 include an area adjacent to the Southwest UGA in an area that can be served
5 adequately by urban public facilities and services consistent with the 2024
6 Transportation Element, Parks and Recreation Element, and Capital Facilities and
7 Utilities Element of the GMACP based on impacts and mitigation documented in
8 Chapter 3.2 of the Final EIS. Outside the current UGA, the proposal includes four
9 parcels owned by the Everett School District in two locations. One parcel is part of a
10 planned elementary school where the rest of the planned school site is in the RUTA.
11 The other three parcels are part of planned high school site where some of the site
12 is in the RUTA and some of it is already in the UGA. The Everett School District's
13 Capital Facilities Plan anticipates both new schools as being necessary to serve
14 planned residential growth, most of which originates from urban areas. Inclusion of
15 these future schools in the UGA will allow them to connect to sewer and will ensure
16 that safe walking conditions for school children will be provided at urban standards
17 rather than at rural standards.
18
- 19 G. The proposed amendments are consistent with RCW 36.70A.130(1)(e), which
20 requires that comprehensive plan amendments be consistent with the GMA. The
21 amendments are consistent with the GMA requirements for accommodating
22 additional residential and employment capacity in RCW 36.70A.110(2) and will help
23 ensure that the projected 20-year needs assure adequate housing availability and
24 choices at all times during the planning period as documented in the 2024 UGA
25 Land Capacity Analysis and are within the established UGA sizing safety factor of
26 15%. Consistent with RCW 36.70A.115, the amendments, in combination with
27 extensive reasonable measures to increase capacity within the existing UGA as
28 documented in the 2024 Reasonable Measures Report, ensure sufficient land
29 suitable for development as documented in the 2024 UGA Land Capacity Analysis,
30 and also add adjacent school property to the UGA that are planned for school
31 facilities to serve growth. The amendments are consistent with RCW
32 36.70A.130(2)(a), which requires that comprehensive plan amendments be
33 considered no more frequently than once every year. The county-initiated
34 amendments are scheduled for final consideration by the County Council according
35 to the requirements in chapter 30.74 SCC and are considered together with county-
36 initiated comprehensive plan amendments for final action no more frequently than
37 once per year.
38
- 39 H. The proposed amendments are consistent with the goals of the Growth
40 Management Act. Consistent with Goal 12 Public Facilities and Services because
41 they allow planned public schools which are necessary to serve urban growth to be
42 built to urban standards and because the residential portion of the changes can be
43 served by other public facilities such as roads that are already existing or planned.

1 Consistent with Goal 14 Climate Change and Resiliency because placing new
2 schools in UGAs means that they will require urban safe walking conditions rather
3 than rural safe walking conditions for school children, thereby increasing human
4 health and safety while also encouraging children to walk to school and thus also
5 reducing per capita vehicle miles traveled.
6

7 I. The proposed amendments are consistent with RCW 36.70A.070, which requires
8 internal consistency within a comprehensive plan because the amendments
9 maintain internal consistency between the GMACP FLU Map and the area-wide
10 zoning map.
11

12 J. The proposed amendments are consistent with RCW 36.70A.100 and 36.70A.210,
13 which require that a comprehensive plan be consistent with the Puget Sound
14 Regional Council (PSRC) Multicounty Planning Policies (MPPs) and the CPPs. The
15 amendments are consistent with the MPPs and the CPPs as analyzed and
16 described in section 3.2.2 of the DEIS, in the September 11, 2023, and October 10,
17 2023, PDS staff reports to the Planning Commission, and in the additional findings
18 below.
19

20 K. The proposed amendments are consistent with the MPPs. The amendments
21 maintain consistency with the MPPs, including MPPs RGS-4, RGS-5, RGS-6, and
22 RGS-12, by amending the GMACP FLU Map and the area-wide zoning map for a
23 minor expansion of the Southwest UGA to provide additional capacity for population
24 growth and to locate planned schools inside the UGA consistent with local conditions
25 and policies establishing a permissible UGA sizing safety factor of 15%. Consistent
26 with MPP RGS-4, this minor UGA adjustment would accommodate urban growth in
27 a UGA. Consistent with MPP RGS-5, this minor UGA adjustment would ensure a
28 stable and sustainable UGA by using a utility corridor to establish a clearly
29 identifiable physical feature as a UGA boundary while also ensuring adequate land
30 capacity within the UGA sufficient to accommodate the 2044 residential and
31 employment growth targets. Consistent with MPP RGS-6 because this expansion
32 would take place after implementation of extensive reasonable measures to increase
33 capacity in the existing UGA as documented in the 2024 Reasonable Measures
34 Report. This minor UGA adjustment is consistent with MPP RGS-12 because the
35 Mill Creek Municipal Urban Growth Area is a high-capacity transit community under
36 VISION 2050.
37

38 L. The proposed amendments are consistent with the CPPs by expanding the
39 Southwest UGA as part of the periodic update of the GMACP. The proposed
40 amendments are consistent with CPP DP-2.
41

42 1. The amendments are consistent with CPP DP-2.a because the expansion is
43 supported by a land capacity analysis adopted by the County Council.

2. The amendments are consistent with CPP DP-2.b because the resulting total addition population capacity within the composite UGA does not exceed the 20-year forecasted UGA growth by more than 15 percent.
3. The amendments are consistent with CPP DP 2.c because they are in compliance with the GMA.
4. The amendments are consistent with CPP DP 2.d because the city of Mill Creek was provided notice of the potential for UGA expansion, including notice of the UGA expansion for the Mill Creek Municipal Urban Growth Area contemplated in this ordinance as amended and adopted as part of Alternative 3 to the 2024 update to the GMACP, but Mill Creek did not opine on the issue of potential UGA expansion. Absent a stated position from Mill Creek, the County Council finds the following:
 - a) That it is in the public interest to include future school sites in the UGA so that the schools may connect to sewer and have road and sidewalk connections built to urban standards to promote safe walking conditions for school children;
 - b) That it is in the public interest to include additional land near Sunset Road in the UGA to help ensure that an adequate land supply exists for housing; and
 - c) Use of the utility corridor as the eastern edge of the UGA in this area will establish a boundary with a clearly identifiable physical feature; and
 - d) To the extent that future school and residential development takes place within the Little Bear Creek Watershed, existing critical area, drainage, and land disturbing activity regulations will ensure that there are no significant environmental impacts on Little Bear Creek as a result of such development. Specific to the planned school facilities, these could have been built in the watershed regardless of UGA status, but by including the school sites within the UGA, future schools will be required to connect to sewer and thereby the public interest in protecting that watershed will have been better served than it would be without including those future school sites in the UGA.
5. The amendments are consistent with CPP DP 2.e which requires that at least one of several possible conditions has been met. Consistent with Condition 2.e.2 because the expansion is the result of a periodic review of UGAs as required by RCW 36.70A.130(3). Consistent with Condition 2.e.6 because the expansion will include school facilities that primarily serve urban populations in the UGA. Condition 2.e.6 also requires that when it can be demonstrated that “no site

1 within the UGA can reasonably or logically accommodate the proposed facilities,
2 urban growth area expansions may take place to allow the development of these
3 facilities provided that the expansion area is adjacent to an existing UGA.”
4 Related to this second part, the County Council recognizes and concurs with the
5 following statements in the Everett School District’s 2024-2029 Capital Facilities
6 plan:
7

8 “Most of the recent housing development and, as a result, the increase in our
9 student enrollment has been and is anticipated to continue to be, in the
10 southern part of the district. Most of the developable land in that part of the
11 district within the urban growth area has already been developed. [...] To help
12 plan for anticipated growth in student enrollment, especially in the southern
13 part of the district, the district has been searching for developable
14 assemblages of property large enough to site another elementary school.
15 However, the availability of undeveloped land within this part of Snohomish
16 County’s Urban Growth Area (UGA) is extremely limited. It would be more
17 efficient from a student accessibility and transportation perspective to look at
18 sites closer to the anticipated growth and outside the UGA rather than further
19 away and within the UGA. It would be burdensome and inequitable to
20 displace residents and diminish housing stock with school facilities where
21 other alternatives exist that require less family displacement, less housing
22 stock demolition, and are more proximate to the students than potential
23 school sites further north. The district anticipates the need to continue to look
24 outside of the UGA to locate parcels large enough to accommodate a school,
25 where appropriate. The district is allowed to locate elementary schools
26 outside the UGA. Under Snohomish County’s zoning code, elementary
27 schools are allowed in rural areas, although RCW 36.70A.213 imposes
28 certain conditions on the extension of public facilities and utilities to serve
29 schools sited in rural areas. RCW 36.70A.213(1)(b) & (c). With Snohomish
30 County’s 2024 Comprehensive Plan, there is a possibility that the UGA will
31 expand within the District [to include the planned elementary and high school
32 sites].”
33

34 The County Council finds that it is reasonable and logical to include these school
35 sites in the UGA to allow for extension of public facilities and utilities which then
36 may occur at urban service levels for schools that primarily serve new urban
37 growth.
38

- 39 M. The proposed amendments follow a consideration of reasonable measures
40 consistent with CPP GF-7.b. As documented in the 2024 Reasonable Measures
41 Report, reasonable measures adopted since the 2021 Buildable Lands Report
42 analysis, included in the 2024 Update of the GMACP, or recommended as part of
43 separate ordinances to comply with recent changes in state law, account for an

1 additional 29,217 population capacity within the existing UGA, representing 92.7% of
2 the additional population capacity documented in the 2024 UGA Land Capacity
3 Analysis above what was estimated for the No Action alternative in the DEIS.
4

5 N. The proposed amendments are consistent with the GMACP policies.
6

- 7 1. The amendments are consistent with the Snohomish County Land Use Element
8 Policy 1.A.1 by including UGA expansions that do not result in total additional
9 population capacity within the Snohomish County composite UGA that would
10 exceed the total 20-year forecasted UGA population growth by more than 15
11 percent. The amendments are consistent with LU Policy 1.A.9 because the
12 expansion complies with the GMA and is consistent with the CPPs, including
13 CPP DP-2, as described herein.
14
- 15 2. The proposed amendments are consistent with LU Policy 1.C.1 which requires
16 UGA boundaries to follow unique “topographical and physical features such as
17 watershed boundaries, streams, rivers, ridge lines, steep slopes, roads, railroad
18 lines and transmission lines (where they follow property lines) and special
19 purpose district boundaries shall be used, if possible, to delineate and define the
20 boundary.” The area to be included in the UGA by the proposed amendments
21 uses a utility corridor that contains overhead transmission lines as a clearly
22 identifiable physical feature for the eastern UGA boundary in the affected area.
23

24 O. Procedural requirements.
25

- 26 1. SEPA requirements with respect to this non-project action have been satisfied
27 through the completion of a Draft EIS issued on September 6, 2023, and a
28 Final EIS issued on August 27, 2024.
29
- 30 2. The amendments are a Type 3 legislative action pursuant to SCC 30.73.010.
31
- 32 3. The UGA expansion proposed by this ordinance is a subset of what had been
33 proposed as Alternative 3 in the notice to the Washington State Department
34 of Commerce submitted by Planning and Development Services on April 16,
35 2024. That prior notice satisfies the notice requirements of RCW 36.70A.106.
36
- 37 4. The public participation process used in the adoption of this ordinance
38 complied with all applicable requirements of the GMA and the SCC.
39 Notification was provided in accordance with SCC 30.73.050 and SCC
40 30.73.070.
41
- 42 5. The Washington State Attorney General last issued an advisory
43 memorandum, as required by RCW 36.70A.370, in September of 2018

1 entitled "Advisory Memorandum: Avoiding Unconstitutional Takings of Private
2 Property" to help local governments avoid the unconstitutional taking of
3 private property. The process outlined in the State Attorney General's 2018
4 advisory memorandum was used by Snohomish County in objectively
5 evaluating the amendments in this ordinance.
6

7 P. The ordinance is consistent with the record, including the PDS staff reports to the
8 Planning Commission dated September 11, 2023, and October 10, 2023.
9

10 Q. This ordinance is consistent with RCW 36.70A.067, which requires that the initial
11 effective date of an action that expands an urban growth area designated under
12 RCW 36.70A.110 is after the latest of the following dates: (1) 60 days after the date
13 of publication of notice of adoption of the comprehensive plan, development
14 regulation, or amendment to the plan or regulation, implementing the action, as
15 provided in RCW 36.70A.290(2); or (2) If a petition for review to the growth
16 management hearings board is timely filed, upon issuance of the board's final order.
17

18 Section 2. The County Council makes the following conclusions:
19

20 A. The amendments comply with all requirements of Washington State law and county
21 code.
22

23 B. The amendments are consistent with the MPPs.
24

25 C. The amendments are consistent with the CPPs.
26

27 D. The amendments are consistent with the goals, objectives, and policies of the
28 GMACP.
29

30 E. All SEPA requirements with respect to this non-project action have been satisfied.
31

32 F. The amendments do not result in an unconstitutional taking of private property for a
33 public purpose and does not violate substantive due process guarantees.
34

35 Section 3. The County Council bases its findings and conclusions on the entire
36 record of the Planning Commission and the County Council, including all testimony and
37 exhibits. Any finding which should be deemed a conclusion, and any conclusion which
38 should be deemed a finding, is hereby adopted as such.
39

40 Section 4. LU Map 1 (Future Land Use) of the GMACP Land Use Element, last
41 amended by Amended Ordinance 24-033 on December 4, 2024, is amended as
42 indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by
43 reference into this ordinance.

1
2 Section 5. The official zoning maps maintained pursuant to SCC 30.21.030 shall
3 be revised to reflect the zoning change adopted by the County Council as indicated in
4 Exhibit B to this ordinance, which is attached hereto and incorporated by reference into
5 this ordinance.
6

7 Section 6. All comprehensive plan maps that reflect UGA and municipal UGA
8 (MUGA) boundaries, last amended by Amended Ordinance No. 24-033 on December 4,
9 2024, are amended to reflect and be consistent with LU Map 1 as amended in Section 4
10 of this ordinance.
11

12 Section 7. The residential and urban growth area land capacity analyses
13 (Exhibits Q and V to Amended Ordinance No. 24-033) are amended to reflect and be
14 consistent with LU Map 1 as amended in Section 4 of this ordinance.
15

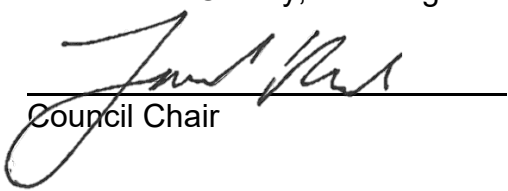
16 Section 8. The County Council directs the code reviser to update SCC 30.10.060
17 pursuant to SCC 1.02.020(3).
18

19 Section 9. Consistent with RCW 36.70A.067, the effective date of this ordinance
20 is after the latest of the following dates: (1) 60 days after the date of publication of notice
21 of adoption of this ordinance, as provided in RCW 36.70A.290(2); or (2) if a petition for
22 review to the Growth Management Hearings Board is timely filed, upon issuance of the
23 Board's final order affirming the ordinance or a decision by a court of law concluding the
24 ordinance complies with the GMA.
25

26 Section 10. Severability and Savings. If any section, sentence, clause, or phrase
27 of this ordinance shall be held to be invalid by the Growth Management Hearings Board
28 ("Board"), or unconstitutional by a court of competent jurisdiction, such invalidity or
29 unconstitutionality shall not affect the validity or constitutionality of any other section,
30 sentence, clause, or phrase of this ordinance. Provided, however, that if any section,
31 sentence, clause, or phrase of this ordinance is held to be invalid by the Board or court
32 of competent jurisdiction, then the section, sentence, clause, or phrase in effect prior to
33 the effective date of this ordinance shall be in full force and effect for that individual
34 section, sentence, clause, or phrase as if this ordinance had never been adopted.
35

36 PASSED this 4th day of December 2024.
37

38 SNOHOMISH COUNTY COUNCIL
39 Snohomish County, Washington
40

41 
42 Council Chair

Lisa Hickey
Asst. Clerk of the Council

DATE: December 12, 2024

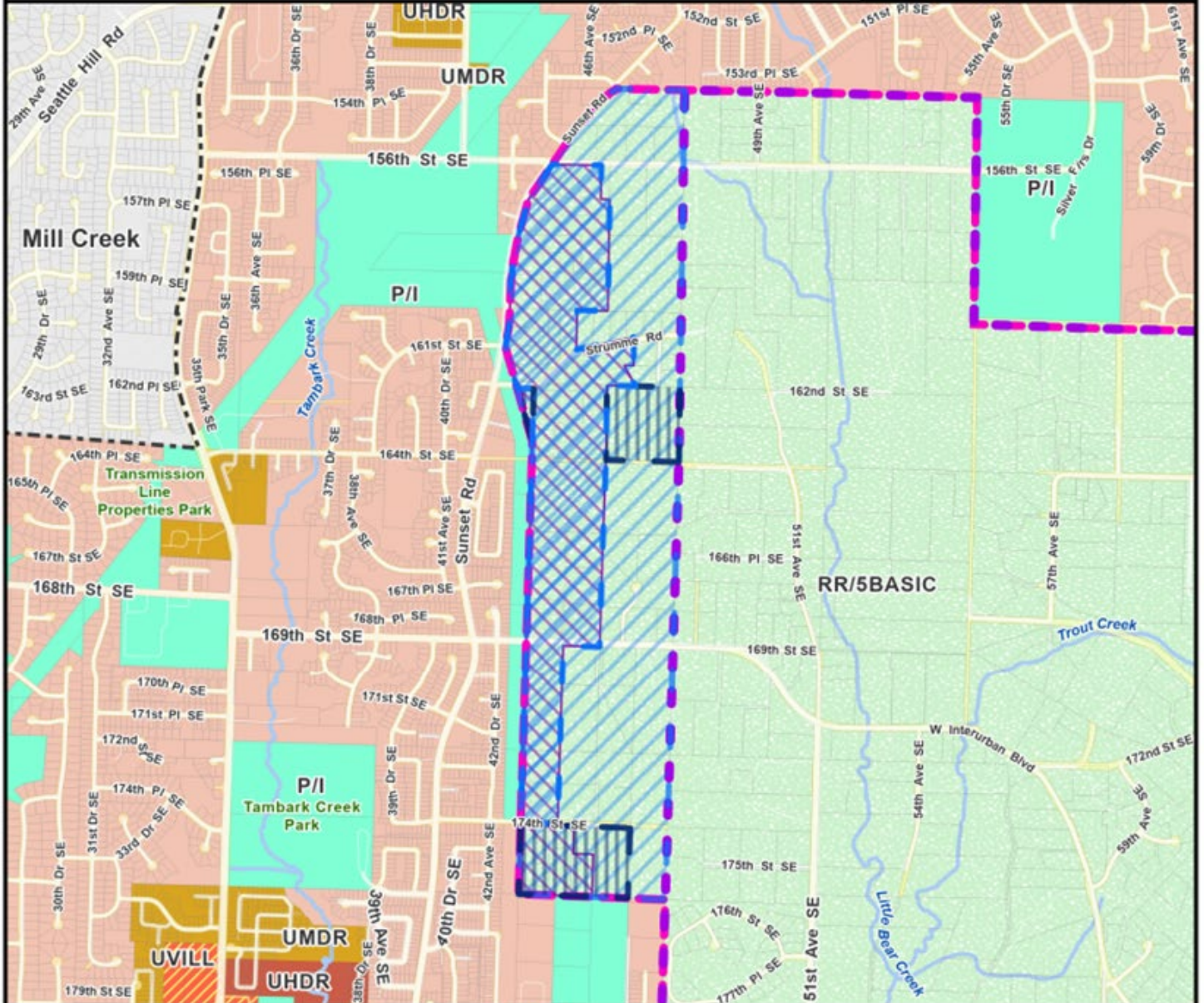
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Melissa Geraghty

2024 Update
Motion No. 22-090 Sunset Road Area
County Council Proposed Expansion of the Southwest UGA



Proposed Future Land Use (FLU) Map
 Comprehensive Plan Amendment



Council-Initiated Map Amendments



Expand UGA for P/I uses.



Expand UGA for ULDR uses.

Future Land Use



P/I: Public/Institutional Use



RR: Rural Residential (1 DU/5 Acres Basic)



UHDR: Urban High Density Residential



ULDR: Urban Low Density Residential (4 - 6 DU/Acre)



UMDR: Urban Medium Density Residential



UV: Urban Village



Rural Urban Transition Area (RUTA)



Urban Growth Area (UGA)



Proposed UGA Boundary



City Boundary



Road Right of Way



Parcels



Waterbodies



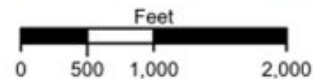
Watercourses



Major Roads



Streets



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