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Project Name		2024 Comprehensive Plan Update					
Part 3 - COUNCIL		Council Staff: Ryan Countryman		Hearing Date: Wednesday, December 4, 2024 @ 10:30 a.m.			
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## ECAF and Materials

**Executive/Council Action Form (ECAF)**

**ITEM TITLE:**

..Title

Ordinance 24-100, relating to the Growth Management Act, adopting map amendments to the Snohomish County Growth Management Act Comprehensive Plan, revising the Southwest County Urban Growth Area and amending the Future Land Use and Official Zoning Maps

..body

**DEPARTMENT:** County Council

**ORIGINATOR:** Ryan Countryman for CM Jared Mead

**EXECUTIVE RECOMMENDATION:** Deny

**PURPOSE:** This ordinance would expand the Southwest Urban Growth Area by approximately 112 acres east of Sunset Road as part of the 2024 Comprehensive Plan Update.

**BACKGROUND:** This ordinance would include some of the UGA expansion near Sunset Road that had been proposed as part of Motion 22-090.

**OTHER DEPARTMENTAL REVIEW/COMMENTS:** Click or tap here to enter text.

1 Adopted:  
2 Effective:

3  
4 SNOHOMISH COUNTY COUNCIL  
5 SNOHOMISH COUNTY, WASHINGTON

6  
7 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 General Policy Plan element of the 1995 GMACP included  
20 adoption of a Rural/Urban Transition Area (RUTA) as an overlay designation as part of  
21 the Future Land Use Map (FLUM) and describes the purpose of the RUTA in the plan  
22 narrative as "intended to reserve a potential supply of land for future addition into the  
23 UGA"; and  
24

25 WHEREAS, the FLUM adopted in the 1995 GMACP depicted a RUTA adjacent  
26 to most UGAs, including in the vicinity of Sunset Road, and in most places, including  
27 near Sunset Road, the RUTA extended approximately ¼ mile from the UGA boundary;  
28 and  
29

30 WHEREAS, the county has amended the GMACP several times since its  
31 adoption; and  
32

33 WHEREAS, on December 21, 2005, as part of a periodic review of the GMACP  
34 (Amended Ordinance 05-069), Snohomish County removed a portion of the RUTA that  
35 was in the Little Bear Creek watershed, including a portion of the RUTA that had been  
36 near Sunset Road, and simultaneously in another part of the county added RUTA near  
37 Stanwood to indicate a potential future expansion area of that city's UGA and explained  
38 both actions as follows:  
39

40 "The revisions to the Rural/Urban Transition Area (R/UTA) overlay respond to the  
41 sensitivity of the Little Bear Creek basin revealed in the DEIS and reflected in the  
42 guiding principles for the 10-Year Update process. The addition of the R/UTA east of



1 Stanwood responds to that city's need for long-term expansion potential." (Amended  
2 Ordinance 05-069, Finding D.14); and  
3

4 WHEREAS, during the next periodic update to the GMACP, on June 10, 2015,  
5 the county amended the policies regarding the RUTA, removing references to the RUTA  
6 being used to reserve a potential supply of land for future UGA expansion, by adopting  
7 Amendment No. 10 as part of Amended Ordinance 14-129; and  
8

9 WHEREAS, Amendment No. 10 included the following language to describe its  
10 purpose:  
11

12 "Remove proposed language that RUTAs may be used for future UGA  
13 expansions. Any area, whether or not in a RUTA, could be used for future UGA  
14 expansion, and any UGA expansion needs to meet the same criteria. Removing  
15 this language avoids setting false expectations that areas in the RUTA are  
16 somehow entitled to being included in the UGA in future update cycles"; and  
17

18 WHEREAS, the policies revised by Amendment No 10 were Objective LU.1.B  
19 and Policy LU 1.B.1 which were revised as follows:  
20

21 Objective LU 1.B "Designate rural urban transition areas outside of and adjacent  
22 to UGAs (~~to reserve a potential supply of land for residential and employment~~  
23 ~~land uses for the next plan cycle~~)).  
24

25 Policy LU 1.B.1 "The designation of rural urban transition areas (RUTAs) is an  
26 overlay that may be applied to rural lands adjacent to UGAs (~~as a result of the~~  
27 ~~review of UGAs at least every ten years, as required by RCW 36.70A.130(3), in~~  
28 ~~order to allow for possible future expansion of employment and residential~~  
29 ~~lands~~)); and  
30

31 WHEREAS, the county has further amended the GMACP several times, most  
32 recently by Amended Ordinance No. 22-028 on September 14, 2022; and  
33

34 WHEREAS, the county must conduct a periodic review of its GMACP pursuant to  
35 Revised Code of Washington (RCW) 36.70A.130(3), which directs counties planning  
36 under the Growth Management Act (GMA) to take legislative action to review and, if  
37 needed, revise their comprehensive plans and development regulations to ensure that  
38 population, employment, and housing growth for the succeeding 20-year period can be  
39 accommodated; and  
40

41 WHEREAS, on November 1, 2021, the county began the State Environmental  
42 Policy Act (SEPA) scoping period, and held two virtual public meetings on November 9

1 and November 15, 2021, to kick off the review of the GMACP and to seek comments on  
2 a scope for an Environmental Impact Statement (EIS); and  
3

4 WHEREAS, the county published the SEPA scoping public notice in English,  
5 Spanish, and Korean in the Everett Herald, sent it to agencies and interested parties as  
6 contained in the Planning and Development Services (PDS) SEPA Distribution List, and  
7 posted it to the Snohomish County website; and  
8

9 WHEREAS, on March 23, 2022, the County Council approved two motions  
10 referring overlapping potential expansions of the Southwest Urban Growth Area (UGA)  
11 for review, including environmental review under SEPA, consideration, and  
12 recommendation by the Snohomish County Planning Commission ("Planning  
13 Commission"), for final consideration in 2024; and  
14

15 WHEREAS, Motion 22-134 proposed the smaller potential expansion and the  
16 larger potential expansion proposed by Motion 22-090 included the area already  
17 proposed in Motion 22-134 plus additional area for expansion; and  
18

19 WHEREAS, the Planning Commission was briefed on the amendments in  
20 Motions 22-090 and 22-134 on September 12, 2023; and  
21

22 WHEREAS, the county issued the Draft Environmental Impact Statement (DEIS)  
23 on September 6, 2023, and the 45-day public comment period ended on October 23,  
24 2023; and  
25

26 WHEREAS, the county created an online interactive mapping tool for the public  
27 to review the zoning and Future Land Use (FLU) Maps studied for each of the three  
28 land use alternatives and make site specific comments during the DEIS comment  
29 period, including the Motion 22-134 amendments studied in as part of Alternative 2 and  
30 the Motion 22-090 amendments studied as part of Alternative 3; and  
31

32 WHEREAS, county staff held in-person public open houses on September 12  
33 and September 23, 2023, to provide the public an opportunity to obtain information and  
34 comment on the DEIS and amendments to the GMACP FLU Map and zoning, including  
35 the Motion 22-090 and Motion 22-134 amendments; and  
36

37 WHEREAS, the Planning Commission held a public hearing on October 24,  
38 2023, to receive public testimony concerning the amendments contained in this  
39 ordinance; and  
40

41 WHEREAS, the notice of the public open houses and Planning Commission  
42 public hearing was mailed to over 38,554 addresses in Snohomish County (including  
43 those potentially affected by proposed changes and those within 500 feet of a proposed

1 change located within an urban growth area and 1,000 feet of a proposed change  
2 outside of an urban growth area), published in the Everett Herald, and posted to the  
3 project website; and  
4

5 WHEREAS, after the conclusion of its public hearing, the Planning Commission  
6 deliberated on November 14 and 15, 2023, and did not make a recommendation on the  
7 broader Southwest UGA expansion proposed by Motion 22-090 as set forth in the  
8 Planning Commission's January 16, 2024, recommendation letter; and  
9

10 WHEREAS, in its hearings related to the 2024 GMACP update on August 19 and  
11 September 11, 2024, the Snohomish County Council ("County Council") held a public  
12 hearing after proper notice and considered public comment and the entire record related  
13 to the amendments contained in this ordinance; and  
14

15 WHEREAS, in its hearing on September 11, 2024, the County Council directed  
16 staff to prepare the specific amendments contained in this ordinance as a stand-alone  
17 ordinance rather than as an amendment to other ordinances before the County Council  
18 for consideration; and  
19

20 WHEREAS, the County Council continued its hearing from September 11, 2024,  
21 to October 2, 2024, for continued public comment, deliberation, and discussion of  
22 various GMACP ordinances, including this ordinance; and  
23

24 WHEREAS, the County Council continued its hearing from October 2, 2024, to  
25 December 4, 2024, in part to allow proper notice for this ordinance, and for  
26 consideration of public comment and the entire record related to amendments contained  
27 in this ordinance; and  
28

29 WHEREAS, following the public hearing, the County Council deliberated on the  
30 amendments contained in this ordinance;  
31

32 NOW, THEREFORE, BE IT ORDAINED:  
33

34 Section 1. The County Council adopts the following findings to support this  
35 ordinance:  
36

- 37 A. The foregoing recitals are adopted as findings as if set forth in full herein.  
38  
39 B. This Ordinance would expand the Southwest UGA by approximately 112 acres east  
40 of Sunset Road to include a portion of the UGA expansion proposed by Motion 22-  
41 090. This expansion would be part of the Mill Creek Municipal Urban Growth Area  
42 and would redesignate the area from Rural Residential, with a portion in the  
43 Rural/Urban Transition Area overlay, to Urban Low Density Residential and

1 Public/Institutional Use designations, with a concurrent rezone from Rural-5 Acre  
2 zoning to R-7,200 zoning.

- 3
- 4 C. These proposed amendments to UGA boundaries, FLU map designations, and  
5 zoning in this ordinance result in a small UGA sizing safety factor for residential  
6 capacity within the composite county UGA including cities in addition to the projected  
7 20-year land area needs. These amendments help assure adequate housing  
8 availability and choices during the planning period, as documented in the 2024 UGA  
9 Land Capacity Analysis.
- 10
- 11 D. The proposed amendments to UGA boundaries bring two sites owned by the Everett  
12 School District and planned for schools fully into the UGA. The expanded  
13 Public/Institutional Use designation south of 174<sup>th</sup> Ave SE would bring the entirety of  
14 a planned high school site into the UGA (part of the planned high school site is  
15 already in the UGA). The expanded Public/Institutional Use designation near  
16 Strumme Road brings two district-owned parcels that are part of a planned  
17 elementary school site into the UGA. In both cases, the schools could be outside (or  
18 partially outside) the UGA, but inclusion of schools in the UGA will facilitate  
19 connection to sewer and will result in application of urban sidewalk and road  
20 standards to schools that primarily serve students from nearby urban areas.
- 21
- 22 E. There will be no net effect on county employment capacity. Both school sites could  
23 develop with schools and associated employment whether inside or outside the  
24 UGA. Inclusion of the elementary site near Strumme Road means that jobs for that  
25 school would count towards urban employment targets rather than rural targets.  
26 Inclusion of the portion of the high school site near 180<sup>th</sup> Street may or may not  
27 affect accounting for future employment as it might be possible for the high school to  
28 develop with buildings (and location of employees) on the portion of the site already  
29 inside the UGA (and where sewers would be allowed) and other facilities such as  
30 parking and ballfields outside the UGA. Inclusion of the full high school site in the  
31 UGA would provide more options to the School District in designing the high school  
32 site and will help facilitate future annexation of the entire school rather than just a  
33 portion of the school site (because cities may only annex properties within a UGA).  
34 In total, these changes do not affect overall county employment levels, they simply  
35 adjust how that employment would be categorized (as urban or rural jobs) and allow  
36 for future annexation by a nearby city.
- 37
- 38 F. The proposed amendments are consistent with RCW 36.70A.110(3) requirements  
39 that future urban growth be in areas that are already characterized by urban growth  
40 and will be served by adequate public facilities. The proposed amendments would  
41 include an area adjacent to the Southwest UGA in an area that can be served  
42 adequately by urban public facilities and services consistent with the 2024  
43 Transportation Element, Parks and Recreation Element, and Capital Facilities and

1 Utilities Element of the GMACP based on impacts and mitigation documented in  
2 Chapter 3.2 of the Final EIS. Most of the proposed expansion area is designated as  
3 a Rural/Urban Transition Area (RUTA) which signifies long-standing potential for the  
4 area to become urban. Outside the RUTA, the proposal includes four additional  
5 parcels in two locations. One parcel is part of a planned elementary school where  
6 the rest of the planned school site is in the RUTA. The other three parcels are part of  
7 planned high school site where some of the site is in the RUTA and some of it is  
8 already in the UGA. The Everett School District's Capital Facilities Plan anticipates  
9 both new schools as being necessary to serve planned residential growth, most of  
10 which originates from urban areas. Inclusion of these future schools in the UGA will  
11 allow them to connect to sewer and will ensure that safe walking conditions for  
12 school children will be provided at urban standards rather than at rural standards.  
13

14 G. The proposed amendments are consistent with RCW 36.70A.130(1)(e), which  
15 requires that comprehensive plan amendments be consistent with the GMA. The  
16 amendments are consistent with the GMA requirements for accommodating  
17 additional residential and employment capacity in RCW 36.70A.110(2) and will help  
18 ensure that the projected 20-year needs assure adequate housing availability and  
19 choices at all times during the planning period as documented in the 2024 UGA  
20 Land Capacity Analysis and are within the established UGA sizing safety factor of  
21 15%. Consistent with RCW 36.70A.115, the amendments, in combination with  
22 extensive reasonable measures to increase capacity within the existing UGA as  
23 documented in the 2024 Reasonable Measures Report, ensure sufficient land  
24 suitable for development as documented in the 2024 UGA Land Capacity Analysis,  
25 and also add adjacent school property to the UGA that are planned for school  
26 facilities to serve growth. The amendments are consistent with RCW  
27 36.70A.130(2)(a), which requires that comprehensive plan amendments be  
28 considered no more frequently than once every year. The county-initiated  
29 amendments are scheduled for final consideration by the County Council according  
30 to the requirements in chapter 30.74 SCC and are considered together with county-  
31 initiated comprehensive plan amendments for final action no more frequently than  
32 once per year.  
33

34 H. The proposed amendments are consistent with the goals of the Growth  
35 Management Act. Consistent with Goal 12 Public Facilities and Services because  
36 they allow planned public schools which are necessary to serve urban growth to be  
37 built to urban standards and because the residential portion of the changes can be  
38 served by other public facilities such as roads that are already existing or planned.  
39 Consistent with Goal 14 Climate Change and Resiliency because placing new  
40 schools in UGAs means that they will require urban safe walking conditions rather  
41 than rural safe walking conditions for school children, thereby increasing human  
42 health and safety while also encouraging children to walk to school and thus also  
43 reducing per capita vehicle miles traveled.

- 1
- 2 I. The proposed amendments are consistent with RCW 36.70A.070, which requires
- 3 internal consistency within a comprehensive plan because the amendments
- 4 maintain internal consistency between the GMACP FLU Map and the area-wide
- 5 zoning map.
- 6
- 7 J. The proposed amendments are consistent with RCW 36.70A.100 and 36.70A.210,
- 8 which require that a comprehensive plan be consistent with the Puget Sound
- 9 Regional Council (PSRC) Multicounty Planning Policies (MPPs) and the CPPs. The
- 10 amendments are consistent with the MPPs and the CPPs as analyzed and
- 11 described in section 3.2.2 of the DEIS, in the September 11, 2023, and October 10,
- 12 2023, PDS staff reports to the Planning Commission, and in the additional findings
- 13 below.
- 14
- 15 K. The proposed amendments are consistent with the MPPs. The amendments
- 16 maintain consistency with the MPPs, including MPPs RGS-4, RGS-5, RGS-6, and
- 17 RGS-12, by amending the GMACP FLU Map and the area-wide zoning map for a
- 18 minor expansion of the Southwest UGA to provide additional capacity for population
- 19 growth and to locate planned schools inside the UGA consistent with local conditions
- 20 and policies establishing a permissible UGA sizing safety factor of 15%. Consistent
- 21 with MPP RGS-4, this minor UGA adjustment would accommodate urban growth in
- 22 a UGA. Consistent with MPP RGS-5, this minor UGA adjustment would ensure a
- 23 stable and sustainable UGA by including Rural/Urban Transition Area and planned
- 24 school facilities within the UGA while also ensuring adequate land capacity within
- 25 the UGA sufficient to accommodate the 2044 residential and employment growth
- 26 targets. Consistent with MPP RGS-6 because this expansion would take place after
- 27 implementation of extensive reasonable measures to increase capacity in the
- 28 existing UGA as documented in the 2024 Reasonable Measures Report. This minor
- 29 UGA adjustment is consistent with MPP RGS-12 because the Mill Creek Municipal
- 30 Urban Growth Area is a high-capacity transit community under VISION 2050.
- 31
- 32 L. The proposed amendments are consistent with the CPPs by expanding the
- 33 Southwest UGA as part of the periodic update of the GMACP. The proposed
- 34 amendments are consistent with CPP DP-2.
- 35
- 36 1. The amendments are consistent with CPP DP-2.a because the expansion is
- 37 supported by a land capacity analysis adopted by the County Council.
- 38
- 39 2. The amendments are consistent with CPP DP-2.b because the resulting total
- 40 addition population capacity within the composite UGA does not exceed the 20-
- 41 year forecasted UGA growth by more than 15 percent.
- 42

- 1 3. The amendments are consistent with CPP DP 2.c because they are in  
2 compliance with the GMA.  
3
- 4 4. The amendments are consistent with CPP DP 2.d because the city of Mill Creek  
5 was provided notice of the potential for UGA expansion, including notice of a  
6 larger UGA expansion contemplated as part of Alternative 3 to the 2024 update  
7 to the GMACP, but Mill Creek did not opine on the issue of potential UGA  
8 expansion. Absent a stated position from Mill Creek, the County Council finds the  
9 following:  
10
- 11 a) That it is in the public interest to include future school sites in the UGA so that  
12 the schools may connect to sewer and have road and sidewalk connections  
13 built to urban standards to promote safe walking conditions for school  
14 children;  
15
- 16 b) That it is in the public interest to include the RUTA near Sunset Road in the  
17 residential uses in the UGA to help ensure that an adequate land supply  
18 exists for housing; and  
19
- 20 c) That apart from those future school sites that are partially in the Little Bear  
21 Creek watershed, no other UGA expansion into the watershed will occur at  
22 this time; and  
23
- 24 d) To the extent that future schools are built partially within the Little Bear Creek  
25 Watershed, these facilities could have been built in the watershed regardless  
26 of UGA status, but by including the school sites within the UGA, future  
27 schools will be required to connect to sewer and thereby the public interest in  
28 protecting that watershed will have been better served than it would be  
29 without including those future school sites in the UGA.  
30
- 31 5. The amendments are consistent with CPP DP 2.e which requires that at least  
32 one of several possible conditions has been met. Consistent with Condition 2.e.2  
33 because the expansion is the result of a periodic review of UGAs as required by  
34 RCW 36.70A.130(3). Consistent with Condition 2.e.6 because the expansion will  
35 include school facilities that primarily serve urban populations in the UGA.  
36 Condition 2.e.6 also requires that when it can be demonstrated that “no site  
37 within the UGA can reasonably or logically accommodate the proposed facilities,  
38 urban growth area expansions may take place to allow the development of these  
39 facilities provided that the expansion area is adjacent to an existing UGA.”  
40 Related to this second part, the County Council recognizes and concurs with the  
41 following statements in the Everett School District’s 2024-2029 Capital Facilities  
42 plan:  
43

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

26  
27 The County Council finds that it is reasonable and logical to include these school  
28 sites in the UGA to allow for extension of public facilities and utilities which then  
29 may occur at urban service levels for schools that primarily serve new urban  
30 growth.

31  
32 M. The proposed amendments follow a consideration of reasonable measures  
33 consistent with CPP GF-7.b. As documented in the 2024 Reasonable Measures  
34 Report, reasonable measures adopted since the 2021 Buildable Lands Report  
35 analysis, included in the 2024 Update of the GMACP, or recommended as part of  
36 separate ordinances to comply with recent changes in state law, account for an  
37 additional 29,217 population capacity within the existing UGA, representing 92.7% of  
38 the additional population capacity documented in the 2024 UGA Land Capacity  
39 Analysis above what was estimated for the No Action alternative in the DEIS.

40  
41 N. The proposed amendments are consistent with the GMACP policies.  
42



1. The amendments are consistent with the Snohomish County Land Use Element Policy 1.A.1 by including UGA expansions that 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. 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.
2. The proposed amendments are consistent with LU Policy 1.C.1 which requires UGA boundaries to follow unique “topographical and physical features such as watershed boundaries, streams, rivers, ridge lines, steep slopes, roads, railroad lines and transmission lines (where they follow property lines) and special purpose district boundaries shall be used, if possible, to delineate and define the boundary.” The Rural/Urban Transition Area to be included in the UGA by proposed amendments follows a ridge line separating the Little Bear Creek watershed (outside the UGA) from the North Creek watershed (inside the UGA).
3. The proposed amendments split a 19.24-acre parcel (27050900101900) nearly in half because of the location of the RUTA line and watershed boundaries. This split is consistent with LU Policy 1.C.1 direction to follow physical features and does not limit options available to the landowner. SCC 30.23.260 allows subdivision of parcels split by UGA boundaries into two lots and, if so, both parcels would still be large enough to be conforming to minimum lot area of the applicable zones (R-7,200 and Rural 5-acre).
4. Inclusion of school properties in the UGA will provide an appropriate buffer and distinct edge between urban and rural uses.

O. Procedural requirements.

1. SEPA requirements with respect to this non-project action have been satisfied through the completion of a Draft EIS issued on September 6, 2023, and a Final EIS issued on August 27, 2024.
2. The amendments are a Type 3 legislative action pursuant to SCC 30.73.010.
3. The UGA expansion proposed by this ordinance is a subset of what had been proposed as Alternative 3 in the notice to the Washington State Department of Commerce submitted by Planning and Development Services on April 16, 2024. That prior notice satisfies the notice requirements of RCW 36.70A.106.

- 1 4. The public participation process used in the adoption of this ordinance  
2 complied with all applicable requirements of the GMA and the SCC.  
3 Notification was provided in accordance with SCC 30.73.050 and SCC  
4 30.73.070.  
5  
6 5. The Washington State Attorney General last issued an advisory  
7 memorandum, as required by RCW 36.70A.370, in September of 2018  
8 entitled "Advisory Memorandum: Avoiding Unconstitutional Takings of Private  
9 Property" to help local governments avoid the unconstitutional taking of  
10 private property. The process outlined in the State Attorney General's 2018  
11 advisory memorandum was used by Snohomish County in objectively  
12 evaluating the amendments in this ordinance.  
13

14 P. The ordinance is consistent with the record, including the PDS staff reports to the  
15 Planning Commission dated September 11, 2023, and October 10, 2023.  
16

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

25 Section 2. The County Council makes the following conclusions:  
26

- 27 A. The amendments comply with all requirements of Washington State law and county  
28 code.  
29  
30 B. The amendments are consistent with the MPPs.  
31  
32 C. The amendments are consistent with the CPPs.  
33  
34 D. The amendments are consistent with the goals, objectives, and policies of the  
35 GMACP.  
36  
37 E. All SEPA requirements with respect to this non-project action have been satisfied.  
38  
39 F. The amendments do not result in an unconstitutional taking of private property for a  
40 public purpose and does not violate substantive due process guarantees.  
41

42 Section 3. The County Council bases its findings and conclusions on the entire  
43 record of the Planning Commission and the County Council, including all testimony and

1 exhibits. Any finding which should be deemed a conclusion, and any conclusion which  
2 should be deemed a finding, is hereby adopted as such.  
3

4 Section 4. LU Map 1 (Future Land Use) of the GMACP Land Use Element, last  
5 amended by Ordinance No. 24-100 on \_\_\_\_\_, is amended as  
6 indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by  
7 reference into this ordinance.  
8

9 Section 5. The official zoning maps maintained pursuant to SCC 30.21.030 shall  
10 be revised to reflect the zoning change adopted by the County Council as indicated in  
11 Exhibit B to this ordinance, which is attached hereto and incorporated by reference into  
12 this ordinance.  
13

14 Section 6. The County Council directs the code reviser to update SCC 30.10.060  
15 pursuant to SCC 1.02.020(3).  
16

17 Section 7. Consistent with RCW 36.70A.067, the effective date of this ordinance  
18 is after the latest of the following dates: (1) 60 days after the date of publication of notice  
19 of adoption of this ordinance, as provided in RCW 36.70A.290(2); or (2) if a petition for  
20 review to the Growth Management Hearings Board is timely filed, upon issuance of the  
21 Board's final order affirming the ordinance or a decision by a court of law concluding the  
22 ordinance complies with the GMA.  
23

24 Section 8. Severability and Savings. If any section, sentence, clause, or phrase  
25 of this ordinance shall be held to be invalid by the Growth Management Hearings Board  
26 ("Board"), or unconstitutional by a court of competent jurisdiction, such invalidity or  
27 unconstitutionality shall not affect the validity or constitutionality of any other section,  
28 sentence, clause, or phrase of this ordinance. Provided, however, that if any section,  
29 sentence, clause, or phrase of this ordinance is held to be invalid by the Board or court  
30 of competent jurisdiction, then the section, sentence, clause, or phrase in effect prior to  
31 the effective date of this ordinance shall be in full force and effect for that individual  
32 section, sentence, clause, or phrase as if this ordinance had never been adopted.  
33

34 PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
35

36 SNOHOMISH COUNTY COUNCIL  
37 Snohomish County, Washington  
38

39 \_\_\_\_\_  
40 Council Chair  
41  
42

1 ATTEST:

2  
3 \_\_\_\_\_

4  
5  
6 ( ) APPROVED  
7 ( ) EMERGENCY  
8 ( ) VETOED

9 DATE: \_\_\_\_\_

10  
11 \_\_\_\_\_  
12 County Executive

13 ATTEST:

14  
15 \_\_\_\_\_

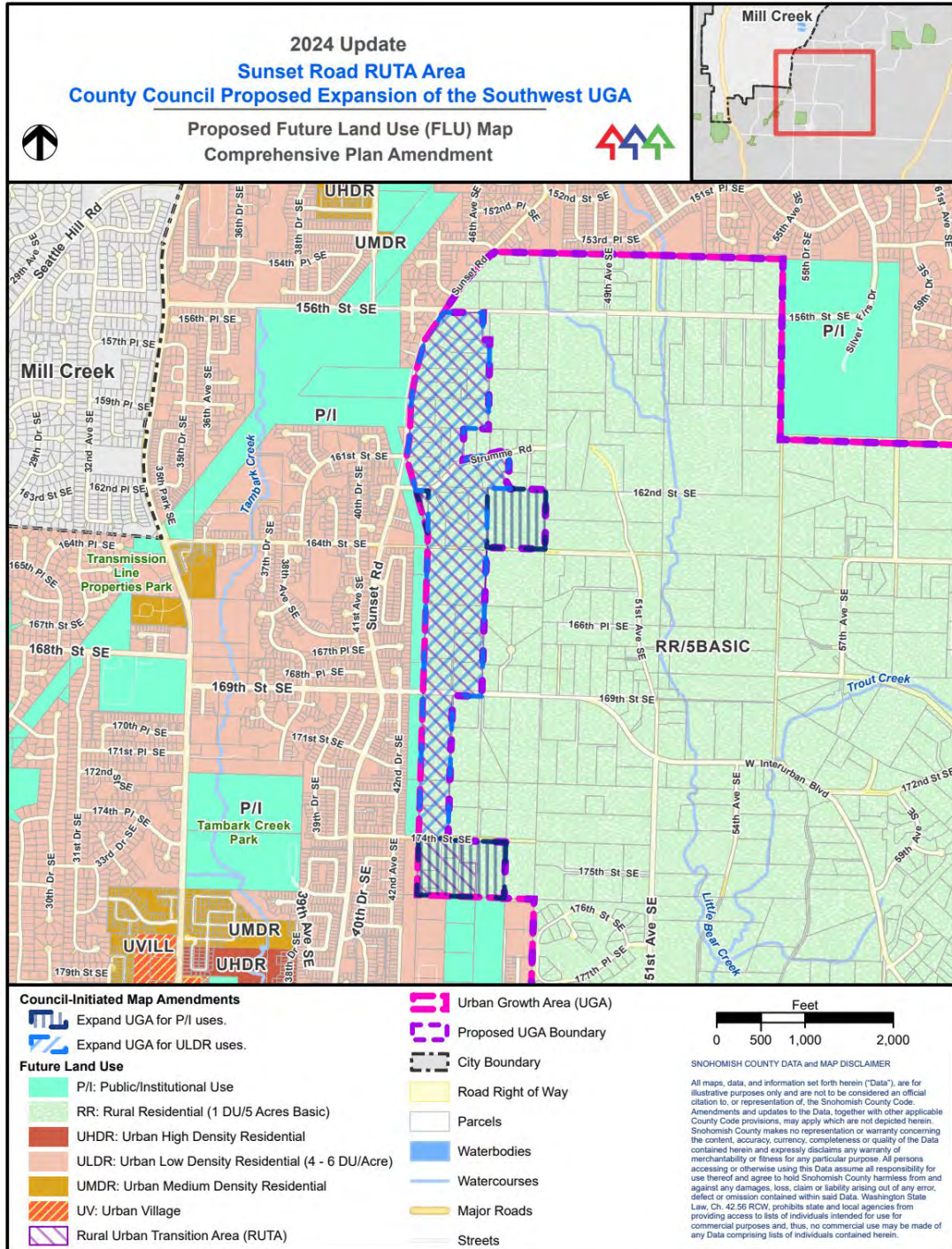
16  
17 Approved as to form only:

18  
19  
20 /s/Christina Richmond 10/30/2024  
21 Deputy Prosecuting Attorney  
22

# Exhibit A

## Ordinance No. 24-100

### Amendments to the FLU Map of the GMACP



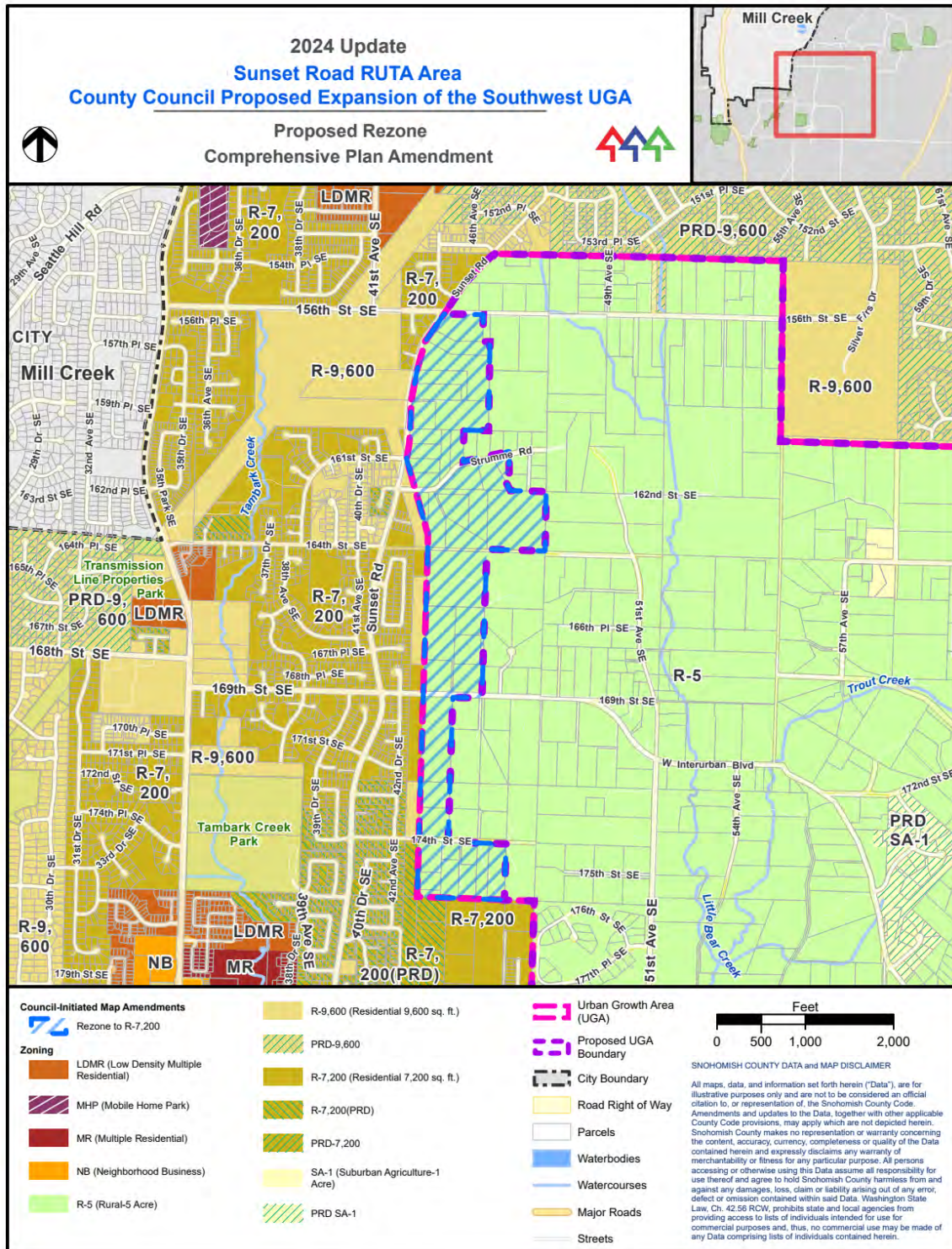
ORDINANCE NO. 24-\_\_\_\_\_  
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN, REVISING THE SOUTHWEST COUNTY URBAN GROWTH AREA AND AMENDING THE FUTURE LAND USE AND OFFICIAL ZONING MAPS



# Exhibit B

## Ordinance No. 24-100

### Amendments to the Official Zoning Maps



ORDINANCE NO. 24-\_\_\_\_\_  
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN, REVISING THE SOUTHWEST COUNTY URBAN GROWTH AREA AND AMENDING THE FUTURE LAND USE AND OFFICIAL ZONING MAPS

Snohomish County Council  
Snohomish County, Washington



ORDINANCE NO. 93-004

SNOHOMISH COUNTY COUNCIL

ADOPTING A COUNTY-WIDE PLANNING POLICY  
PURSUANT TO RCW 36.70A.210

EXHIBIT # 12.1.003

FILE ORD 24-100

WHEREAS, a provision of the Growth Management Act, RCW 36.70A.210, requires the legislative authority of each county which is subject to the Growth Management Act's comprehensive planning requirements to adopt a county-wide planning policy in cooperation with the cities and towns within the county; and

WHEREAS, in the fall of 1989, the county, the cities and towns of Snohomish County and the Tulalip Tribes established a joint planning program called Snohomish County Tomorrow to provide an overall vision and framework for effective growth management; and

WHEREAS, the Snohomish County Tomorrow Steering Committee reached consensus on goals as guidelines for future planning efforts by the participating jurisdictions; and

WHEREAS, amendments to Growth Management Act in July of 1991 required the preparation of county-wide planning policies and their adoption by the County Council; and

WHEREAS, on September 25, 1991, the Steering Committee agreed by consensus to utilize the Snohomish County Tomorrow process, framework and the goals report as the basis for collaboratively accomplishing the Growth Management requirements for the development of county-wide planning policies as required by RCW 36.70A.210(2)(a). The county and the cities represented on the Steering Committee also adopted the Snohomish County Tomorrow process as the legitimate process to fulfill the requirements of the Growth Management Act, and in particular, those set forth in RCW 36.70A.210; and

WHEREAS, the Planning Advisory Committee of Snohomish County Tomorrow, Snohomish County and the cities prepared various drafts of county-wide policies during the spring and summer of 1992; and

WHEREAS, the Snohomish County Tomorrow Community Advisory Board of Snohomish County, representing various public and private interest groups reviewed and discussed drafts of the county-wide policies at numerous meetings between April 15 and November 17, 1992; and members of the committee submitted comments to the Steering Committee; and

WHEREAS, the Steering Committee conducted a two day retreat meeting on September 11 and 12, 1992, to intensively review the alternative drafts of the county-wide planning policies; and

WHEREAS, the Steering Committee formed a county-wide Planning Policies Subcommittee which continued to negotiate toward a consensus on the language of the county-wide planning policies on September 29, October 7, November 9 and 18, 1992; and

WHEREAS, the Steering Committee accepted by consensus the county-wide planning policies recommended by the Policies Subcommittee and released them for review by the public, the cities and the towns, and the County Council; and

WHEREAS, the County Council held a public hearing on February 4, 1993, to consider the county-wide planning policies;

NOW, THEREFORE, BE IT ORDAINED:

Section 1. The Snohomish County Council, pursuant to the authority of RCW 36.70A.210, hereby adopts the document entitled, "County-Wide Planning Policies for Snohomish County" dated December 9, 1992, a copy of which is attached hereto and incorporated herein by this reference, as the county-wide planning policy for Snohomish County.

Section 2. This ordinance shall be effective on

February 20, 1993.

PASSED this 4<sup>th</sup> day of February, 1993.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

Lia McLaughlin  
Chairperson

Approved as to Form:

Gordon V. Smith  
Deputy Prosecuting Attorney

ATTEST:

Shirley McCallister  
Clerk of Council, asst

( ☒ ) APPROVED  
( ☐ ) VETOED  
( ☐ ) EMERGENCY

DATE: 2/10/93  
[Signature]  
County Executive



**COUNTYWIDE PLANNING POLICIES  
FOR  
SNOHOMISH COUNTY**

**SNOHOMISH COUNTY TOMORROW  
STEERING COMMITTEE**

**December 9, 1992**

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## INTRODUCTION

### PURPOSE

Snohomish County has many attributes that make it a wonderful place to live with its dramatic natural setting, mild climate, a broad range of employment opportunities, as well as relatively affordable housing. However, these attributes can easily be degraded if development in the future is not based on good planning for land use and transportation.

A "countywide planning policy" is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land use powers of the cities (RCW 36.70A.210). Adopted countywide planning policies are designed to ensure that city and county comprehensive plans are consistent. Each local comprehensive plan should demonstrate that such policies have been followed in its development (WAC 365.195.520).

### BACKGROUND

In Snohomish County, a vision for the future was expressed as early as October 1990 by the Snohomish County Tomorrow Steering Committee, a group of elected officials from the county, cities, towns and the Tulalip Tribes, who saw the need "to adopt a publicly shared vision and goals to guide effective growth management and preserve Snohomish County's unique quality of life."

In response to the amendments to the Growth Management Act in July 1991, the Snohomish County Tomorrow Steering Committee decided to use the Snohomish County Tomorrow Goals as a basis for establishing the countywide policies required by the GMA. The county and the cities represented on the Steering Committee also adopted the Snohomish County Tomorrow process as the legitimate process to fulfill the requirements of the Growth Management Act and, in particular, those set forth in RCW 36.70A.210. Planners and other public officials from cities, towns, the county and other public agencies worked over a period of months to draft these policies. The process whereby the countywide policies were adopted is described in the flow chart attached in Appendix A.

The policy adoption process provided opportunities for public review and input. Public involvement on the Snohomish County Tomorrow Goals began several years ago through Snohomish County Tomorrow. Assembly meetings were held for Snohomish County Tomorrow elected officials and interested citizens prior to the completion of major milestones in the planning process.

The Snohomish County Tomorrow Steering Committee, the Community Advisory Board, the cities and the county reviewed the countywide planning policies and took public input at their meetings. The County Council held a public hearing prior to adoption of the Countywide Policies.

The cooperative and collaborative efforts of all jurisdictions in Snohomish County will be essential to fulfill the promise of the Growth Management Act. At stake is the delicate balance between our environment and our economy, the balance which determines our quality of life. We accept the challenge to provide for diverse community needs including housing, transportation, jobs and public services.

These countywide policies represent a significant contribution to a process designed to define and direct the collective vision of our community. The policies are significant not only in substance but in the commitment they represent by local governments of Snohomish County.

#### FUTURE POLICY REFINEMENTS

The countywide policies in this document provide for several policy refinements in the population distribution and transportation policies as the comprehensive planning process of the cities and the county proceeds. These refinements as well as amendments to these policies in the future will be reviewed and adopted using the same process that was agreed to by the Snohomish County Tomorrow Steering Committee and was used to initially adopt the policies in this document.

## **POLICIES TO IMPLEMENT URBAN GROWTH AREAS (RCW 36.70A.110)**

The Growth Management Act (GMA) establishes a framework for coordinated and comprehensive planning to help local communities manage their growth. The GMA calls for urban growth areas where growth will be encouraged and can be supported with adequate facilities. Establishing urban growth areas is a major step local communities will take in managing their anticipated growth.

The county and most cities have negotiated interlocal agreements for joint planning pursuant to the GMA. Most of the agreements create Joint Planning Teams and a Growth Management Coordinating Committee and assign specific responsibilities to those bodies. Copies of the agreements are on file with the Snohomish County Planning Department and with each city that has executed such an agreement.

These policies have been prepared under authority of RCW 36.70A.210(3)(a) which states "A countywide planning policy shall at a minimum, address the following...Policies to implement RCW 36.70A.110..." RCW 36.70A.110 mandates "urban growth areas in the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county for the succeeding twenty-year period... Urban growth should be located first in areas already characterized by urban growth..."

### **UG-1 Establish Urban Growth Areas which:**

- a. when aggregated, at a minimum shall accommodate the county's 20 year urban allocated population projection;
- b. include all cities within Snohomish County;
- c. can be supported by an urban level of service consistent with capital facilities plans for public facilities and utilities;
- d. are based on the best available data and plans regarding rehabilitation, conversion, redevelopment, infill and net developable lands;
- e. have identifiable physical boundaries such as natural features, roads, or special purpose district boundaries when feasible;
- f. do not include designated resource lands (e.g., agricultural or forest lands) unless the city or county has enacted a program authorizing transfer or purchase of development rights;
- g. have been evaluated for the presence of geographic and critical environmental areas;

- h. where possible include designated greenbelts or open space within their boundaries and on the periphery of the UGA to provide separation from adjacent urban areas and resource lands;
- i. will consider the vision of each jurisdiction regarding the future of their community during the next 20 years; and
- j. are large enough to ensure an adequate supply of land for an appropriate range of urban land uses to accommodate the planned growth.

UG-2 Allocate growth projections consistent with the county-wide planning policies through a cooperative planning process involving Snohomish County Tomorrow and including the following steps:

- a. Initial population projections will be based on the following sources:
  - 1. The 20 year population projection of the Office of Financial Management (OFM) for Snohomish County;
  - 2. The Puget Sound Regional Council's (PSRC) Vision 2020 population distribution;
  - 3. A further distribution of the population forecasts within each of the 47 PSRC Forecast Analysis Zones in Snohomish County to arrive at forecasts for cities (within current city limits) and for preliminary urban growth areas subject to further Snohomish County Tomorrow review prior to finalization;

The forecasts shown in Appendix B are a starting point.

- b. The Snohomish County Tomorrow Steering Committee will review and recommend the initial population forecasts and density standards to the County Council for incorporation into the countywide policies.
- c. Each city will initially determine land capacity and its ability to accommodate forecasts within current city limits and the county within unincorporated areas.
- d. Initial employment projections will be based on the PSRC's Vision 2020 employment projection and distribution for the PSRC's Forecast Analysis Zones within Snohomish County.

- e. The Joint Planning Teams and the Growth Management Coordinating Committees within the interim Urban Growth Areas will investigate in greater detail the initial population and employment forecasts for their respective joint comprehensive planning areas and compare them with the holding capacity of each urban growth area for residential and non-residential land uses.
  - f. The Joint Planning Teams and the Growth Management Coordinating Committees will make recommendations on the capacity and ability of each urban growth area to finance and provide urban services and capital facilities for the projected growth.
  - g. As the comprehensive planning process proceeds in each jurisdiction and more detailed land, capital facilities and urban service capacity information becomes available, the Steering Committee may evaluate the initial population allocations and densities and recommend refinements or amendments to the County Council consistent with the countywide planning policies.
  - h. The Snohomish County Tomorrow Steering Committee and the County Council will incorporate the final population and employment forecasts in the countywide planning policies prior to approval of final comprehensive plans which meet the requirements of the Growth Management Act, not later than March 31, 1993.
- UG-3 Ensure the final population allocation for UGAs reverses the current trend of an increasing share of the county's population locating in rural areas.
- UG-4 The regional Vision 2020 plan should be implemented through a collaborative planning process between the cities and the county. This process should include the citizens appointed by the cities and the county within the affected areas. The plan should establish a hierarchy and recommended designation of centers within urban growth areas, as specifically described on pages 20-25 of the Vision 2020 plan and as modified by the Puget Sound Regional Council or Snohomish County Tomorrow.
- UG-5 Ensure the siting and development of urban growth areas support pedestrian, bicycle and transit compatible design.
- UG-6 Coordinate urban center designations with the appropriate transit planning agencies to achieve compatibility of land use and transportation objectives within urban growth areas.

- UG-7 As part of the joint comprehensive planning process for each UGA, develop regulations and incentives that encourage higher densities and employment concentrations so that the majority of growth locates within the Metropolitan Centers, the designated Subregional Centers and Pedestrian Pockets.
- UG-8 Ensure UGAs provide sufficient density, developable land, public facilities and public services to accommodate most of the projected population and employment growth. In addition, the density should be adequate, according to recent studies, to support transit services and the efficient utilization of infrastructure.
- UG-9 Respect the character of existing residential neighborhoods and non-residential areas when planning for urban centers and mixed use developments within urban growth areas. Develop planning and design processes implementing strategies to:
1. require all new residential and commercial development to achieve a high level of pedestrian and public transit compatibility,
  2. encourage infill development, and
  3. enhance the existing community character and mix of uses.

NOTE: Two excellent planning resource documents jointly developed by Snohomish County jurisdictions for accomplishing the objectives of this policy are the Residential Development Handbook for Snohomish County Communities and SNOTRAN's A Guide to Land Use and Public Transportation for Snohomish County, Washington.

- UG-10 As a means of encouraging efficient use of non-residential land areas, local jurisdictions should provide various incentives for multi-story commercial and mixed use development.
- UG-11 Encourage mixed use, pedestrian friendly and transit compatible development in comprehensive plans for areas within the urban growth area which are designated for multiple residential and non-residential development.
- UG-12 Where possible, locate new human services facilities near access to transit to promote service delivery at affordable cost.
- UG-13 Use land capacity analysis methods that are consistent among jurisdictions to calculate holding capacity as approved by the Snohomish County Tomorrow Steering Committee.



- UG-14 Establish a process to evaluate the effectiveness of the UGAs at least once every five years.
- UG-15 Consider new, fully contained communities only if densities, availability of developable land, and capital facilities indicate that existing cities, towns and their designated urban growth areas cannot accommodate the 20-year growth forecast.
- UG-16 Minimize the adverse impacts on resource lands from storm water drainage, light and glare, and pedestrian and automobile traffic in designing new developments within towns and cities.

## **POLICIES FOR THE PROMOTION OF CONTIGUOUS AND ORDERLY DEVELOPMENT AND PROVISION OF URBAN SERVICES**

These policies have been prepared under authority of RCW's 36.70A.210(3) which states that, "A countywide planning policy shall at a minimum, address the following...Policies for promotion of contiguous and orderly development and provisions of urban services to such development..."

The objective of concurrency is to assure improvements or strategies to accommodate the impacts of development according to RCW 36.70A.020(12): "Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."

- OD-1 Promote development within urban growth areas in order to use land efficiently, add certainty to capital facility planning, and allow timely and coordinated extension of urban services and utilities for new development.

Identify six year growth areas geographically within each UGA or establish policies which direct growth consistent with the land use and capital facilities plan elements to meet state law. In particular, RCW 36.70A.110(3) states that "urban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development, and second in areas already characterized by growth that will be served by a combination of both existing facilities and services and any additional needed public facilities and services that are provided by either public or private sources. Further, it is appropriate that urban government services be provided by cities, and urban government services should not be provided in the rural areas."

- OD-2 Allow development within the incorporated and unincorporated portions of the UGA as follows:
- a. The cities will regulate development such that it does not preclude urban densities and does provide for urban governmental services and capital facilities.

- b. The county will regulate development within urban growth areas in a manner that does not preclude urban densities, based on strategies which will be developed as part of the joint comprehensive planning process for each urban growth area. These strategies will consider the unique development opportunities and constraints in each urban growth area and could range from development limitations in one area to the authorization of development at planned urban densities in those areas that have urban governmental services and capital facilities available.
  - c. Development will be consistent with six and twenty year land use and capital facilities plans.
- OD-3 Coordinate among jurisdictions within a particular UGA, the data, analysis and methodologies relating to Levels of Service (LOS) standards, as required by GMA. Each jurisdiction may implement and monitor its own LOS standards in accordance with each jurisdiction's adopted comprehensive plan.
  - OD-4 Allow extension of urban infrastructure and urban levels of service only within UGAs, except to remedy public health emergencies.
  - OD-5 Differentiate between levels of service for public facilities and services for areas within UGAs to achieve efficiency of service delivery in urban areas and maintain appropriate levels of service in rural areas.
  - OD-6 Encourage policies to ensure the capital facility plans of jurisdictions within the UGA will provide adequate LOS for planned growth.
  - OD-7 Develop and coordinate compatible capital facility construction standards for all service providers within a particular UGA.
  - OD-8 Encourage land use, economic and housing policies that co-locate jobs and housing to optimize use of existing and planned transportation systems and capital facilities.
  - OD-9 Develop comprehensive plan policies that encourage the orderly transition of unincorporated to incorporated areas within UGAs. This will allow urban services to be provided as mandated by the GMA consistent with local capital facilities plans.
  - OD-10 Encourage policies that allow for infill and redevelopment of suitable areas in accordance with local comprehensive plans.

OD-11 Establish low intensities of development and uses in areas outside of urban growth areas to preserve resource lands and protect rural areas from sprawling development.

## **POLICIES FOR JOINT COUNTY AND CITY PLANNING WITHIN URBAN GROWTH AREAS**

These policies have been prepared under authority of RCW 36.70A.210(3) which states that "A countywide planning policy shall at a minimum, address the following...(f) Policies for joint county and city planning within urban growth areas;..."

Local plans and development regulations are expected to vary in complexity and in level of detail required in the supporting record, depending on population size, growth rates, resources available for planning and scale of public facilities and services provided.

Coordination of joint county and municipal planning within urban growth areas will be facilitated by the interlocal agreements establishing joint planning teams and growth management coordinating committees (GMCC) and other mutually agreed upon methods. The GMCCs will make comments as defined in the interlocal agreements for joint GMA planning.

- JP-1 Coordination of county and municipal planning as required by GMA, within urban growth areas, should be facilitated by public planning processes, as provided for through the interlocal agreements between the county and most cities for planning pursuant to GMA. These planning processes should emphasize the importance of early and continuous public participation, focus on decision-making at the local level, and review the consistency of comprehensive plans with each other.
- JP-2 Encourage policies that allow accessible, effective and frequent interjurisdictional coordination relating to the consistency of comprehensive plans within a particular UGA.
- JP-3 The definitions and descriptions of the term "consistency" contained in the GMA procedural criteria, Chapter 365-195 WAC, should be used to determine consistency between jurisdictions' comprehensive plans.
- JP-4 Through Snohomish County Tomorrow, establish an interjurisdictional group of elected officials, appointed officials, citizens and staff to review disputes regarding the consistency of comprehensive plans with each other.

## **POLICIES FOR RURAL LAND USE**

- RU-1** Establish level of service standards for rural development.
- RU-2** Rural density and development standards will be based upon accommodating the portion of the 20 year growth not accommodated within the urban growth areas. The county will prohibit subdivision densities and patterns which preclude resubdivision to urban densities.
- RU-3** Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities. In general, such standards will preclude the development of public wastewater collection and public storm water collection systems in rural areas, reflecting lower densities and land coverages in these areas. Public water supply systems may be developed in the rural areas to meet the requirements of rural residents. Water sources and transmission lines may be developed in rural areas to meet the needs of urban growth areas.
- RU-4** Permit rural clustering as a tool for the preservation of rural open space.
- RU-5** Establish strict guidelines to limit commercial development outside of urban growth areas. Guidelines for commercial development should allow retailing and wholesaling of agricultural products raised on nearby farms. They should also allow recreation and limited convenience commercial development serving the daily needs of rural area residents. In general, all of the comparison shopping and much of the convenience shopping needs of rural residents should be served by commercial development within the UGAs.
- RU-6** Establish guidelines to limit industrial development outside of urban growth areas. These guidelines should provide for natural resource-based industrial development when industries require proximity to nearby resource lands.

## POLICIES FOR HOUSING

The goal is to provide a variety of decent, safe, and affordable housing opportunities to all segments of the county's population.

The countywide housing goals and planning policies that follow are intended to provide a framework for local jurisdictions to meet the county's housing needs in a consistent and coordinated way. The housing policies strive towards meeting the county's housing needs by a variety of means, including new and redeveloped mixed-use projects in urban activity centers that are complemented by an infrastructure of schools, parks, shopping areas, and work places. These urban activity centers should be interconnected by a network of walkways, bikeways, and readily accessible transit stops.

- HO-1    Ensure that fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.
- HO-2    Make adequate provisions for existing and projected housing needs of all economic segments of the county.
- HO-3    Strengthen interjurisdictional cooperative efforts to ensure an adequate supply of housing is available to all economic segments of the county.
- HO-4    Adopt and implement a fair share distribution of low-income and special needs housing so as to prevent further concentration of such housing into only a few areas. The county and cities will collaborate in formulating a methodology to assess existing and projected housing needs of the county's population and a fair share housing allocation methodology.
- HO-5    Each jurisdiction's comprehensive plan housing element will specify which strategies are available to attain the jurisdiction's fair share housing objectives. The jurisdictions will consider as appropriate the strategies for achieving affordable housing presented in "The Report of the Partnership for Tomorrow's Low Cost Housing Opportunities Subcommittee" (May 1992) and the Residential Development Handbook for Snohomish County Communities (March 1992).
- HO-6    Production of an adequate supply of low and moderate income housing will be encouraged by exploring the establishment of interjurisdictional private/public financing programs which involve local lenders.

- HO-7     Ensure that adequate affordable housing is available in designated urban growth areas by adopting land use and density incentives and in rural areas by means of cluster housing that minimizes infrastructure costs.
- HO-8     Implement policies and programs that encourage the upgrading of neighborhoods and the rehabilitation and preservation of the supply of existing affordable housing, including but not limited to mobile home park housing, single room occupancy (SRO) housing, and manufactured housing.
- HO-9     Implement a coordinated monitoring program to evaluate progress towards achieving housing goals and objectives on a countywide and jurisdictional level. Such a monitoring program shall entail the preparation of a housing monitoring report every five years or more frequently if housing conditions warrant. The housing report will include an assessment of the adequacy of the jurisdictions' supply of developable residential building lots, the jurisdictions' supply of land for non-residential land uses, the location of urban growth boundaries, and an assessment of the jurisdictions' strategies for achieving their housing objectives.
- HO-10    Ensure consistent application of county-wide housing planning policies by adopting definitions of affordable housing, very low-income housing, low-income housing, moderate income housing, and middle income housing as established and periodically revised by the Department of Housing and Urban Development. The following definition of special needs housing shall be adopted:
- Affordable housing for persons that require special assistance or supportive care to subsist or achieve independent living, including but not limited to persons that are frail elderly, developmentally disabled, chronically mentally ill, physically handicapped, homeless, persons participating in substance abuse programs, persons with AIDS, and youth at risk.
- HO-11    Adopt a local planning process that reconciles the need to encourage and respect the vitality of established residential neighborhoods with the need to identify and site essential public residential facilities for special needs populations, including those mandated under RCW 36.70A.200.
- HO-12    Encourage the use of innovative urban design techniques to foster broad community acceptance of a variety of housing types.



- HO-13 Provide adequate, affordable housing choices for all segments of the County's work force within close proximity or adequate access to the respective places of work.
- HO-14 Encourage the use of environmentally sensitive housing development practices in order to minimize the impacts of growth on the county's natural resource systems.
- HO-15 Consider the economic implications of proposed building and land use regulations so that the broader public benefit they serve is achieved with the least additional cost to housing.
- HO-16 Ensure the expeditious and efficient processing of development applications by endeavoring to process complete development applications within 180 days. The jurisdictions shall maintain clear and specific submittal standards and the most current available information on wetlands, geologic hazardous areas, and fish and wildlife habitat conservation areas. The expeditious processing of development applications shall not result in the lowering of environmental and land use standards.

(See letter from City of Stanwood regarding HO-16 in Appendix C.)

- HO-17 Minimize housing production costs by considering the use of a variety of infrastructure funding methods, including but not limited to existing revenue sources, impact fees, local improvement districts, and general obligation bonds.
- HO-18 Ensure that each jurisdiction's impact fee program adds no more to the cost of each housing unit produced than a fairly-derived proportionate share of the cost of new public facilities needed to accommodate the housing unit, as determined by the impact fee provisions of the Growth Management Act cited in RCW 82.02.
- HO-19 Require that adequate quantities of affordable housing for a broad range of income levels are provided in fully contained communities concurrent with the development of jobs, services, and other publicly-approved project improvements. (This would be applicable only if the County has made provision for new fully contained communities.)
- HO-20 Require that adequate quantities of affordable housing for support staff are provided in new master planned resort developments concurrent with the development of other publicly-approved project improvements. (This would be applicable only if the County has made provision for new master planned resort developments.)

HO-21 Encourage local jurisdictions to implement housing  
relocation programs as provided under chapter 59.18 RCW.

## **POLICIES FOR THE SITING OF PUBLIC CAPITAL FACILITIES OF A COUNTYWIDE OR STATEWIDE NATURE**

Essential public facilities of a countywide or statewide nature need to be reviewed through an interjurisdictional process established by Snohomish County Tomorrow. This process should build upon existing processes to the greatest extent possible, and should provide for incentives or mitigation to host communities where these facilities are sited. A guiding principle should be the shared responsibility of communities to site facilities for which they contribute to the need. The following policies shall guide development of the siting process to be included within the comprehensive plans of Snohomish County and its cities:

- CF-1 Formulate a common site review process to evaluate facility proposals according to criteria established for sites anywhere in Snohomish County. The Snohomish County Tomorrow Steering Committee shall establish this process, which shall provide for or include:
- a. a definition of these facilities;
  - b. an inventory of existing facilities and planned future facilities of the type under consideration for siting;
  - c. economic and other incentives to host jurisdictions;
  - d. a public involvement strategy;
  - e. safeguards for the environment and for public health and safety;
  - f. consideration of alternatives to the facility; and
  - g. variations in the process to account for special cases, such as, 1) facilities with inherent siting limitations (e.g., ports), 2) modifications or expansions of existing facilities on existing sites, and 3) scale differences between "countywide" and "statewide" facilities.

(Sample components of a site review process are available in a separate working paper.)

- CF-2 Collaborate on the development of common siting criteria for the various types of essential public facilities. (Sample definitions for "countywide" and "statewide" facilities are available in a separate working paper.)
- CF-3 Develop common site evaluation criteria which do not preclude the siting of essential public facilities in any jurisdiction. (Sample criteria are available in a separate working paper.)
- CF-4 Incorporate the Common Site Review Process into the Comprehensive Plan of each planning jurisdiction.

CF-5    Ensure that public review of proposals, including measures to mitigate potential impacts on neighborhood character, is an integral part of the Common Site Review process.

## **POLICIES FOR ECONOMIC DEVELOPMENT AND EMPLOYMENT**

To achieve sustainable economic vitality for all the communities of Snohomish County, jurisdictions are encouraged, where appropriate, to develop and incorporate an economic strategy as part of their comprehensive plans. RCW 36.70A.070 does not require inclusion of an economic development element. However, coordination of economic development planning with the other required elements of comprehensive plans is vital to attracting new business, promoting economic diversity and encouraging existing business expansion.

The following policies are based in part from recommendations contained in a report entitled "Preparing for Economic Vitality" by Forward Washington, a statewide nonprofit organization dedicated to assisting local governments in the implementation of programs designed to achieve sustainable economic development.

As part of its comprehensive plan, each local government should take the following actions:

- ED-1 Assess the comparative advantages which the community now offers or could create to support future economic diversification and vitality.
- ED-2 Enhance the economic health of the community by explicitly identifying areas where future economic activity and growth is desired and foster the efficient linkage of major commercial and manufacturing centers to each other and to residential areas containing an adequate supply of affordable housing.
- ED-3 Designate locations for commerce and industry in the land use element and in urban growth areas.
- ED-4 Include economic development policies consistent with existing or planned capital and utility facilities.
- ED-5 Coordinate economic plans with transportation, housing, and land use policies that support economic development and predictability for future growth.
- ED-6 Recognize, where appropriate, the growth and development needs of businesses of local, regional, or statewide significance.

## **FISCAL IMPACT ANALYSIS**

In order to ensure the long-term economic viability of local governments, jurisdictions will assess the long-term financial impacts of comprehensive plans, implementation measures, annexations, capital facility investments, and private development projects. The jurisdictions will jointly develop a method to assess fiscal impact. It is intended an equitable balance between revenues and the expenditures needed to support the required services will be provided.

The fiscal analyses should consider the following minimum components:

1. Annual operating budgets and basic service delivery capabilities and priorities;
2. Long-term capital facilities financing capability and priority;
3. A mechanism for future intergovernmental (including city to city) revenue sharing and cooperation to finance shared needs;
4. Effects of annexation, corresponding development and mitigation requirements;
5. Impacts on special districts and private utilities;
6. Input from both the public and private sector.

## POLICIES FOR TRANSPORTATION

These transportation policies have been prepared under the authority of RCW 36.70A.210(3)(d) which states that "A countywide planning policy shall as a minimum, address the following...(d) Policies for countywide transportation facilities and strategies;"... They apply to designated, countywide transportation facilities and services, which are those that serve travel needs and have impacts beyond the particular jurisdiction(s) within which they are located.

Transportation and land use are profoundly interrelated. The type, intensity, and timing of land development will influence the mode of transportation provided, its effectiveness in moving people and the travel behavior of people using the land. Distinctions need to be made between the types and levels of transportation services provided to urban areas and rural areas. People living in low-density areas traveling to employment dispersed throughout the county tend to use the automobile over other modes of transportation.

It is very difficult to serve these types of trips with traditional, fixed route, public transportation (i.e., bus or rail). Public transportation is most effective in moving people where population and employment are concentrated in denser neighborhoods and activity centers. Site design features need to accommodate public transportation allowing efficient access and circulation of transit vehicles.

A balance among various modes of travel should be created so that we can maximize person-carrying capacity, as opposed to vehicle-moving capacity. We will need to decide what level of service we want from our various transportation modes (i.e., roadways, bikeways, bus transit, rail transit and demand-responsive transit). Various levels of service need to be applied to different intensities of land development. For example, urban, suburban and rural land uses could be served by different levels of roadway capacity and frequency of bus and rail services. Bikeways could be provided as separate recreation facilities or as transportation routes on major roadways. We need to achieve a balance or effective proportion of high-occupancy vehicle lanes versus general-purpose lanes on our roadways. Providing a wide range of choices in transportation services can ensure that all citizens have the ability to travel freely regardless of age, sex, race, income, disability or place of residence.

Policies related to level of service, transportation location and design need to be consistent across state, regional and local agencies to ensure effective and efficient transportation. We need to ensure that our countywide transportation systems are adequate to serve the level of land development we allow and forecast.

Air transportation services and capacity will not be addressed directly by the initial planning under the Growth Management Act. Air transportation planning is an intensive and regional effort that is beyond the time line for completion of GMA planning. This specialized planning effort will be made consistent with GMA requirements when the affected jurisdictions update their Airport Master Plans. It will affect the Paine Field and Arlington Airports and will involve considerable community debate before any decisions can be reached.

The Countywide Transportation Plan will be developed, in collaboration with all jurisdictions within Snohomish County, for the purpose of coordinating and prioritizing countywide transportation projects and programs. When approved by the Snohomish Tomorrow Steering Committee, it will be the preferred framework for a basic transportation plan for all jurisdictions in Snohomish County. All jurisdictions within the county mutually agree to develop plans which will be generally consistent with the Countywide Plan as adopted by Snohomish County Tomorrow. This allows an "incremental approach" to policy development for transportation. The goals, objectives and policies prepared for the Countywide Transportation Plan will eventually refine the countywide planning policies for transportation following Snohomish County Tomorrow review and recommendation to the County Council.

- TR-1    Establish agreements and procedures for jointly mitigating traffic impacts, including provisions for development and design review and sharing of developer impact mitigation:
- a.    Interlocal agreements among the cities and county will be used in UGAs and areas proposed for annexation, to define procedures and standards for mitigating traffic impacts, sharing improvement and debt costs for transportation facilities, and addressing maintenance and funding for future transportation facilities and services.
  - b.    Joint development and plan review teams will be formed for major projects having impacts that extend across jurisdictional boundaries.
  - c.    Development impact mitigation will be shared where a project's impacts extend across jurisdictional boundaries.



- d. Local comprehensive plans will provide policies that encourage private sector investment in transportation services and facilities.
- TR-2 Designate transportation service areas that provide the geographic basis for joint projects, maintenance, level of service methods, coordinated capital and mitigation programs and finance methods for transportation facilities and services.
- TR-3 Establish agreements and procedures for setting priorities, programming, maintaining and financing for countywide, regional and state transportation facilities and services consistent with GMA and Intermodal Surface Transportation Efficiencies Act (ISTEA).
- a. The county and cities agree to develop consistent methodologies to determine transportation needs and their estimated costs in terms of capital, operations and maintenance.
  - b. Transportation needs will be prioritized based upon the extent to which they fulfill the objectives of local comprehensive plans and the adopted regional growth strategy and transportation policies.
  - c. The PSRC, county and cities will maintain an ongoing and coordinated six-year program that specifies the financing of immediate transportation improvements.
- TR-4 Provide transportation facilities and services that support the land use elements of the county and cities' comprehensive plans, particularly roadway capacities together with public transportation services appropriate to the designated land use types and intensities.
- a. Maintain existing arterials and neighborhood streets in order to promote their safe and efficient use.
  - b. Allow for a network of interconnected roadways based on a consistent classification system and sets of design standards.
  - c. The PSRC, county and cities mutually agree to use land use projections based on local comprehensive plans to identify and plan for adequate roadway, pedestrian, bicycle and transit services to meet travel needs.

- d. The county and cities mutually agree to review land use designations where roadway capacity and/or transit service capacity cannot adequately serve or expect to achieve concurrency for development allowed under the designation.
- e. Adequate access to and circulation for public service and public transportation vehicles will be part of the planning for comprehensive plan land use designations and subsequent development.

TR-5 Develop consistent transportation design standards for urban and rural areas throughout the County that address public transportation, roadways, ferries, walkways, bikeways and access for people with disabilities, and that recognize differences among communities.

- a. Identify major travel routes needing additional public transportation improvements to increase people-carrying capacity.
- b. Coordinate local comprehensive plans to develop a system of interconnected walkways and bikeways.
- c. Transportation facility design, level of service standards and site plan design standards will address the movement of goods and services to enhance the well being of the economy.

TR-6 Prepare consistent rules and procedures among affected jurisdictions for locating transportation facilities and services to minimize and mitigate their adverse impacts on designated critical areas. Depending on the jurisdiction, these may include:

- a. design standards and consistent methods to minimize adverse impacts on shorelines, water resources, drainage patterns and soils,
- b. location criteria that minimize the disruption to natural habitat, flood plains, wetlands, geologically and other environmentally sensitive areas, and
- c. cooperation with the Puget Sound Air Quality Control Agency, PSRC, and local jurisdictions to ensure consistency with the transportation control measure requirements of the 1990 Clean Air Act Amendments.

TR-7      Employ consistent and professionally accepted methodologies for determining transportation levels of service that consider development intensities for urban areas versus rural areas, high-occupancy vehicle use and community values as reflected by the city and county comprehensive plans.

The county and cities mutually agree to use a consistent technique in calculating transportation level of service on a systems basis that:

- a. incorporates different levels of service depending on development form, mix of uses and intensity/density of land use in accordance with local comprehensive plans,
- b. employs consistent data collection and processing in determining travel demand and system operations along with the Puget Sound Regional Council (PSRC), adjacent local jurisdictions and transit agencies, and
- c. monitors level of service and concurrency on a routine basis on those critical transportation facilities and services that serve as indicators of the quality of system operation.

TR-8      Achieve concurrency requirements for land development by considering transportation levels of service and available financial resources to make needed transportation improvements.

- a. The goals, policies and objectives of local comprehensive plans shall be the basis for making interpretations of development concurrency with transportation.
- b. Level of service will be used as a growth management tool to limit development in rural areas and offer incentives for more intense development within existing urban areas.
- c. The impact of alternate modes of travel (e.g., carpools, vanpools, buses, rail, etc.), as well as single-occupant vehicles, will be considered in making local concurrency determinations.
- d. Recognize there are transportation services and facilities that are at their ultimate capacity and may not be considered in concurrency determinations.

- e. The county and cities will reconsider land use designations where it is evident transportation facilities and services can not be financed or provided in sufficient time to maintain concurrency with land development.

TR-9 Establish common policies and technical procedures for transportation demand management (TDM) programs that reduce trip making and air quality impacts associated with development and major employers.

- a. The county and cities mutually agree to cooperatively designate Commute Trip Reduction Zones (CTRZ) and the County will coordinate these zones with King, Pierce and Kitsap counties through the PSRC.
- b. The PSRC, county and cities mutually agree to establish baseline values for commute trip vehicle-miles-of-travel and single-occupant vehicles for 1992 to determine consistent commute trip reduction goals.
- c. The county and cities mutually agree to coordinate implementation of trip reduction measures for employer trip reduction programs to ensure consistency and equity.
- d. Trip reduction surveys and monitoring practices will be consistent for county and city planning efforts.

TR-10 Collaborate with federal, state, and regional agencies, and adjacent counties to prepare uniform criteria for locating and mitigating the impacts of major countywide and regional transportation facilities and services (e.g., high-capacity-transit). These agencies mutually agree to:

- a. designate transportation facilities of countywide and regional significance,
- b. prepare criteria for locating park-and-ride lots, transit stations, and similar components of a regional transportation system, and
- c. coordinate studies that look at alternative sites with affected public agencies and impacted neighborhoods.

TR-11 Establish an education program utilizing state, county, transit agency and city transportation resources and local school districts that encourages reliance on public transportation.

- a. The county and cities, in cooperation with Community Transit and Everett Transit agencies will establish an ongoing public awareness program for ridesharing and public transportation.
- b. The county and cities, in cooperation with Community Transit and Everett Transit agencies will sponsor workshops for community and business groups to identify desirable enhancements to public transportation and to promote high-occupancy vehicle use.

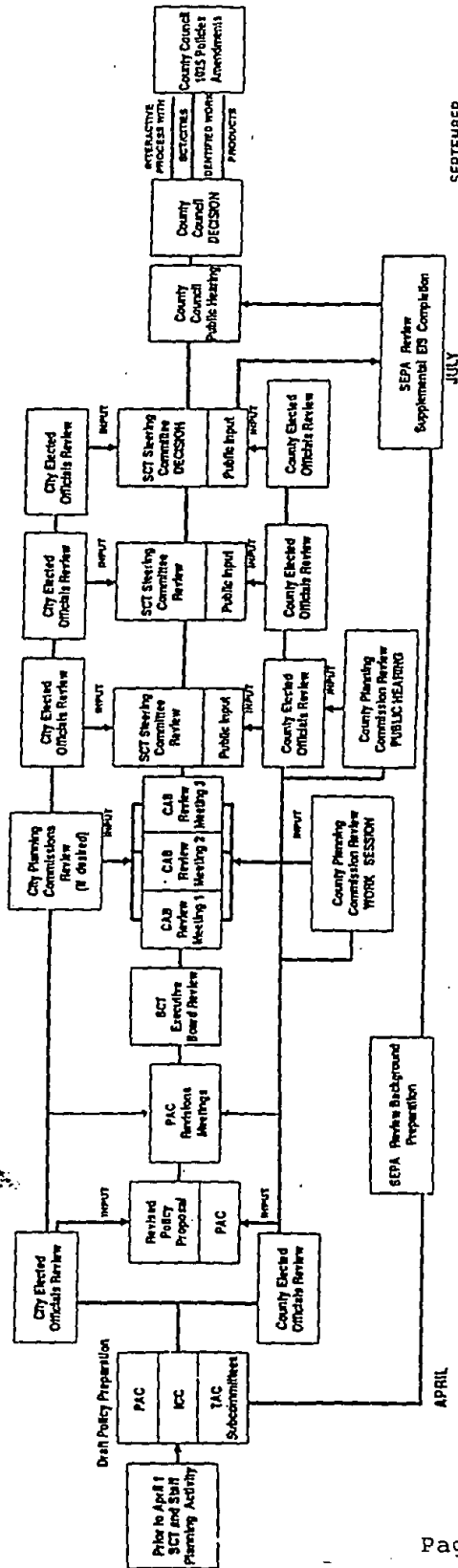
TR-12 Establish land use designations and site design requirements that are supportive and compatible with public transportation and as optional elements, to be separately determined by each local jurisdiction, encourage innovative techniques such as:

- a. pedestrian-scale neighborhoods and activity centers to stimulate use of high-occupancy vehicles,
- b. mixed-land uses and pedestrian-friendly design, and
- c. employment-intensive land uses and shared parking.

**NOTE:** The draft policy documents reviewed by the Steering Committee's Retreat Teams and Policy Subcommittee included the Snohomish County Tomorrow Goals and additional policies for the natural environment, open space and parks and recreation. The Policy Subcommittee recommended by consensus on November 18, 1992, that these policies not be included in the countywide planing policies. The committee also recommended that the additional policies not be part of the set of policies which are scheduled for review and adoption by the County Council prior to January 28, 1993. The Policy Subcommittee agreed by consensus to recommend that the Steering Committee review and discuss these policies prior to March 31, 1993, so that they can be added to the countywide policies by the County Council together with other policy refinements to the population allocation and transportation policies.

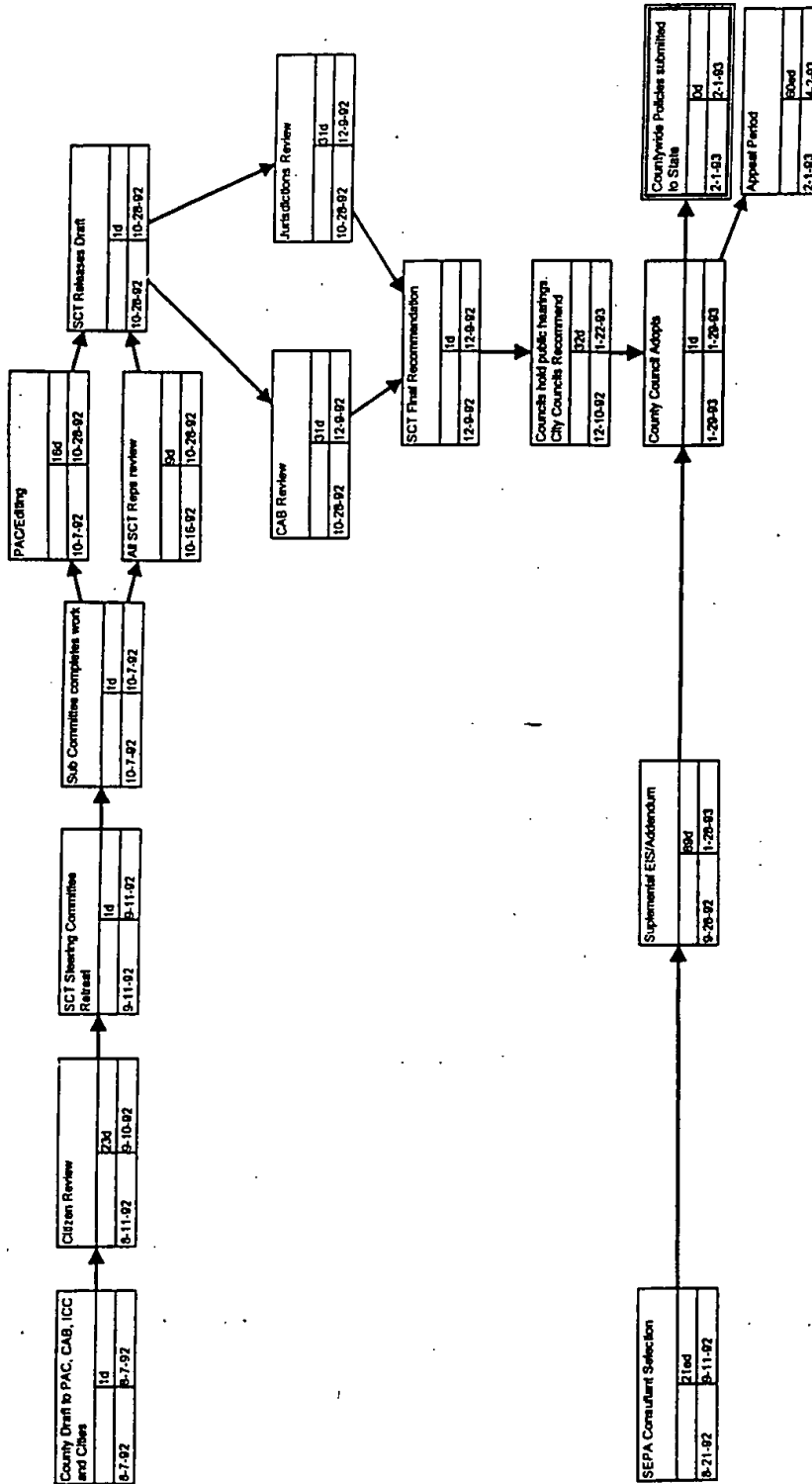
# APPENDIX A

## ADOPTION PROCESS Countywide Planning Policies



# APPENDIX A

## County-Wide Policy Schedule



# APPENDIX B

Initial 2012 Population Forecast  
For Cities and the Interim Urban Growth Areas (IUGA)  
(See notes on next page)

Aug-5-92  
Revised Sep-12-92

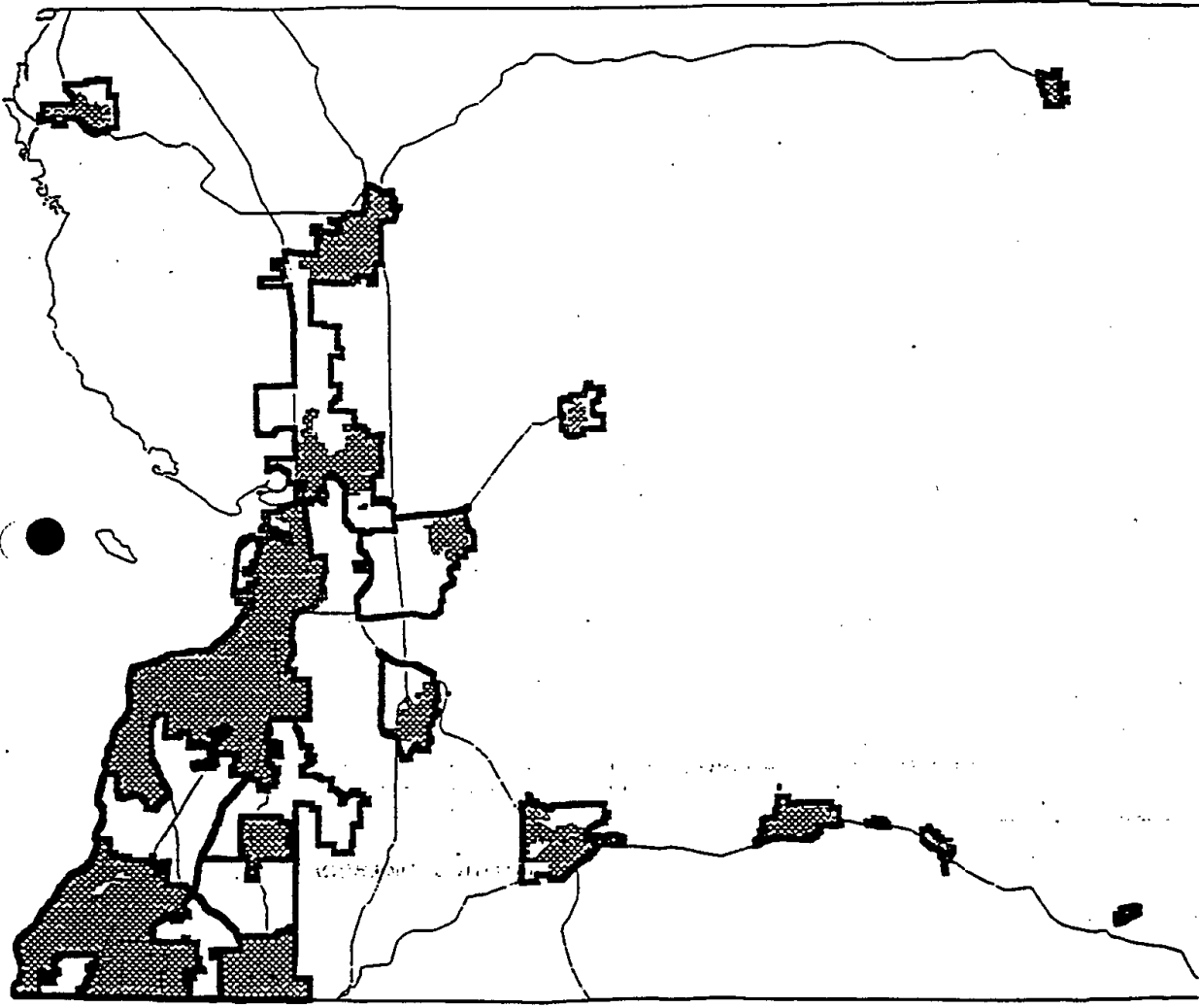
Area _/1	1992 Pop Estimate	2012 Pop Forecast	1992-2012 Change
Arlington/Marysville IUGA	39,691	56,566	16,875
Arlington City	4,450	6,139	1,689
Marysville City	13,030	18,240	5,210
Unincorporated	22,211	32,187	9,976
Darrington IUGA _/2	1,075	1,112	37
Gold Bar IUGA _/2	1,140	1,208 _/4	68
Granite Falls IUGA	1,451	2,193	742
Granite Falls Town	1,260	1,683	423
Unincorporated	191	510	319
Index IUGA _/2	140	148 _/4	8
Lake Stevens IUGA	14,564	20,678	6,114
Lake Stevens City	4,240	5,672	1,432
Unincorporated	10,324	15,006	4,682
Monroe IUGA	7,708	9,310	1,602
Monroe City	4,970	6,145	1,175
Unincorporated	2,738	3,165	427
Snohomish IUGA	9,427	11,015	1,588
Snohomish City	6,650	7,533	883
Unincorporated	2,777	3,482	705
Stanwood IUGA	2,640	3,911	1,271
Stanwood City	2,155	3,059	904
Unincorporated	485	852	367
Sultan IUGA	2,329	3,542 _/4	1,213
Sultan Town	2,293	3,256	963
Unincorporated	36	286	250
S.W. County IUGA	312,873	466,916	154,043
Incorporated	195,160	266,471	71,311
Bothell City (part)	11,295 _/3	19,708	8,413
Brier City	5,740	7,387	1,647
Edmonds City	30,750	36,787	6,037
Everett City	75,840	100,432	24,592
Lynnwood City	29,110	38,043	8,933
Mill Creek City	8,270	14,709 _/4	6,439
Mtlake Terrace City	19,820	24,730	4,910
Mukilteo City	13,420	23,502	10,082
Woodway Town	915	1,173	258
Unincorporated	117,713	200,445	82,732
Alderwood	16,282	25,999	9,717
Esperance	11,382	12,482	1,100
North Creek - N.	27,122	49,199	22,077
North Creek - S.	22,831	38,640	15,809
Paine Field	38,961	72,671	33,710
Other	1,135	1,454	319
IUGA Total	393,038 ( 80%)	576,599 ( 81%)	183,561 ( 83%)
City Total	236,563 ( 48%)	320,666 ( 45%)	84,103 ( 38%)
Uninc. IUGA Total	156,475 ( 32%)	255,933 ( 36%)	99,458 ( 45%)
Non-IUGA Total (Rural Uninc.)	101,262 ( 20%)	137,645 ( 19%)	36,383 ( 17%)
County Total	494,300 (100%)	714,244 (100%)	219,944 (100%)



- - City forecasts are shown for current city boundaries. IUGA forecasts are based on preliminary IUGA boundaries as of July 15/92 (see attached map).
- \_/2 - IUGA identical to town boundary at this time.
- \_/3 - For comparison purposes, the Apr 1/92 population estimate for Bothell includes the unincorporated population in Canyon Park, even though this area was not annexed by Bothell until Apr 30/92.
- \_/4 - Further analysis needed.
- \_/5 - The 36,383 population increase in rural unincorporated Snohomish County is 38 percent lower than the PSRC's Existing Plans Forecast.

NOTE: These forecasts are based on the May 28/92 draft PSRC Vision 2020 Alt. #1 forecast, adjusted to add to the Office of Financial Management (OFM) 2012 population projection of 714,244 for Snohomish County. The forecasts were distributed to cities using the County's POPUL model. POPUL disaggregates the PSRC forecasts (produced for each of Snohomish County's 47 Forecast and Analysis Zones - FAZs) to 16th sections based on each 16th section's theoretical holding capacity for population assuming full residential buildout at the highest allowable density. The 16th section forecasts are then aggregated to produce a city and IUGA population forecast. These forecasts, center designations, and density standards represent initial city and IUGA assignments to be further evaluated once IUGA boundaries are finalized and information on developable land supply and capital facilities capacity is obtained.

Prepared by Snohomish County Planning Department, August 5, 1992.



Interim UGA boundaries (shown with thick lines) used for initial population forecast. Cities are shown in cross-hatch.



# City of Stanwood

10220 - 270th Street NW  
Stanwood, Washington 98292  
(206) 629-2181 (206) 652-9090  
FAX (206) 629-3009

DATE: September 23, 1992

TO: Snohomish County Tomorrow Steering Committee

FROM: The City of Stanwood

SUBJECT: County-wide Planning Policies for Snohomish County  
DRAFT POLICIES FOR HOUSING - MINORITY REPORT

HO-16 Ensure the expeditious and efficient processing of development applications by maintaining clear and specific submittal standards and the most current available information on wetlands, geologic hazardous areas, and fish and wildlife habitat conservation areas, while endeavoring to process complete development applications within 180 days. The expeditious processing of development applications shall not result in the lowering of environmental and land use standards.

A bold portion of this draft goes beyond policy framework and mandates implementation measures for the jurisdictions. These measures are beyond the mandates of the GMA.

By inserting a timeline into this policy the jurisdictions place themselves under a legal obligation to meet the specified standard. The cities to date have generally been efficient and expeditious in processing development applications. So, there is no need for them to place themselves under this legal regulation. If the County has a problem in expeditiously and efficiently processing development applications, then the problem needs to be addressed in the County's administrative code. This remedy would also apply to any city which is or has had problems in this issue.

But, the fact that one or more jurisdictions may have or had problems in time delays in this issue is not justification for establishing an administrative procedure for all jurisdictions in what should be a policy which establishes the framework for county-wide planning on affordable housing.

Also, by mandating a specific period of time in which the jurisdiction should process the application, the mandate also then gives the jurisdiction the right to delay the processing for 180 days.

COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON



AMENDED ORDINANCE NO. 96-074  
ADOPTING MAP AND TEXT AMENDMENTS TO THE  
GROWTH MANAGEMENT ACT  
COMPREHENSIVE PLAN

WHEREAS, the Snohomish County Council adopted a GMA Comprehensive Plan on June 28, 1995; and

WHEREAS, the GMA requires the county to adopt development regulations that are consistent with the county's adopted GMA Comprehensive Plan; and

WHEREAS, the Central Puget Sound Growth Management Hearings Board issued a Finding of Noncompliance on November 3, 1995 (*Hensley, et al v. Snohomish County*, Case No. 95-3-0043 (*Hensley II*)) and directed the County to adopt its zoning code as a GMA development regulation; and

WHEREAS, several appellants filed appeals to various provisions of the plan with the Central Puget Sound Growth Management Hearings Board (*Sky Valley, et al. v. Snohomish County*, Consolidated Case No. 95-3-0068c, (*Sky Valley*)); and

WHEREAS, the Board issued a Final Decision and Order in *Sky Valley* on March 12, 1996, and an Order on Motions to Reconsider and Correct on April 15, 1996, and directed the county to reconsider and amend, if necessary, some portions of the text and maps of its GMA Comprehensive Plan; and

WHEREAS, the Central Puget Sound Growth Management Hearings Board issued a Finding of Noncompliance in *Sky Valley* on November 5, 1996, and set a new compliance date of December 2, 1996; and

WHEREAS, the Snohomish County Planning Commission held hearings on July 16, 23, and 25, 1996, on draft text and map amendments; and

WHEREAS, the Snohomish County Council held public hearings on October 14, 21, 28, and 30, and November 4, 6, 18, 25 and 27, 1996, to consider the Planning Commission's recommendations; and

WHEREAS, the county council considered the entire hearing record including the Planning Commission's recommendation, and written and oral testimony submitted during the council hearings.

NOW, THEREFORE, BE IT ORDAINED:

Section 1: The Snohomish County Council makes the following findings of fact and conclusions:

**A. GENERAL.**

1. The Central Puget Sound Growth Management Hearings Board (Board) found the County's GMA Comprehensive Plan to generally be in compliance with the goals and requirements of the GMA, except for some provisions which the Board remanded directing the County to comply with the Board's Order by September 6, 1996. After holding a compliance hearing, the Board issued a ruling on November 5, 1996 extending the compliance date to December 2, 1996.

2. The Board remanded the following to the County:

A. The plan and future land use map, with instructions for the County to "show its work" with regard to the amount, locations and rationale for its rural residential designations and to delete those provisions or otherwise amend the Plan to assure that any rural designations of less than 5 acres will not constitute a pattern of urban growth. The County was also instructed to show that, wherever a 5-acre pattern is placed next to a UGA, appropriate measures will be taken to assure that flexibility will be retained to permit the potential future expansion of the UGA. The County was further instructed to include in the Plan sufficient policy direction and parameters to assure that any future residential clustered development will constitute compact rural development rather than urban growth.

B. The plan, with direction to identify open space corridors within and between UGAs.

C. The utilities element of the plan, with instructions to indicate the general location, proposed location, and capacity of all existing and proposed utilities.

D. The Maltby Employment Area of the plan, with instructions to delete it from the rural area, or designate it as a UGA.

E. The plan, with instructions to identify lands useful for public purposes pursuant to RCW 36.70A.150.

F. The final forest designations, with instructions to show how the reduction in designated forest lands was consistent with the plan.

G. Plan Policy LU 8.A.4, with instructions to amend it so that landowner intent is not the sole criteria [sic] for removal of designated forest lands.

H. Plan Policy TR 5.A.1, with instructions to amend it to clarify that a development is subject to concurrency requirements even where an affected service or facility has been

found to be at its ultimate capacity.

3. Prior to both the planning commission hearings and council hearings, citizens, interest groups, agencies, cities/towns and the press were notified of the planning commission's and county council's public hearings by means of published legal notices, display ads in Snohomish County weekly newspapers, a news conference, news releases, and more than 125,000 individual mailed notices. The individual notices were sent to taxpayers of record and site addresses for properties that are potentially affected by, or in the vicinity of, the proposed changes in urban and rural zoning. The various notices were sent and published in accordance with Snohomish County Code, applicable state law, and the by-laws of the planning commission.

4. The planning commission held three hearings in 1996 on proposed amendments to the county's GMA Comprehensive Plan prepared in response the Board's orders in the *Sky Valley* and *Hensley II* decisions and received oral testimony from numerous individuals and organizations. The planning commission also received and reviewed and considered documents which were submitted by citizens, interest groups and organizations and are all part of the commission's hearing record.

5. The county council held public hearings in 1996 on eight ordinances, including those recommended by the planning commission and three alternative ordinances, on October 14, 21, 28 and 30, and November 4, 6, 18, 19, 25, and 27. The council also had five briefing sessions held September 4, 10, 17, 24 and 30. The hearings were widely publicized through the media. The council received and considered oral testimony from approximately 115 individual and group representatives on October 14, 21, and 28. The written record was left open until November 8 and re-opened for additional comments from November 18-22. The county council received and considered over 1300 written documents submitted by citizens, interest groups and organizations and all are a part of the council's hearing record.

6. Addenda No. 4 (July 5, 1996) and 6 (November 22, 1996) to the Final Environmental Impact Statement (FEIS) for the Snohomish County Comprehensive Plan were prepared for the proposal to satisfy SEPA requirements. The addenda describe the proposed comprehensive plan and development regulation amendments contained in Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075, and 96-076, and analyze their impacts. The amendments adopted in the listed ordinances are within the range of alternatives and scope of analysis contained in the FEIS. The addenda performed the function of keeping the public apprised of the refinement of the original comprehensive plan proposal by adding new information. The council concludes that SEPA compliance has been satisfied by these documents.

7. The amendments to the comprehensive plan and development regulations adequately respond to the specified compliance directives stated in the *Sky Valley* and *Hensley II* decisions of the Central Puget Sound Growth Management Hearings Board.

8. The record and findings developed by the county in adoption of Ordinance 94-125 (adopting the GMA Comprehensive Plan) support the amendments proposed for adoption in this ordinance and are hereby incorporated by reference.

## **B. GOALS OF THE GROWTH MANAGEMENT ACT (GMA).**

The Snohomish County Council has considered and used as guidelines the planning goals of the Growth Management Act as set out at RCW 36.70A.020 in developing the comprehensive plan amendments and development regulations adopted in Amended Ordinance Nos: 96-071, 96-073, 96-074, 96-075, and 96-076. In determining the appropriate policy for GMA legislation in Snohomish County, the council has been guided by the planning goals and has balanced them in a manner which reflects the unique circumstances in and characteristics of Snohomish County, as set out in more detail below.

**1. Goal 1: ENCOURAGE URBAN GROWTH IN URBAN AREAS.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075, and 96-076 further the GMA's goal of encouraging development in urban areas, which states: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." The council adopts the following findings and conclusions related to RCW 36.70A.020(1):

A. The plan and code amendments regarding urban residential designations require residential densities in the urban growth areas of no less than 4 dwelling units per acre, in accordance with the Board's decision in *Bremerton v. Kitsap County*, Case No. 95-3-0039 at 1200 (Final Decision and Order 10/95).

B. The new land use designations in the urban residential areas will promote urban growth in the urban areas, and encourage development in areas where public facilities and services exist or can be provided in an efficient manner.

C. The plan amendments specify appropriate implementing zones for each of the urban residential, commercial and industrial land use designation categories. This will help to encourage urban growth in the urban areas by providing more predictability and consistency in plan implementation in the permitting process.

D. The creation of the growth phasing overlay on the land use designation map, the chart at LU-41, and amended plan policy LU 2.A.7 will help to focus urban growth in other parts of the urban growth areas where adequate public facilities exist or can be provided.

E. The new land use designations in the rural residential areas, which do not allow development at higher levels than 1 unit per 5 acres unless a clustering method of development is used to preserve rural character, will allow urban growth to occur only in the urban areas.

F. The county is completing subarea plans in conjunction with each individual city to jointly agree on appropriate land use designations in the unincorporated area within each city's UGA.

G. The new Urban Commercial designation in the southeast quadrant of the intersection of East Hewitt Avenue and Cavaleros Road is located within the Lake Stevens UGA and is consistent with the three subarea land use plan alternatives that are currently being studied in the Lake Stevens UGA subarea planning process under the GPP and GMA. Two of the alternatives propose a commercial/employment designation for this site. The third alternative proposes a residential plan designation that could also be implemented through a commercial zone. This plan designation change therefore does not preclude any subarea plan options, is supported by the City of Lake Stevens, and will serve the county's and city's long planning goals and policies. The site is currently within the sewer service area of the Lake Stevens Sewer District and has a public water supply. The commercial plan designation will be implemented through a two step zoning and site planning process that will include a concomitant agreement between the County and the land owners to ensure that development is consistent with the GMA comprehensive plan. The Urban Commercial designation is consistent with the goals, objectives and policies of the GPP, specifically with Objective PE 1.A, Policies PE 1.A.1 and 2, Objective ED 1.A, Goal ED 2, and Policy ED 2.A.1.

H. The new Urban Commercial designation in the southeast quadrant of the intersection of 4th Street NE. and SR-9 is located within one half mile of the intersection of SR-204 and SR-9 and generally within the Activity Center designation of the GPP Future Land Use Map. The plan change is an expansion of the existing Urban Commercial plan designation at Frontier Village. This expansion is consistent with policy language in the Snohomish/Lake Stevens Area Comprehensive Plan which allows for expansion of commercial uses from 4th Street NE. south to the new Meridian Street. The extension of Meridian Street from SR-9 to the east is part of a solution to improve the road system in the Frontier Village area. This plan designation change is supported by the City of Lake Stevens and will serve the county's and city's long planning goals and policies. The Urban Commercial designation is consistent with the goals, objectives and policies of the GPP, specifically with Objective PE 1.A, Policies PE 1.A.1 and 2, Objective ED 1.A, Goal ED 2, and Policy ED 2.A.1.

I. The creation of the Maltby UGA in Amended Ordinance 96-073 will encourage urban growth in the area of the UGA, and recognizes the significant existing urban development which has already occurred within the area of the UGA.

**2. Goal 2: REDUCTION OF SPRAWL.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075, and 96-076 further the GMA's goal of reducing sprawl, which states: "Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development." The council adopts the following findings and conclusions related to RCW 36.70A.020(2):



## **A. GMA and Board Requirements for Rural Residential Lands**

1. The GMA requires that the Rural Element of the GPP “shall permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities and uses and may also provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate rural uses not characterized by urban growth.” RCW 36.70A.070(5).
2. The Central Puget Sound Growth Management Hearings Board (Board) has indicated that rural character, as that term is used in RCW 36.70A.070(5), has two components: functional and visual.
3. The Board has indicated that the functional element of rural character refers to the necessity of a rural setting for the activity. If a proposed use on rural lands will be interfered with by traffic, light, noise, etc. from a proposed use, then that use is incompatible with rural lands.
4. The Board has indicated that the visual element of rural character refers to the visual attributes of the rural landscape. If the visual character of the rural landscape is unduly disrupted or altered by a proposed use, then that use is incompatible with the rural lands. Site and building design have a great deal to do with the degree to which any given use blends in with the rural landscape rather than sticks out. The Board has indicated that assuring that the visual component of rural character is maintained requires an assessment of the visual character of the area and could be administered through a combination of design guidelines and discretionary permit approval.
5. According to the Board’s definition of rural character, any proposed use and development in the rural area must be assessed to determine whether they are consistent with the functional and visual aspect of the rural character of the rural areas of the county.
6. Residential uses are appropriate uses for the rural areas. However, the Board has ruled that only certain densities are permissible in the rural areas under the GMA. Specifically, the Board has ruled that a pattern of lot sizes of 10 acres or more is clearly rural, and that as a general rule, a new land use pattern that consists of between 5 and 10 acre lots is an appropriate land use, provided that
  - the number, location and configuration of lots does not constitute urban growth;
  - does not present an undue threat to large-scale natural resource lands, such as forest lands and critical areas;
  - will not thwart the long-term flexibility to expand the UGA; and
  - will not otherwise be inconsistent with the goals and requirements of the Act.

7. The Board has stated that as a general rule, any new land use pattern that consists of lots smaller than 5 acres would constitute urban growth and is therefore prohibited in rural areas. The Board has stated that while there are exceptions to this rule, the exceptions are few.
8. The Board has also stated that wherever a 5-acre pattern is placed next to a UGA, appropriate measures should be taken to assure that flexibility will be retained to permit the potential future expansion of the UGA.
9. The Board has specifically endorsed the concept of clustering in the rural areas and encouraged the County to retain the concept, with instructions to provide sufficient policy direction and parameters to assure that future clustered development in the rural area constitutes compact rural development rather than urban growth. The GMA also endorses the use of clustering as an innovative land use management technique.
10. The county has filed an appeal of the Final Decision and Order in the *Sky Valley* case and the Finding of Noncompliance in the *Hensley II* decision. As to the appeal in *Sky Valley*, the county believes that the Board erred in applying general rules related to rural densities, instead of considering the evidence on the record before it. By adopting these ordinances and attempting in good faith to comply with the Board's orders, the county is in no way waiving its right to appeal the Board's decisions.

## **B. Rural Character in Snohomish County**

1. The Rural Element of the GMA Comprehensive Plan, as adopted June 28, 1995 (hereafter 1995 Plan), was the result of 4 years of planning effort by the County, including a public participation process as discussed in Section 1 of Ordinance No. 94-125 (adopting the GMA Comprehensive Plan), incorporated herein by reference.
2. The rural residential densities reflected in the 1995 Plan ranged from 1-2 dwelling units per acre to 1 dwelling unit per 20 acres on non-resource lands. The higher residential densities applied to lands that have been historically designated or zoned for this density. This history has created patterns of existing development and reasonable landowner expectations which are of concern to the county council.
3. Rural residential areas have been downzoned many times in the history of Snohomish County. The original Rural Use zones in the 1950s provided for a 7,200 square foot minimum lot size. Lands within these zones were downzoned to the R-9,600, R-12,500 and R-20,000 zones in the 1960s. In the 1970s and 1980s, many of these lands were further downzoned to the Suburban Agriculture-1 Acre, Rural Conservation (2.3 acres per lot), and Rural-5 Acre zones.
4. The 1995 Plan policy choices made in the rural residential areas reflected the long history of zoning in the rural areas of Snohomish County and the lengthy public participation process that preceded its adoption.

5. The council recognizes that while planning decisions made prior to GMA may not drive planning decisions made pursuant to GMA, the County does not start with a clean slate with respect to residential development in the rural areas. Planning choices made prior to GMA have set patterns of development in certain areas, and have set reasonable expectations on the part of property owners.

6. Patterns of existing development and significant issues of equity for rural landowners must play a part in the rural residential policy in Snohomish County.

7. The council, in crafting a legislative response to the Board's order, strives to meet the Board's rules and requirements with respect to rural residential densities, while recognizing the significant history and unique character of Snohomish County.

8. The council finds that the rural character of the county can best be preserved through adoption of Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075, and 96-076, and that these ordinances strike the balance necessary to achieve compliance with the Board's order while recognizing the significant history and unique character of Snohomish County.

### **C. The Legislative Process With Respect to the Rural Lands Issues**

1. The planning commission and the county council reviewed and considered three alternatives for plan designations in rural residential areas.

2. The planning commission received a preponderance of testimony that supported adoption of Alternative 1 of the rural residential alternatives. Alternative 1 left the rural residential designations essentially the same as those in the 1995 Plan.

3. The planning commission recommended to the council adoption of Alternative 1 of the rural residential alternatives, based in large part on the testimony it received.

4. The county council received a substantial amount of testimony, both written and oral, on the rural residential alternatives. The council hereby incorporates by reference the Exhibit List prepared by council staff and the tapes of the public hearings at which oral testimony was taken.

5. Much of the testimony before the council in support of Alternative 1 of the rural residential alternatives was from small rural landowners who had purchased their property as their principal investment and are counting on some development of the property for retirement or other financial security. Virtually all of the testimony before the council supported maintaining the rural character of Snohomish County. The record reflects, however, that there are legitimate differences of opinion on what density of development is appropriate to maintain the rural character of Snohomish County.

6. As a part of consideration of the rural lands issues, the council considered the rural lot size analysis prepared by staff and included in Addenda 4 and 6 to the FEIS, and hereby incorporates that analysis by reference. Planning Commission Exhibit 11 and Council Exhibit 1301.

7. The council also considered rural capacity analysis prepared by staff included in Addenda 4 and 6 to the FEIS and hereby incorporates that analysis by reference. Exhibits 1246 and 1301.

8. The council finds that the rural capacity in the rural areas 1) must sustain the county's need for available land not just for the next 20 years but in perpetuity, and 2) is a function of the size of the rural area.

9. The council concludes that based upon the requirements of GMA, as those requirements have been interpreted by the Board, that rural residential areas designated at densities higher than 1 dwelling unit per 5 acres in the 1995 Plan should be reduced to a base density of 1 dwelling unit per 5 acres. Thus, the council concludes that approximately 110,000 acres of rural residential area, as set out in the amendments to the Future Land Use Map and implementing rezone actions, should be redesignated to a designation of 1 dwelling unit per 5 acres.

10. The council concludes that the amendments to the Future Land Use Map and implementing rezone actions will reduce significantly the rate of rural growth and rural lot capacity.

11. The council concludes that based upon the substantial amount of testimony it received from small landowners whose financial security would be jeopardized by this redesignation, that clustering can be used as an innovative technique to provide some relief to property owners who are being downzoned to mitigate the harsh effect of this action. However, use of clustering must be tied to measures to ensure preservation of the rural character of the County and clustering regulations must include limits to increased density. The council also concludes that based upon the requirements of GMA and Board decisions, the use of clustering in the rural areas is necessary and appropriate to provide "a variety of rural densities and uses", providing that clustering promotes compact rural development rather than urban growth.

12. The council finds that based on experience in this county and in other jurisdictions that a density incentive must be provided to encourage use of clustering options which encourage and preserve rural character.

13. The council finds that in the new Rural Residential land use designation, which covers those areas that were designated at higher density than MDRR-5 in the 1995 Plan, property owners should be given an additional incentive to use clustering as limited through plan policy and implementing development regulation, and as supported by these findings and conclusions.

14. The council finds that several exceptions to the general rule of maximum density of 1 dwelling unit per 5 acres are warranted because of the particular history of planning in isolated areas. The exceptions are as follows:

- a. CMC Area—retain SA-1 acre zoning on 13 parcels to which rezones were granted in 1992-93. During 1991 and 1992, the county council enacted an areawide downzone in the Cathcart-Maltby-Clearview subarea. Ordinances 91-034 and 01-076. Subsequent to this downzone and based upon extensive public involvement, equity considerations and a specific review of parcel sizes, the council created a limited infill opportunity for individuals to obtain SA-1 acre zoning based upon existing development. Motion 91-273.

The council adopted criteria which were applied by the Hearing Examiner during the optional rezone process. This was a very limited opportunity over a one-year period to allow eligible property owners to undergo the quasi-judicial rezone process at their own expense, if they met the applicable criteria.

The council finds that retention of this small-lot zoning will allow infill, and will not create new patterns of small lot development or sprawl, and is thus consistent with the planning goals. This action would retain existing 1992-93 SA-1 acre zoning on 13 parcels consisting of 44 acres. Additional small lot creation resulting from this action is insignificant and responds to the significant equity issues.

- b. Warm Beach Health Care Center/Senior Center. The Warm Beach Health Care Facility/Senior Community is an existing facility which has maintained a rural character and provides low cost senior housing and medical care in a rural environment. Its limited expansion, with careful site planning and impact mitigation, is consistent with the goals of the GMACP and the GMA, specifically responding to a need for affordable housing in the rural areas for elderly persons. Adoption of new policy LU 6.A.7 will allow limited expansion of the Warm Beach Senior Center, provided that specific policies are met that will assure that the rural character of the area is maintained in any future development. This action is supported by the testimony contained in Exhibits 898, 1031, 1032, 1033 and 1135, and the oral testimony.

The council finds that existing development has maintained a rural character and that additional development pursuant to policy LU 6.A.7 will create no significant transportation impacts or a significant increase in density or population growth in the rural area, and will respond to the need for affordable senior housing in the rural areas. All of the above support making a limited exception in this case.

The council concludes that the Warm Beach Health Care Center/Senior Facility is a limited exception to the general rules for rural residential development as an existing facility reserved for senior care and housing. A limited expansion of this facility for the purpose of rural senior housing is consistent with Housing Objec-

tive HO 1.B and Housing Policies 1.B.2-4, and generally consistent with the policies of the GMACP.

- c. Gold Bar Area UGA. The area within the Gold Bar UGA has not been rezoned as part of this action. The county has been jointly working with the city to develop a Gold Bar Subarea Plan for the unincorporated area of the Gold Bar UGA. The subarea plan has been approved by the Gold Bar Planning Commission and City Council and will be the subject of a Snohomish County Planning Commission public hearing on January 28, 1997. It is anticipated that the County Council will review the Planning Commission's recommendation on the Gold Bar Subarea Plan in March 1997 and take final action on it shortly thereafter. Based on the language in the draft plan, the county will rezone the entire unincorporated portion of the UGA to urban densities as a part of final Council action on the Gold Bar Subarea Plan.
- d. Darrington Area Rural Diversification Designation: The Rural Diversification designation and accompanying zoning was specifically negotiated with the local community as a policy fifteen years ago for the express purpose of preserving the unique rural character of the Darrington area. Retention of the Rural Diversification designation and zoning in the Darrington area is necessary because of the unique characteristics of the area and the necessity to allow for smaller, more affordable lots so that rural cottage industry may be promoted. The council finds that it is necessary to retain a smaller lot designation in the area in order to allow for affordable housing in the rural area near Darrington to persons of low and moderate income.

The area is very isolated and has little or no growth potential due to its distance from population centers. Very little new lot creation has occurred in the area. For example, during 1995 and 1996, a total of 28 lots were applied for in one rural cluster subdivision application and one short plat application in an area of 7816 acres (12.2 square miles). History and experience with the land use designation is that rural character has been preserved and maintained in that area over the years, and has had the beneficial effect of making property more affordable in the Darrington area. The Rural Diversification designation and zoning should be maintained because it is necessary due to the unique characteristics of the area.

#### **D. Rural Clustering Policy**

1. Preservation of open space in the rural areas is critical to maintaining rural character in Snohomish County's rural lands. The council takes official notice of **Rural by Design**, Randall Arendt (APA Planners Press)(1994).

2. Clustering housing in the rural areas is an effective means of preserving open space and maintaining rural character, while allowing reasonable return on investment by property owners.
3. For a clustering concept to be used, there must be an incentive provided in the regulation which will encourage the use of the clustering ordinance.
4. The council finds that, based on evidence in the record, the provision of open space and preservation of rural character is far more important to Snohomish County in the long term than any additional costs associated with a minimal increase in density allowed through clustering. See *Arendt, supra*, at 229.
5. Experience has shown in rural and suburban New England that the vast majority of developers will not respond strongly to density incentives in the range of 10 to 15%. *Arendt, supra* at 229.
6. Comparison of regulations adopted by other counties in the Puget Sound area indicates that the density incentives provided in the county's rural cluster subdivision ordinance is in alignment with other counties in the central Puget Sound region.
7. Experience with the rural cluster subdivision ordinance in Snohomish County has shown that the density incentive has been effective in encouraging developers to use the development technique.
8. The new rural cluster policies and amended ordinance will allow additional lots, if the clustering requirements are followed, for parcels in the Rural Residential designation, which contain properties that were previously designated at higher densities. This action responds to the substantial oral and written testimony submitted to the council by long-time property owners of rural lots whose property will be downzoned by this action, while preserving the rural character of these areas through the amended clustering ordinance.
9. Flexibility in site development will result in a more efficient and environmentally sound use of land, while harmonizing adjacent land uses and preserving the County's rural character.
10. Clustering will aid in minimizing and eliminating adverse impacts to the County's resource lands, and aid in the long-term preservation and enhancement of those lands.
11. Clustering with appropriate density incentives will reduce development cost of housing in the rural area by reducing site development costs and allowing efficient use of land.
12. Clustering will provide greater economic opportunity for rural property owners for use of land which contains environmentally sensitive areas.

13. Clustering will allow for greater compatibility with adjacent development and land uses in rural areas by providing larger buffer strips, open space, and wildlife corridors, especially when such open space areas are connected between adjacent developments.

14. Clustering under the amended rural cluster plan policies and development regulations will ensure the preservation of rural character, through application of site planning and design criteria.

15. By deleting higher density development in the rural areas and linking lot yield incentives under the clustering ordinance to the amount of open space preserved, the County will be encouraging preservation of open space and assuring that new patterns of urban development will not be created.

16. Adoption of the amended clustering ordinance will prevent patterns of any one type of rural growth by allowing an alternative to conventional subdivision.

17. The County will monitor the rate and pattern of development created by rural cluster subdivisions in accordance with new plan policy LU 6.B.8 to ensure that the goal of reducing sprawl is met.

18. The amended rural cluster subdivision ordinance will be an effective tool for preserving the potential for future expansion of the UGA, since the open space areas can be converted into urban development when the open space is included inside a UGA, in cases where a rural cluster subdivision is located within a Rural/Urban Transition Area. If and when the UGA boundary is extended outward to include a rural cluster subdivision located in this area, the open space may then, and only then, be converted to urban density development.

19. The clustering plan policies and development regulations encourage the clustered lots to be located in the center of the parcel to 1) minimize visual impacts from adjacent roads and properties, 2) maximize buffer width and physical separation from adjacent parcels, and 3) minimize noise and glare impacts.

20. The council directs the Department of Planning and Development Services to monitor rural cluster subdivision applications and report back to the Council on rural cluster subdivision development issues raised in testimony during the legislative process for the adoption of this ordinance, including, but not limited to, analysis of maximum cluster size, size of individual pods within a cluster, and distance between cluster developments.

#### **E. Other Findings Re: Reduction of Sprawl**

1. New policy UT 3.C.2, which is a clarification of UT 3.C.1 and prohibits sewer service to Wellington Hills (adjacent to the Maltby UGA) unless the site is used for an essential public facility, prevents the extension of urban services to a rural area.



2. The creation of the Maltby UGA will eliminate inappropriate urban uses from the rural area.

**3. Goal 3: TRANSPORTATION.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of encouraging efficient multimodal transportation systems, which states: "Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans." The council adopts the following findings and conclusions related to RCW 36.70A.020(3):

A. The adoption of a minimum net density within UGAs and urban zoning to implement urban designations will encourage concentrated growth within the urban growth areas, thereby encouraging multimodal transportation systems.

B. The amendment of Transportation Policy TR 5.A.1, which will now require the County to adopt alternative transportation mitigation for proposed developments that impact roadways determined to be at ultimate capacity, will ensure that the impacts of development will be mitigated in those situations, such that the transportation system will be benefited.

C. New plan policy LU 2.B.7 will encourage the use of rail transportation to support industrial uses in the Maltby UGA.

D. The new rural land use designations, downzoning and amended clustering policy will reduce adverse transportation impacts and help to meet transportation concurrency goals.

**4. Goal 4: AFFORDABLE HOUSING.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of encouraging the availability of affordable housing, which states: "Encourage the availability of affordable housing to all economic segments of the population, promoting a variety of residential densities and housing types, and encouraging preservation of existing housing stock." The council adopts the following findings and conclusions related to RCW 36.70A.020(4):

A. The establishment of a minimum net density in the UGAs and urban rezones to implement the plan's land use designations will promote affordable housing within the urban growth areas by allowing for a variety of residential densities and housing types, allowing for higher density and more multi-family housing in areas where such opportunities previously did not exist, and providing for an increase in the housing stock.

B. Rural clustering plan policies and regulations, with appropriate density incentives, will reduce housing costs in the rural area by reducing site development costs and allowing more efficient use of land.

C. Rural clustering plan policies and regulations will provide greater economic opportunity for rural property owners for use of land which has a substantial amount of environmentally sensitive areas.

D. Retention of the Rural Diversification designation and zoning in the Darrington area is necessary because of the unique characteristics of the area. The council finds that it is necessary to retain a smaller lot designation in the area in order to allow for affordable housing in the rural area near Darrington to persons of low and moderate income.

**5. Goal 5: ECONOMIC DEVELOPMENT.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of encouraging economic development, which states: "Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the state, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities." The council adopts the following findings and conclusions related to RCW 36.70A.020(5):

A. Designation of the Maltby UGA will encourage economic development in the Maltby area and southern Snohomish County, which has traditionally been a center of economic activity.

B. Inclusion of a number of parcels on the border of the Maltby UGA is appropriate because it will acknowledge existing land uses on lands which are already characterized by urban growth and naturally belong within the UGA. The council finds that inclusion of these parcels will promote economic development in the Maltby area.

C. Retention of the Rural Diversification designation and zoning in the Darrington area is necessary because of the unique characteristics of the area and the necessity to allow for smaller, more affordable lots so that rural cottage industry may be promoted.

D. Economic development can be accommodated within the capacities of the county's natural resources, public services, and public facilities. Planning Commission Exhibit 11 and Council Exhibit 1301.

**6. Goal 6: PRIVATE PROPERTY RIGHTS.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of protecting property rights, which states: "Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions." The council adopts the following findings and conclusions related to RCW 36.70A.020(6):

A. Rural clustering plan policies and regulations will protect property rights of rural property owners by allowing development credit for land which has a substantial amount of environmentally sensitive areas.

B. Private property rights of agricultural land owners are protected by new plan policy LU 7.B.7 which allows limited, compatible recreational uses of agricultural lands.

C. Private property rights of owners of Resource Transition lands (designated Rural Residential-10) are protected by allowing clustering of development.

D. The rural clustering plan policies and implementing development regulations allow protection of rural landowners' property rights while maintaining the rural character of Snohomish County.

E. This goal requires the county to consider the property rights of land owners, consistent with the Attorney General's process as outlined in RCW 36.70A.370. The county has utilized this process in considering Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076.

F. The council interprets this goal to provide a basis for considering issues of equity and fairness when making GMA planning policy for Snohomish County.

**7. Goal 7: TIMELY PERMIT PROCESSING.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of timely permit processing, which states: "Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability." The council adopts the following findings and conclusions related to RCW 36.70A.020(7):

A. The creation of the growth phasing overlay on the land use designation map and chart at LU-41 will further the goal of predictability in the permit process, by allowing an applicant more certainty of the outcome of policy LU 2.A.7.

B. The amendment of the plan designations to provide for implementing zoning will ensure predictability in permit processing throughout the County, while also assuring consistency of plan designation with zoning.

**8. Goal 8: NATURAL RESOURCE LANDS.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of maintaining and enhancing natural resource-based industries, which states: "Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses." The council adopts the following findings and conclusions related to RCW 36.70A.020(8):

A. The new land use designation of Rural Residential-10 (Resource Transition) will protect adjacent forest lands by requiring 10-acre lot sizes unless rural cluster subdivision or housing demonstration program code provisions are used.

B. New plan policy LU 7.B.7 provides for protection of prime agricultural soils and compatibility with surrounding agricultural uses, while allowing some limited rural recreational uses on agricultural lands.

C. The amendment to LU 8.A.4 will encourage preservation of designated forest lands by not allowing removal of land within one half mile of an urban growth area from Commercial Forest Lands designation solely upon a landowner's request.

D. The Low Density Rural Residential designation and implementing zoning of 1 dwelling unit per 20 acres will protect adjacent forest lands and provide a transition area between the forest lands and the rural residential designation areas.

E. The Maltby UGA contains no natural resource lands which would be incompatible with the urban uses contained within the UGA.

**9. Goal 9: OPEN SPACE.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of encouraging the retention of open space, which states: "Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks." The council adopts the following findings and conclusions related to RCW 36.70A.020(9):

A. The amendments to plan policy LU 6.B.1 and implementing development regulations (SCC Chapter 32.30) will encourage the retention of open space in the rural areas by promoting clustered development with the retention of significant amounts of open space in perpetuity.

B. The amendments to plan policy LU 6.B.1 and implementing development regulations (SCC Chapter 32.30) will encourage the retention of open space, increase recreational opportunities, and conserve and protect fish and wildlife habitat by requiring the connection of open space tracts with open space tracts on adjacent properties.

C. The amendments to plan policy LU 6.B.1 and implementing development regulations (SCC Chapter 32.30) will encourage preservation of open space by maximizing the visibility of the open space tract and minimizing the visibility of residential development.

D. The adoption of the Open Space Corridor/Greenbelt Map (Exhibit C) will encourage the retention of open space, protect and preserve wildlife corridors, increase recreational opportunities and increase access to developing parks by creating a county-wide open space network.

E. The adoption of the Open Space Corridor/Greenbelt Map (Exhibit C) will provide a geographical framework to guide present and future implementation strategies for preserving open space and developing greenbelt corridors within and between urban growth areas.

F. The new land use designations and zoning for the rural areas will encourage the retention of open space, increase recreational opportunities, and preserve fish and wildlife habitat.

**10. Goal 10: ENVIRONMENT.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of protecting the environment, which states: "Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water." The council adopts the following findings and conclusions related to RCW 36.70A.020(10):

A. The amendment to plan policy LU 2.A.1 will protect the natural environment in the urban areas by recognizing that the requirement for a minimum net density in urban areas will not apply in areas where zoning regulations for development on steep slopes require reduced lot or dwelling unit yields.

B. The amendment to plan policy LU 1.C.3 which requires buffering on the perimeter of the urban industrial designation of the Maltby UGA will protect the visual environment of the surrounding rural areas.

C. The creation of the Maltby UGA will have no negative impacts on the environment.

D. The amendments to plan policy objective LU 6.B, including plan policy LU 6.B.1, and implementing development regulations (SCC Chapter 32.30) will protect the natural environment in the rural areas by encouraging the preservation of critical areas, open space, and wildlife corridors, and generally have positive effects on the rural natural environment.

E. The amendments to plan policy objective LU 6.B, including plan policy LU 6.B.1, and implementing development regulations (SCC Chapter 32.30) will protect the natural environment in the rural areas by minimizing alteration to natural topographic and drainage patterns and minimizing impervious surfaces in rural cluster development.

F. The amendments to plan policy objective LU 6.B, including plan policy LU 6.B.1, and implementing development regulations (SCC Chapter 32.30) will protect the natural environment in the rural areas by requiring rural cluster development to maintain large forested buffers and requiring a planting and clearing plan.

G. The amendments to plan policy objective LU 6.B, including plan policy LU 6.B.1, and implementing development regulations (SCC Chapter 32.30) will conserve and protect fish and wildlife habitat by requiring the connection of open space tracts with open space tracts on adjacent properties.

H. The amendments to plan policy objective LU 6.B, including plan policy LU 6.B.1, and implementing development regulations (SCC Chapter 32.30) will decrease demands on water sources and supply.

I. The definition of minimum net density will be amended to exclude land devoted to critical area buffers, drainage retention/detention areas and biofilter swales from the calculation of net land area because these areas are unbuildable. The exclusion of these areas from minimum net density will help to preserve and protect critical areas.

**11. Goal 11: PUBLIC PARTICIPATION.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of encouraging public participation, which states: "Encourage the involvement of citizens in the planning process and ensuring coordination between communities and jurisdictions to reconcile conflicts." The council adopts the following findings and conclusions related to RCW 36.70A.020(11):

A. Prior to both the planning commission hearings and council hearings, citizens, interest groups, agencies, cities/towns and the press were notified of the planning commission's and county council's public hearings by means of published legal notices, display ads in Snohomish County weekly newspapers, a news conference, news releases, and more than 125,000 individual mailed notices. The individual notices were sent to taxpayers of record and site addresses for properties that are potentially affected by, or in the vicinity of, the proposed changes in urban and rural zoning. The various notices were sent and published in accordance with Snohomish County Code, applicable state law, and the by-laws of the planning commission.

B. The planning commission held three hearings in 1996 on proposed amendments to the county's GMA Comprehensive Plan prepared in response the Board's orders in the *Sky Valley* and *Hensley II* decisions and received oral testimony from numerous individuals and organizations. The planning commission also received and reviewed and considered documents which were submitted by citizens, interest groups and organizations and are all part of the commission's hearing record.

C. The county council held public hearings in 1996 on eight ordinances, including those recommended by the planning commission and three alternative ordinances, on October 14, 21, 28 and 30, and November 4, 6, 18, 19, 25, and 27. The council also had five briefing sessions held September 4, 10, 17, 24 and 30. The hearings were widely publicized through the media. The council received and considered oral testimony from approximately 115 individual and group representatives on October 14, 21, and 28. The written record was left open until November 8 and re-opened for additional comments from November 18-22. The county council received and considered over 1300 written documents submitted by citizens, interest groups and organizations and all are a part of the council's hearing record.

D. Addenda No. 4 (July 5, 1996) and 6 (November 22, 1996) to the Final Environmental Impact Statement (FEIS) for the Snohomish County Comprehensive Plan were prepared for the proposal to satisfy SEPA requirements. The addenda describe the proposed comprehensive plan and development regulation amendments contained in Amended Ordinances 96-071, 96-073, 96-074, 96-075, and 96-076, and analyze their impacts. The amendments adopted in the listed ordinances are within the range of alternatives and

scope of analysis contained in the FEIS. The addenda performed the function of keeping the public apprised of the refinement of the original comprehensive plan proposal by adding new information. The council concludes that SEPA compliance has been satisfied by these documents.

E. The County has met and exceeded the public participation requirements of the GMA and Snohomish County Code.

F. New plan policies IC 1.B.4 and 1.B.5 will promote interjurisdictional cooperation by encouraging execution of interlocal agreements for areas proposed for annexation.

**12. Goal 12: ADEQUATE PUBLIC FACILITIES/CONCURRENCY.** The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of ensuring adequate public facilities, which states: "Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards." The council adopts the following findings and conclusions related to RCW 36.70A.020(12):

A. The creation of the growth phasing overlay on the land use designation map, the chart at LU-41, and amended plan policy LU 2.A.7 will help to focus urban growth in other parts of the urban growth areas where adequate public facilities exist or can be provided.

B. The amendment of Transportation Policy TR 5.A.1, which will now require the county to adopt alternative transportation mitigation for proposed developments that impact roadways already determined to be at ultimate capacity, will ensure that the impacts of development will be mitigated in those situations, such that the transportation system will be benefited.

C. The plan policies and development regulations encouraging the use of rural cluster subdivision technique will ensure that rural concurrency standards are met, that existing fire districts service new development, and that access to rural cluster subdivisions be from public roads.

D. Creation of the countywide map depicting lands useful for public purpose (Exhibit D), which shows various types of public land that presently accommodates public facilities will be a very useful long-range planning tool to identify sites for potential public facilities.

E. New policy UT 3.C.2, which is a clarification of policy UT 3.C.1 and prohibits sewer service to Wellington Hills (adjacent to the Maltby UGA) unless the site is used for an essential public facility, prevents the extension of urban services to a rural area.

F. The proposed urban rezone action will encourage development in urban areas where adequate public facilities and services can be provided in an efficient manner.

G. The planning commission and the county council reviewed the newly updated version of the "Countywide Utility Inventory of Snohomish County" which expands this technical report to include information concerning electric power, natural gas and telecommunications. The updated version adequately responds to the Board's order on this issue.

### **C. CONSISTENCY.**

1. The new Growth Phasing Overlay and the new Medium Density Rural Residential-10 (Resource Transition) designations are needed to facilitate implementation of the GPP and to maintain consistency between the plan and zoning.
2. The proposed amendments to the GPP regarding the Watershed-Site Sensitive policy and other plan text amendments regarding implementing zones for each plan designation are needed to maintain consistency between the plan and zoning.
3. The amendments to the GMA comprehensive plan satisfy the procedural and substantive provisions of RCW 36.70A and are consistent with the GMA.
4. The text and map changes made in addition to those that respond to the Board's remand order are needed to maintain consistency between the plan and implementing development regulations.
5. The amendments maintain the GMA Comprehensive Plan's consistency with the multi-county policies adopted by the Puget Sound Regional Council and with the countywide planning policies for Snohomish County.
6. The location and type of land use designations applied to rural areas lying outside designated UGAs by the comprehensive plan are consistent with maximum density, minimum lot size, and rural character as mandated by a balanced interpretation of the GMA goals.

Section 2. The county council bases its findings of fact and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits.

Section 3. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan-General Policy Plan adopted as Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Ordinance No. 95-117 on January 10, 1996, is amended as indicated in the General Policy Plan Text Amendments dated November 27, 1996, which are attached hereto as Exhibit A and incorporated by reference into this ordinance as if set forth in full.



Section 4. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan Future Land Use Map adopted as Map 4 to Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Emergency Ordinance No. 96-078 on October 14, 1996, is amended and replaced as indicated on the map entitled "Future Land Use Map—GPP Amendments" dated November 27, 1996, which is attached hereto as Exhibit B and incorporated by reference into this ordinance as if set forth in full.

Section 5. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan-General Policy Plan adopted as Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Ordinance No. 95-117 on January 10, 1996, is amended by adding the map entitled "Open Space Corridor/Greenbelt Areas" dated November 27, 1996, which is attached hereto as Exhibit C and incorporated by reference into this ordinance as if set forth in full.

Section 6. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan- General Policy Plan adopted as Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Ordinance No. 95-117 on January 10, 1996, is amended by adding the map entitled "Land Useful for Public Purpose" dated November 27, 1996, which is attached hereto as Exhibit D and incorporated by reference into this ordinance as if set forth in full.

Section 7. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan- General Policy Plan adopted as Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Ordinance No. 95-117 on January 10, 1996, is amended as indicated on the map entitled "Proposed GPP Future Land Use Map Amendment, Rural Residential-10 (Resource Transition)" dated November 27, 1996, which is attached hereto as Exhibit E (set of assessor maps) and incorporated by reference into this ordinance as if set forth in full.

Section 8. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Passed this 27<sup>th</sup> day of November, 1996.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

Richard C Johnson  
Chair

ATTEST:

Sheila McCallister  
Clerk of the Council, *asst.*

☒ APPROVED  
☐ VETOED  
☐ EMERGENCY

Date: 12/2/96  
[Signature]  
County Executive

Approved as to form only:

Bonnie Dyles 11/27/96  
Deputy Prosecuting Attorney

ATTEST:

Maureen B. Alford 12/2/96

## General Policy Plan (GPP) Text Amendments:

Add a new paragraph at the end of the first column on page IN-7 to read:

The second phase will also include further refinements and amendments to the General Policy Plan, some in response to direction provided by the Growth Management Hearings Board, and others to maintain consistency with implementing actions such as the adoption of a GMA zoning code.

Amend the sixth paragraph of the first column on page IN-15 to read:

- Countywide Utility Inventory Report for Snohomish County - Public Water Supply, and Public Wastewater Collection and Treatment Systems, and Public Energy and Telecommunications Systems (Snohomish County, 1995, as amended).

Amend Policy LU 1.C.3 on page LU-4 to read:

- 1.C.3      The designation and siting of new industrial, commercial, and public facility land uses along the UGA boundary should include buffers. Within the Maltby UGA, any future development of urban industrial land which abuts the UGA boundary shall provide the following undeveloped buffer: visual screening comprised of dense plantings, decorative walls, landscaped berming and/or other buffering techniques to make urban development compatible with adjacent rural residential uses.

Amend Policy LU 2.A.1 on page LU-6 to read:

- 2.A.1      Within UGAs, ~~detailed UGA plans and~~ development regulations shall be adopted which will require that new residential subdivisions achieve a minimum net density of 4-6 dwelling units per acre in all unincorporated UGAs, except (1) in the UGAs of Darrington, Index, and Gold Bar as long as those cities do not have sanitary sewer systems and (2) in areas where zoning regulations for development on steep slopes require reduced lot or dwelling unit yields. Lot size averaging, planned residential developments, and other techniques may be used to maintain minimum density.

Repeal Policy LU 2.A.6 on page LU-6:

- 2.A.6      ~~Rezoning and subdivisions in areas within the UGA which have rural, residential estate, suburban agriculture or resource land designations on existing subarea plans shall not be allowed until a detailed UGA plan has been adopted except when the provisions of Policy LU 2.A.7 can be met. (Repealed on November 27, 1996)~~

Amend Policy LU 2.A.7 on page LU-6 to read:

- 2.A.7      In areas located within UGAs ~~where the County's GMA comprehensive plan and existing subarea comprehensive plan are inconsistent, the county may review and approve development applications and within a growth phasing overlay, subdivisions may only be approved~~ if conditions 1 to 3 are met, and at least one of the remaining conditions (4 to 8) are met.
- (1) Infrastructure is in place or planned to be provided in a city's or district's comprehensive plan.
  - (2) The county finds that the development of properties would not preclude major planning options that need to be considered in the UGA subarea planning process.
  - (3) The proposed development as mitigated does not result in a reduction of existing levels of service on impacted roads by more than one level and does not create concurrency problems or inadequate road conditions.
  - (4) The area is covered by a city-adopted GMA plan which is generally consistent with the county's GMA comprehensive plan.
  - (5) The area was previously part of a request for a small area plan amendment study prior to adoption of the GMA and the study has not been initiated.
  - (6) The development proposal is participating in the Housing Demonstration Program.
  - (7) The proposed development is located south of 132nd Street SE and west of 35th Avenue SE.
  - (8) The project is providing infrastructure of regional significance as determined by the county.

Repeal Policy LU 2.A.8 on page LU-7:

- 2.A.8      ~~Development applications within UGA's on land that is designated Watershed Site Sensitive on the existing North Creek Area Comprehensive Plan shall be reviewed under the provisions of that plan until it is replaced by a new UGA plan adopted under GMA. Repealed on November 27, 1996.~~

Add new Policy LU 2.B.6 on page LU-8 to read:

- 2.B.6      Rezones and subdivisions in areas designated Other Land Uses shall only be allowed when a detailed UGA or Rural/Resource Plan and, if required by the General Policy Plan, a master plan has been adopted for the area.

Add new Policy LU 2.B.7 on page LU-8 to read:

- 2.B.7      Within the Maltby UGA, only industrial uses shall be allowed in areas that are designated on the Future Land Use Map for industrial use and are served or can be served by a railway spur line.

Add new Policy LU 2.B.8 on page LU-8 to read:

2.B.8      Within the Maltby UGA, the Urban Industrial plan designation shall be implemented through the Light Industrial or Industrial Park zones. Areas zoned Light Industrial are those areas located (1) under the Bonneville power line transmission easement and between Broadway and the eastern boundary of the SR-522 right-of-way, (2) between 206th St. SE, Broadway, 207th St. SE, and 88th Dr. SE or their extensions; (3) north of 212 St. SE in which the Light Industrial zone existed as of [insert plan amendment adoption date]; and (4) south of 212th St. SE and designated Urban Industrial by the Future Land Use Map. The Urban Commercial plan designations within the Maltby UGA shall be implemented through the Planned Community Business zone.

Add new Policy LU 2.B.9 on page LU-8 to read:

2.B.9      Within the Lake Stevens UGA, the Urban Commercial designations in the southeast quadrant of the intersection of East Hewitt Avenue and Cavaleros Road and in the southeast quadrant of the intersection of 4th Street NE, and SR-9 shall be zoned to the Planned Community Business zone. Zoning within the East Hewitt Avenue designation shall be consistent with the approval of a concomitant zoning agreement.

Amend Objective LU 4.F on page LU-13 to read:

LU 4.F.      Plan for the expansion of mixed urban land uses to support the Activity Center designation at Smokey Point and for the conservation of specialty agricultural uses in the ~~Medium-Density~~ Rural Residential-10 area between Marysville and Arlington.

Amend Policy LU 4.F.4 on page LU-14 to read:

4.F.4      Develop a joint city-county Smokey Point master plan for the UGA (located south of 172nd Street NE and previously designated Interim Upland Agricultural Farmland) and the remaining ~~Medium-Density~~ Rural Residential-10 areas to ensure high quality, orderly and well planned development. Include in the Smokey Point Master Plan (1) that portion of the UGA west of I-5 that is designated Other Land Uses and (2) the area outside the UGA that is generally located south of 172nd Street NE, west of I-5, north of 140th Street NE and was designated as agricultural land of primary and secondary importance in the county's Agricultural Preservation Plan (1982-83). At a minimum, the plan should:

- (a) ensure that interjurisdictional environmental, land use, transportation, utility, open space, public service and fiscal impact issues are addressed;
- (b) provide a process for expansion of the activity center and UGA into the urban reserve area and Rural/Urban transition area;
- (c) provide a process for working with landowners and developers adjacent to the UGA to consider their proposals and needs in developing a master plan;
- (d) mitigate for impacts on local and state transportation systems;

- (e) mitigate for the loss of farmland caused by the designation change in the Marysville-Arlington Upland Agriculture area through the permanent conservation of specialty farming in the MDRR-10 portion of the subarea bounded on the south by 108th Street NE and on the north by the diagonal railroad line. The plan will establish how this conservation will be accomplished. The subarea plan will specifically examine the opportunities for transfer of development rights from the MDRR-10 area to the expanded Smokey Point and Marysville UGA's and the urban reserve areas. It will also consider the use of additional techniques such as clustering, purchase of development rights, and farmland conservation easements.
- (f) establish an interjurisdictional process in conjunction with the Quilceda/Allen watershed planning process and the Tulalip Tribes that would analyze and set policies and requirements for groundwater recharge and surface water retention, detention and instream flow;
- (g) mitigate for loss of aquifer recharge and surface water areas by requiring land-owners receiving urban designations in the master plan area to maintain a portion of their development sites as pervious open areas and provide off-site mitigation; and
- (h) take into account the ultimate development potential of the urban reserve area and the Rural/Urban transition area.

Amend Policy LU 4.F.5 on page LU-15 to read:

- 4.F.5 Allow privately initiated master planning processes in the urban reserve area and the Rural/Urban transition area which could lead to the expansion of the UGA. Such proposals shall encompass a minimum 80 acres of land area, be adjacent to the urban growth area, and meet the planning requirements stated in Policies 4.F. 3 4 (a) through (g). As with subarea plans, such master plan proposals shall be processed by the county upon receipt. Any proposals shall be subject to county approval or denial with city review and comment. Prior to a decision of approval of the master plan, the county is required to amend the UGA boundary to include the proposed master plan area.

Repeal Policy LU 6.A.2 on page LU-19:

- 6.A.2 ~~During the development of a more detailed Rural/Resource Plan for rural areas, the county shall consider increasing the minimum lot sizes required in rural zones. Repealed on November 27, 1996.~~

Amend Policy LU 6.A.3 on page LU-19 to read:

- 6.A.3 In the Rural/Resource Plan, the county shall consider limiting uses in industrial designations within rural areas ~~(except the Maltby Employment Area)~~ to natural resource-based industries requiring proximity to natural resource lands.

Repeal Policy LU 6.A.4 on page LU-19:

- 6.A.4      ~~The Maltby Industrial Area shall be designated as the Maltby Employment Area and continue the existing industrial/commercial designation and policies in the CMC and North Creek Area Comprehensive Plans. The county shall review and define this designation through a more detailed plan for the Maltby Employment Area and adjacent areas through a public process involving area citizens, property owners and the City of Woodinville. Repealed on November 27, 1996.~~

Add new Policy LU 6.A.7 on page LU-19 to read:

- 6.A.7      The Warm Beach Health Care Center/Senior Community may be expanded into an area that includes parcels with the following tax account numbers: 183104-1-002, 2-002, 2-007, 2-008, 2-018, 2-019, and 2-022. Densities within the expansion area may exceed the density allowed by the GPP Future Land Use Map and/or the zoning classification for these parcels but may not exceed 2 dwelling units per acre, provided that a planned residential development (PRD) consistent with this density allowance is approved for the site prior to the issuance of building permits. The official site plan required by the PRD shall meet applicable requirements of the zoning code. The following additional requirements shall be met:
- (a) no new lots are created;
  - (b) housing shall be limited to rental housing units for senior citizens;
  - (b) senior housing does not unduly disrupt or alter the visual character of rural uses in the immediate vicinity; and
  - (c) impacts concerning traffic, sewage disposal, water supply, and nearby wells are mitigated consistent with county code and policies.

Amend Objective LU 6.B on page LU-19 to read:

- 6.B      Encourage land use activities and development intensities that protect the character of rural areas, avoid interference with resource land uses, ~~and~~ minimize impacts upon critical areas, and allow for future expansion of UGAs. (See the resource sections of the land use element for protection of resource lands and the natural environment element for protection of critical areas.)

Amend Policy LU 6.B.1 on page LU-19 to read:

- 6.B.1      ~~Rural cluster subdivisions should be used instead of standard residential subdivisions in rural areas. The open space tracts in these subdivisions shall be preserved. If and when a subdivision is added to the UGA, open space may then be reconsidered for other zoned uses, if appropriate, and if open space levels of service are being maintained within the UGA.~~
- Use of a clustering subdivision technique should be encouraged by the County in rural residential areas to 1) preserve the rural character of Snohomish County; 2) avoid interference with resource land uses; 3) minimize impacts upon critical areas; and 4) allow for future expansion of the UGAs. The primary benefit of clus-

tering is the preservation of open space. Modest density incentives should be provided in a manner which encourages use of the technique and maximum preservation of open space. The open space tracts in rural cluster subdivisions shall be preserved in perpetuity, except for those located in the Rural/Urban Transition Area. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that it may be used for future urban development. Rural cluster subdivision regulations implementing this policy shall include performance standards to ensure that:

(1) The number, location and configuration of lots will constitute compact rural development rather than urban growth. Performance standards shall include the following:

(a) Preservation of a substantial percentage of total site area in open space to be held in single ownership and in a separate tract or tracts;

(b) Provision of a density incentive which is tied to the preservation of open space;

(c) Connection of open space tracts with open space tracts on adjacent properties;

(d) Density at no greater than the underlying zoning density together with a modest density bonus as an incentive for use of the clustering technique;

(e) Allowance of open space uses consistent with the character of the rural area;

(f) Division of the development into physically separated clusters with a limitation of the maximum number of lots per cluster;

(g) Physical separation between clusters consisting of a buffer of wind resistant vegetation;

(h) Design that configures residential lots to the greatest extent possible to maintain rural character by

(i) maximizing visibility of open space tract and minimizing visibility of clusters from adjoining collector roads, arterial roads, or state and federal highways through the placement of lots in the interior of the site and through vegetative buffers; and

(ii) placing buildings and lots in a manner which does not intrude on the visual character of the rural landscape, in particular, avoiding placement of houses or buildings on forested ridgelines or other prominent physical features;

(i) Submittal of a planting and clearing plan to ensure that any planting or clearing proposed will not interfere with the rural character of the site;

(j) Submittal of a site plan to ensure that siting of lots and built areas will not interfere with the rural character of the site and is consistent with the performance standards of the ordinance. The site plan must include:



- (i) location of clusters, roads and open space;
  - (ii) within clusters, location and placement of buildings, useable building areas, driveways, and drainage systems; and
  - (iii) location of critical areas and all buffers;
- (2) The development does not present an undue threat to large-scale natural resource lands, such as forest lands, agricultural lands and critical areas. Performance standards shall include the following:
  - (a) Minimization of alterations to topography, critical areas, and drainage systems; and
  - (b) Adequate separation between rural buildings and clusters and designated natural resource lands;
- (3) The development does not thwart the long-term flexibility to expand the UGA. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that the tract may be reserved for future urban development. When an open space tract is added to a UGA and adequate services can be provided, the County may allow redevelopment of the open space tract into additional lots to provide appropriate urban level density.
- (4) The development is not otherwise inconsistent with the goals and requirements of the GMA and the Plan. Performance standards shall include:
  - (a) controls for access to the rural cluster subdivision from public roads;
  - (b) requirements to meet rural concurrency standards; and
  - (c) requirement that the development be located within a rural fire district.

Add new Policy LU 6.B.8 on page LU-20 to read:

- 6.B.8            Monitor the rate and pattern of development created by rural cluster subdivisions and report to the County Council annually to ensure that a pattern of urban development is not established in rural areas.

Add new Policy LU 6.B.9 on page LU-20 to read:

- 6.B.9            Within the Rural Residential designation, subdivisions may exceed the basic density of 1 lot per 5 acres if the rural cluster subdivision technique is used, all of its criteria and requirements for the maintenance and enhancement of the rural character are met, and the maximum lot yield does not exceed 1 lot per 2.3 acres.

Amend Policy LU 6.C.1 on page LU-20 to read:

- 6.C.1            Designate as Low Density Rural Residential those areas which are ~~included in Forestry designations on existing subarea plans and/or~~ are currently zoned Forestry requiring 20 acre minimum lot sizes in new subdivisions but are not included in the Forestry designations of the General Policy Plan.

Amend Policy LU 6.C.3 on page LU-20 to read:

- 6.C.3            The Rural Resource Transition designation should initially incorporate the Low Density Rural Residential and Rural Residential-10 (Resource Transition) designations of the General Policy Plan and may include other lands which provide an appropriate transition between rural and resource lands.

Add new Policy LU 6.C.6 on page LU-20 to read:

- 6.C.6            Designate as Rural Residential-10 (Resource Transition) those areas which are included in Forestry designations on existing subarea plans but not zoned Forestry or included in the Forestry designations of the General Policy Plan. Areas shall not be subdivided into lots less than 10 acres except through the use of cluster subdivision or housing demonstration program using PRD provisions at a maximum density of 1 dwelling unit per 5 acres.

Amend Objective LU 6.D on page LU-21 to read:

- LU 6.D            Designate as ~~Medium-Density~~ Rural Residential-10 those areas which were designated Interim Upland Commercial Farmland in the Marysville-Arlington area east of I-5 to maintain large parcel patterns for small farm and low density rural uses.

Amend Policy LU 6.D.1 on page LU-21 to read:

- 6.D.1            Provide that the portion of the ~~Medium-Density~~ Rural Residential-10 area bounded on the south by 108th and on the north by the diagonal railroad line be maintained in rural status and specialty agriculture through cluster provisions and a specialty agriculture priority.

Amend Policy LU 6.D.2 on page LU-21 to read:

- 6.D.2            The subarea plan for the Marysville-Arlington area will examine whether and the extent to which schools and recreation facilities should be permitted within the ~~Medium-Density~~ Rural Residential-10 designation.

Amend Policy LU 6.D.3 on page LU-21 to read:

- 6.D.3            Study parcel patterns and other factors and retain or adjust the western boundary of the ~~Medium-Density~~ Rural Residential-10 area between 108th St. NE and 132nd St. NE and recommend UGA adjustments as appropriate during phase 2 planning.

Amend Policy LU 6.E.2 on page LU-21 to read:

- 6.E.2            The Rural/Resource Plan shall establish specific residential densities and development patterns for the selected rural areas.

Add new Policy LU 7.B.7 on page LU-24 to read:

- 7.B.7      Recreational uses, including golf courses and model hobby parks, may be allowed within designated farmlands through implementing development regulations which incorporate conditions ensuring compatibility with surrounding agricultural uses and limiting loss of prime agricultural soils.

Amend Policy LU 7.C.3 on page LU-24 to read:

- 7.C.3      Opportunities for the expansion of specialty agriculture, especially greenhouses and hydroponic farming, shall be promoted in Upland Commercial farmland and ~~Medium Density~~ Rural Residential-10 areas.

Amend Policies LU 8.A.4,5 and 6 on page LU-28 to read:

- 8.A.4      Designations of Commercial Forest Lands within one half mile of an urban growth boundary shall be removed from Commercial Forest land designation reviewed for consistency with the criteria contained in GPP policy 8.A.2 at the landowner's written request. Those properties that do not meet the criteria shall be removed from Commercial Forest land designation.
- 8.A.5      Up to one year after adoption of the GPP, Commercial Forest land designations shall be reviewed for consistency with the adopted criteria described contained in GPP policy 8.A.2 as part of the county's annual GMA comprehensive plan amendment process at a landowner's written request. Those properties that do not meet the criteria shall be removed from Commercial Forest land designation.
- 8.A.6      Landowners may voluntarily request Commercial Forest land designation of their property up to one year after adoption of the GPP. These properties shall be reviewed for their suitability as Commercial Forest land and the designated Commercial Forest land boundary should be amended as part of the county's annual GMA comprehensive plan amendment process.

Amend Policy LU 8.D.1 on page LU-30 to read:

- 8.D.1      Rural cluster subdivisions shall be utilized for the division of rural land adjacent to designated commercial forest lands, except that rural cluster subdivisions shall not be utilized on lands designated Rural Residential-RD. and h))Home sites within the rural cluster subdivision shall be sited away from adjacent designated commercial forest land property boundaries.

Amend the first paragraph of the first column on page LU-36 (Open Space, Shoreline and Scenic Resources) to read:

Open space is defined as any parcel or area of land that remains essentially unimproved and ~~permanently set aside, dedicated, designated or reserved which may be devoted to or used~~ for public or private use or enjoyment, or the protection of environmentally sensitive areas. Open space includes a wide variety of lands with many types of use that can support an open space function as a partial or supplemental use. Examples include such as publicly owned lands and parks useful for either active or passive recreation, schools, waterways, water bodies, utility corridors, access to water, trails, critical areas, resource lands, cemeteries, and scenic or open space easements on private land.

Add a new paragraph following the second paragraph of the first column on page LU-36 (Open Space, Shoreline and Scenic Resources) to read:

The Open Space Corridor/Greenbelt Map (Map 5 in the map portfolio and described in the Open Space Corridor/Greenbelt Areas Map section of this plan) depicts a county-wide open space network. As UGA-level plans and subarea rural plans are developed in Phase 2, more detail will be developed for the open space system.

Amend the fourth paragraph of the first column on page LU-41 to read:

Since the designations of the General Policy Plan are more general than the designations of the existing subarea comprehensive plans and new, more detailed UGA plans and the Rural/Resource Plan have not yet been completed, the existing subarea comprehensive plans will continue to be used to determine the location and specific type of land use designation as long as they are consistent with the Future Land Use Map of the GPP. Examples of plan consistency include, but are not limited to, the following:

<u>GPP Future Land Use Map:</u>	<u>Existing Subarea Comprehensive Plan:</u>
<u>Urban Low Density Res. (4-6 dwelling units/acre)</u>	<u>Suburban (1-4 dus/acre)</u> <u>Urban (4-6 dus/acre)</u>
<u>Urban Medium Density Res. (6-12 dus/ac)</u>	<u>Urban (4-6 dus/acre)</u> <u>High Urban (6-9 dus/acre)</u> <u>High Urban (6-12 dus/acre)</u>
<u>Urban High Density Res. (12-24 dus/ac)</u>	<u>High Urban (6-12 dus/acre)</u> <u>Multiple Residential (12-24 dus/acre)</u>

Designations are inconsistent if there is no overlap in the allowable density range in the two plans. In case of map inconsistencies, the GPP Future Land Use Map will provide direction subject to specific land use policy regarding inconsistencies between the GPP and existing subarea comprehensive plans.

Amend the first full paragraph of the second column on page LU-41 to read:

As soon as existing subarea comprehensive plans are replaced by detailed UGA and Rural/Resource Plans, the new plans and any associated development regulations will provide the detail necessary to interpret the General Policy Plan. Other GMA development regulations may be adopted prior to, in conjunction with, or following the adoption of UGA or Rural/Resource plans.

Amend the third sentence of the second full paragraph in the second column of page LU-41 to read:

Existing open spaces and greenbelts will be designated on the ~~modified future land use~~ open space corridors/greenbelt areas map as part of this process.

Add a new section in the second column page LU-41 prior to the section titled "Urban Residential Designations" to read:

### **Future Land Use Map**

#### **Implementing Zoning**

The appropriate implementing zoning classifications for the GPP land use designations are identified in the following subsections. The county will initiate areawide rezones in rural areas to make the zoning map consistent with the rural plan designations and their density and lot size requirements. Within urban residential plan designations, the county will make the zoning map consistent with the minimum density requirement of 4 dwelling units per acre in UGAs. Property owners may individually request rezones to higher urban residential densities consistent with the GPP policies, the GPP Future Land Use Map, and existing subarea plans, if applicable and consistent. Once future GMA subarea plans for UGAs are completed jointly with the cities, the county will initiate further areawide zoning to establish final urban residential zoning classifications. Within rural and urban commercial and industrial designations, the county will initiate zoning when Phase 2 planning is completed. The exception is the Maltby UGA where additional planning has been conducted in response to the GMHB remand order. Most industrial and commercial designations outside the Maltby UGA have existing zoning that is consistent with the GPP. Commercial and industrial zoning map refinements will be made when Phase 2 subarea planning is completed. In the interim, rezoning to selected zoning classifications will be considered at the request of property owners as provided for under existing policies and regulations. Forestry and Recreation (F&R) and Mineral Conservation (MC) zones are not identified as implementing zones within the applicable General Policy Plan designations. Property owners may request these zoning classifications, and their requests will be considered as provided for under existing policies and regulations.

Amend the following paragraphs beginning with the last paragraph in the second column of page LU-41 and ending on page LU-45 to read:

#### **Urban Residential Designations**

These designations encompass residential lands within the unincorporated UGA and are intended to provide for urban housing opportunities. ~~The high end of the allowable density range is shown for each designation.~~ The density ranges shown indicate the allowable number of dwelling units per acre and are further defined by zoning classifications that implement the Future Land Use Map. The allowable density for a development will be determined by the provisions of the GMA zoning code rather than the density values associated with the plan designations, except that the minimum density in UGAs may not be less than 4 dwelling units per net acre. There are no other minimum density requirements imposed by these plan designations. Rezones to any of the zoning categories listed below for urban residential designations may be approved consistent with general zoning criteria, GPP policies,

and existing subarea plan policies, if applicable and consistent with the GPP. Phase 2 planning for UGAs and zoning adopted concurrently with subarea plan adoption will determine final zoning.

If existing subarea comprehensive plan densities fall within the GPP designation's density range, they will continue to be used to determine allowable dwelling unit yield until replaced by more detailed UGA subarea plans. The listed densities may be exceeded by the bonus density provided by the zoning code such as in planned residential development zones. The urban residential designations include some lands that are currently designated on subarea comprehensive plans with maximum densities of only two dwelling units or less per acre. These areas are specifically identified on the Future Land Use Map by a growth phasing overlay. In those areas, no ~~rezones or~~ subdivisions will be allowed until a UGA plan detailing the appropriate urban land use and density is adopted or unless they meet criteria specified in the GPP's land use policies.

**Urban Low Density Residential (UR-L: 4 to 6 dwelling units per acre).** This designation covers various subarea plan designations which allow mostly detached housing developments on larger lot sizes. Land in this category may be developed at a density of four to six dwelling units per acre. Implementing zones include the R-7,200, PRD-7,200, R-8,400, PRD-8,400, R-9,600, PRD-9,600 and WFB zones.

**Urban Medium Density Residential (UR-M: 6 to 12 dwelling units per acre).** This designation covers various subarea plan designations which allow a combination of detached homes on small lots, townhouses, and apartments in low density, multifamily residential developments. Land in this category may be developed up to a maximum density of twelve dwelling units per acre. Implementing zones include the LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB zones.

**Urban High Density Residential (UR-H: 12 to 24 dwelling units per acre).** This designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses. Land in this category may be developed up to a maximum density of 24 dwelling units per acre. Implementing zones include the MR, PRD-MR, LDMR, and PRD-LDMR zones.

#### **Rural Residential Designations**

These designations encompass residential land outside of UGAs and are intended to provide rural housing opportunities while preserving the rural character of these lands. Land in the ~~four~~ six rural residential designations may be served by public water supplies but development may not be connected to sanitary sewers except for necessary public facilities or when public health emergencies exist.

**Low Density Rural Residential (RR-L: 1 dwelling unit per 20 acres).** This designation includes lands that have been ~~designated as Forestry on existing subarea plans and/or have been~~ zoned Forestry but are not designated as Commercial Forest Land in the GPP. This designation is intended to be ~~the~~ a partial basis for a future Rural Resource Transition designation which could provide for transition areas between rural residential lands and natural resource lands of long-term commercial significance. The more detailed Rural/Resource Plan will determine the feasibility.

of such a designation as well as its extent and future minimum lot size requirements. The existing Forestry zone will continue to remain in place until the Rural/Resource Plan and implementing regulations for this designation are adopted.

**Rural Residential - 10 (Resource Transition) (RR-10-RT: 1 dwelling unit per 10 or more acres).** This designation includes lands which have been included in Forestry designations on existing subarea plans but not zoned Forestry. Until completion of the Rural/Resource Plan, existing zones within this designation may remain, but zoning regulations shall limit the minimum lot size in new subdivisions within this designation to 10 acres with an option for using the rural cluster subdivision technique with a lot yield that is determined by utilizing a minimum lot area of 200,000 square feet.

**Medium-Density Rural Residential - 10 (RR-10: 1 dwelling unit per 10 or more acres).** This designation includes lands which have been previously designated agriculture in subarea comprehensive plans or zoned Agriculture-10 Acre. The existing Agriculture-10 Acre zone will continue to remain in place until the Rural/Resource Plan and implementing regulations for this designation are adopted.

One such area is the Marysville-Arlington upland agricultural plateau which is now recommended for uses and lot size densities other than permanent resource land conservation. The area, however, has large parcels and portions that are under joint planning with other jurisdictions for more dense urban, specialty farming or rural uses. This category provides for an alternative rural lot size and possible set of uses which can accommodate a wider variety of rural uses and lots, be used where hazardous and critical areas require lower density, and be applied as a transition category between resource lands/critical areas and rural residential/urban areas.

**Medium-Density Rural Residential-5 (RR-M5: 1 dwelling unit per 5 or more acres).** This designation identifies all lands which have been designated as Rural on existing subarea comprehensive plans and have subsequently been zoned to Rural 5. This designation also includes some areas which were previously designated and zoned agriculture. It also includes lands for which the existing subarea comprehensive plan indicates a higher density but which were zoned R-5 by the county subsequent to the plan adoption date. The minimum lot size required in these areas The implementing zone in this designation will continue to be five acres the R-5 zone.

The county will review the designation as well as its minimum lot size requirement during the planning process for the Rural/Resource Plan.

**Medium-Density Rural Residential -2.3 (RR-M-2.3: Base density of 1 dwelling unit per 2.3 5 or more acres).** This designation includes all lands which are currently designated as Rural or Residential Estates on existing subarea comprehensive plans- and have subsequently been most of which were previously zoned to R-20,000; Suburban Agriculture-1 Acre; or Rural Conservation (RC). Also included are lands which have a higher density subarea comprehensive plan designation but were zoned RC by the county subsequent to the subarea plan adoption date. The implementing zones within this designation are the Rural-5 Acre zone and other zones with a minimum lot size requirement larger than 5 acres. The base density of

1 dwelling unit per 5 acres may be increased consistent with Policy LU 6.B.9. Several of these RR designated areas have been identified by the county as needing more detailed study in the Rural/Resource Plan. One of these areas is the Tulalip Tribes reservation which is shown as RR-M-2.3 Rural Residential, generally reflecting current zoning on non-tribal lands within the reservation. Since this designation and the Tribes' proposed comprehensive plan are not yet completely consistent with each other, Snohomish County is committed to a plan reconciliation process with the Tulalip Tribes during the Rural/Resource Plan preparation for this subarea of the county.

**Medium-Density Rural Residential RD (RR-M RD: 1 dwelling unit per 2.3 or more acres).** This designation applies only to the rural residential area that has historically been designated as Rural Diversification in the Darrington Area Comprehensive Plan. This designation will continue to allow a mix of rural residential housing and small home-based, rural industrial/commercial uses. The implementing zone is the Rural Diversification zone.

**High-Density Rural Residential (RR-H: 1 to 2 dwelling units per acre).** ~~This designation applies to lands within the rural area that have been designated or zoned for lot sizes smaller than 2.3 acres. This designation will be evaluated further in the Rural/Resource Plan.~~

#### **Commercial and Industrial Designations**

**Urban Commercial (Com-U).** This designation identifies commercial designations within the UGA which allow a wide range of commercial as well as residential uses. Many of these areas will be considered in the detailed UGA plans as candidate areas for mixed use centers, including possible center sites along major highways such as SR-99. The size of the area and the range of commercial uses will depend upon the underlying subarea comprehensive plan designation, if consistent with the GPP. Implementing zones include the Neighborhood Business, Planned Community Business, Community Business, General Commercial, Freeway Service and Business Park zones. During the Phase 2 planning for the UGAs, the extent and type of more specific types of urban commercial uses will be evaluated and incorporated into the detailed UGA plans. Future subarea plans for UGAs and implementing zoning will determine final zoning.

**Urban Industrial (Ind-U).** This designation identifies industrial designations within the UGA including the various light industrial, heavy industrial, industrial park, and business park designations of subarea plans. The size, configuration, and types of industrial uses will depend upon the underlying plan designation if consistent with the GPP. Implementing zones include the Business Park, Light Industrial, Heavy Industrial, and Industrial Park zones. During the planning for the UGAs, the extent and type of more specific types of urban industrial uses will be evaluated and incorporated into the detailed UGA plans. Future subarea plans for UGAs and implementing zoning will determine final zoning.



**Rural Commercial (Com-R).** This designation consists of larger commercial plan designations in subarea plans which generally allow for neighborhood, community, and rural commercial uses such as small grocery stores, service stations, hardware stores and nurseries to serve the needs of the rural population. Several of these sites are located along the freeway and serve travelers and tourists. The existing subarea comprehensive plans will continue to provide direction as to the location, extent, and specific type of all commercial land uses as long as their designations are generally consistent with the GPP. The extent and type of rural commercial uses and zoning will be evaluated and incorporated into the detailed Rural/Resource Plan.

**Rural Industrial (Ind-R).** This designation includes existing industrial plan designations on subarea comprehensive plan maps in rural areas. These designations allow rural industries which need locations close to the natural resources in rural areas. They are located in areas where urban services, particularly sanitary sewers, will not be provided. The designation's location, extent, and allowable uses and zoning will be the subject of further study and be finalized in the Rural/Resource Plan.

~~**Maltby Employment Area (MEA)** This designation is limited to the industrial designation on the North Creek Area Comprehensive Plan at SR 9 and SR 522 and to the existing Maltby Industrial Area which is designated in the Cathcart Maltby Clearview (CMC) area comprehensive plan. Industrial and commercial development within this area will continue to be allowed under current North Creek and CMC plan policies and zoning. The Maltby Employment Area designation reflects the county's commitment to industrial and commercial development within the designated area and the recent approval of a sanitary sewer extension to this area. Also, in recognition of the need to plan for an urban future for the area, the area is designated as an urban reserve that will be studied for future inclusion in a UGA. During the second phase of GMA planning, the county will initiate a planning process to establish a UGA and detailed comprehensive plan for the area through a public process involving area citizens and the City of Woodinville.~~

#### **Agricultural Designations**

The designations listed below include land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, fruit, or animal products. These designations are based on the Interim Agricultural Conservation Plan, the text of which is incorporated into this document by reference, and will be further evaluated in the Rural/Resource Plan. The boundaries of the designations are shown in parcel-specific detail in a volume of assessor maps adopted as part of development regulations concurrently with this plan. The detailed Rural/Resource Plan will be prepared through a public involvement process. This plan will include refinements to the agricultural designations and regulations consistent with the policy direction established in this plan.

**Local Commercial Agriculture Farmland (AG-L).** Consistent with the interim designations, this designation includes farmland areas outside of the floodplain or shoreline areas which are generally characterized by a mixture of prime farmland and other soils as defined by the Soils Conservation Service. Existing zones within this designation will remain until replaced by new zones to be developed as part of Phase 2 planning. However, ~~N~~new subdivisions in this designation may not create lots smaller than ten acres except through the rural cluster subdivision procedure.

**Uplands Commercial Farmland (AG-U).** Consistent with interim designations, this designation includes farmland areas outside of the floodplain or shoreline area and generally characterized by having nearly continuous prime farmland soils and more than fifty percent of the land area in parcels of ten acres or larger. Existing zones within this designation will remain until replaced by new zones to be developed as part of Phase 2 planning. However, ~~N~~new subdivisions in this designation may not create lots smaller than ten acres.

**Riverway Commercial Farmland (AG-R).** Consistent with interim designations, this designation includes farmland areas generally characterized by being in a river valley, floodplain or shoreline area, having continuous prime farmland soils, and having approximately fifty percent or more of the land area in parcels of forty acres and larger. The existing Agriculture-10 Acre zone within this designation will remain until replaced by a new zone to be developed as part of Phase 2 planning.

#### **Forest Land Designations**

The designations listed below include state and private forest lands. These designations are based on the Interim Forest Land Conservation Plan and the Forest Advisory Committee Findings and Conclusions on the Designation of Commercial Forest Lands, January 5, 1995. The text of these documents is incorporated into this document by reference. Designated Commercial Forest lands within the Mt. Baker-Snoqualmie National Forest and other selected forest lands will be further evaluated for their ability to meet the criteria described in Policy 8.A.2 and the county's GMA Comprehensive Plan Future Land Use map will be amended during the development of the Rural/Resource Plan. The boundaries of these designations are shown in parcel specific detail in a volume of assessor maps which will be adopted as part of development regulations concurrently with this plan. The detailed Rural/Resource Plan will be prepared through a public involvement process. This plan will include refinements to the forest land designations and regulations consistent with the policy direction established in this plan.

**Commercial Forest (F-C).** This designation includes primarily large forest land tracts that may not be subdivided for residential development. These lands may be segregated only into tracts of eighty acres or larger. The existing Forestry zone within this designation will remain until replaced by a new zone to be developed as part of Phase 2 planning.

Add new page LU-47 to read:

**Open Space Corridors/Greenbelt Areas Map (Map 5)**

The countywide Open Space Corridors/Greenbelt Areas map geographically depicts various types of largely "open" land in Snohomish County that, taken in the aggregate, can serve as greenbelts to help structure land development patterns. This map is incorporated herein by this reference. Many of the land categories listed under Policy LU 10.A.1 have been included in this map.

The purpose of the map is to provide a geographical framework to guide present and future implementation strategies for preserving open space and developing greenbelt corridors within and between urban growth areas. It will also provide a regional reference point for UGA-based open space planning in the second phase of Snohomish County's GMA planning program.

The map is a long-range planning tool that does not, by itself, create any regulatory impact. Certain underlying designations, such as forestry and agricultural land designations, may have regulatory implications. This map, however, is not intended to be used in the review of development applications, nor does it imply or anticipate public ownership of or public access to these lands.

The several categories of lands depicted on the map include both public and privately owned parcels. In some cases (i.e., utility corridors) the lands may not be held in fee simple ownership by the primary user. Not all lands appearing on this map - either public or private - will become a part of a permanent open space system. Similarly, lands not presently shown on this map may later become permanent open space as the result of future public action or acquisition.

Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. This approach avoids the possibility of jeopardizing such acquisitions by calling them out in advance, thereby potentially inflating their asking price and narrowing options.

Although certain types of parks and other categories of open space lands within city limits have been depicted on the map, the plans of the respective cities should be considered the primary source of open space information within their municipal boundaries.

The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small scale neighborhood parks, subdivision detention or recreation sites, and the like have not been included on this map. These and other smaller scale potential open space lands may be included on UGA-level open space maps that will be developed in later planning phases to supplement this map.

Finally, the accuracy and completeness of this map is dependent on data from many sources, some of which may be dated and/or incomplete. It is the intent of Snohomish County to regularly review and refine this data to reflect changes in ownership and underlying use, and to produce continual improvement in the accuracy and completeness of this map and of the UGA-level maps to follow. This regular review shall occur at least once every five years or as needed pursuant to other requirements of the Growth Management Act.

Add new page LU-48 to read:

**Lands Useful for Public Purpose (Map 6)**

A countywide map depicting "lands useful for public purpose" is included (Map 6 in the map portfolio) to show various types of public land that presently accommodate public facilities. This map is incorporated herein by this reference. It is a long-range planning tool that will be regularly updated as future land acquisitions occur.

The purpose of the "Lands Useful for Public Purpose" map is the identification of site locations for existing and potential future public facilities. The primary focus is on the identification of public lands in the unincorporated areas - which consist primarily of county and state properties, but also includes some city and federal properties.

Public roads, however, are not highlighted on this map, but are identified on the maps included with the Transportation Element. Similarly, public land used for resource management, wildlife refuge, or other open space uses are not included on this map, but are shown on the Open Space Map.

Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. The reason for this is to avoid the possibility of jeopardizing such acquisitions by calling them out in advance, thereby inflating their asking price and narrowing siting options. As new sites for public facilities are added through conventional acquisition or by use of the common siting process, they will be added to this map.

Although certain types of parks and other public lands within city limits have been depicted on the map, the plans of the respective cities should be considered the primary source of information within their municipal boundaries.

The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small neighborhood parks, subdivision scale stormwater detention or recreation sites, and the like have not been included on this map. They may be included on UGA-level subarea plan maps that will be developed in later planning phases to supplement this map.

It is the intent of Snohomish County to regularly review and refine the source data to produce continual improvement in the accuracy of this map and of the UGA-level maps to follow.

Amend Policy TR 5.A.1 on page TR-8 to read:

5.A.1 ~~Transportation services and facilities that are at their ultimate capacity, as determined by the county, shall not be a consideration in land use concurrency determinations.~~

The county shall identify alternative transportation mitigation for proposed developments that impact roadways determined to be at ultimate capacity and which are operating below adopted level of service standards

Add new Policy UT 3.C.2 on page UT-7 to read:

Sewer service to the 80-acre Wellington Hills site adjacent to the Maltby UGA shall be prohibited unless the requirements of Policy UT 3.C.1 are met.

Amend Policy IC 1.B.4 on page IC-3 to read:

1.B.4 The county shall seek interlocal agreements with the cities to implement Policies LU 2.A.6 7, LU 2.A.9, and LU 2.B.6 in areas which are proposed for annexation ~~and have an inconsistency between the existing subarea comprehensive plan and the county's GMA comprehensive plan.~~ Such agreements shall be effective until the transportation element of the county's GMA comprehensive plan has been revised consistent with the results of the population and employment target reconciliation process described in Objective PE 2.A.

Add new policy IC 1.B.5 on page IC-3 to read:

1.B.5 The county shall not support any proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominantly outside of Snohomish County unless and until an annexation agreement has been signed by the county and said district or city. Such agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public services delivery, facilities financing, transportation planning, concurrency management, and any other similar jurisdictional issues identified by the county. Such agreement should be approved prior to city acceptance of an annexation petition.

Amend the definition of comprehensive plan on page E-4 of Appendix E (Glossary) to read:

**Comprehensive plan:** A generalized coordinated land use policy statement of the governing body of a county or city adopted pursuant to the Growth Management Act (RCW 36.70A.030). Snohomish County's comprehensive plan includes the General Policy Plan, the Future Land Use Map, several detailed UGA plans, and the Rural/Resource Plan, and several functional plans such as the Capital Plan, the Transportation Element, and the Countywide Comprehensive Parks and Recreation Plan.

Add new paragraph on page E-6 of Appendix E (Glossary) to read:

**Growth phasing overlay:** An overlay designation on the Future Land Use Map that delineates areas of inconsistency between the underlying GPP land use designations and the land use designations of the existing subarea comprehensive plans along the UGA boundaries for the purposes of Policy LU 2.A.7.

Amend the definition of Net density on page E-8 of Appendix E (Glossary) to read:

**Net density:** Refers to the density of development excluding roads, ~~environmentally sensitive~~ critical areas and required buffers, drainage detention/retention areas, biofilter swales and areas required for public use.

Amend the definition of Open Space Corridor on page E-9 of Appendix E (Glossary) to read:

**Open Space Corridor:** A linear land use ~~plan overlay or designation~~ feature that may contain various types of uses that are characterized in the aggregate by the pre-eminence of natural or man-altered landscape features and a minimal amount of ~~man-made~~ buildings and other ~~man-made~~ above-grade structures. Open space corridors may contain any of the land use categories enumerated in Policy LU 10.A.1. ~~Refinement of this definition will be considered in the next phase of the county's GMA planning process.~~

Amend the definition of Rural land on page E-11 of Appendix E (Glossary) to read:

**Rural land:** All land located outside of UGAs and not designated as agricultural or forest lands of long-term commercial significance with existing or planned rural services and facilities such as domestic water systems (generally systems without fire flow), rural fire and police protection services and transit services along major arterial routes. New rural residential developments have a maximum net density of ~~1 dwelling unit per 2.3 acres. Maximum densities are lower in specific plan designations as determined by the rural residential designations on the Future Land Use Map and by their implementing zones and development regulations designed to maintain rural character.~~

Revised EXHIBIT A

Amend the definition of Rural/resource plan on page E-11 of Appendix E (Glossary) to read:

**Rural/resource plan:** An element of the growth management plan which establishes specific development patterns ~~and residential densities~~ for rural lands and refines resource land designations and conservation measures. The plan will help implement the rural and resource lands policies of the General Policy Plan by focusing upon selected geographic and topical areas.

Add new paragraph on page E-11 of Appendix E (Glossary) to read:

**Rural/urban transition area:** Means the areas designated Rural Residential-5 or Rural Residential and covered by the Rural/Urban Transition Area overlay designation of the comprehensive plan. The purpose of the Rural/Urban Transition Area is to reserve a potential supply of land for future incorporation into the UGA.

Amend the definition of urban growth areas (UGAs) on page E-13 of Appendix E (Glossary) to read:

**Urban Growth Areas (UGAs):** Areas designated by the county, after consultation with cities, where urban growth will be encouraged and supported by public facilities and services. The urban growth areas include areas and densities sufficient to permit the urban growth that is projected to occur in the county for a 20-year period. Urban growth refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the ~~protection~~ production of food, other agricultural products or fiber, or the extraction of mineral resources.

Amend Implementation Measure LU 6.e on page H-2 of Appendix H (Implementation Measures) to read:

- e. Develop and implement an overlay zoning designation or other mechanism to ensure that new industrial uses in rural areas ~~outside the Maltby Employment Area~~ are limited to natural resource-based industries which require proximity to nearby resource lands.

Amend Implementation Measure LU 8.c on page H-5 of Appendix H (Implementation Measures) to read:

- c. Work with the Forestry Advisory Committee and landowners who have requested review of their property for removal from Commercial Forest land in the GPP to conduct a site visit, review properties, and amend the GPP.

Properties shall be reviewed for their consistency with the criteria for Commercial Forest lands adopted under GPP policy 8.A.2 and for overlapping resource land designations. For purposes of this review, deferred forest tax status (criterion 4) shall refer to the tax status of the property at the time the GPP is adopted. Development permits for projects allowed on designated commercial forest land, including the FTA, shall not be considered grounds for removing land from commercial

*Revised* **EXHIBIT A**

forest designation (criterion 6). ~~Property within 1/2 mile of an Urban Growth Area shall be removed at the landowner's request.~~ Uncommon and isolated inholdings that do not meet all of the criteria shall not be removed from commercial forest designation. When lands are removed from designated forest land, the FTA boundary shall also be reviewed and amended as necessary to maintain a one-quarter mile wide FTA.

Amend Implementation Measure LU 10.a on page H-9 of Appendix H (Implementation Measures) to read:

- a. Identify and map local ~~and regional~~ open space lands and corridors ~~((prior to completion))~~ to supplement and refine the countywide Open Space Corridor/Greenbelt Areas Map incorporated herein as part of the UGA and Rural/Resource Plans.

Amend the plan designations and legend of Map 4 (Future Land Use-General Policy Plan) consistent with the preceding text changes.

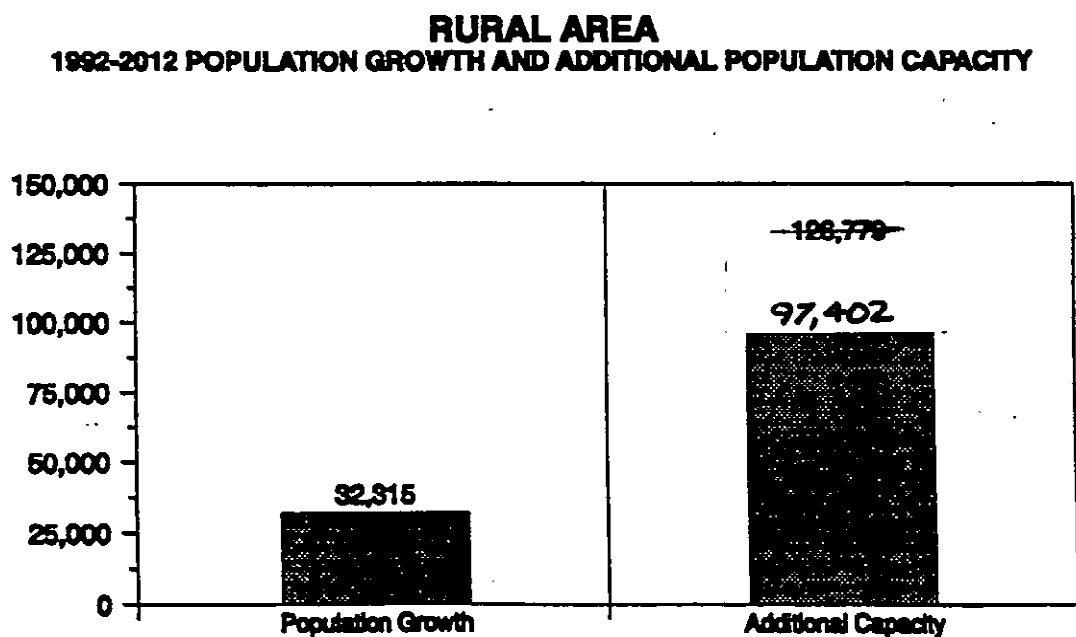
Amend several figures in the text and in Figures A-26 and A-28 of the residential capacity analysis on pages A-25 and 26 of Appendix A as shown on the following two pages.



As can be seen in Figure A-26, there is estimated capacity for ~~126,779~~ <sup>97,402</sup> additional persons within rural areas of Snohomish County. This is more than sufficient to accommodate the 20-year population growth target of 32,315 for rural areas, and provides

residential capacity to accommodate rural growth beyond the 20-year horizon of this plan. Figure A-28 translates additional population capacity into housing units and shows that there is capacity in rural areas for an estimated ~~45,539~~ <sup>34,987</sup> additional units.

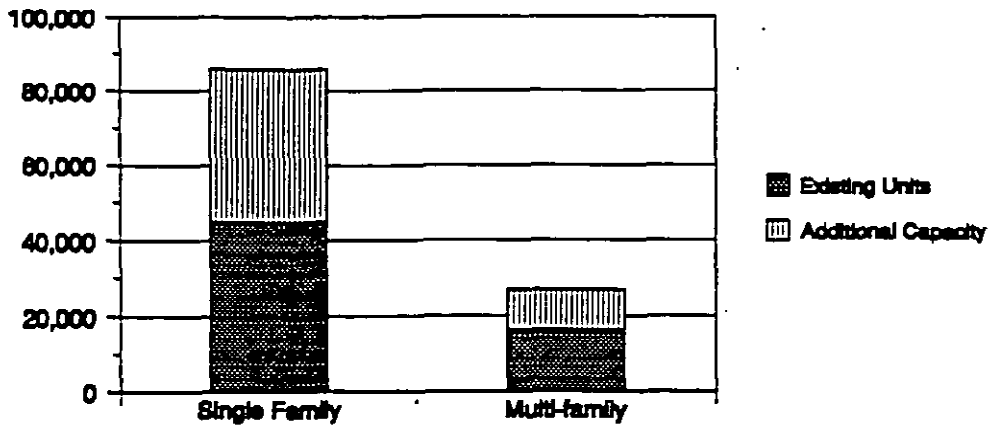
Figure A-26



**Note:** The rural area represents the area of Snohomish County outside the UGA. The rural land capacity results will be refined in the Rural/Resource Plan.

Figure A-27

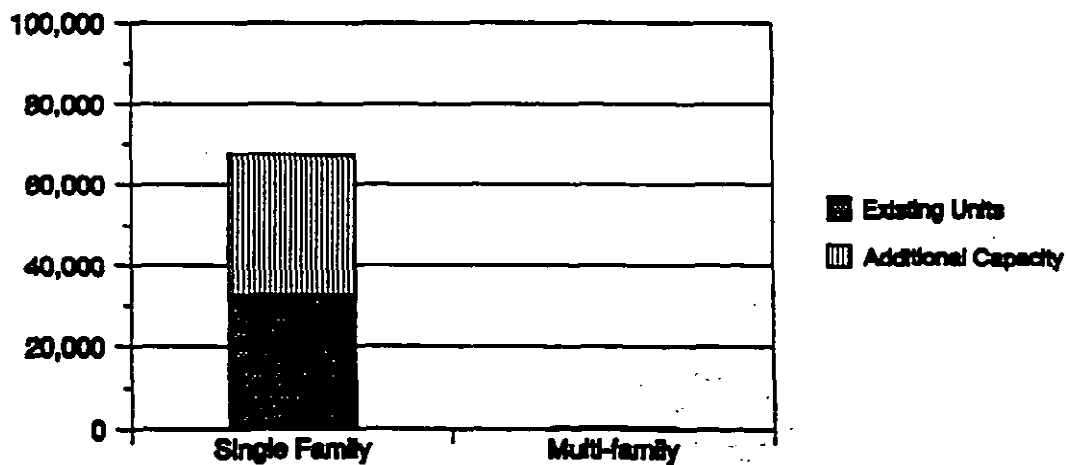
### URBAN UNINCORPORATED AREA RESIDENTIAL LAND CAPACITY



Note: Single family includes mobile homes. Multi-family includes units within structures containing two or more units; includes duplexes. Existing units as of 12/91.

Figure A-28

### RURAL AREA RESIDENTIAL LAND CAPACITY



Note: Single family includes mobile homes. Multi-family includes units within structures containing two or more units; includes duplexes. Existing units as of 12/91. The rural land capacity results will be refined in the Rural/Resource Plan.

**EXHIBIT B**

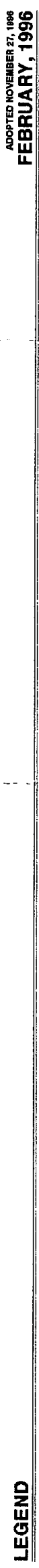


Please refer to the General Policy Plan for explorations of Comprehensive Plan designations. Detailed maps showing precise boundaries for urban growth areas, as well as, agricultural, forest, and mineral land designations are available in the office of Sonoma County Planning and Development Services.





**EXHIBIT D**



The new survey and completion of this map is dependent on data from many sources, some of which may be dated or incomplete. The map is not intended to be a substitute for a more complete hydrographic map. Changes in the map are made as more information is received. The map is not intended to be a substitute for a more complete hydrographic map. Changes in the map are made as more information is received. The map is not intended to be a substitute for a more complete hydrographic map. Changes in the map are made as more information is received.

	Existing Borough County-Town Limits		Urban Growth Area Boundary		Incorporated City Area
	Proposed Southcoast County-Town Limits		Incorporated City Boundary		Public Parks and Major Water Areas (in Port City)
	Electro Power Transmission Lines (above ground) SDNY (line of right-of-way)		County Boundary		
	Barred Pipeline (Hazardous Gas Pipeline)				
	Existed City Water Pipeline				

[illegible]

Adopted: 12/21/05

Effective: 2/1/06

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 05-069

RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING TEXT, POLICY AND MAP AMENDMENTS TO THE GENERAL POLICY PLAN, AN ELEMENT OF THE COMPREHENSIVE PLAN; ADOPTING AN URBAN GROWTH AREA LAND CAPACITY ANALYSIS; REPEALING SUBAREA LAND USE PLANS; AMENDING AMENDED ORDINANCE 94-125; AND AMENDING SCC 30.91C.230

WHEREAS, Snohomish County adopted the Snohomish County Growth Management Act Comprehensive Plan ("GMACP") on June 28, 1995 through passage of Amended Ordinance 94-125; and

WHEREAS, Snohomish County has amended GMACP several times since its adoption, most recently in December 2004 as part of the "7-Year Compliance Review" required by RCW 36.70A.130(1) in order to ensure ongoing compliance with the Growth Management Act (GMA); and

WHEREAS, the county must also conduct a "10-Year Update" of its GMACP pursuant to RCW 36.70A.130(3), which directs counties planning under the GMA to take legislative action to review and, if needed, revise their comprehensive plans and development regulations at least every ten years to ensure that population growth for the succeeding 20-year period can be accommodated; and

WHEREAS, in the spring of 2003 the county provided general notice that it was, pursuant to RCW 36.70A.130, undertaking a review of its comprehensive plan to complete the 7-Year Compliance Review and the separate 10-Year Update process, through its widely disseminated *Focus on Tomorrow Newsletter* and through updates to the county website; and

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WHEREAS, public open houses concerning the 7-Year Compliance Review and the 10-Year Update were held in Everett on February 4, 2003, Lynnwood on February 6, 2003, Monroe on February 10, 2003, and Arlington on February 19, 2003; and

WHEREAS, on July 22, 2003, the county council and planning commission conducted a joint public hearing in Everett concerning the 7-Year Compliance Review and 10-Year Update; and

WHEREAS, on November 8, 2003, all-day events referred to as "Planners in the Library" were held in Lynnwood, Marysville and Monroe for the purpose of discussing the 7-Year Compliance Review and 10-Year Update with the public; and

WHEREAS, in April 2004 the county updated the public on the 7-Year Compliance Review and 10-Year Update process through its widely disseminated *Focus on the Future Newsletter* and through updates to the county website; and

WHEREAS, the county held public hearings concerning the 7-Year Compliance Review and 10-Year Update in Arlington on June 1 and June 8, 2004, as well as in Everett on June 3, 2004; and

WHEREAS, on May 15, 2004, all-day events known as "Planners in the Library" were held in Lynnwood, Marysville and Monroe for the purpose of discussing the 7-Year Compliance Review update and 10-Year Update with the public; and

WHEREAS, Snohomish County Department of Planning and Development Services (PDS) staff hosted public workshops on the 7-Year Compliance Review and 10-Year Update in Lynnwood on June 14, 2004, Monroe on June 16, 2004, and Arlington on June 17, 2004; and

WHEREAS, on June 29, 2004, the county council and planning commission conducted a joint public hearing in Everett concerning the 7-Year Compliance Review and 10-Year Update; and

WHEREAS, on July 27, 2004, PDS presented overviews of the 7-Year Compliance Review and 10-Year Update to the planning commission and the planning committee, a standing committee of the county council; and

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WHEREAS, on August 11, 2004, the county council adopted Amended Motion No. 04-329, which directed that several of the 7-Year Compliance Review items would be addressed concurrent with the 10-Year Update; and

WHEREAS, on October 12, 2004, PDS unveiled its preferred alternative future land use map (FLUM) at an advertised public meeting before the planning commission; and

WHEREAS, on October 14 and 20, 2004, PDS held public open houses to facilitate public knowledge of and to receive public input concerning the preferred alternative FLUM; and

WHEREAS, on November 3, 4, 9 and 18, 2004, PDS held public workshops with city and county planning commissioners to discuss key policy issues related to the comprehensive plan, including infrastructure challenges for transportation, parks and drainage, economic development, resource land preservation, fully-contained communities and others; and

WHEREAS, on April 19, 21, 28 and May 21 2005, PDS held public open houses on the department's recommended package of comprehensive plan amendments for the 10-Year Update, including amendments to the General Policy Plan, the Transportation Element, the Capital Facilities Plan, the Comprehensive Park and Recreation Plan, the FLUM, the county zoning map, and selected sections of the code; and

WHEREAS, on May 24 and 26 and June 1 and 2, 2005, the Snohomish County Planning Commission and the Snohomish County Council held joint public hearings to receive public testimony concerning the proposed amendments to the comprehensive plan; and

WHEREAS, on June 7, 9, 14, 16, and 21, 2005, the planning commission deliberated on the PDS recommended package of comprehensive plan amendments at an advertised public meeting; and

WHEREAS, the planning commission voted to recommend adoption of the proposed package of comprehensive plan amendments, with certain modifications as enumerated in its recommendation letter of July 26, 2005; and

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WHEREAS, the county council held public hearings on October 3, 4, 5, and 6, 2005 and December 7, 2005 to consider the entire record, including the planning commission's recommendations on the full package of comprehensive plan amendments, and to hear public testimony on this Ordinance No. 05-069;

WHEREAS, the county council deliberated on the planning commission recommendations, executive alternatives, and public testimony on October 10, 11, 12, 17, 18, 19, 20 and 31, 2005 and November 3 and 9, 2005 and December 14, 19 and 21, 2005.

NOW, THEREFORE, BE IT ORDAINED:

**Section 1.** The county council makes the following findings:

- A. The county council adopts and incorporates the foregoing recitals as findings as if set forth fully herein.
- B. The county council adopts the following additional general findings of fact related to the text and map amendments to the General Policy Plan (GPP):
  - 1. These amendments, including amendments to the Urban Growth Areas (UGAs), Urban Development Patterns, and Urban Design sections of the GPP Land Use chapter, were developed in consideration of the 13 goals of the GMA for the development of local comprehensive plans, as codified at RCW 36.70A.020, and reflect a careful balancing these goals within the local conditions of Snohomish County. This balancing is graphically reflected in Appendix C which relates each GPP policy objective to the GMA goal or goals that it advances.
  - 2. These amendments were developed from and are consistent with the Snohomish County Countywide Planning Policies (CPPs), adopted by Ordinance 93-004 on February 4, 1993, and as subsequently amended, most recently by Amended Ordinance 04-007 on March 31, 2004.
    - a. Amendments to GPP Policies LU 1.C.4 and UT 3.B.1 to allow for the provision of sanitary sewer service to churches located outside and adjacent to the UGA within rural lands are consistent with CPP OD-4, adopted by Ordinance No. 03-072, which allows a church located in a rural area directly adjacent to (abutting) a UGA to hook up to an existing sewer main, so long as the size, scale and uses at the church are compatible with the surrounding area and preserve rural character

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and stub outs or connecting lines serving the church by any residential, commercial or industrial use in the rural area is prohibited. The amendment is consistent with the Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C. Section 2000cc(b)(1) which provides that the County shall not “impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution.” RCW 36.70A.110(4) limits the occasions upon which counties may allow an extension of sewer outside UGA boundaries. These amended policies are consistent with that provision because they allow extension of sewer only under extremely limited circumstances which are consistent with other GMA provisions. First, the provision of sanitary sewer service is only allowed with respect to parcels of property that are located on and immediately outside of the UGA boundary. If a parcel of property is even one parcel away from the UGA boundary, it will not be allowed to hook up to the sewer line. Second, the extension is allowed only for churches and schools, public uses which do not involve any additional residential, commercial or industrial development, and which therefore will not trigger any new or additional demand for urban services outside the UGA. Third, it does not make sense from an environmental standpoint to have a church or school located on the UGA boundary and which serves hundreds of people on a regular basis to use a septic or other rural type of sewage system when there is an available, safer and more dependable sewer line next door. Finally, although RCW 36.70A.110(4) specifically mentions allowing an extension of sewer outside the UGA when necessary to protect the public health and safety and the environment, the statute contains the introductory language “in general,” which indicates that there may be other, very limited, circumstances where such an extension would be permitted consistent with the GMA. This is such a circumstance.

- b. Amendments to GPP Policy LU 1.A.11 (7), which allows an expansion of a boundary of an individual UGA if the expansion permanently preserves a substantial land area containing one or more significant natural or cultural features as open space adjacent to and outside of the revised UGA boundary, are consistent with CPP UG-14(d)(8) adopted by Ordinance No. 03-072.

- c. Amendments to GPP Policy LU 1.A.11(8) which allows an expansion of a boundary of an individual UGA to provide affordable housing if the expansion is in response to a declaration by the county of a critical shortage of affordable housing and is further elaborated to explain the relationship between such expansion and meeting the critical shortage of affordable housing are consistent with CPP UG-14(d)(9) adopted by Ordinance No. 03-072. Additional amendments requiring the declaration of a critical shortage of affordable housing to be (a) supported by an updated housing needs study demonstrating that there is an insufficiency of land within the UGA to provide an adequate housing stock for all segments of the population, and (b) supported by documentation explaining why reasonable measures either do not exist or cannot be implemented in time to prevent the critical shortage of affordable housing, assure that any UGA expansion based on this factor will be consistent with, and not do an end run around, other related requirements for UGA expansions contained in the GMA and in the GPP.
3. These amendments were developed from, and are consistent with, the Multi-County Planning Policies for Central Puget Sound and with the Regional Growth and Transportation Strategy for the Central Puget Sound Region, as expressed through the 1995 Update to Vision 2020 and the Destination 2030 Plan.
4. Following an extended scoping period that included a public scoping meeting held on July 22, 2003, a draft environmental impact statement (DEIS) was prepared and issued in May, 2004. The DEIS analyzed the environmental impacts of three alternative growth and land use scenarios to address the state forecasts of population and employment growth to the year 2025.
5. On October 12, 2004, PDS publicly released its “preferred alternative” and use plan at a public meeting with the planning commission. This plan would accommodate a population and employment growth target within the range forecasted by the state Office of Financial management (OFM) and is within the range of land use scenarios analyzed in the DEIS.
6. In April 2005 PDS transmitted to county council and planning commission the complete package of plan and code amendments for the mandatory updates. In preparing this package, PDS considered the public input received through stakeholder interviews conducted in 2002, public

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- meetings, open houses, hearings and workshops conducted in 2002, 2003 and 2004, and written letters and comments on the DEIS and the preferred alternative and other public input received through February 1, 2005. PDS also considered the results of various environmental and technical analyses performed by county staff and consultants during this period.
7. A final environmental impact statement (FEIS) was prepared and issued on December 13, 2005 that provided responses to 382 comments on the DEIS received during the 45-day comment period and which provided supplemental analysis and information relating to the preferred alternative land use plan.
  8. The planning commission and county council considered the analysis and information contained in the DEIS and the FEIS in taking their actions on the plan amendments.
  9. The planning commission and county council heard approximately 14 hours of public testimony on the comprehensive plan amendments at 4 joint public hearings held in May and June, 2005.
  10. The general public and various interested agencies and parties were notified of the joint public hearings by means of legal notices, newsletters, news releases, the county website, and over 95,000 direct mail notices were sent to owners and neighbors of affected properties. Notification was provided in accordance with Section 30.73.050 of Snohomish County Code.
  11. The planning commission and county council considered numerous documents relating to the amendments for the mandatory updates submitted by citizens, interest groups and organizations, public officials, municipalities, advisory committees, public agencies, and county staff, which are all part of the public hearing record.
  12. In accordance with chapter 30.73 SCC, the county council's public hearing on the planning commission and county executive recommendations was widely publicized through the public media and through individual mailed notices to affected property owners.

C. The county council adopts the following additional specific findings of fact related to the text amendments to the GPP:

1. The new Introduction and general update of other GPP chapters are necessary to complete the mandatory updates in order to incorporate appropriate additional information regarding significant events in the growth and development of Snohomish County, including changes to the GMA and the evolution of the GMACP following its adoption in 1995.
2. The amendments to the Population and Employment Chapter are necessary to complete the mandatory updates because of the following additional considerations:
  - a. The initial 2025 population and employment growth targets recommended by Snohomish County Tomorrow and adopted by the county council on February 11, 2004, into Appendix B of the CPPs further sub-allocated the unincorporated Southwest UGA growth targets into separate unincorporated Municipal Urban Growth Areas (MUGAs) identified for each of the nine cities within the Southwest UGA.
  - b. The initial 2025 population and employment growth targets recommended by Snohomish County Tomorrow and adopted by the county council on February 11, 2004, into Appendix B of the countywide Planning Policies reserved a portion of the OFM population forecast for potential Fully Contained Communities (FCCs).
  - c. The results of the reasonable measures programs from individual cities, required by the 1997 GMA “buildable lands” amendments and intended by the CPPs to identify and implement actions that are likely to increase capacity within existing urban areas before UGA boundaries are expanded, have been evaluated and considered during the establishment of Snohomish County’s preferred growth allocation for the 10-Year Update.
  - d. Appendix D, Table D-1, which establishes a TDR Population Reserve of 8500 persons should be revised to reflect that 3600 persons of the reserve are allocated to conditional expansion of the Arlington UGA to include a TDR receiving area, and that 4900 persons remain in the reserve. In the event that conditions to the UGA expansion are not satisfied in accordance with GPP Policy LU 14.A.9, the 3600 allocation

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to the TDR receiving area shall revert back to the TDR population reserve in accordance with GPP Policies PE 1.6 and LU 14.A.8.

3. The amendments to the UGA Section of the Land Use chapter are necessary to complete the mandatory updates to maintain consistency with the countywide planning policies, as amended in recent years, to bolster the economic development element, and because the county may establish a reserve population allocation for Transfer of Development Rights receiving areas and FCCs. The amendments to the UGA section of the Land Use chapter are also necessary to recognize that, in limited circumstances, deferring urban rezoning in new UGA expansion areas allows for the phasing of urban development within a new, 20-year urban growth area in a manner appropriate to a jurisdiction's immediate status concerning capital facilities planning and specialized regulatory controls.
4. The new section on FCCs that is added to the Land Use chapter is necessary to complete the mandatory updates because of the following additional considerations:
  - a. The GPP text amendments relating to the nature of and requirements for FCCs are consistent with RCW 36.70A.350. The criteria proposed in LU 1.E.2 reflect all provisions of RCW 36.70A.350.
  - b. The policies are based on involvement of a stakeholder committee as well as public input at public hearings on the draft policies.
  - c. The GPP policies were developed after the CPPs were amended to provide greater opportunity for FCCs, because of a desire on the part of the planning commission and county council to have the option of a new community as one way to accommodate population growth.
  - d. FCC regulations are being developed and are anticipated to be considered by the county council at the same time as the GPP amendments. No FCC will be considered until development regulations are adopted.
  - e. Snohomish County is not delineating the location of any FCC at this time. An FCC site may be determined, analyzed, and reviewed after development regulations are adopted when an applicant submits a proposal for review.

- f. The amendments list preconditions to consideration of any property as a FCC. These conditions exceed GMA requirements as policies necessary for Snohomish County's unique situation.
  - g. The amendments include the need for and content of development agreements that will accompany any FCC.
  - h. LU Policy 1.E.2(e) contains policy statements related to: (1) fair share housing allocation; and (2) percentage of housing within an FCC required to be sold at varying affordability price points. These two policy statement are intended to address two separate issues. The fair share housing allocation will be determined using the methodology employed by the Residential Land Use Needs Analysis (RLUNA). That methodology does not establish price ranges within which residential units must be sold, rather, it establishes the number of acres that should be zoned for medium or high residential development in order to produce affordable housing units. Conversely, the percentages provided in this policy *are* intended to establish price ranges within which residential units must be sold.
- 5. Repeal of GPP Objective LU 2A is appropriate because the GPO and DPO tools are not required by the Growth Management Act, and there are no areas within the county utilizing the tools, thereby making them obsolete.
  - 6. The amendments to the Urban Centers section of the Land Use chapter are necessary to complete the mandatory updates because of the following additional considerations:
    - a. In 2002, PDS staff and a team of consultants completed a general study of the urban center concept in Snohomish County that produced additions and modifications to the GPP and to county code to more fully develop and implement an urban centers program.
    - b. PDS staff and the consultant team engaged in more detailed master planning for two proposed urban centers located along I-5 at the 128<sup>th</sup> St. and 164<sup>th</sup> St. interchanges, which included several public meetings and workshops with area property owners and residents, and which resulted in adoption of GPP amendments to further define the program and the FLUM.

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- c. The county held public meetings on August 21, 2002, October 15, 2002, January 15, 2003, and February 21, 2003 to discuss policy issues surrounding the development of urban centers in unincorporated portions of Snohomish County.
- d. The county established an urban center demonstration program in 2001 that has resulted in one completed project and several other project proposals that are in various stages of development, review and approval.
- e. The amendment of GPP Policy LU 4, as well as the FLUM and related GPP text, reflect a new hierarchy for Centers consistent with the Puget Sound Regional Council (PSRC) Vision 2020, the GMA, and the CPPs.
- f. The amendment of GPP Policy LU 4 adding a new designation, Urban Village, is consistent with PSRC Vision 2020, the GMA, and the CPPs.
- g. The amendment of the FLUM by removing the "Centers Circles" at 128<sup>th</sup> Street and Interstate 5, State Route 527 and 196<sup>th</sup> St SE, and State Route 99 and State Route 525 and replacing them with a specific "Urban Center" designation is consistent with the goals, objectives and policies of the GPP.
- h. The amendment of the FLUM by removing the "Centers Circle" at Paine Field and replacing it with a "Manufacturing and Industrial Center" overlay is consistent with the goals, objectives and policies of the GPP, CPPs and PSRC Vision 2020.
- i. The amendment of the FLUM designating "Urban Villages" at State Route 99 and Airport Road, State Route 99 and Center Road, 112<sup>th</sup> St SE and 4<sup>th</sup> Ave W, 164<sup>th</sup> St SW and 33<sup>rd</sup> Ave W, 132<sup>nd</sup> St SE and 42<sup>nd</sup> Ave SE, 148<sup>th</sup> St SE and Seattle Hill Road, State Route 527 and 185<sup>th</sup> St SE, Filbert Road and North Road, Maltby Road and 39<sup>th</sup> Ave SE, 80<sup>th</sup> Ave NW and 284<sup>th</sup> St NW is consistent with the goals, objectives and policies of the GPP.
- j. The amendment of the policies under GPP Goal LU 3 and the FLUM text section is consistent with the goals, objectives and policies of the GPP and the GMA Planning Goals (RCW 36.70A.020).

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- k. The amendments to the GMACP satisfy the procedural and substantive requirements of and are consistent with the GMA.
  - l. The amendments maintain the GMACP's consistency with the multi-county policies adopted by the Puget Sound Regional Council and with the County's CPPs.
  - m. The information provided by the studies, analysis and public input, as well as the experience gained through the demonstration program, provided the direction and guidance for the additional amendments to this section.
7. The amendments to the Small Area and Neighborhood (formerly "Community") Structure section of the Land Use chapter are necessary to complete the 10-Year Update because of the following additional considerations:
- a. Over the past 10 years Snohomish County adopted five UGA plans including Gold Bar, Snohomish, Mill Creek "A," Lake Stevens and Mill Creek East. These plans resulted from extensive planning efforts involving the affected cities, special districts, and other public agencies, as well as residents and property owners. These plans respond to land use, capital facilities and environmental issues that are specific to their respective geographical areas. Relevant policies contained within these plans are appropriately incorporated within the General Policy Plan, and specifically within the Community Structure section of the Land Use chapter.
  - b. Many of the former UGA plan policies addressed site specific issues and prescribe development standards to be met. These policies are necessary to preserve unique local conditions that require new development to be held to a higher standard of protection than existing regulations may require.
  - c. The Gold Bar, Snohomish, Mill Creek "A," Lake Stevens and Mill Creek East UGA Plans are referenced within the GPP as technical support documents to preserve the historical and analytical foundation for the map and policy changes incorporated within the GPP.

- d. A new designation for specific lands within the Tulalip Reservation has been developed that responds to the unique characteristics of those lands, as briefly described in Section 1 D.12 of this ordinance.
8. The amendments to the Rural Lands section of the Land Use chapter are necessary to complete the mandatory updates because of the following additional considerations:
- a. Sub-area planning studies were completed in the Marysville area and on the Tulalip Reservation lands. This should be reflected in the policy language and narrative.
  - b. Future sub-area planning studies, where necessary, are more appropriately delineated in a separate work program document. Many of the Phase 2 rural planning objectives have been completed.
  - c. The pre-GMA subarea plans are replaced by the updated GPP. All relevant provisions from these pre-GMA plans have been incorporated into the updated GPP and included on the updated FLUM. Since these pre-GMA plans will no longer be in effect, all references to them in the GPP will be removed.
  - d. The county is required to accommodate its share of the 20-year population growth, not allocated into the UGA's, in the rural areas at appropriate rural densities and using rural design standards in accordance with RCW 36.70A.115 and the CPPs.
  - e. Establishing rural infrastructure standards furthers the goals and requirements of GMA (RCW 36.70A.070(5)) by limiting the level of rural development which can be supported, thereby maintaining rural character.
  - f. The county has reviewed land use and development densities in the Warm Beach area for consistency with rural policies and preservation of rural character.
  - g. The county has reviewed the countywide cumulative impacts of rural cluster subdivision development on rural density and rural character pursuant to GPP Policy LU 6.B.8. Rural cluster subdivision activity is analyzed in the annual Growth Monitoring Report published by the county.

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9. The amendments to the Agricultural Lands section of the Land Use chapter are necessary to complete the mandatory updates because of the following additional considerations:
  - a. New policy language reflects the county Executive's program initiative to improve the economic viability and vitality of Agribusiness in Snohomish County.
  - b. The direction that emerged from the first annual "Focus on Farming" Conference held on November 18, 2004, identifies ways to remove barriers and increase opportunities that will help secure the preservation of farming.
  - c. The Executive's Agriculture Action Plan, released in March 2005, was created from the work and knowledge gained at the Focus On Farming Conference. It highlights farm regulation reform, economic development, outreach and education, and cultural heritage.
  - d. PDS staff work with an ad hoc group composed of Agricultural Advisory Board and farming community members provided valuable input into the review of these policies during the 10 Year Update of the Comprehensive Plan.
  - e. The Executive's Citizen Cabinet Final Report on Economic Development contained several recommendations to support agriculture.
  - f. Staff work with the Agriculture Advisory Board significantly expands and enhances the economic viability of farming by increasing the uses allowed under zoning on agricultural lands, and which resulted in the 2004 Agriculture Zoning Code Amendments, adopted through Amended Ordinance No. 04-074.

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- g. The amendments adopted by this ordinance are sought to minimize the introduction of residential and other non-farm uses within designated farmland, reduce opportunities for land use conflicts and nuisance complaints, limit loss of prime agricultural soils, minimizes pressure to bring in residential support services such as convenience stores, public water supplies, upgraded roads and help ensure consistency with Growth Management Hearings Board decisions.
  - h. In December, 2005, the county received notification of successfully competing for a grant from the Washington State Department of Community Trade and Economic Development to conduct a survey of agricultural lands and uses within the county.
  - i. Amendments to LU Policy 7.B.3 and 7.B.6 are to help bring clarity and understanding to land use policies relating to designated farmlands and lands adjacent to them.
  - j. New policy language reflects comments from the Agricultural Advisory Board and carried forward by the Executive's memorandum to the County Council on August 19, 2005. These comments and others contained in the memorandum assist in the protection of farmland, help clarify the history of agricultural in the county and provide greater knowledge of wetland mitigation banks and other similar programs that have the potential to impact agricultural lands.
10. The amendments to the Forest Lands section of the GPP Land Use chapter are necessary to complete the mandatory updates because of the following additional considerations:
- a. Pursuant to RCW 36.70A.040, RCW 36.70A.060, and RCW 36.70A.170, the county is required to designate and conserve forest lands that are not already characterized by urban growth and that have long-term significance for commercial timber production.
  - b. RCW 36.70A.060 requires counties to adopt regulations assuring that the use of lands adjacent to forest resource lands not interfere with the continued use, in the accustomed manner and in accordance with best management practices, of these designated lands for the production of timber.

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- c. The county has designated commercial forest lands which meet the requirements of RCW 36.70A.170 and consider the guidelines in WAC 365-190-060.
  - d. GPP policies, adopted by Amended Ordinance 94-125 on June 28, 1995, provide guidance for residential development in large lot subdivisions within the Commercial Forest – Forest Transition Area. These policies reflect and support current county forest practices as they have evolved in response to changes in state regulations and other factors since that time.
  - e. Criteria for the designation of forest lands of long term significance pertaining to primary use and land cover should require consideration of recent forest practices authorized by the State of Washington.
11. The amendments to the Mineral Lands section of the Land Use chapter are necessary to complete the mandatory updates because of the following additional considerations:
- a. Pursuant to RCW 36.70A.040, RCW 36.70A.060, and RCW 36.70A.170, the county is required to designate and conserve mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals.
  - b. The county is amending the mineral lands section of the GPP as required by RCW 36.70A.131 and in accordance the GPP.
  - c. The county developed a mineral lands conservation program consisting of an inventory of sand, gravel and bedrock resources in the county, CPPs, land use designations, development regulations and administrative guidelines during the period from 1998 to 2003.
  - d. The county council held public hearings on July 9, July 30 and August 13, 2003, to consider the planning commission's recommendations on the mineral resource lands program and passed Resolution 03-028 on September 10, 2003, directing additional analysis of designation criteria and land use and transportation impacts associated with designation of mineral lands.

- e. In response to Resolution 03-028, the county has further revised the mineral lands conservation program updating the designation criteria and land use designations on the Mineral Resource Overlay Map, updated policies in the GPP, and revised the development regulations to implement the GPP policies.
- f. On August 11, 2004, the county council passed Motion 04-329 directing the updates to the mineral lands plan and development regulations required by RCW 36.70A.131 be incorporated into the 10-Year Update of the comprehensive plan.
- g. Amendments to the mineral lands element are consistent with direction in the GPP to:
  - (1) develop criteria for designation of mineral resource lands;
  - (2) identify and designate mineral resource deposits with potential for long-term commercial significance, consistent with the designation criteria;
  - (3) designate enough mineral resource lands to reasonably meet twenty-year projected demand;
  - (4) encourage use of rural cluster subdivisions where residential development is proposed to preserve adequate buffers and setbacks between uses and to protect mineral deposits in open space areas;
  - (5) update notice requirements consistent with new language in the GMA;
  - (6) maintain five-acre or larger minimum lot size adjacent to designated mineral resource lands; and
  - (7) address potential impacts to the natural environment, adjacent properties and roads.
- h. The county developed the following designation criteria for mineral resource lands consistent with the guidelines in WAC 365-190-070 to ensure future supply of mineral resources while maintaining a balance of land uses.
  - (1) Land use patterns and hard-to-replace public facilities, lot sizes, development density, public infrastructure and urban development, and the relative supply of agricultural land to address land use compatibility issues and identify areas where more intensive land uses or significant agricultural potential would

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preclude mineral operations and therefore should not be designated for resource use.

- (2) Countywide environmental factors including 100-year flood plains, sensitive shoreline areas and Chinook salmon/bull trout corridors to identify areas where mining activities would be likely to have significant adverse environmental impacts and therefore should not be designated for mineral resource use.

- (3) A geologic inventory of sand, gravel and bedrock resources which considered physical properties of the resource including quality and type, depth of the resource, depth of the overburden and life of the resource. The geologic inventory did not include an inventory of precious metals. Gold and silver deposits are the prevalent precious metals found in the county but their precise location is unknown. Given the geology in Snohomish County, precious metal deposits are generally located in the eastern portion of the county within the boundaries of the national forest and are therefore not subject to pressures from and potential loss due to development.

- i. To supplement the geologic inventory the county asked owners of mineral lands, designated as such on the FLUM, to submit information for verification by a geologist to include resources on their property in the geologic inventory.
- j. The county's geologic inventory includes approximately 177,000 acres of sand, gravel and bedrock resources of sufficient quality and quantity to be determined feasible for extraction.
- k. Of approximately 177,000 acres identified as potential mineral resource land, the county determined that approximately 131,000 acres were appropriate for designation as mineral resource lands based on the designation criteria addressing potential for land use conflicts, environmental impacts and the need to establish a balance between mineral lands, other resource lands and rural areas consistent with RCW 36.70A.070(5) and WAC 365-190-070.
- l. The county considered several variables to address the potential for land use and environmental conflicts and to identify mineral resource areas which should not be designated due to such conflicts, including but not limited to:

- (1) jurisdictional issues (resource areas within incorporated cities, national forest boundaries or tribal trust lands);
  - (2) the probability of more intensive land uses in UGAs;
  - (3) actual residential densities for areas reporting land use compatibility issues between residential uses and mineral operations based on public testimony;
  - (4) relative balance of resource uses in the county and assessment of impacts to prime agricultural soils from mineral operations;
  - (5) environmentally sensitive areas (Natural or Conservancy Shoreline environment, Chinook salmon/bull trout corridors, 100-year floodplains); and
  - (6) probability of rural densities exceeding land use compatibility threshold in areas with 5 acre land use designation and/or zoning.
- m. The county conducted an analysis of supply and demand for mineral resources for the 20-year planning horizon through 2025 as directed by policies in the adopted GPP. Based on this analysis of supply and demand, designation of 131,000 acres for mineral resources far exceeds what is needed to ensure a twenty-year supply. It appears that the approximately 4,000 acres currently permitted for mineral extraction can supply the county's demand for mineral resources through 2025.
- n. Snohomish County contains a large volume of mineral resources. Of the 131,000 acres proposed for designation less than 1% is located in rural areas zoned for 5-acre lots. Over 99% is in forest zoned areas or rural areas zoned for 10-acre or larger lots.
- o. The county is required to accommodate limited population growth in the rural areas and provide for a balance of rural land uses to comply with RCW 36.70A.070(5) and 36.70A.115, CPPs RU-2 and RU-6, and as suggested in WAC 365-190-070(1).
- p. There has been early and continuous public participation in the review of the proposed amendments relating to development standards for mineral resource lands including public meetings (March 4, 9 and 11, 1999; January 8, 10 and 15, 2002; July 9 and 10, 2002), newsletters (February, 1999; Spring 2000; and November, 2001), and Mineral Lands Task Force meetings (25 meetings between July 1998 and May



2003), with additional opportunities for public input during SEPA comment periods and public hearings.

- q. State Environmental Policy Act (SEPA) review of the mineral resource lands proposal was phased pursuant to WAC 197-11-060(5). A Draft Supplemental Environmental Impact Statement (DSEIS) was issued November 21, 2001, on the proposed action to amend the comprehensive plan policies, FLUM, and development regulations to designate and conserve mineral resource lands consistent with GMA requirements. An Addendum was issued July 5, 2002, adding new information and analysis to the DSEIS but not identifying any new or significantly different impacts from the DSEIS. A Final SEIS, including response to comments on the DSEIS and Addendum, was prepared following the 30-day comment period and was issued on August 6, 2003.
- r. On July 15, 2004, November 18, 2004, and March 24, 2005, the county met with industry representatives to get input on issues affecting transportation of mineral resources.
- s. On March 24, 2005, the county also met with stakeholder groups to provide information and get input on issues affecting transportation of mineral resources.
- t. In the Rimrock-Highrock area south of Monroe, although the area meets the criteria for designation within the Mineral Resources Overlay as stated in Policy LU 9.A.2, the encroachment of residential uses in and around land containing mineral resources makes mineral operations an inappropriate land use because of the adverse impacts of mineral operations on the residential community.
- u. The county may, in the future, consider a policy that would allow the county to exclude land from the mineral resource designation where substantial evidence of unique circumstances determines that mineral excavation is not an appropriate use for the site. Such a policy would allow evaluation of the Mineral Resource Overlay (MRO) at a local scale, and allow the county to amend the MRO on Map 2 of the comprehensive plan, as necessary.

- v. The new policy language in policy 9.D.3 concerning the evaluation of transportation and hauling impacts for mineral operations is consistent with current county practices.
12. The amendments to the Open Space, Shoreline and Scenic Resources section of the Land Use chapter are necessary to complete the mandatory updates because of the following additional considerations:
- a. The amendments incorporate information on funding options for open space and scenic resource preservation included in the draft SW UGA GreenSpace Project report completed in 2001.
  - b. The SW UGA GreenSpace Project report presents research on the real estate market in the SW UGA as it applies to the preservation and conservation of open space land. The report also identifies potential methods to preserve and conserve open space land.
  - c. The SW UGA GreenSpace Project is referenced in the Open Space, Shoreline and Scenic Resource section of the Land Use element to demonstrate that the county has followed through on the 1995 Snohomish County GMA Comprehensive Plan by identifying implementation and funding strategies to protect open space and corridors.
  - d. Land Use Policy 10.B.7 regarding shoreline policy is replaced by Objective LU 10.C which provides a clear statement that the preservation and enhancement of public access and recreational opportunities are to be achieved in shoreline areas through the Shoreline Management Master Plan (SMMP).
  - e. Snohomish County is in the process of revising its SMMP under the Shoreline Management Act through a separate legislative process. The goals and policies of the SMMP are considered part of the county's GMA Comprehensive Plan.
  - f. The revisions to the Open Space, Shoreline and Scenic Resources section direct the reader to the SMMP and delete other references to shorelines to ensure consistency between comprehensive plan elements.

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- g. The 2002 Buildable Lands Report utilizes a public purpose reduction factor in accounting for existing and future Park and Open Space areas within the UGA.
  - h. Each Urban Growth Area includes greenbelt and open space areas as shown on the Open Space Corridors and Greenbelt Areas, Map 4.
  - i. Amendments to these policies add features for consideration as part of the open space network recognizing links between existing open space, recreational areas and urban areas. Including these linkages will help create a more integrated open space network.
  - j. Changes to the Open Space, Shoreline and Scenic Resources section allow for changes to the Critical Area Regulations and Shoreline Master Program.
13. The amendments to the Cultural Resources section of the Land Use chapter are necessary to complete the mandatory updates because of the following additional considerations:
- a. Pursuant to RCW 36.70A.020(13), which encourages historic and archaeological preservation, the Snohomish County Council adopted Ordinance No. 02-007 on April 3, 2002, creating Title 33 SCC ("Protection and Preservation of Snohomish County Archaeological and Historic Resources, Sites and Districts"). The ordinance outlines the procedures by which the county will identify, evaluate, and protect archaeological and historic resources within Snohomish County. Specifically, the county created the Snohomish County historic preservation commission and outlined its powers and duties and adopted rules to ensure the protection of archaeological resources (Title 30.32.D SCC).
  - b. In September 2003 Snohomish County applied for and received Certified Local Government status which gives state and federal recognition of the county's historic preservation program and makes the state's tax incentive program available for properties that meet certain criteria for rehabilitation and are on the Local Register of Historic Places.

- c. On October 21, 2003, the Snohomish County Historic Preservation Commission created the Local Register of Historic Places.
- d. On November 11, 2003, Snohomish County entered into a Memorandum of Agreement with the State Office of Archaeology and Historic Preservation allowing the county access to the State's list of registered archaeological sites. This agreement will assist the county in identifying and protecting archaeological sites in Snohomish County.
- e. On July 28, 2004, the Snohomish County Council adopted the Arts Ordinance which created the Snohomish County Arts Commission.
- f. In 2001 the county historic preservation section of Snohomish County PDS initiated a landmarks recognition program with the designation of the Marysville Water Tower as the first Snohomish County Landmark. This program was adopted and formalized with an application process in 2003 by the Snohomish County Historic Preservation Commission as an alternative for honoring certain landmark properties that are not eligible for the Snohomish County Register of Historic Places, but nonetheless regarded as important by the surrounding community.
- g. Annually, since August 2000, the county has carried out a recognition program entitled "Centennial Farms" to honor the owners of farms that have operated continuously under a single family's ownership for 100 years or more. The "Snohomish County Agriculture Action Plan," published in March 2005, lists the continuation of the Centennial Farms recognition program and consideration of expanding it to include Landmark Farms as "Action Plan" items on p. 21.
- h. The county recognizes cultural tourism and downtown revitalization programs which utilize the adaptive reuse of historic buildings as factors which can assist economic development.
- i. The 1995 GPP incorporated historical and archaeological issues, goals and objectives, as well as an objective (LU 11.D) to "Ensure that Snohomish County's land use policies encourage the social, economic and quality of life benefits of the arts." Specific policies concerning the arts are added for the 2005 GPP in order to reflect the fact that the county Arts Commission had been formed and that the county intends to cooperate with arts and tourism support organizations in the future. With this expansion of Objective LU 11.D it was thought prudent to

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clearly define in the introduction to the Land Use section, “Cultural Resources Goal LU 11”, that by “cultural resources” the county means the combination of historic, archaeological and artistic resources.

14. The amendments to the FLUM section of the Land Use chapter are necessary to complete the mandatory updates because of the following additional considerations:
  - a. The amendments clarify the interpretation of the FLUM on the basis of staff experience and practice, and reflect improvements in the county’s mapping technology that have occurred since the FLUM was originally developed.
  - b. Recent mineral lands studies and the centers program recommended modifications and refinements in designation and implementing zoning.
  - c. Previous references to old sub-area plans which are no longer needed as an aid to interpretation of the FLUM have been removed.
  - d. A new designation for specific lands within the Tulalip Reservation has been developed that responds to the unique characteristics of those lands, as briefly described in Section 1 D.12 of this ordinance.
  - e. Certain designations are no longer applicable or are no longer needed to implement the plan; other designations from former UGA plans that remain applicable to their original areas and which may also be applicable to other areas of Snohomish County are incorporated.
  - f. Property designated Urban Industrial at Point Wells will be considered for future re-designation to Mixed Use/Urban Center provided that the necessary studies addressing permitting, site development and environmental impacts are submitted to the County.
15. The amendments to the Housing chapter are necessary to complete the mandatory updates because of the following additional considerations:
  - a. The cost of housing is rising faster than incomes in Snohomish County. Housing is not affordable to increasing numbers of low and moderate income households, as shown in the Housing Needs Report, a technical document attached to the GPP. The amendments

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are aimed at assisting efforts to reduce housing costs through regulatory and program initiatives as well as further implement the other housing goals of GMA.

- b. The “inventory and analysis of existing and projected housing needs,” one of the requirements of RCW 36.70A.070(2), is moved from the Housing Element to the Housing Needs Report. Summary statements about housing trends are also found in the county Profile, Appendix A.
- c. The introduction to the element describes technical documents that guide the development of the Housing Element.
- d. The method for determining the Fair Share Housing Allocation formula is stated in the introduction to the element.
- e. The introduction to the element includes the GMA requirements and states how the countywide planning policies are integrated into the element.
- f. Policies under Objective HO 1.B are expanded to consider code revisions that may increase the range of housing types available to Snohomish County residents.
- g. Policies under Objective HO 1.C are updated to reflect that efforts anticipated in the 1995 plan are now underway and need continued support. Under Policy HO 1.C.6 the Planning Commission recommends mobile home park acquisition as a technique for aiding in the preservation called for in that policy. The Commission also recommends focusing some of the housing funding that is allocated by the Office of Housing and Community Development on purchase of mobile home parks.
- h. Policies under HO 1.D recognize the existence of urban centers.
- i. Goal HO 2 is changed to conform to the language in RCW 36.70A.070 that requires that the element “ensure” the vitality and character of existing residential neighborhoods. Goal HO 2 contains additional policies to implement the goal through land use measures and encouraging the repair and maintenance of existing housing.

- j. Objective HO 2.B is changed to encourage the use of design standards to foster community acceptance of varying housing types. The list of references on housing and urban design is expanded.
  - k. Objective HO 3.B is added to broaden the range of tools available to the county to reduce housing development costs. These include new financing mechanisms as well as land use regulatory reforms.
  - l. The Residential Land Use Needs Analysis (RLUNA), of the Housing Needs Report, identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for the County's fair share of low-income families, and a full range of densities, in compliance with RCW 36.70A.070(2)(c) and (d).
16. The amendments to the Transportation chapter are necessary to complete the mandatory updates because the proposed policy amendments will allow the county to better address road access and circulation, as well as private road design, during the development review process. In accord with Countywide Planning Policy (CPP) TR-4b, these amendments encourage the county to allow for a network of interconnected roadways based on a consistent classification system and set of design standards. In addition, the policy amendments help implement CPP TR-4e, which encourages adequate access and circulation for public service and public transportation vehicles as part of the planning for comprehensive land use designations and subsequent development.
- a. The Growth Management Act (GMA) establishes requirements related to performance reporting on State Highways. Specifically, RCW 36.70A.070 (Comprehensive plans – Mandatory elements) provides that each comprehensive plan transportation element shall include, among other subelements: 1) the estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities; b) level of service standards for state highways to gauge the performance of the system; and c) identification of state highway needs to meet current and future demands.

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- b. The County's transportation impact fee rates are adopted by the Snohomish County Council in Chapter 30.66B SCC and are based on the "impact fee cost basis" published by the Department of Public Works (DPW) in the Transportation Needs Report, Appendices A, B, C and D. Updates of this cost basis of the transportation impact fee are made at least annually and copies of this update are provided to the County Council and the County Executive providing the information needed to monitor and adjust, when appropriate, the impact fee rates.
- 17. The amendments to the Capital Facilities chapter are necessary to complete the mandatory updates because of the following additional considerations:
  - a. New goal and policy language is necessary and important to understanding, correlating and tracking the overall relationship between infrastructure, population growth and revenue in Snohomish County. It also provides for monitoring levels of service of capital facilities that are "necessary to support development," which may or may not change over time for residents of Snohomish County.
  - b. The amendments to the narrative and goal and policy language in the Surface Water Management section enable the county to continue to maintain and improve surface water facilities and surface water management practices throughout Snohomish County based on information derived from the Drainage Needs Report (DNR).
  - c. The amendments to the narrative and the goal and policy language in the Solid Waste section reflect changes based on the 2004 Comprehensive Solid Waste Management Plan.
  - d. The amendments to the narrative and the goal and policy language in the Law and Justice section address studies performed and capital facility changes made with the Campus Redevelopment Initiative (CRI) project, and describe the disposition of current county Law and Justice services.

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- e. The amendments to the narrative and the goal and policy language in the General Government section address studies performed and capital facility changes made with the Campus Redevelopment Initiative (CRI) project and describe the current disposition of the county's General Government services.
  - f. The amendments to the narrative and the goal and policy language in the Parks section describe the current disposition of facilities and services provided by the Parks and Recreation Department.
  - g. The amendments to the narrative and the goal and policy language in the Airport section describe current methods of service based on the most recently adopted Airport Master Plan (2002).
  - h. The amendments to the narrative of the Public Education section are necessary to accurately reflect the relationship between Snohomish County and the school districts in meeting the requirements of GMA. The amendments to the goal and policy language of this section are necessary to describe the current service commitments of Snohomish County to the school districts especially relative to the development and adoption of school capital facility plans.
  - i. A commitment is made to monitor and adjust the park impact fee program when appropriate.
18. The amendments to the Utilities chapter are necessary to complete the mandatory updates because of the following additional considerations:
- a. New policy language reflects current practice concerning the annual CIP statement of assessment and enables PDS to maintain current information on utility system plans plus monitor future needs and levels of service for utilities that are necessary to support development.
  - b. New policy language recognizes that population growth in Snohomish County will require expansion of sewer service and that innovations in sewage treatment technology can help maintain acceptable levels of service without degrading environmental quality.

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19. The amendments to the Economic Development chapter are necessary to complete the mandatory updates because of the following additional considerations:

- a. An effort to increase the economic development of the county has been undertaken annually by contributing financially to the Snohomish County Economic Development Council and by designating staff for full-time work on economic development issues.
- b. The county produced the "Economic Stimulus Action Plan" in August 2002 in response to a serious downturn in the economy and concerns about the speed of permit review.
- c. As a result of sweeping economic changes locally and nationally, Snohomish County is focusing efforts on implementing far-reaching economic development recommendations. These recommendations were developed by the Executive's Citizen Cabinet and they deal with regulation, tax policy, infrastructure, education and human services. Many policies in the Economic Development Element were strengthened with Citizen Cabinet recommendations and new policies on education and human services reflect those sections of the Citizen Cabinet report. The Cabinet issued its Final Report in August 2004 to document its commitment to increasing economic development opportunities.
- d. The Economic Development chapter is being expanded to include:
  1. a new goal and policies that support a healthy economy that balances economic and environmental concerns;
  2. new policies to ensure the adequacy of new employment lands and reuse of employment land;
  3. new and strengthened efforts to use existing resources wisely and work cooperatively with other organizations; and
  4. a policy on the designation of new employment sites with large parcel capacity, including two that are conversions from rural to urban land.
- e. Information about economic trends in Snohomish County have been moved from the narrative portion of the chapter to the County Profile, Appendix A.

- f. Economic Development policies on designation of Manufacturing and Industrial Centers are included in the Land Use chapter.
  - g. Policies are added to designate three areas for industrial land use. These are needed to provide the county with large parcels, which are in short supply in existing UGAs, and to provide a small amount of additional urban industrial land to accommodate the county's response to regional employment initiatives.
  - h. Policies are added to specifically address the needs of small and minority owned businesses. These include training, technical assistance and facilitation of capital investments.
  - i. Policies are modified and added to support job-creation through the promotion of port-related industrial areas and the development of a technology corridor project.
20. The amendments to the Natural Environment chapter are necessary to complete the mandatory updates because of the following additional considerations:
- a. Critical Area Regulations (CAR) are being updated by the county, pursuant to the GMA. The amended language continues the authority for such regulations.
  - b. Portions of the Snohomish County Code, including chapters 30.41C SCC (RCSs), 30.42B SCC (PRDs), 30.65 SCC (Special Flood Hazard Areas), and 30.63A SCC (Drainage), as well as SCC 30.62.210 (landslide hazard areas), have been adopted or amended that reflect refinement to policy direction.
  - c. The county is using Geographic Information Systems (GIS) to develop and manage information to improve decision-making, and policies encourage sharing data with all interested parties.
  - d. New information from the Department of Public Health on potable water sources shows that almost a third of the county's population relies on ground water from public or private wells.

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- e. The county is authorized to explore innovative programs for groundwater management to protect groundwater quality and assure it is safe for drinking, along with on-going efforts to manage water resources for future demands as a result of population and employment growth.
- f. Two policies from the Lake Stevens UGA Plan are incorporated and generalized to allow more specific drainage requirements to be applied in areas with special challenges.
- g. The county provides technical assistance for farmers to maintain or enhance aquatic resources on or near commercial agricultural areas, in conjunction with other agricultural initiatives.
- h. The county considers measures to encourage, where possible, the use of low impact development (LID) for residential and commercial development practices that protect native vegetation and soils and reduce impervious surface.
- i. Puget Sound Chinook salmon and bull trout were listed as threatened species under the Endangered Species Act in 1999, and additional listings are possible.
- j. County education and technical assistance programs developed over the past decade have been successful at encouraging voluntary protection for the natural environment.
- k. New language enables the county to continue program initiatives in flood hazard mitigation already begun in response to various state or federal program initiatives or requirements.
- l. The county role and authority in the mitigation planning and response to geologic hazards has been clarified.
- m. The county role and authority in the planning for air quality and noise abatement has been clarified, in recognition of related state and federal regulations adopted over the past ten years.

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21. The amendments to the Interjurisdictional Coordination chapter are necessary to complete the mandatory updates because of the following additional considerations:
- a. Dividing the SWUGA into separate Municipal Urban Growth Areas (MUGAs) facilitates coordinated planning between the cities and Snohomish County. The delineation and adoption of initial MUGA boundaries by the county council under UG-17 of the countywide Planning Policies allows the county to plan for the development of these urban areas in coordination with the city they are most likely to become a part of. The delineation of MUGAs helps ensure predictability for residents and businesses in the unincorporated areas within the SWUGA as to the municipality that will eventually become their urban services provider.
  - b. The amended language enables the county and affected cities to collaborate on the development of appropriate urban design measures, such as: pedestrian orientation; compatibility and access among adjacent developments; appropriate open spaces and gathering places; adequate landscaping; and streetscapes and parking arrangements.
  - c. The amended language enables the county and affected cities to negotiate interlocal agreements to coordinate county and municipal planning under GMA within UGAs/MUGAs. These interlocal agreements emphasize transportation issues, the transfer of project/development jurisdiction, parks, public participation and the role of elected officials in local decision-making.
22. The amendments to Appendix A are necessary to complete the mandatory updates because the demographic information used for the preparation of the county Profile has been updated to include more recent information from the U.S. Census 2000, State Office of Financial Management (OFM) estimates, State Employment Security Department (ESD) data, annual SCT Growth Monitoring Reports, and other socioeconomic data sources.

23. The amendments to Appendix D are necessary to complete the mandatory updates because of the following additional considerations:
- a. The County's GMA comprehensive plan update is based upon the latest 20-year population projections provided by the State Office of Financial Management (OFM) and the sub-county allocation of projected population and employment growth to the year 2025 among cities, UGAs, and the rural/resource area.
  - b. The County's GMA comprehensive plan establishes a UGA that, by using the most recent planning information from cities and by designating future land uses in unincorporated areas that provide sufficient land area and densities to accommodate the projected urban growth, is capable of accommodating the portion of the 20-year population projection allocated to UGAs.
24. The deletion of former Appendix H [Implementation Measures] is appropriate to the mandatory updates because of the following additional considerations:
- a. A review by county staff has determined that many of the implementation measures formerly contained within Appendix H have already been evaluated and considered by the county and have either been carried forward and completed or determined not to be appropriate for action.
  - b. Certain implementation measures formerly contained in Appendix H are more appropriately incorporated into the body of the GPP or, alternatively, within a separate companion document that sets out a specific work program and which can be reviewed and adjusted independently of the formal comprehensive plan amendment process in response to changing conditions regarding such factors as the demands on county resources and partnership opportunities with other affected agencies.
25. Minor amendments to wording, structure and the updating of background information that are made throughout the document are appropriate to reducing redundancy, improving clarity, and providing updated information that better relates the development and evolution of the comprehensive plan over the past ten years. These improvements enhance the plan's performance as a well-grounded foundation for past implementation

actions and future strategy refinements and its utility to users of the documents.

D. The county council adopts the following additional specific findings of fact related to the amendments to the FLUM:

1. These revisions to the FLUM will ensure the capability of the land to accommodate the forecasted population and employment growth for the succeeding 20-year period, consistent with the forecast promulgated by the state Office of Financial Management.
2. These revisions to the FLUM were prepared with input from city staff, service providers and other stakeholders obtained through meetings, letters and other means, as well as through several public workshops and open houses held in 2004. The entire county area within all UGA boundaries was considered in the analysis of land capacity and in the development of the amendments to the FLUM.
3. These revisions to the FLUM accommodate the forecast population growth through a combination of expanded UGAs and increased densities within unincorporated UGAs.
4. These revisions to the FLUM anticipate increases in residential densities within urban growth areas through increasing development yields within designations and through the changes from lower to higher density residential land use designations. These changes are in accordance with direction from GMA and the countywide planning policies concerning "reasonable measures."
5. These revisions to the FLUM were prepared utilizing the latest available information regarding land capacity and city preferences regarding 2025 population growth targets for the incorporated areas, which generally assume some increases in density within the cities.
6. These revisions to the FLUM enable the county to accommodate the forecast population and employment growth, as tested and confirmed by methods compatible with the GMA review and evaluation requirements found in RCW 36.70A.215.

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7. These revisions to the FLUM will ensure that adequate land is available through 2025 for new employment opportunities for county residents throughout Snohomish County to improve the standard of living and to help reduce commuting pressures.
8. The revisions to individual UGA boundaries are affirmed through companion ordinances 05-073 through 05-079, 05-081 and 05-082, and the specific findings and conclusions in those ordinances are incorporated as if fully set forth herein.
9. The revisions to the FLUM adjust land use designations at several locations where existing development and/or existing zoning had been inconsistent with the FLUM.
10. The designation of lands along 128<sup>th</sup> St. SW, 164<sup>th</sup> St. SW and SR 99 as “Urban Center” is consistent with and further advances the diversified centers strategy of the county’s 1995 GMA Comprehensive Plan. These specific designations are based on additional study of these areas performed over the past five years, including extensive public input from property owners and residents of these areas.
11. The removal of the “Village Centers Designation” at Seattle Hill Road and 148<sup>th</sup> St. SE, and 132<sup>nd</sup> St. SE and 42<sup>nd</sup> Ave. SE and replacement with a specific “Urban Village” designation is consistent with the goals, objectives and policies of the urban centers program and the Mill Creek East UGA Plan.
12. The addition of a new “Reservation Commercial” designation on the FLUM is appropriate to the unique characteristics of the designated lands, which are located on the Tulalip Reservation, yet have many features commonly associated with urban development. This unique commercial community is a jurisdictional patchwork of tribal and non-tribal ownership, which are subject to county jurisdiction and applying the RC designation is appropriate within the guidelines of the GMA because it fits the character of the existing land uses and is compatible with adjoining parcels that are held in trust by the United States government for the benefit of the Tulalip Tribes.

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13. As a result of revisions and updates to the mineral resource lands designations, the Mineral Lands symbol on the FLUM is replaced by a resource-based overlay depicted on a separate map (Map 2).
  14. The revisions to the Rural/Urban Transition Area (R/UTA) overlay respond to the sensitivity of the Little Bear Creek basin revealed in the DEIS and reflected in the guiding principles for the 10-Year Update process. The addition of the R/UTA east of Stanwood responds to that city's need for long-term expansion potential.
- E. The county council adopts the following additional specific findings of fact related to the map amendments to the Open Space Corridors and Greenbelt Areas Map (Map 4):
1. This update of the Open Space Corridors and Greenbelt Areas Map will assist in the identification and retention of open space, the protection and preservation of wildlife corridors, the development of recreational opportunities and access to developing parks, and the creation of a county-wide open space network.
  2. This update of the Open Space Corridors and Greenbelt Areas Map will provide a geographical framework to guide present and future implementation strategies for preserving open space and developing greenbelt corridors within and between urban growth areas.
  3. This update of the Open Space Corridors and Greenbelt Areas Map reflects additional park and open space acquisitions and designations that have occurred since the plan was adopted in 1995.
- F. The proposed update to the Lands Useful for Public Purpose Map (Map 5) is necessary to complete the mandatory updates because it shows various types of public land that presently accommodate public facilities and provides an improved and very useful long-range planning tool to identify candidate sites for potential new public facilities and uses.
- G. The deletion of the General Reference Map of Snohomish County, the Map of Boundaries of Sub-Area Comprehensive Plans (Previously Adopted), and the Map of Geographic Areas of Emphasis is appropriate to the 10-Year Update because these maps do not provide essential comprehensive plan information that is directly relevant to policy and/or which cannot be provided as technical support.

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- H. The addition of the following new maps is necessary to complete the mandatory updates: Mineral Resource Lands (Map 2); Municipal Urban Growth Areas (Map 3) and Supplemental Designations of ULDR Areas. The new or re-formatted information on these additional maps is supported by the following considerations:
1. The county, in developing the map amendments relating to the designation and conservation of mineral resource lands, considered the minimum guidelines for classifying resource lands (Chapter 365-190 WAC).
  2. Mineral Resource Lands map amendments reflect an inventory of sand, gravel and bedrock resources with consideration given to the long-term potential for extraction and assessment of environmental concerns and land use conflicts.
  3. The Mineral Resource Lands designation is an overlay overlapping other rural and resource designations. The underlying rural and resource designations will provide guidance for allowed land uses and densities with additional policies applied to conserve mineral resources for future use.
  4. More specific density limitations within the Urban Low Density Residential (ULDR) land use designation resulted from joint planning studies in selected UGAs. The affected areas are more clearly shown through a supplemental map that highlights these areas rather than on the small-scale FLUM, which is also easier to interpret with the corresponding reduction in designations.
- I. The adoption of a land capacity analysis, pursuant to CPP UG-14(d), is necessary to demonstrate that sufficient land area and densities exist within UGAs to accommodate projected growth over the succeeding 20-year period.

**Section 2.** The county council makes the following conclusions regarding the amendments adopted by this ordinance necessary to complete the mandatory updates:

- A. The amendments represent an appropriate response to the population and employment growth targets for Snohomish County for the year 2025 as adopted by county council and as reflected in Appendix B to the CPPs.
- B. The amendments maintain the GMACP's consistency with the multi-county policies adopted by the Puget Sound Regional Council and with the CPPs for Snohomish County.
- C. The amendments accommodate projected growth for the succeeding 20-year period, as required by the GMA requirements for the 10-Year Update.
- D. The amendments retain the overall direction and growth management strategy of the original GMACP, as adopted in 1995 and subsequently amended in response to changing conditions and to decisions of the Central Puget Sound Growth Management Hearings Board regarding the plan's consistency with the GMA.
- E. The amendments to the GPP are consistent with the following review and evaluation criteria codified at chapter 30.73 SCC:
  - 1. The amendments maintain consistency with other elements of the GMACP;
  - 2. All applicable elements of the GMACP support the amendments;
  - 3. The amendments meet the goals, objectives and policies of the GMACP as discussed in the specific findings; and
  - 4. The GPP amendments are consistent with the CPPs.
- F. The scoping, environmental analysis and public involvement activities associated with the DEIS issued on May 5, 2004 and the FEIS issued on December 13, 2005, satisfy the requirements of the state environmental policy act (SEPA).

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- G. The amendments adopted by this ordinance are within the range of the alternatives analyzed in the DEIS and the scope of additional analysis contained within the FEIS and related environmental documents adopted by the county.
- H. There has been early and continuous public participation in the review of the proposed amendments, as required by the GMA and consistent with chapters 30.73 and 30.74 SCC.
- I. The proposal has been broadly disseminated and opportunities have been provided for written comments and public hearing after effective notice.
- J. Counties may consider local circumstances in establishing patterns of rural densities and uses pursuant to RCW 36.70A.070(5)(a). The Warm Beach area represents special local circumstances as an area of more intensive rural development.
1. This area was developed prior to adoption of the GMA and provides health care services for rural residents contributing to the rural economy and job base consistent with RCW 36.70A.011.
  2. It is consistent with the rural character in the local area and further development is well contained by narrowly defined boundaries consistent with 36.70A.070(5)(d)(iv). Policy direction is in place to ensure that the rural character of the area is maintained in any future development.
  3. Development at Warm Beach provides affordable housing in rural areas for seniors, a fast growing segment of Snohomish County's population, consistent with RCW 36.70A.020(4).
- K. The county has considered the countywide cumulative impacts of the rural cluster subdivision (RCS) policies and concludes that amendments to the RCS policies are not necessary at this time in conjunction with the 10-Year Update of the GPP, based on the following considerations:
1. The county has a program in place to monitor the impacts on rural lands resulting from application of the RCS provisions pursuant to GPP policy LU 6.B.8.

2. The monitoring program assesses annual countywide cumulative impacts on rural densities from all RCS applications approved by the county since December 12, 1996 when RCS policies and development regulations were amended pursuant to GMHB direction.
3. The monitoring program looks at the prevalence of RCS, the number of lots created and the resulting net and gross densities in the rural areas. Results are published in the annual Growth Monitoring Report.
4. The monitoring program includes an assessment of the spatial distribution of RCS to prevent the inadvertent creation of a pattern of low-density sprawl. The GMHB determined, "If a substantial portion of the rural area were to develop at the 2.3-acre density, it is possible that a county-wide pattern of low-density sprawl would result, undermining the GMA's goals by permitting a significant amount of population growth far afield from employment centers and transportation facilities, increasing the cost of service provision, and dissipating the vigor of efforts to encourage new growth within the UGAs."
5. The 2003 Growth Monitoring Report (the most recent report published at the time of this writing) shows that 91% (19,340 out of 21,293 new lots) of the new residential development has occurred within cities and UGAs since 1997. The remaining 9% (1953 lots) occurred in rural areas. 389 new lots were created in RCS representing 20% of total new residential lots in the rural area and 2% of new lots countywide. (Includes all phases of the Aspen RCS).
6. Total rural acreage included in recorded RCS developments filed since December 12, 1996, is 1065.6 acres (including all four phases of Aspen, which have preliminary approval but only phases 1 and 2 have been recorded). This represents less than 0.5% of the rural area countywide. Of the 1065.6 acres in RCS, over half that acreage (547.5 acres) has been preserved in open space. Only a very small percentage of the county's rural area has been developed as RCS. The countywide cumulative impacts of RCS have not resulted in a pattern of low-density sprawl in the rural area consistent with RCW 36.70A.020(2).
7. The 2003 Growth Monitoring Report concludes that the numbers of new lots created by RCS has remained relatively low since 2000. (2003 Growth Monitoring Report, pg. 65, and Figure 54, pg. 84). Unpublished data for 2004 indicates a jump in the number of recorded RCS

developments. This increase appears to be due to an accelerated rate of permit processing rather than an increase in the rate of RCS development proposals.

8. The spatial pattern of RCS developments is widely distributed throughout the rural area and has not resulted in a pattern of low density sprawl. Average gross development density within the RCS developments has consistently remained below .43 du/acre, (equivalent to 1 du/2.3 acres). Observed average gross densities within RCS developments have remained fairly constant since 1996 at .33-.37 dwelling units per acre, or approximately 1 du per 2.7 to 3.0 acres.
  9. Analysis of the impacts of RCS on rural density concludes that net residential density recorded in rural areas has increased since 1995 due to smaller lots created using RCS but *without* a corresponding increase in gross rural residential densities in RCS developments due to significant retention of open space required by RCS provisions. (2003 Growth Monitoring Report, pg. 65).
  10. Given the results shown in the Growth Monitoring Report, substantive amendments to the RCS provisions and policies are not necessary at this time. Amendments are limited to adding an additional qualifier ensuring the maintenance of rural character when applying the modest density incentives available for RCS development consistent with RCW 36.70A.030 (14)-(15), RCW 36.70A.070(5), and RCW 36.70A.115.
- L. The GPP policy and map amendments related to mineral resources lands are consistent with the GMA and address the following:
1. The county is committed to supporting economic development, providing job opportunities in rural areas, and enhancing opportunities for rural-based businesses consistent with RCW 36.70A.011. The county recognizes the economic necessity of the mining industry to support jobs and provide the materials supporting further economic growth and development.
  2. Allowing for rural development and mineral operations in the rural 5-acre areas allows the county to designate an additional 1,100 acres of sand and gravel resources, accommodate rural population growth, and provide opportunity for rural land owners to extract resources from their property with the advantage of location closer to the market while the bulk of the

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county's resources are provided greater protection through larger lot size zoning further away from the main market regions.

3. Residential subdivision will not be allowed on 5-acre designated rural lands which are subject to the mineral resource overlay. These areas have been included by landowner request and/or contain active mineral operations.
4. When residential development is proposed on or adjacent to designated mineral resource lands, applying the provisions of rural cluster subdivisions will afford some protection for the resource lands in rural areas and reduce impacts associated with land use incompatibility by preserving mineral lands in open space for future extraction and locating residences away for resource sites.
5. Maintaining a 5-acre minimum lot size adequately protects undeveloped mineral deposits by allowing sufficient room to establish the appropriate setbacks and buffers to reduce land use conflicts. The economic value of high quality deposits on sites 5 acres or larger can potentially exceed the value of existing development on the site making it economically feasible to extract the resources and prepare the site for future redevelopment as part of the reclamation plan.
6. Amendments to policies addressing identification and mitigation of environmental impacts have been expanded to include analysis of processing and transporting mineral resources in addition to excavation consistent with notice language in RCW 36.70A.060 and direction from county council Resolution 03-028 recognizing that processing and transportation result in impacts beyond those resulting from extraction alone.
7. By requiring that impacts to certain environmental elements be addressed in permit review, the amendments to policies concerning impacts to the natural environment are consistent with the GMA air and water quality protection goal codified at RCW 36.70A.020(10), as well as the critical area and water resource requirements codified at RCW 36.70A.060.
8. Amendments to policies concerning transportation impacts address impacts generated by large trucks on rural roads and inter-jurisdictional coordination in the assessment and mitigation of transportation impacts as

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directed by county council Resolution 03-028 adopted in response to public testimony.

9. Amendments to policies and objectives reflect language in the GMA. Notice requirements have been amended and reference to “commercial” significance of mineral resources has been deleted because this qualifier is not applied to mineral lands in the GMA.
  10. The GPP text and map amendments relating to the designation and conservation of mineral resource lands are consistent with RCW 36.70A.020(8), which requires jurisdictions to maintain and enhance natural resource-based industries, and RCW 36.70A.040, RCW 36.70A.060, RCW 36.70A.131, and RCW 36.70A.170.
  11. The GPP text and map amendments relating to the designation and conservation of mineral resource lands carry out direction for detailed mineral lands planning contained in the GPP.
  12. The amendments related to mineral resources adopted by this ordinance are within the range of the alternatives analyzed in the mineral resource environmental documents adopted by the county.
  13. The designation of mineral resource lands, the map and the policy amendments provide a greater level of protection for mineral lands and a more comprehensive identification of mineral lands than the previous approach.
  14. By creating and implementing a cooperative strategy addressing education and outreach, data collection and tracking, and economic development as they relate to mineral operations, the county improves its knowledge of mineral industry activity, builds relationships between the industry and stakeholders, and promotes economic development.
- M. The county recognizes that the cities of Gold Bar, Sultan, Monroe, and Granite Falls have been impacted by mineral operations, and the county considers interlocal agreements to be a tool for addressing these impacts.
- N. The land capacity analysis adopted for 10-Year Update, entitled “Snohomish County UGA Land Capacity Analysis Technical Report,” satisfies the requirements of CPP UG-14(d) and demonstrates that the County’s UGA designations are sufficient to accommodate projected population growth.

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**Section 4.** The county council bases its findings and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

**Section 5.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit A to this ordinance (“Amendments to Introductory Chapter of the General Policy Plan”).

**Section 6.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit B to this ordinance (“Amendments to Population and Employment Chapter of the General Policy Plan”).

**Section 7.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit C to this ordinance (“Amendments to the Urban Growth Areas Section of the Land Use Chapter of the General Policy Plan”).

**Section 8.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit D to this ordinance (“Amendments to the Fully Contained Communities Section of the Land Use Chapter of the General Policy Plan”).

**Section 9.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit E to this ordinance (“Amendments to the Urban Development Patterns Section of the Land Use Chapter of the General Policy Plan”).

**Section 10.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit F to this ordinance (“Amendments to the Centers Section of the Land Use Chapter of the General Policy Plan”).

**Section 11.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit G to this ordinance (“Amendments to the Urban Design Section of the Land Use Chapter of the General Policy Plan”).

**Section 12.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit H to this ordinance (“Amendments to the Neighborhood Structure Section of the Land Use Chapter of the General Policy Plan”).

**Section 13.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit I to this ordinance (“Amendments to the Rural Lands Section of the Land Use Chapter of the General Policy Plan”).

**Section 14.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit J to this ordinance (“Amendments to the Agricultural Lands Section of the Land Use Chapter of the General Policy Plan”).

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**Section 15.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit K to this ordinance (“Amendments to the Forest Lands Section of the Land Use Chapter of the General Policy Plan”).

**Section 16.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit L to this ordinance (“Amendments to the Mineral Lands Section of the Land Use Chapter of the General Policy Plan”).

**Section 17.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit M to this ordinance (“Amendments to the Open Space, Shoreline and Scenic Resources Section of the Land Use Chapter of the General Policy Plan”).

**Section 18.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit N to this ordinance (“Amendments to the Cultural Resources Section of the Land Use Chapter of the General Policy Plan”).

**Section 19.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit O to this ordinance (“Amendments to the Airport Compatibility Section of the Land Use Chapter of the General Policy Plan”).

**Section 20.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit Q to this ordinance (“Amendments to the Future Land Use Map Section of the Land Use Chapter of the General Policy Plan”).

**Section 21.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit R to this ordinance (“Amendments to the Housing Chapter of the General Policy Plan”).

**Section 22.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit S to this ordinance (“Amendments to the Transportation Chapter of the General Policy Plan”).

**Section 23.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit T to this ordinance (“Amendments to the Capital Facilities Chapter of the General Policy Plan”).

**Section 24.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit U to this ordinance (“Amendments to the Utilities Chapter of the General Policy Plan”).

**Section 25.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit V to this ordinance (“Amendments to the Economic Development Chapter of the General Policy Plan”).

AMENDED ORDINANCE NO. 05-069  
RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT  
COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING TEXT, POLICY AND MAP AMENDMENTS TO  
THE GENERAL POLICY PLAN, AN ELEMENT OF THE COMPREHENSIVE PLAN; ADOPTING AN URBAN GROWTH  
AREA LAND CAPACITY ANALYSIS; REPEALING SUBAREA LAND USE PLANS; AMENDING AMENDED ORDINANCE  
94-125; AND AMENDING SCC 30.91C.230

**Section 26.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Amended Exhibit W-1 to this ordinance (“Amendments to the Natural Environment Chapter of the General Policy Plan”).

**Section 27.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit X to this ordinance (“Amendments to the Interjurisdictional Coordination Chapter of the General Policy Plan”).

**Section 28.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit Y to this ordinance (“Amendments to Appendix A - County Profile - of the General Policy Plan”).

**Section 29.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit Z to this ordinance (“Amendments to Appendix B - Growth Targets - of the General Policy Plan”).

**Section 30.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit AA to this ordinance (“Amendments to Appendix C – GMA Goals / GPP Table - of the General Policy Plan”).

**Section 31.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit BB to this ordinance (“Amendments to Appendix D - Growth Targets - of the General Policy Plan”).

**Section 32.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit CC to this ordinance (“Amendments to Appendix E – Glossary - of the General Policy Plan”).

**Section 33.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit DD to this ordinance (“Amendments to Appendix F – Review Criteria for School District Plans - of the General Policy Plan”).

**Section 34.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit EE to this ordinance (“Amendments to Appendix G – Introduction to the 1995 GPP - of the General Policy Plan”).

**Section 35.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit FF to this ordinance (“Amendments to Appendix H – Urban Center Plans - of the General Policy Plan”).

**Section 36.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit GG to this ordinance (“Amendments to Appendix I – Technical Reports - of the General Policy Plan”).

AMENDED ORDINANCE NO. 05-069  
RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT  
COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING TEXT, POLICY AND MAP AMENDMENTS TO  
THE GENERAL POLICY PLAN, AN ELEMENT OF THE COMPREHENSIVE PLAN; ADOPTING AN URBAN GROWTH  
AREA LAND CAPACITY ANALYSIS; REPEALING SUBAREA LAND USE PLANS; AMENDING AMENDED ORDINANCE  
94-125; AND AMENDING SCC 30.91C.230

**Section 37.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit HH to this ordinance (“Amendments to Appendix J / Map 1 – Future Land Use - of the General Policy Plan”).

**Section 38.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit II to this ordinance (“Amendments to Appendix J / Map 2 – Mineral Resource Lands - of the General Policy Plan”).

**Section 39.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit JJ to this ordinance (“Amendments to Appendix J / Map 3 – Municipal Urban Growth Areas - of the General Policy Plan”).

**Section 40.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit KK to this ordinance (“Amendments to Appendix J / Map 4 – Open Space Areas and Greenbelt Corridors - of the General Policy Plan”).

**Section 41.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit LL to this ordinance (“Amendments to Appendix J / Map 5 – Lands Useful for Public Purpose - of the General Policy Plan”).

**Section 42.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan – General Policy Plan, adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is amended as indicated in Exhibit MM to this ordinance (“Amendments to Appendix J / Map 6 – Supplemental Designations of ULDR Areas - of the General Policy Plan”).

**Section 43.** Based on the foregoing findings and conclusions, the county council adopts Exhibit NN (“Snohomish County UGA Land Capacity Analysis Technical Report”) pursuant to CPP UG-14(d).

**Section 44.** Repealer. The following resolutions, ordinances and motions, which were passed before the adoption of the GMA Comprehensive Plan in 1995 to adopt sub-area plans for specific geographical areas of the county, are hereby repealed:

Resolutions adopted July 23, 1979, and March 26, 1980, Ordinance No. 80-114 and Motion Nos. 87-041 and 90-237 (adopting and amending, respectively, the Snohomish / Lake Stevens Comprehensive Plan);

Ordinance Nos. 82-024, 82-121, 82-122, 82-123 and 85-091 (adopting and amending, respectively, the Marysville Area Comprehensive Plan);

Ordinance Nos. 83-076 and 83-131 (adopting and amending, respectively, the Paine Field Area Comprehensive Plan);

Motion Nos. 87-015, 88-160, 90-215, 90-235, 91-120 and 91-273 (approving the Cathcart-Maltby-Clearview Area Comprehensive Plan);

Resolution adopted August 13, 1973, Ordinance Nos. 85-123, 86-062 and 86-072 and Motion Nos. 90-125, 90-235 and 91-120, (approving and amending, respectively, the Alderwood Area Comprehensive Plan);

Ordinance Nos. 85-091, 86-071, 86-088, Resolution No. 85-110, and Motion Nos. 87-047, 87-045, 87-110, and 89-401 (approving the Northwest County Area Comprehensive Plan);



Resolutions adopted May 25, 1977, September 26, 1977, November 14, 1977, Ordinance Nos. 83-068, Amended 86-090, and 86-120 and Motion Nos. Amended 90-151, Motion 90-215, 90-235, Amended 91-120, 91-167 and 91-243 (approving and amending, respectively, the North Creek Area Comprehensive Plan);

Resolution adopted March 10, 1975, and Ordinance Nos. 85-091 and 86-111 (approving and amending, respectively, the Arlington Area Comprehensive Plan);

Resolution adopted June 26, 1972 (approving the Tulalip Reservation Comprehensive Plan);

Ordinance No. 84-046 (approving the Granite Falls Area Comprehensive Plan);

Ordinance No. 80-064, (approving the Skykomish Valley Comprehensive Plan);

Resolution adopted April 4, 1979 (approving the Darrington Area Comprehensive Plan); and

Resolution adopted August 21, 1967 (approving the Southwest County Area Comprehensive Plan).

**Section 45.** Repealer. The following ordinances, which were passed after the adoption of the GMA Comprehensive Plan in 1995 to adopt separate UGA plans for specific geographical areas of the county as part of the GMA Comprehensive plan, are hereby repealed: Ordinance No. 97-034 (adopting the Gold Bar Sub-Area Plan); Ordinance No. 98-035 (adopting the Snohomish UGA Subarea Plan); Ordinance 98-051 (adopting the Mill Creek "A" UGA Plan); Ordinance No. 01-073 (adopting the Lake Stevens UGA Plan); and Ordinance No. 02-011 (adopting the Mill Creek East UGA Plan).

**Section 46.** Section 4 of Amended Ordinance No. 94-125, adopted on June 28, 1995, and last amended by Amended Ordinance No. 04-118 on November 23, 2004, is hereby amended to read:

~~Section 4. The Snohomish County Growth Management Act Comprehensive Plan consists of the elements and supporting documents which are adopted and/or amended by the ordinances set forth at SCC 30.10.060. ((Based on the foregoing findings and conclusions, the county council hereby adopts the Snohomish County GMA Comprehensive Plan required by the Growth Management Act consisting of the General Policy Plan and Future Land Use Map, the Transportation Element, and the Capital Facilities Element. Attached hereto as Exhibit A is the General Policy Plan element of the comprehensive plan. As part of the GMA Comprehensive Plan, the county council hereby adopts the agricultural, forest land and mineral land designations shown in the Future Land Use map attached to the General Policy Plan and shown in parcel specific detail on a set of county assessor's maps, attached hereto as Exhibit B. As part of the GMA Comprehensive Plan, the county council also adopts the Transportation Element, attached hereto as Exhibit C, and the capital facilities element, which consists of the following documents: Snohomish County Capital Facilities Plan/Year 2001 Update attached to Ordinance No. 01-090 as Exhibit A, as amended by Ordinance No. 04-107; 2004-2009 Capital Improvement Program, attached to Amended Ordinance 03-139 as Exhibit A; Arlington School District Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-1; Darrington School District #330 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-2, Edmonds School District #15 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-3, Everett School District Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-4, Granite Falls School District #332 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-5; Lake Stevens School District #4 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-6; Lakewood School District #306 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-7; Marysville School District #25 2002-2007, attached hereto as Exhibit D-8; Monroe School District #103 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-9; Mukilteo School District #6 Amended Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-10; Northshore School District No. 417 Capital Facilities~~

AMENDED ORDINANCE NO. 05-069  
RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT  
COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING TEXT, POLICY AND MAP AMENDMENTS TO  
THE GENERAL POLICY PLAN, AN ELEMENT OF THE COMPREHENSIVE PLAN; ADOPTING AN URBAN GROWTH  
AREA LAND CAPACITY ANALYSIS; REPEALING SUBAREA LAND USE PLANS; AMENDING AMENDED ORDINANCE  
94-125; AND AMENDING SCC 30.91C.230

~~Plan 2002-2007, attached hereto as Exhibit D-11; Snohomish School District Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-12, Stanwood School District #401 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-13; and Sultan School District #311 Capital Facilities Plan 2002-2007, attached hereto as Exhibit D-14. The 2001 Countywide Comprehensive Park and Recreation Plan, attached to Ordinance No. 01-108 as Exhibit A, is a supplemental part of the General Policy Plan.))~~

**Section 47.** SCC 30.91C.230, adopted by Amended Ordinance 02-064 on December 9, 2002, is amended to read:

**30.91C.230 "Comprehensive plan"** means a generalized coordinated land use policy statement adopted by the county pursuant to the Growth Management Act (chapter 36.70A RCW) ~~((in Amended Ordinance 94-125))~~ and as thereafter amended. See SCC 30.10.060 for a list of ordinances comprising ~~((of))~~ the comprehensive plan.

**Section 48.** Effective Date. The provisions of this ordinance shall take effect on February 1, 2006.

**Section 49.** Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this 21<sup>st</sup> day of December, 2005.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

ATTEST: John Koster  
Council Vice-Chair

Sheila McCallister  
Asst. Clerk of the Council

( X) APPROVED  
( ) EMERGENCY  
( ) VETOED

DATE: December 30, 2005

ATTEST: Aaron Reardon  
Snohomish County Executive

Tom Fitzpatrick

Approved as to form only:

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(name)  
Deputy Prosecuting Attorney

AMENDED ORDINANCE NO. 05-069  
RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT  
COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING TEXT, POLICY AND MAP AMENDMENTS TO  
THE GENERAL POLICY PLAN, AN ELEMENT OF THE COMPREHENSIVE PLAN; ADOPTING AN URBAN GROWTH  
AREA LAND CAPACITY ANALYSIS; REPEALING SUBAREA LAND USE PLANS; AMENDING AMENDED ORDINANCE  
94-125; AND AMENDING SCC 30.91C.230

## **List of Exhibits to Amended Ordinance 05-069 Amending the General Policy Plan:**

Exhibit A - Introduction  
Exhibit B – Population & Employment  
Exhibit C – Land Use / Urban Growth Areas  
Exhibit D – Land Use / Fully-Contained Communities  
Exhibit E - Land Use / Urban Development Patterns  
Exhibit F - Land Use / Centers  
Exhibit G – Land Use / Urban Design  
Exhibit H - Land Use / Neighborhood Structure  
Exhibit I - Land Use / Rural Lands  
Exhibit J - Land Use / Agricultural lands  
Exhibit K – Land use / Forest Lands  
Exhibit L – Land use / Mineral lands  
Exhibit M – Land use / Open Space, Shoreline and Scenic Resources  
Exhibit N - Land use / Cultural Resources  
Exhibit O – Land use / Airport Compatibility  
Exhibit P – Land use / Transfer and Purchase of Development Rights  
Exhibit Q – Land Use / Future Land Use Map  
Exhibit R - Housing  
Exhibit S - Transportation  
Exhibit T – Capital facilities  
Exhibit U - Utilities  
Exhibit V – Economic Development  
Exhibit W – Natural Environment  
Exhibit X – Interjurisdictional Coordination  
Exhibit Y – Appendix A (County Profile)  
Exhibit Z – Appendix B (Siting Essential Public facilities)  
Exhibit AA – Appendix C (GMA Goals / GPP Table)  
Exhibit BB – Appendix D (Growth targets)  
Exhibit CC – Appendix E (Glossary)  
Exhibit DD – Appendix F (Review Criteria for School District Plans)  
Exhibit EE – Appendix G (Introduction to 1995 GPP)  
Exhibit FF – Appendix H (Master and Concept Plans for  
Exhibit GG – Appendix I (Technical Reports)  
Exhibit HH - Appendix J / Map 1 (Future Land Use)  
Exhibit II – Appendix J / Map 2 (Mineral Resource Lands)  
Exhibit JJ - Appendix J / Map 3 (Municipal Urban Growth Areas)  
Exhibit KK – Appendix J / Map 4 (Open Space Areas and Greenbelt Corridors)  
Exhibit LL - Appendix J / Map 5 (Lands Useful for Public Purpose)  
Exhibit MM – Appendix J / Map 6 (Supplemental Designations of ULDR Areas)  
Exhibit NN – Snohomish County UGA Land Capacity Analysis Technical Report

1 Approved: June 1, 2011

2 Effective: June 24, 2011

3 SNOHOMISH COUNTY COUNCIL  
4 SNOHOMISH COUNTY WASHINGTON

5  
6 AMENDED ORDINANCE NO. 11-011  
7  
8

9 RELATING TO THE GROWTH MANAGEMENT ACT (GMA), REPEALING THE  
10 COUNTYWIDE PLANNING POLICIES (CPPS) FOR SNOHOMISH COUNTY AND  
11 ADOPTING NEW CPPS FOR SNOHOMISH COUNTY  
12  
13

14 WHEREAS, a provision of the Growth Management Act (GMA), RCW 36.70A.210(2),  
15 requires the legislative authority of each county which is subject to the GMA's comprehensive  
16 planning requirements to adopt a countywide policy framework in cooperation with the cities  
17 and towns within that county, and from which the county's, cities' and towns' comprehensive  
18 plans are developed and adopted; and  
19

20 WHEREAS, a provision of the GMA, RCW 36.70A.210(7), requires the adoption of  
21 multicounty planning policies (MPPs) for contiguous counties, each with a population of four  
22 hundred fifty thousand or more, with contiguous urban areas; and  
23

24 WHEREAS, on July 17, 1991, the Snohomish County Council (county council),  
25 approved, through Motion No. 91-210, an interlocal agreement (ILA) process that includes  
26 King, Pierce and Kitsap counties for the adoption of MPPs by the Puget Sound Regional Council  
27 (PSRC) as part of the duties performed by PSRC for regional planning in the Central Puget  
28 Sound area; and  
29

30 WHEREAS, in 1992, the PSRC and its member jurisdictions adopted an ILA that  
31 provides the PSRC with the authority to carry out functions required under state and federal law  
32 and calls for the PSRC to maintain an adopted regional growth strategy; and  
33

34 WHEREAS, on February 4, 1993, the county council, through Ordinance No. 93-004,  
35 adopted countywide planning policies (CPPs), which were later amended in Ordinance No. 94-  
36 002 on February 2, 1994; Amended Ordinance No. 95-005 on February 15, 1995; Ordinance No.  
37 95-110 on December 20, 1995; Ordinance No. 98-054 on July 15, 1998; Amended Ordinance  
38 No. 99-120 on January 19, 2000; Amended Ordinance No. 99-121 on February 16, 2000;  
39 Amended Ordinance Nos. 03-071, 03-072 and 03-073 on July 9, 2003; Amended Ordinance No.  
40 03-070 on December 10, 2003; Amended Ordinance No. 04-006 on February 11, 2004;  
41 Amended Ordinance No. 04-007 on March 31, 2004; Amended Ordinance Nos. 06-098 and 06-  
42 116 on December 20, 2006; Amended Ordinance No. 08-054 on June 3, 2008; Amended  
43 Ordinance No. 09-061 on August 12, 2009 (with veto override vote on September 8, 2009  
44 (Amended Ordinance No. 09-062); and Ordinance No. 10-037 on July 7, 2010; and  
45

1 WHEREAS, in 2008, the elected officials of the PSRC adopted Vision 2040 (the regional  
2 growth management strategy) as a GMA document, updating the previously adopted growth  
3 management strategy known as Vision 2020 1995 Update; and  
4

5 WHEREAS, both policy MPP-G-2 (adopted in Vision 2040) and the ILA with PSRC  
6 require consistency between the CPPs and MPPs; and  
7

8 WHEREAS, since the county council's adoption of the CPPs in 1993, revisions have  
9 been made to the GMA that require changes to the CPPs in order to maintain consistency  
10 between the CPPs and the GMA; and  
11

12 WHEREAS, RCW 36.70A.215 requires counties planning under the GMA, in  
13 consultation with their cities and towns, to adopt a review and evaluation program in the CPPs;  
14 and  
15

16 WHEREAS, the Snohomish County Tomorrow (SCT) process for updating the CPPs  
17 typically begins with review of current CPPs by the Planning Advisory Committee (PAC) of  
18 SCT, followed by recommendations by the PAC to the Snohomish County Tomorrow Steering  
19 Committee (SCT SC) to revise current CPPs; and  
20

21 WHEREAS, the SCT process for updating the CPPs allows the SCT SC to discuss  
22 recommendations from the PAC, revise those recommendations, and make final  
23 recommendations from SCT to the county council; and  
24

25 WHEREAS, the county council receives the recommendations from SCT and then holds  
26 one or more hearings on the recommendations before taking action to revise the CPPs; and  
27

28 WHEREAS, on February 12, 2009, the PAC set up a subcommittee to draft proposals for  
29 changing the CPPs that the subcommittee would then submit back to the PAC for review and  
30 approval by consensus beginning on March 12, 2009; and  
31

32 WHEREAS, the PAC subcommittee included representation from ten cities, Snohomish  
33 County, and Community Transit; and  
34

35 WHEREAS, the PAC subcommittee held frequent meetings between March 12, 2009,  
36 and March 25, 2010, and gave regular updates at the PAC meetings that appear in the record as  
37 the minutes of the PAC meetings, including discussions by the PAC members; and  
38

39 WHEREAS, the PAC subcommittee made its proposal (dated April 6, 2010, items #  
40 1.1.2.50 (clean version) and 1.1.2.51 (version with changes from currently adopted policy) in the  
41 record) to the PAC at the April 8, 2010, PAC meeting; and  
42

43 WHEREAS, from February 12, 2009, to November 4, 2010, the SCT PAC convened to  
44 discuss, develop and consider updates to the CPPs, including meetings on March 12, 2009; April  
45 9, 2009; May 14, 2009; June 11, 2009; July 9, 2009; August 13, 2009; September 10, 2009;  
46 October 8, 2009; November 12, 2009; December 10, 2009; January 6, 2010; January 14, 2010;  
47 February 11, 2010; March 11, 2010; April 8, 2010; June 10, 2010; July 8, 2010; August 12,  
48 2010; September 9, 2010; October 14, 2010; and November 4, 2010; and

1  
2 WHEREAS, from May 27, 2009, to November 17, 2010, the SCT SC convened to  
3 discuss, draft and consider updates to the CPPs, including meetings on June 17, 2009; July 22,  
4 2009; September 23, 2009; October 28, 2009; November 18, 2009; February 24, 2010; March  
5 24, 2010; April 28, 2010; May 26, 2010; June 16, 2010; July 28, 2010; September 22, 2010;  
6 October 27, 2010; and November 17, 2010; and

7  
8 WHEREAS, the SCT SC set up a subcommittee made up of both SCT SC and PAC  
9 members to discuss three policies – identified in this ordinance as new policy JP-2, modified  
10 policy DP-5, and modified policy DP-8 – and this subcommittee met on October 27, 2010, and  
11 November 10, 2010; and

12  
13 WHEREAS, the minutes of the PAC meetings reflect the discussions and  
14 recommendations made by the PAC to the SCT SC on September 9, 2010; and

15  
16 WHEREAS, the minutes of PAC meetings include discussion on suggested revisions  
17 introduced by PAC members and/or stakeholders that were not a part of the recommendations  
18 from the PAC CPP subcommittee; and

19  
20 WHEREAS, briefings by the PAC to SCT SC began with scoping of the project and later  
21 involved chapter-by-chapter discussions as well as a review of stakeholder input; and

22  
23 WHEREAS, preliminary feedback by SCT SC to the PAC was discussed at subsequent  
24 PAC meetings during this period and reflected in the minutes of the PAC meetings and in the  
25 staff report from the PAC to SCT SC; and

26  
27 WHEREAS, the PAC staff report titled *Staff Report for the 2010 Countywide Planning*  
28 *Policy Update*, dated September 9, 2010, conveniently summarizes the major themes, issues,  
29 stakeholder input, and reasons for changing the CPPs (as identified by PAC); and

30  
31 WHEREAS, the PAC staff report identifies where the PAC was unable to reach  
32 consensus on several policies; and

33  
34 WHEREAS, the PAC staff report identifies policies without consensus and whereas the  
35 recommendations from the SCT SC sometimes use different numbering for the same policy  
36 areas; and

37  
38 WHEREAS, Table 1 (next page) shows the relationship between current CPPs, the non-  
39 consensus items identified in the PAC staff report, and the recommendations from the SCT SC as  
40 numbered in this ordinance; and



**Table 1: Non-Consensus Policy Numbering**

Currently Adopted CPP	Policy Number in PAC Staff Report	Policy Number in the SCT Recommendation (this ordinance)
OD-12	JP-2	JP-3
UG-14.d (part of)	DP-2.c	DP-2.c
UG-14.d.3.(b)	DP-2.d.3(b)	DP-2.d.3(b)
UG-14.d.5	DP-2.d.5	N/A (Deleted)
UG-14.d.6	DP-2.d.6	DP-2.d.5
UG-14.d.7	DP-2.d.7	DP-2.d.6
UG-14.d.8	DP-2.d.8	N/A (Deleted)
UG-14.d.9	DP-2.d.9	N/A (Deleted)
UG-14.d.10	DP-2.d.10	N/A (Deleted)
UG-14.d.4 (part of)	DP-2.d.11	DP-2.d.7
N/A (new policy area)	DP-3	DP-3
OD-2	DP-5	DP-5
RU-4	(Deletion recommended)	N/A (Deleted)
N/A (new policy area)	DP-31	DP-30
ED-3	ED-3	ED-3
N/A (new policy area)	ED-4	ED-4
N/A (new policy area)	Env-6	Env-6
N/A (new policy area)	PS-2	PS-2

WHEREAS, because of the extensive changes being recommended to the current CPPs, rather than amending them, the PAC made a recommendation to the SCT SC to repeal the entire CPP and replace with new CPP chapters on September 9, 2010. (These changes are detailed in Exhibit A); and

WHEREAS, the SCT SC began reviewing the recommendations from the PAC on September 22, 2010; and

WHEREAS, the SCT SC remanded one proposed new policy, DP-3, to the PAC for further consideration; and

WHEREAS, on October 14, 2010, the PAC discussed DP-3 and the minutes to the meeting provide a record of this discussion; and

WHEREAS, on November 4, 2010, the PAC made a new recommendation for DP-3 to the SCT SC; and

WHEREAS, the SCT SC discussed the new PAC recommendation for DP-3 on November 17, 2010; and

1 WHEREAS, the SCT SC voted to override the October 14, 2010, PAC recommendation  
2 on DP-3 by supporting a version of DP-3 that the PAC staff report identifies as a minority  
3 position; and  
4

5 WHEREAS, the SCT SC concluded its review of the PAC recommendations and further  
6 revisions as proposed by the SCT SC members, and made a recommendation to the county  
7 council for updating the CPPs on November 17, 2010; and  
8

9 WHEREAS, the recommendations from the SCT SC carry forward a great number of  
10 changes in formatting, writing style, narrative content, and location of policies in the document  
11 itself that clarify the intent of existing CPPs that had been proposed by PAC (as described in the  
12 PAC staff report); and  
13

14 WHEREAS, the recommendations from the SCT SC include new policies or revise  
15 existing policies in response to new policy guidance in the MPPs (as described in general by the  
16 staff report from SCT dated September 22, 2010); and  
17

18 WHEREAS, the recommendations from the SCT SC included changes that respond to  
19 changing requirements in state law; and  
20

21 WHEREAS, RCW 36.70A.370(2) requires local governments to use a process  
22 established by the state attorney general to assure that proposed regulatory or administrative  
23 actions do not result in an unconstitutional taking of private property; and  
24

25 WHEREAS, the county council held a public hearing(s) on April 27, 2011 continued to  
26 June 1, 2011, to consider the entire record, including the November 17, 2010, SCT  
27 recommendation and to hear public testimony on this Ordinance No. 11-011.  
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 fully herein.  
35
- 36 B. The new CPPs, which consist of new policies and modified versions of current CPPs, are  
37 consistent with Vision 2040 and state law.  
38
- 39 C. Appropriate public participation has been provided through the SCT process and through a  
40 public hearing on this ordinance held after public notice on April 27, 2011 and continued to  
41 June 1, 2011.  
42
- 43 D. Snohomish County issued Addendum No. 1 to the Vision 2040 Final Environmental Impact  
44 Statement on April 21, 2011.  
45

- 1 E. The new CPPs do not result in or direct the adoption of policies or regulations that would  
2 result in the unconstitutional taking of private property or violate substantive due process  
3 guarantees.  
4
- 5 F. The new CPPs proposed by this ordinance are reasonably related to and necessary for the  
6 advancement of the GMA goals found in RCW 36.70A.020.  
7
- 8 G. The new CPPs proposed by this ordinance comply with the GMA requirements in RCW  
9 36.70A.210 and RCW 36.70A.215.  
10
- 11 H. The county council adopts and incorporates the following additional general findings of fact  
12 related to the new CPPs:  
13
- 14 1. The new CPPs update the countywide framework from which “county and city  
15 comprehensive plans are [to be] developed” (RCW 36.70A.210). This framework is  
16 more useful to cities, the county, outside agencies, and the public if it is internally  
17 consistent and includes enough information to place the policy direction in a proper  
18 context. In many places, the CPPs in this ordinance refine current CPPs to make them  
19 more internally consistent, to provide additional context, and to improve the usefulness of  
20 the CPPs. These changes also represent local implementation of the general requirements  
21 for coordination of comprehensive plans (RCW 36.70A.100 and MPP-G-1 in Vision  
22 2040).  
23
- 24 a. The new CPPs consider the internal consistency of the current CPPs and reflect a  
25 careful balance between maintaining the historic nature of the policies and the  
26 functional advantages of improved consistency.  
27
- 28 b. The new CPPs improve internal consistency by identifying what local jurisdictions  
29 – the Snohomish County, cities, all jurisdictions, or a subset – are subject to each  
30 policy.  
31
- 32 c. The new CPPs improve internal consistency by specifying how directive a policy is  
33 by using three clearly defined terms: “Shall,” “Should” and “May.”  
34
- 35 d. The new CPPs improve external consistency by adding new narrative language  
36 describing the state, regional, and local context, thereby clarifying the purpose and  
37 intent of the current CPPs in relation to other mandates and policy guidance.  
38
- 39 e. The new CPPs streamline the usability of the countywide framework created by the  
40 current CPPs by simplifying language and using terms consistently throughout the  
41 document.  
42
- 43 f. The new CPPs reorganize the current CPPs to facilitate the use of the CPPs in the  
44 development of county and city comprehensive plans. In this reorganization,  
45 several existing policies are: (a) moved; (b) combined; (c) split into several new  
46 policies and appendices; (d) a combination of (a), (b), and (c); or (e) deleted.

1 These changes make the policies more useable, but do not affect policy direction  
2 (however, other changes discussed below are substantive in nature).  
3

- 4 g. The new CPPs distinguish between *rural* and *resource* lands or areas for clarity and  
5 consistency. This distinction appears in GMA which states that rural lands are “not  
6 designated for urban growth, agriculture, forest, or mineral resources” (RCW  
7 36.70A.070(5)). Therefore, as constructed by GMA, resource lands include land  
8 that is designated for agriculture, forestry or mineral resources; rural lands are those  
9 that are both non-urban and non-resource. In limited cases, it is possible for  
10 resource lands to be inside UGAs. In current policies (as well as in Vision 2040) the  
11 term “rural” has a variable meaning. In some places, it refers to all land outside of  
12 UGAs (i.e., non-urban lands, which would be rural plus GMA-designated resource  
13 lands) and, in other places, it refers to the GMA definition of rural land (neither  
14 urban nor resource). By adding clarifying language, the new CPPs will now use the  
15 terms *rural* and *resource* consistent with GMA definitions. The new CPPs will  
16 refer to “rural and resource lands” when speaking of all areas outside the UGA;  
17 when one term is used, then the policy only applies to rural *or* resource lands.  
18 Where appropriate, the new CPPs also provide guidance on resource lands inside  
19 UGAs.  
20

- 21 2. The formation of the new CPPs reflects a careful balancing of the requirements found in:  
22 (a) the 174 MPPs in Vision 2040; (b) the thirteen goals of GMA (RCW 36.70A.020); and  
23 (c) the requirements for CPPs in Snohomish County under GMA (RCW 36.70A.210 and  
24 RCW 36.70A.215). Of these requirements, the MPPs in Vision 2040 have undergone the  
25 greatest degree of recent change. Hence, the majority of policy-level changes in the new  
26 CPPs reflect local implementation of regional policies adopted in Vision 2040. Several  
27 member jurisdictions of SCT have expressed reservations or opposition to changes in  
28 policy direction (or even retention of currently adopted CPPs). *Subsection I--Findings*, of  
29 this ordinance addresses specific findings, identifies those items that were subject to  
30 debate and where discussion of these items appears in the record.  
31

- 32 a. The new CPPs make changes to the organization of the CPPs that emulate the  
33 organization of Vision 2040 to help to implement MPP-G-1, which calls for  
34 coordination of “planning efforts among jurisdictions...to facilitate a common  
35 vision.”  
36  
37 b. The new CPPs make changes to address the MPPs to include the addition of new  
38 topics and concepts from the MPPs that are directive to counties and cities.  
39  
40 c. The new CPPs make changes to increase coordination and to facilitate a common  
41 vision between county and city plans with Vision 2040 to include the adoption of  
42 language from Vision 2040 into the narrative and policies in the CPP document.  
43

- 44 I. The county council adopts and incorporates the following additional specific findings of fact  
45 related to the new CPPs:  
46

1. The new CPPs create a new chapter titled “Introduction to the Countywide Planning Policies” at the beginning of the CPPs. This chapter includes both modifications to currently adopted narrative and entirely new narrative. There are five subheadings in the introductory chapter: “Purpose,” “Organization of the Document,” “State Context and Goals,” “Regional Context,” and “Countywide Context.” Most of the changes to currently adopted narrative are for readability, updating references, and minor corrections. New and modified narrative language makes the CPPs more useful for users.
  - a. The first subheading, “Purpose,” replaces a narrative section of the same heading in current CPPs. This section modifies and adds to existing CPP narrative, making it more useful. As modified, there is no change in currently adopted policy.
  - b. The second subheading, “Organization of the Document,” introduces new narrative and three figures. The new narrative in this subheading clarifies ambiguities in current CPPs, making the CPPs more useful. These additions do not change currently adopted policy.
  - c. The third subheading, “State Context and Goals,” introduces new narrative. These additions provide background on GMA, making the CPPs more useful. These additions do not change currently adopted policy.
  - d. The fourth subheading, “Regional Context,” introduces new narrative. These additions provide background on PSRC, Vision 2040, and the Regional Growth Strategy (also, RGS), and the MPPs—all of which make the CPPs more useful. These additions do not change currently adopted policy.
  - e. The fifth subheading, “Countywide Context,” replaces two narrative sections in current CPPs, “Background” and “Future Policy Refinements.” This section modifies and adds to existing CPP narrative (including the addition of one new figure). The new narrative in this section improves internal consistency throughout the CPP document by defining three terms – “Shall,” “Should” and “May” – that appear in the policies amended by this ordinance. The consistent application of these terms in policy removes ambiguity by indicating how directive the policy is for local jurisdictions. These changes make the CPPs more useful and do not change currently adopted policy. (The creation of consistent definitions does not change policy direction, but the application of these definitions to individual policies sometimes does; for example, when the term ‘will’ [do something] is being replaced by a ‘shall’ or a ‘should’. Discussion of individual policies appears later in this ordinance).
2. The new CPPs set the stage for cooperative action by creating a new chapter titled “Central Principles and Framework Policies.” This chapter includes three parts. First, it identifies seven new bulleted Central Principles. Second, it provides a new subsection called General Framework policies with seven GF-policies. Of the GF-policies, the first four are new policy topics and the last three are modifications to existing policies. These modified policies originate from several of current CPPs under the heading “Policies to Implement Urban Growth Areas (RCW 36.70.A.110) [sic],” or UG-policies. Third, it

1 moves current CPPs under the heading “Policies for Joint County and City Planning  
2 within Urban Growth Areas” earlier in the document. These become a subsection under  
3 this new chapter with the subsection title “Joint Planning Policies.”  
4

5 *Central Principles (New Policies)*  
6

- 7 a. The first Central Principle directs local plans to be “consistent with the GMA, other  
8 state laws, and the MPPs in VISION 2040.” These are legal requirements and  
9 obligations under the interlocal agreement between PSRC and member  
10 jurisdictions.  
11
- 12 b. The second Central Principle directs the establishment of a “framework for  
13 continuing coordination and collaboration between all jurisdictions of Snohomish  
14 County.” This is consistent with RCW 36.70A.100 and 36.70A.210 and Vision  
15 2040 at MPP-G-1.  
16
- 17 c. The third Central Principle allows for “flexibility in local interpretation.” This  
18 provision is necessary to balance competing mandates and policy direction.  
19 Further, it recognizes that: (a) nothing in the CPPs “shall be construed to alter the  
20 land-use powers of cities” (RCW 36.70A.210(1)) and (b) Vision 2040 calls for the  
21 coordination of planning rather than having plans that are identical.  
22
- 23 d. The fourth Central Principle directs support for “attaining an environmentally,  
24 socially, and economically/fiscally sustainable county.” This direction helps  
25 achieve balance among the GMA’s 13 goals (RCW 36.70A.020) and is responsive  
26 to the theme of sustainability that occurs throughout Vision 2040.  
27
- 28 e. The fifth Central Principle says that local governments shall, “Establish a  
29 framework for mitigating and adapting to climate change.” This creates the  
30 foundation for CPPs that respond to several requirements in state law as well as  
31 MPPs En-20 through En-25.  
32
- 33 f. The sixth Central Principle directs local governments to “Address and maintain  
34 quality of life.” This broad principle allows for CPP response to many of the MPPs  
35 that do not explicitly respond to requirements under state law.  
36
- 37 g. The seventh Central Principle directs local governments to “Enhance the built  
38 environment and human health.” This allows for CPP response to changes in RCW  
39 36.70A.070 that now direct local plans to “promote healthy lifestyles” as well as  
40 several MPPs that address topics related to urban design and human health.  
41

42 *New General Framework Policies*  
43

- 44  
45 h. New policy GF-1 helps to clarify the function of the CPPs under the GMA (RCW  
46 36.70A.210). It also recognizes that jurisdictions have “flexibility in local  
47 interpretation.”

- i. New policy GF-2 formalizes the existing process and participant roles in updating the CPPs, consistent with GMA and Snohomish County Council Motion No. 89-159 (creating SCT).
- j. New policy GF-3 recognizes that the CPPs are not static—the CPPs will change as issues evolve and new information becomes available. The subpolicies under policy GF-3 introduce ideas from Vision 2040 that are not typical responses to GMA mandates in the CPPs. These subpolicies are the framework for introducing non-traditional solutions to challenges that traditional CPPs already address.
- k. New policy GF-4 recognizes that CPPs shall be consistent with Vision 2040 (and the Regional Growth Strategy adopted by PSRC as a part of Vision 2040). (RCW 36.70A.100, RCW 36.70A.215(7), MPP-G-1, MPP-G-2, and the Interlocal Agreement with PSRC).

#### *Modified General Framework Policies*

- l. Modified policy GF-5 replaces a portion of current policy UG-2 (see Appendix C for process details that were formerly in policy UG-2). Policy GF-5 provides a local policy basis for continuing to meet the comprehensive plan update requirements in RCW 36.70A.130(3), while addressing the RGS in Vision 2040.
- m. Modified policy GF-6 replaces current policy UG-3. Policy GF-6 recognizes that the existing policy to reduce the share of population growth in the rural areas is now required under the RGS as adopted in Vision 2040.
- n. Modified policy GF-7 replaces a portion of current policy UG-14 (see DP-2 for policies on UGA expansions and Appendix E for details on reporting procedures that respond to the policy direction in policy GF-7). Policy GF-7 updates existing policy direction by removing out-of-date language.

#### *Joint Planning Policies*

- o. Modified policy JP-1 replaces current policy JP-1. Modified policy JP-1 strengthens the expectation that counties and cities will coordinate their planning (MPP-G-1 and RCW 36.70A.100). Modified policy JP-1 says to accomplish this through Interlocal Agreements (ILAs). It also strengthens the standard from saying that jurisdictions “may” use ILAs to jurisdictions “are encouraged” to use ILAs. Modified policy JP-1 also includes minor changes in phrasing to clarify the policy intent. (As modified by this ordinance, an illustrative list in current policy JP-1 is now Appendix F [where policy JP-3 can also refer to the same list]).
- p. New policy JP-2 provides a policy basis for establishing a mechanism to resolve disputes that are at an impasse. This local policy initiative will help implementation of RCW 36.70A.100 and MPP-G-1.

- 1 q. Modified policy JP-3 replaces current policy OD-12. JP-3 clarifies the intent and  
2 scope of the policy.  
3
- 4 r. Modified policy JP-4 replaces current policy JP-2. JP-4 simplifies phrasing, leaving  
5 current policy direction unchanged.  
6
- 7 s. Modified policy JP-5 replaces current policy JP-4. There is no change in JP-5 apart  
8 from numbering.  
9
- 10 t. Modified policies JP-6 and JP-7 replace parts of current policy OD-9 (see also  
11 modified policy DP-8). Policies JP-6 and JP-7 separate policy OD-9 into its  
12 component issues and use clarifying language. Policy JP-6 retains the policy  
13 requirement that jurisdictions shall provide for an “orderly transition” from  
14 unincorporated to incorporated urban areas. Policy JP-7 retains the policy  
15 expectation that jurisdictions should collaborate on “urban design measures in  
16 unincorporated” UGAs to facilitate the transition in policy JP-6.  
17
- 18 3. The new CPPs create a new chapter titled “Development Patterns” (also “DP”). This  
19 chapter emulates a chapter of the same title in Vision 2040 by centralizing three former  
20 CPP subheadings and most of their policies into one chapter. The former subheadings  
21 and policies are; “Policies to Implement Urban Growth Areas (RCW 36.70.A.110) [sic],”  
22 current UG-policies; “Policies for Rural Land Use,” current RU-policies; and “Policies  
23 for the Promotion of Contiguous Orderly Development and Provision of Urban Services,”  
24 current OD-policies. The new subheadings in the Development Patterns chapter are now:  
25 “Urban Growth Areas and Land Use;” “Rural Land Use and Resource Lands;” and  
26 “Orderly Development,” respectively. The new organizational structure will help ensure  
27 local implementation of the policies consistent with the policies in Vision 2040 (MPP-G-  
28 1) by facilitating policy coordination (RCW 36.70A.100). All of the new and revised  
29 policies in this chapter will be DP-policies.  
30

31 *Urban Growth Areas and Land Use*  
32

- 33 a. Modified policy DP-1 replaces current policies UG-1 and UG-5. Policy DP-1  
34 updates and clarifies details in current policy UG-1 and moves current policy UG-5  
35 to become a subpolicy (DP-1.k) rather than a stand-alone policy as an overall  
36 simplification. Policy DP-1.a updates language to reflect the current practice.  
37 Changes in policy DP-1.d make terminology consistent with the procedures in  
38 Appendix E.  
39
- 40 b. Modified policy DP-2 and subpolicies DP-2.a and DP-2.b replace portions of  
41 current subpolicy UG-14.d. Changes the main policy DP-2, and subpolicies DP-2.a  
42 and DP-2.b clarify existing policy and are consistent with long-standing practice.  
43 (Note: The other major pieces of current UG-14 are now modified policy GF-7, for  
44 growth targeting [currently adopted as UG-14 and UG-14.b], and Appendix E,  
45 details on reporting procedures [currently adopted as UG-14.a and UG-14.c].)  
46



- 1 i. Modified subpolicy DP-2.c replaces a portion of current subpolicy UG-14.d.  
2 DP-2.c clarifies the intent of current phrase “consultation with appropriate  
3 jurisdictions.” This clarification replaces ambiguous language with specific  
4 expectations. There is some debate regarding the standard now set by  
5 subpolicy DP-2.c. At the PAC level, there is documentation of this debate in  
6 the meeting minutes for 6/10/10 (record item # 1.1.3.21) and in the PAC staff  
7 report (record item # 1.1.2.12). (Note: There are two typos on page 10 of the  
8 approved PAC minutes for 6/10/10, record item 1.1.3.21, which incorrectly  
9 identify modified policy DP-2.c. These references appear as “DO-2©” and  
10 “CP-2c” both should have appear as references to DP-2.c.) At the SCT  
11 Steering Committee level, there is documentation of debate in the minutes for  
12 October 27, 2010, (record item # 1.1.3.41). The Growth Management Act  
13 gives the county the responsibility and authority to make decisions on urban  
14 growth area boundaries in consultation with cities.  
15
- 16 ii. Modified subpolicy condition DP-2.d.1 replaces current subpolicy condition  
17 UG-14.d.1. Modifications in DP-2.d.1 link to other portions of the former  
18 policy UG-14 that are now in modified policy GF-7 and in the new Appendix  
19 E. The construction of current policy UG-14 makes these links implicit,  
20 whereas the modified policy construction requires explicit statement of these  
21 links.  
22
- 23 iii. Modified subpolicy condition DP-2.d.2 replaces current subpolicy condition  
24 UG-14.d.2. Modifications in subpolicy DP-2.d.2 make explicit the role of the  
25 Office of Financial Management in the response to RCW 36.70A.130(3).  
26
- 27 iv. Modified subpolicy condition DP-2.d.3 (along with details (a) and (b))  
28 replaces current subpolicy UG-14.d.2 (along with details (a) and (b)). The  
29 SCT proposal deletes the current language “and any new information  
30 presented at public hearings by any jurisdiction that confirms or revises the  
31 conclusions is considered,” at subpolicy DP-2.d.3(b) to remove a redundancy  
32 and thus clarify the remaining part of the condition. At the PAC level, there is  
33 documentation of this debate in the meeting minutes for 7/8/2010 (record item  
34 # 1.1.3.22) and in the PAC staff report (record item # 1.1.2.12). At the SCT  
35 Steering Committee level, there is documentation of debate in the minutes for  
36 October 27, 2010 (record item # 1.1.3.41). The council believes that retaining  
37 the language is consistent with GMA, encourages new information and  
38 confirms council’s authority to consider new information.  
39
- 40 v. Modified subpolicy condition DP-2.d.4 (along with details (a) and (b))  
41 replaces part of current subpolicy condition UG-14.d.4 (see modified  
42 subpolicy condition DP-2.d.7 for the other part). Subpolicy DP-2.d.4 revises  
43 the phrase “commercial and industrial land” to read “employment land” to  
44 account for some of the uses recently added under RCW 36.70A.110(2).  
45 Changes in subpolicy DP-2.d.4(a) create consistency with the documents used  
46 for evaluating whether employment capacity is lacking in a UGA. The

addition of subpolicy DP-2.d.4(b) creates consistency with the construction of subpolicies DP-2.d.3(a) and (b) and the procedures in new Appendix E.

vi. This ordinance adopts current subpolicy condition UG-14.d.5, allowing expansion of the UGA for Transfer of Development Rights (TDR) as new subpolicy DP-2.d.8. SCT proposed to not include this policy in the proposed CPPs. Vision 2040 does not require cessation of UGA expansions or adjustments, therefore retaining this policy is not inconsistent with Vision 2040. The policy retains the county's authority to designate urban growth areas as authorized under GMA, must be supported by a land capacity analysis and allows the county to promote and provide a public benefit through the TDR program.

vii. Modified subpolicy condition DP-2.d.5 replaces current subpolicy condition UG-14.d.6. As modified, subpolicy DP-2.d.5 is a wholesale revision of the condition that narrows its applicability to correcting only "clearly demonstrated mapping errors." As currently adopted under subpolicy UG-14.d.6, it was possible to expand the UGA by up to 20 acres as a "technical correction." Changes to this condition increase consistency with two policies in Vision 2040, MPP-DP-1 and MPP-DP-4.

viii. Modified subpolicy condition DP-2.d.6 replaces current UG-14.d.7. Both the modified and currently adopted conditions allow UGA expansion to accommodate a number of non-residential uses. Modifications in modified subpolicy DP-2.d.6 make two substantive changes from current subpolicy UG-14.d.7.

First, there is a change of 'K-12 schools' to simply 'schools'. This allows UGA expansion to accommodate trade schools, colleges, and universities.

Second, the modified policy adds "institutions and other community facilities" as candidate uses for UGA expansion. This allows UGA expansion for miscellaneous institutions – including both essential public facilities and non-essential facilities – and other community facilities. The latter addition, other community facilities, is consistent with past practice; for example, the addition of a water tower and several parks to the UGA. The former addition, institutions, is responsive to the recent addition of "institutions" and "other non-residential uses" in RCW 36.70A.110(2).

There was some debate regarding provisions for UGA expansion for both schools and churches. At the PAC level, there is documentation of this debate in the meeting minutes for 6/10/10 (record item # 1.1.3.21) and in the PAC staff report (record item # 1.1.2.12). At the SCT Steering Committee level, there is documentation of debate in the minutes for October 27, 2010 (record item # 1.1.3.41).

- ix. This ordinance adopts current subpolicy condition UG-14.d.8, allowing expansion of the UGA for the preservation of “significant natural or cultural feature(s)...” as new policy DP-2.d.9. SCT proposed to not include this policy in the proposed CPPs. Vision 2040 does not require cessation of UGA expansions or adjustments, therefore retaining this policy is not inconsistent with Vision 2040. The polity retains the county’s authority to designate urban growth areas as authorized under GMA, must be supported by a land capacity analysis and allows the county to respond to changing conditions or take advantage of opportunities to preserve areas determined to have significant natural or cultural features.
- x. This ordinance adopts current subpolicy condition UG-14.d.9, allowing expansion of the UGA in response to a declaration “of a critical shortage of affordable housing...” as new subpolicy DP-2.d.10. SCT proposed to not include this policy in the proposed CPPs. Vision 2040 does not require cessation of UGA expansions or adjustments, therefore retaining this policy is not inconsistent with Vision 2040. The policy retains the county’s authority to designate urban growth areas as authorized under GMA, must be supported by a land capacity analysis and allows the county to respond to changing conditions or take advantage of opportunities to provide for affordable housing.
- xi. This ordinance adopts current subpolicy condition UG-14.d.10, allowing expansion of the UGA to allow “economic development of lands that no longer satisfy the designation criteria for natural resource lands...” as new subpolicy DP-2.d.11. SCT proposed to not include this policy in the proposed CPPs. Vision 2040 does not require cessation of UGA expansions or adjustments, therefore retaining this policy is not inconsistent with Vision 2040. The policy retains the county’s authority to designate urban growth areas as authorized under GMA, must be supported by a land capacity analysis and allows the county to urbanize lands that no longer meet the criteria to justify a resource land designation.
- xii. Modified subpolicy condition DP-2.d.7 replaces part of current subpolicy condition UG-14.d.4. (see modified subpolicy condition DP-2.d.4 for the other part). Modifications in subpolicy DP-2.d.7 substantially narrow the applicability of the relevant part of subpolicy UG-14.d.4. Where current subpolicy condition allows expansion of the UGA for commercial *and* industrial land, the modified subpolicy condition allows expansion for *only* industrial land. This revision follows a recommendation from the Washington State Department of Commerce. (See letter from Commerce dated June 2, 2010; record item # 1.1.4.2). As modified, subpolicy DP-2.d.7 ties expansions of the UGA for industrial uses to the criteria in RCW 36.70A.365. As currently adopted, the relevant part of current subpolicy UG-14.d.4 goes beyond what GMA explicitly allows by also providing for UGA expansion for commercial development. This provision for commercial development may exceed the intent of the policies in Vision 2040. MPP-DP-1 provides for a

1 “regional framework for the designation and adjustment of the urban growth  
2 area...consistent with the regional vision.” Hence, the framework for  
3 expanding (adjusting) UGAs in Snohomish County should be consistent with  
4 Vision 2040. MPP-DP-4 says to accommodate “the region’s growth first and  
5 foremost in the urban growth area.” This refers to the present UGA, not a  
6 future addition to the UGA. Taken together, these changes retain the  
7 flexibility for industrial lands that GMA allows while increasing consistency  
8 with Vision 2040 by removing the provision for commercial land.  
9

10 In addition to the preceding discussion on substantive modifications to policy,  
11 subpolicy DP-2.d.7 replaces the current subpolicy UG-14.d.4 language on an  
12 “an assessment that concludes there is a deficiency of larger parcels” with  
13 clarifications on how an assessment is to be accomplished. Specifically, these  
14 clarifications tie the buildable lands program requirements of modified policy  
15 GF-7 and new Appendix E. Relating subpolicy condition DP-2.d.7 to other  
16 requirements in the CPPs improves internal consistency and reduces potential  
17 confusion at the implementation stage.  
18

19 There was some debate regarding whether the deletion of provision for UGA  
20 expansion for commercial land was necessary under Vision 2040. At the PAC  
21 level, there is documentation of this debate in the meeting minutes for June  
22 10, 2010 (record item # 1.1.3.21) and July 8, 2010 (record item # 1.1.3.22)  
23 and in the PAC staff report (record item # 1.1.2.12). At the SCT Steering  
24 Committee level, there is documentation of debate in the minutes for October  
25 27, 2010 (record item # 1.1.3.41).  
26

- 27 c. New policy DP-3 provides a basis for concurrently expanding a UGA in one  
28 location while contracting the same UGA in another. This new policy area is a step  
29 in local implementation of the requirement to coordinate local comprehensive plans  
30 (RCW 36.70A.100) and to designate UGAs (RCW 36.70A.110). There was some  
31 debate over the phrasing of this new policy area. At the PAC level, there is  
32 documentation of this debate in the meeting minutes for June 10, 2010 (record item  
33 # 1.1.3.21) and July 8, 2010 (record item # 1.1.3.22) and in the PAC staff report  
34 (record item # 1.1.2.12). At the SCT Steering Committee level, there is  
35 documentation of debate in the minutes for October 27, 2010 (record item #  
36 1.1.3.41) and November 17, 2010 (record item # 1.1.3.42). The Growth  
37 Management Act gives the county the responsibility and authority to make  
38 decisions on urban growth area boundaries in consultation with cities.  
39
- 40 d. Modified policy DP-4 replaces current policy UG-13. Changes to this policy are to  
41 clarify and simplify the language. There is no change in policy direction.  
42
- 43 e. Modified policy DP-5 replaces current policy OD-2. Changes in the main policy  
44 clarify that the requirements of the policy come from state law (RCW 36.70A.040).  
45
- 46 i. Modified subpolicies DP-5.a and DP-5.b replace current subpolicies OD-2.a  
47 and OD-2.b. First, they split subpolicy OD-2.a into two separate issues.

1 Modified subpolicy DP-5.a acknowledges that all areas inside the UGA – not  
2 just land subject to city comprehensive plans – must permit urban uses and  
3 densities (RCW 36.70A.110). In this way, the second change is that modified  
4 subpolicy DP-5.a makes current subpolicy OD-2.b unnecessary. Modified  
5 subpolicy DP-5.b clarifies why UGA must provide for urban governmental  
6 services and capital facilities (a point unstated in current subpolicy OD-2.a).  
7 This subpolicy is now responsive to recent changes in RCW 36.70A.110(2).  
8

9 ii. Modified subpolicy DP-5.c replaces current subpolicy OD-2.c. It clarifies that  
10 the purpose of this policy is to permit the projected urban growth.  
11

12 iii. New paragraphs at the end of policy DP-5 clarify the roles and expectations  
13 for local jurisdictions when planning for urban growth in areas subject to  
14 future annexation. These clarifications help facilitate local implementation of  
15 the requirements to coordinate plans (RCW 36.70A.100 and MPP-G-1).  
16

17 iv. There was some debate over the phrasing of the modified policy direction of  
18 policy DP-5 (taken as a whole). At the PAC level, there is documentation of  
19 this debate in the meeting minutes for June 10, 2010 (record item # 1.1.3.21),  
20 and July 8, 2010 (record item # 1.1.3.22) and in the PAC staff report (record  
21 item # 1.1.2.12). In addition to their regular meetings, the SCT Steering  
22 Committee set up a special subcommittee, including several PAC members, to  
23 discuss policy DP-5 (as well as policies DP-8 and JP-2). At the SCT Steering  
24 Committee level, there is documentation of debate in the minutes for October  
25 27, 2010 (record item # 1.1.3.41), and November 17, 2010 (record item #  
26 1.1.3.42).  
27

28 f. Modified policy DP-6 replaces current policy OD-4. As modified, policy DP-6  
29 revises when new sewer infrastructure is permissible outside of UGAs and removes  
30 an exemption for extending sewers to churches. These modifications are necessary  
31 to make the policy consistent with the GMA (RCW 36.70A.110(4)) and direction in  
32 Vision 2040 (MPP-DP-22, MPP-DP-26, and MPP PS-4).  
33

34 g. Modified policy DP-7 replaces current policy OD-8. As modified, policy DP-7  
35 strengthens policy direction to locate jobs and housing in close proximity. This  
36 increases consistency with the broad theme of sustainability in Vision 2040 as well  
37 as specific policy direction in MPP-DP-35, MPP-DP-45, and MPP-H-4.  
38

39 h. Modified policy DP-8 replaces part of current policy OD-9 (See also modified  
40 policies JP-6 and JP-7 for related but separate issues pulled from OD-9).  
41 Modifications in the main policy clarify that the requirements of the policy come  
42 from state law (RCW 36.70A.100).  
43

44 i. New subpolicies DP-8.a and DP-8.b replace the second half of current policy  
45 OD-9. These new subpolicies provide greater specificity to the expected  
46 urban design measures in the former language than is being deleted. In  
47 subpolicy (a), this new specificity is responsive to direction in Vision 2040

1 that connects planning to livability (MPPs DP-43 to DP-46). In subpolicy (b),  
2 this new specificity is guided by the GMA goal for historic preservation  
3 (RCW 36.70A.020(13)) and policy direction in Vision 2040 on integrating  
4 new development into existing patterns (MPPs DP-33 through DP-35, and  
5 MPP-DP-37).

6  
7 ii. New paragraphs at the end of policy DP-8 clarify the roles and expectations  
8 for local jurisdictions when planning for urban growth in areas subject to  
9 future annexation. These clarifications help facilitate local implementation of  
10 the requirements to coordinate plans (RCW 36.70A.100 and MPP-G-1).

11  
12 iii. There was some debate over the phrasing of this modified policy direction,  
13 primarily at the SCT Steering Committee level. At the PAC level, there is  
14 documentation of a brief discussion of DP-8 in the meeting minutes for April  
15 8, 2010 (record item # 1.1.3.19).

16  
17 In addition to their regular meetings, the SCT Steering Committee set up a  
18 special subcommittee, including several PAC members, to discuss policy DP-  
19 8 (as well as policies DP-5 and JP-2). At the SCT Steering Committee level,  
20 there is documentation of debate in the minutes for October 27, 2010 (record  
21 item # 1.1.3.41), and November 17, 2010 (record item # 1.1.3.42).

22  
23 i. Modified policy DP-9 replaces current policy UG-4. Policy DP-9 updates language  
24 relating to implementing the hierarchy of urban centers in the 1995 update of Vision  
25 2020 that is out-of-date due to the adoption of Vision 2040.

26  
27 j. Modified policy DP-10 replaces current policy UG-6. As modified, policy DP-10  
28 more clearly articulates the policy intent in current policy UG-6 without changing  
29 policy direction.

30  
31 k. Modified policy DP-11 replaces current policy UG-7. As modified, policy DP-11  
32 more clearly articulates the policy intent in current policy UG-7 without changing  
33 policy direction.

34  
35 l. Modified policy DP-12 replaces current policy UG-8. As modified, policy DP-12  
36 uses consistent terminology as other CPPs and more clearly articulates the policy  
37 intent in current policy UG-8 without changing policy direction.

38  
39 m. Modified policy DP-13 replaces current policy UG-9. As modified, policy DP-13  
40 more clearly articulates the policy intent in current policy UG-9 without changing  
41 policy direction.

42  
43 n. Modified policy DP-14 replaces current policy OD-1. As modified, policy DP-14  
44 provides greater specificity to where new urban development should locate. It  
45 directs growth to “transit emphasis corridors” rather than the “six-year growth  
46 areas” in land use and capital facilities plans. This change in policy improves  
47 integration between land use and transit, consistent with direction in that appears

1 throughout Vision 2040. (See MPPs En-19 to En-24; MPPs DP-2 and DP-3; MPP-  
2 DP-35; MPP-DP-37; MPP-DP-40; MPP-DP-42; MPP Ec-6; MPPs Ec-16 to EC-18;  
3 MPPs T-1 to T-3; MPPs T-5 to T-8; MPPs T-9 to T-11; MPP T-15; MPP T-21;  
4 MPPs T-23 to T-27.)

- 5
- 6 o. Modified policy DP-15 replaces current policy OD-10. As modified, policy DP-15  
7 more clearly articulates the policy intent in current policy OD-10 without changing  
8 policy direction.
- 9
- 10 p. Modified policy DP-16 replaces current policy OD-13. As modified, policy DP-16  
11 more clearly articulates the policy intent in current policy OD-13 without changing  
12 policy direction. It also deletes references to several out-of-date documents.
- 13
- 14 q. This ordinance strikes current policy UG-10 because it is no longer necessary.  
15 Current policy UG-10 is redundant to several modified policies, including policies  
16 DP-14, DP-15, and DP-16.
- 17
- 18 r. This ordinance strikes current policy UG-11 because it is no longer necessary.  
19 Current policy UG-11 is redundant to several modified policies, including policies  
20 DP-14, DP-15, and DP-16.
- 21
- 22 s. This ordinance strikes current policy UG-15, allowing for the consideration of Fully  
23 Contained Communities (FCCs), because: (1) it is inconsistent with Snohomish  
24 County Council Ordinance No. 09-044 deleting County policy that would allow  
25 FCCs; and (2) Vision 2040 includes guidance under MPP-DP-23 that strongly  
26 discourages new FCCs.
- 27
- 28 t. New policy DP-17 responds to direction in Vision 2040 to “Affiliate all urban  
29 unincorporated lands appropriate for annexation with an adjacent city” (MPP-DP-  
30 18).
- 31
- 32 u. Modified policy DP-18 replaces part of current policy UG-17 (modified policies  
33 DP-19 and DP-20 replace the rest of UG-17). As modified, policy DP-18 updates  
34 and clarifies the purpose of the Municipal Urban Growth Areas (MUGAs). These  
35 changes support local implementation of policy direction in Vision 2040 (MPP-G-1  
36 and MPP-DP-18).
- 37
- 38 v. Modified policy DP-19 replaces part of current policy UG-17 (modified policies  
39 DP-18 and DP-20 replace the rest of current policy UG-17). As modified, policy  
40 DP-19 clarifies how to interpret the MUGA map in Appendix B. Policy DP-19 also  
41 makes explicit expectations for the transition of services (see also modified policy  
42 JP-1). These changes support local implementation of policy direction in Vision  
43 2040 (MPP-G-1 and MPP-DP-18).
- 44
- 45 w. Modified policy DP-20 replaces part of current policy UG-17 (modified policies  
46 DP-18 and DP-19 replace the rest of current policy UG-17). As modified, policy  
47 DP-20 clarifies the process for updating the MUGA map in Appendix B. These

changes support local implementation of policy direction in Vision 2040 (MPP-G-1 and MPP-DP-18).

- x. New policy DP-21 recognizes that the annexation processes under state law rather than the MUGAs established in the CPPs ultimately decide how and when annexations may take place.
- y. New policy DP-22 recognizes that Paine Field is a “unique situation in the Southwest [UGA], as it is a County-administered regional essential public facility” and is therefore not subject to the MUGA standards set forth in policy DP-20.

#### *Rural Land Use and Resource Lands*

- z. Modified policy DP-23 replaces current policy OD-11. As modified, policy DP-23 includes minor formatting/editing amendments and does not change policy direction.
- aa. Modified policy DP-24 replaces current policy RU-2. Policy DP-24 strikes language on prohibiting subdivision “patterns [in rural areas] which preclude resubdivision to urban densities” if the UGA were to expand in the future. This deletion increases consistency with Vision 2040 at MPP-DP-1 and MPP-DP-22. Other changes in policy DP-24 increase readability and update references.
- bb. Modified policies DP-25 and DP-26 replace current policy RU-3 and split RU-3 into its constituent parts. Policy DP-25 makes minor revisions to clarify the type of standards addressed in the policy. Policy DP-26 revises current language on water supply systems to increase consistency with GMA definitions at 36.70A.030(12).
- cc. Modified policy DP-28 replaces two currently adopted policies – RU-5 and RU-6 – by combining guidelines for new commercial and industrial development outside of UGAs into one policy. As modified, policy DP-28 sets a more restrictive standard for these uses, increasing consistency with Vision 2040 (MPP-DP-26, MPP-DP-32, MPP Ec-15, MPP Ec-16 and MPP Ec-22).
- dd. Modified policy DP-29 replaces current policy RU-7. As modified, policy DP-29 expands the focus of the policy from “conserving agricultural and forest lands” to “supporting agricultural and forest activities.” This distinction is important because many such activities take place on lands designated for rural residential uses rather than for agriculture or forestry. The requirement to conserve agricultural and resource lands already exists under GMA (RCW 36.70A.060(1)(a)). As modified, policy DP-29 responds to Vision 2040 by increasing consistency with several MPPs including MPP-DP-28, MPP-DP-31, MPP-DP-32, MPP-DP-47, MPP-DP-48, MPP Ec-21 and MPP Ec-22. The addition of subpolicies (a) and (b) help to distinguish between strategies and programs that may help implement the policy.
- ee. New policy DP-30 responds to guidance in Vision 2040 to encourage the use of “transfer of development rights, the purchase of development rights, and



conservation incentives” (MPP-DP-48). Policy DP-30 creates the framework for local implementation of this direction. At both the PAC and Steering Committee levels, there was debate regarding subpolicy (d). See the PAC staff report at page 45, the minutes for the PAC meeting on August 12, 2010 (record item 1.1.3.23) and the minutes for the Steering Committee on October 27, 2010 (record item 1.1.3.41).

- ff. This ordinance deletes current policy RU-1. Current policy RU-1 is redundant to modified policy DP-25. Both policies address standards in rural and resources areas. Current policy RU-1 refers to these as “level-of-service” standards and policy DP-25 uses the more specific “infrastructure and road standards.”
- gg. New policy DP-27 modifies current policy RU-4 to clarify that the county can allow rural cluster subdivisions in accordance with GMA. SCT recommended deleting the current policy because it is redundant to GMA authorization for rural clustering. At both the PAC and Steering Committee levels, there was debate regarding this proposed deletion. See the PAC staff report at page 44, the minutes for the PAC meetings on May 13, 2010 (record item 1.1.3.20), and August 12, 2010 (record item 1.1.3.23), and the minutes for the Steering Committee on October 27, 2010 (record item 1.1.3.41).

#### *Orderly Development*

- hh. Modified policy DP-31 replaces current policy UG-16. As modified, policy DP-31 uses simpler language and allows a wider scope of adverse impacts that jurisdictions should minimize. These changes increase consistency with Vision 2040 at MPP-DP-29.
- ii. New policy DP-32 increases consistency with Vision 2040 guidance on urban design by providing a local response to MPPs DP-43 to DP-46.
- jj. New policy DP-33 increases consistency with Vision 2040 guidance on urban design by providing a local response to MPP-DP-35, MPP-DP-43 and MPP-DP-45. New policy DP-33 also responds to changes in GMA at 36.70A.070 that call for increasing the physical activity of residents.
- kk. New policy DP-34 increases consistency with Vision 2040 guidance on historic and other preservation by providing a local response to MPP-DP-34.
- ll. New policy DP-35 increases consistency with Vision 2040 guidance on health and well-being by providing a local response to MPP-DP-43, MPP-DP-44 and MPP-DP-45. New policy DP-35 also responds to changes in GMA at 36.70A.070 that call for increasing the physical activity of residents.
- mm. New policy DP-36 increases consistency with Vision 2040 guidance on food production by providing a local response to MPP-DP-47.

- 1 nn. New policy DP-37 increases consistency with Vision 2040 by providing a local  
2 response to guidance in MPP-DP-53 on protecting industrial lands from  
3 encroachment.  
4
- 5 oo. New Policy DP-38 increases consistency with Vision 2040 by providing a local  
6 response to guidance in MPP-DP-52 on protecting military lands from  
7 encroachment.  
8
- 9 pp. New Policy DP-39 increases consistency with Vision 2040 by proving a local  
10 response to guidance in MPP-DP-51 on protecting the continued operation of  
11 general aviation airports. At both the PAC and Steering Committee levels, there  
12 was debate regarding this new policy. See the minutes for the PAC meetings on  
13 August 12, 2010 (record item 1.1.3.23), and September 9, 2010 (record item  
14 1.1.3.24), as well as the minutes for the Steering Committee on September 22, 2010  
15 (record item 1.1.3.40).  
16
- 17 qq. This ordinance deletes current policy OD-5. Current policy OD-5 is redundant to  
18 several modified policies, including policies DP-12, DP-25, TR-2, TR-8, PS-12,  
19 and PS-13. These other policies collectively, and with greater specificity, address  
20 the levels of service differentiation that current policy OD-5 calls for in order to  
21 achieve efficient service delivery.  
22
- 23 4. The new CPPs modify the section of current heading of “Policies for Economic  
24 Development and Employment.” They create a new chapter title, “Economic  
25 Development and Employment.” Twelve of the policies in this new chapter are  
26 modifications to currently adopted policies. There are two new policies in response to  
27 Vision 2040. One policy was moved here from the Housing chapter.  
28
- 29 a. Modified policy ED-1 replaces current policy ED-1. PSRC, through the Prosperity  
30 Partnership, has completed the assessment of the “comparative and competitive  
31 advantages which the community now offers or could create” that the current policy  
32 language in ED-1 called for. As modified, policy ED-1 recognizes the Prosperity  
33 Partnership assessment and adopts the industry clusters recognized by this  
34 assessment in subpolicies (a) through (e).<sup>1</sup> Because the PSRC assessment is  
35 applicable to the region (defined as the four PSRC-member counties), two additions  
36 to the industry clusters identified by the Prosperity Partnership are appropriate for  
37 the Snohomish County context and implementation in local plans. These are  
38 subpolicies (g) agriculture, and (h) education. Support for the addition of subpolicy  
39 (g) appears in Vision 2040 at MPP-Ec-3 and MPP Ec-33. Support for the addition  
40 of subpolicy (h) appears in Vision 2040 at MPP-Ec-2 and MPP-Ec-9.  
41
- 42 b. Modified policy ED-2 replaces current policy ED-2. As modified, policy ED-2  
43 provides greater specificity in how jurisdictions can encourage the local economy  
44 through implementation of comprehensive plans.

---

<sup>1</sup> PSRC is inconsistent in how it labels the industry clusters. For instance, some documents refer to “technology” as a cluster whereas other documents use the term “clean technology”.

- 1
- 2 c. Modified policy ED-3 replaces current policy ED-3. As modified, policy ED-3
- 3 increases consistency with Vision 2040 by substituting terms from Vision 2040 –
- 4 “growth centers” and “manufacturing industrial centers” – for the more ambiguous
- 5 phrasing in current policy. It also increases the specificity of policy ED-3 by
- 6 replacing “efficient linkage” with “multi-modal transportation system linkages,”
- 7 consistent with MPP-Ec-18 and MPP-Ec-20.
- 8
- 9 d. New policy ED-4 recognizes direction in Vision 2040 to prioritize state and federal
- 10 funding for economic development and transportation to regionally designated
- 11 centers and sub-centers (MPP-DP-7, MPP-Ec-6, MPP-Ec-18 and MPP-T-12).
- 12
- 13 e. Modified policy ED-5 replaces current policy ED-3b (as currently adopted, ED-3b
- 14 is a stand-alone policy rather than a subpolicy). As modified, policy ED-5 corrects
- 15 errors in the process for designating Manufacturing/Industrial centers. The process
- 16 in current policy ED-3b is inconsistent with the process used by PSRC; the process
- 17 in policy ED-5 is correct.
- 18
- 19 f. Modified policy ED-6 replaces current policy ED-3a (current policy ED-3a is a
- 20 stand-alone policy rather than a subpolicy). Modifications in policy ED-6 are for
- 21 clarification and updating references. The policy direction is unchanged.
- 22
- 23 g. Modified policy ED-7 replaces current policy ED-3c (current policy ED-3c is a
- 24 stand-alone policy rather than a subpolicy). Modifications in policy ED-7 are for
- 25 clarification and consistency. The policy direction is unchanged.
- 26
- 27 h. Modified policy ED-8 replaces current policy ED-4. Modifications in policy ED-8
- 28 are for clarification and consistency. The policy direction is unchanged.
- 29
- 30 i. Modified policy ED-9 replaces current policy ED-5. As modified, policy ED-9
- 31 clarifies existing policy direction and adds new direction to preserve agricultural
- 32 and resource land (in addition to existing direction to preserve industrial and
- 33 commercial land). This expansion of policy direction increases consistency with
- 34 Vision 2040 (MPP-DP-31, MPP-DP-32, MPP-DP-47 and MPP-Ec-22).
- 35
- 36 j. Modified policy ED-10 replaces current policy ED-6. Modifications in policy ED-
- 37 10 are for clarification and consistency. The policy direction is unchanged.
- 38
- 39 k. Modified policy ED-11 replaces current policy ED-7. As modified, policy ED-11
- 40 makes two revisions to the current policy direction. First, it recognizes that the
- 41 County and cities cannot themselves provide sufficient land and services for K-20
- 42 school needs. Rather, accomplishing this must be in cooperation with school
- 43 districts and other education providers. This revision clarifies that the growth
- 44 management plans of local jurisdictions are necessary – but not sufficient alone – to
- 45 meet the requirement to provide sufficient land and services for schools. Therefore,
- 46 as modified, policy ED-11 recognizes recent changes in RCW 36.70A.110(2) that
- 47 require sufficient areas to accommodate non-residential uses such as schools while,

1 at the same time, recognizing that CPPs are not directive to school districts and  
2 other education providers. Second, policy ED-11 adds a call for “improved  
3 education and job training resources for all citizens, such as a 4-year university or  
4 technical college.” This increases consistency with Vision 2040 and is local  
5 implementation of policy guidance to improve the business climate through  
6 providing an educated workforce (MPP-Ec-2, MPP-Ec-9 and MPP-Ec-10).  
7

- 8 1. Modified policy ED-12 replaces current policy ED-8. Modifications in policy ED-  
9 12 are for clarification and consistency. The policy direction is unchanged.  
10  
11 m. Modified policy ED-13 replaces current policy ED-9. As modified, policy ED-13  
12 clarifies that it is through “local plans and regulations” that jurisdictions can  
13 recognize the “growth and development needs of businesses.” As adopted in  
14 current policy ED-9, it is unclear how jurisdictions are to do this.  
15  
16 n. New policy ED-14 responds to Vision 2040 by calling for an “appropriate balance  
17 of jobs-to-housing.” This increases the consistency of many of the policies in  
18 Vision 2040; including, MPP-En-1, MPP-En-5, MPP-En-18 through MPP-En-23,  
19 MPP-DP-35, MPP-DP-45, MPP-H-4, MPP-Ec-17 and MPP-T-5.  
20  
21 o. Modified policy ED-15 replaces part of current policy HO-16. As modified, policy  
22 ED-15 moves existing policy direction calling for “expeditious permit processing”  
23 while not “lowering environmental and land use standards” to the Economic  
24 Development and Employment chapter from the Housing chapter. This  
25 modification is for organization clarity of the CPP document and does not affect  
26 policy direction.  
27  
28 5. The new CPPs modify the section of current CPPs that is included under the heading of  
29 “Policies for Transportation” by creating a new chapter under the title “Transportation.”  
30 Changes in the narrative section provide additional context that is missing from current  
31 narrative. The first thirteen of the policies in this new chapter are modifications to  
32 currently adopted policies. Many modifications to current policies are non-substantive  
33 and for consistency, formatting, and/or clarity. There is discussion of substantive  
34 changes under *Modified Policies (TR-1 to TR-13)*, below. In addition to the modified  
35 policies, there are eleven new policies in response to Vision 2040. There is discussion of  
36 these new policies under *New Policies (TR-14 to TR-24)*, below, including reference to  
37 supporting sections of state law.  
38

39 *Modified Policies (TR-1 to TR-13)*  
40

- 41 a. Modified policy TR-1, regarding mitigation of traffic impacts, replaces current  
42 policy TR-1. As modified, policy TR-1 includes a substantive addition of a new  
43 subpolicy, TR-1.e, on encouraging “transit-oriented land uses and nonmotorized  
44 modes of travel.” This new subpolicy provides guidance for local implementation  
45 of direction in GMA (RCWs 36.70A.070(6)(c) and 36.70A.108) and Vision 2040  
46 (several locations, including, MPP-T-11 and MPP-T-16).  
47

- 1 b. Modified policy TR-2 replaces current policy TR-2. As modified, policy TR-2  
2 clarifies the purpose of Transportation Service Areas (TSAs) in the Snohomish  
3 County context, consistent with guidance on coordination (Vision 2040 at MPP-T-9  
4 and MPP-T-10, and state law at RCW 36.70A.070(6)(c)).  
5
- 6 c. Modified policy TR-3 replaces current policy TR-3. As modified, policy TR-3  
7 recognizes the role of Vision 2040 in setting priorities for transportation per MPP-  
8 G-1 and MPP-T-9. (As modified, policy TR-3 retains current recognition of the role  
9 of GMA in setting priorities; both GMA and Vision 2040 set priorities.) Other  
10 modifications in policy TR-3 recognize the role of agencies that are not local  
11 jurisdictions (RCW 36.70A.070(6)(c)). The addition of a new subpolicy, TR-3.d,  
12 provides guidance for local implementation of direction in Vision 2040 including  
13 MPP-T-3, MPP-T-5 and MPP-T-33.  
14
- 15 d. Modified policy TR-4 replaces current policy TR-4. Several modifications in  
16 policy TR-4 provide guidance for local implementation of direction in to support  
17 non-motorized travel (GMA at RCW 36.70A.070(6)(a)(vii) and 36.70A.108 and in  
18 Vision 2040 at MPP-T-14 to MPP-T-16). Other modifications respond to guidance  
19 in Vision 2040 on reducing reliance on inefficient travel methods (MPP-T-23 to  
20 MPP-T-25). As modified, subpolicy TR-4.c clarifies local response to direction in  
21 MPP-T-9 to “Coordinate state, regional, and local planning efforts for  
22 transportation.” The addition of a new subpolicy, TR-4.f, recognizes the strategy  
23 of “transit emphasis corridors.” This strategy provides guidance for local  
24 implementation of direction in GMA (RCWs 36.70A.070(6)(c) and 36.70A.108)  
25 and is consistent with direction that appears throughout Vision 2040 to improve the  
26 integration of land use and transit planning.  
27
- 28 e. Modified policy TR-5, regarding design standards, replaces current policy TR-5.  
29 As modified, subpolicy TR-5.a is more responsive to direction in GMA at RCW  
30 36.70A.070(6)(a)(vii). The addition of a new subpolicy, TR-5.d, provides guidance  
31 for local implementation of direction in Vision 2040 to design transportation  
32 facilities in the context of surrounding areas (MPP-T-20 to MPP-T-22).  
33
- 34 f. Modified policy TR-6 replaces current policy TR-6. As modified, policy TR-6 now  
35 recognizes the role of transit agencies in locating and designing of transportation  
36 facilities and services (RCWs 35.58.2795 and 36.70A.070(6)(c)). By replacing  
37 “designated critical areas” with “the natural environment or resources lands,” policy  
38 TR-6 identifies those impacts that the County and cities attempt to minimize in  
39 practice (because jurisdictions do not designate critical areas). The addition of a  
40 new subpolicy, TR-6.d, responds to direction in Vision 2040 (MPP-T-5) to foster a  
41 less polluting transportation system.  
42
- 43 g. Modified policy TR-7 replaces current policy TR-7. As modified, policy TR-7  
44 recognizes the importance of coordination with transit agencies in the development  
45 of levels of service standards (RCW 36.70A.070(6)(c)) and provides for local  
46 implementation of Vision 2040 direction on coordination at MPP-T-9.  
47

- 1 h. Modified policy TR-8 replaces current policy TR-8. Modifications to policy TR-8  
2 are for consistency and formatting only. The policy direction is unchanged.  
3
- 4 i. Modified policy TR-9 replaces current policy TR-9. As modified, policy TR-9  
5 updates guidance in the current version of the policy that is out-of-date regarding  
6 the establishment of common policies and technical procedures. This is responsive  
7 to requirements for coordination in GMA (at RCW 36.70A.070(6)(c)) and in Vision  
8 2040 (MPP-T-9).  
9
- 10 j. Modified policy TR-10 replaces current policy TR-10. Modifications to policy TR-  
11 10 are for consistency and formatting only. The policy direction is unchanged.  
12
- 13 k. Modified policy TR-11 replaces current policy TR-11. As modified, policy TR-11  
14 retains part of current policy direction regarding promoting public awareness of  
15 transit and ridesharing options. Additionally, as modified, policy TR-11 strikes  
16 language that says that the “county and cities...will sponsor workshops” regarding  
17 public transportation. While desirable, such workshops are the responsibility of  
18 transit agencies that are not subject to CPPs; therefore, it is appropriate to remove  
19 the language struck from current CPP because it is not guidance to local GMA  
20 plans.  
21
- 22 l. Modified policy TR-12 replaces current policy TR-12. As modified, it makes  
23 several changes while retaining overall emphasis on transit-oriented development,  
24 consistent with RCW 36.70A.108. First, it strikes obsolete language regarding  
25 advance planning for the Regional Transit Authority (now Sound Transit, which has  
26 completed phase 1 of its operations and is actively planning for phase 2). Second, it  
27 refines phrasing for consistency with other CPPs. Third, the addition of new  
28 subpolicy TR-12.a encourages transit-oriented development to be consistent with  
29 the land use strategy in other CPPs (including modified CPPs DP-10 and DP-14)  
30 and Vision 2040 guidance on developing an efficient multimodal transportation  
31 system (MPPs T-9 through T-13). Fourth, the addition of new subpolicy TR-12.f  
32 provides local guidance for the implementation of MPP-T-33 regarding  
33 transportation financing methods.  
34
- 35 m. Modified policy TR-13 replaces current policy TR-13. As modified, policy TR-13  
36 updates obsolete language regarding advance planning for the Regional Transit  
37 Authority (now Sound Transit, which has completed phase 1 of its operations and is  
38 actively planning for phase 2). These updates are consistent with RCWs  
39 35.58.2795 and 36.70A.070(6)(c). Additionally, substantive changes in policy TR-  
40 13 recognize that planning for future phases of Sound Transit operations must be  
41 consistent with the existing system and current plans, compatible with local land  
42 use planning, and serve major employment centers consistent with the Regional  
43 Growth Strategy in Vision 2040. Further, policy TR-13 calls for extension of light  
44 rail to the Everett Regional Growth Center “as soon as possible” because local  
45 achievement of the growth targets for Everett in the Regional Growth Strategy will  
46 require significant transportation infrastructure investments far in advance of the  
47 year 2040.

*New Policies (TR-14 to TR-24)*

- n. New policy TR-14 calls for evaluation of expanding the Public Transportation Benefit Area and/or the Regional Transit District (the taxing districts for Community Transit and Sound Transit, respectively). Such evaluation(s) would help local implementation of the many transportation policies in Vision 2040 that call for increasing transit service and mobility options and pursue strategies for multimodal transportation encouraged under RCW 36.70A.108.
- o. New policy TR-15 increases consistency with Vision 2040 by providing a local response to guidance on maintaining, preserving, and operating the existing transportation system in a safe and useable state (MPPs T-1 through T-8).
- p. New policy TR-16 increases consistency with Vision 2040 by providing a local response to guidance on developing a sustainable transportation system (MPPs T-5 through T-8) which includes reducing pollutants from transportation activities (MPP-En-19). Additionally, new subpolicies TR-16.f and TR-16.g respond to recent changes in RCW 36.70A.070 that call for increasing the physical activity of people (by providing a policy basis for a transportation system that includes options such as more walking and bicycling).
- q. New policy TR-17 increases consistency with Vision 2040 by calling for jurisdictions to collaborate with outside agencies to designate transit emphasis corridors. This new policy improves integration between land use and transit, consistent with direction in that appears throughout Vision 2040. (See MPPs En-19 to En-24; MPPs DP-2 and DP-3; MPP-DP-35; MPP-DP-37; MPP-DP-40; MPP-DP-42; MPP Ec-6; MPPs Ec-16 to EC-18; MPPs T-1 to T-3; MPPs T-5 to T-8; MPPs T-9 to T-11; MPP T-15; MPP T-21; MPPs T-23 to T-27.) New policy TR-17 is also consistent with state law guidance on coordination of transportation planning (RCWs 36.70A.070(6)(c) and 36.70A.108).
- r. New policy TR-18 increases consistency with Vision 2040 by calling for cooperation on ensuring freight mobility and access. This new policy responds to policies in Vision 2040 regarding freight (MPPs T-17 to T-19) and is consistent with state law on coordination of transportation planning (RCWs 36.70A.070(6)(c) and 36.70A.108) and freight mobility (Chapter 47.06A RCW).
- s. New policy TR-19 increases consistency with Vision 2040 by calling for compatible rules and procedures to reduce negative impacts of the transportation system on low income, minority, and special needs populations. This new policy responds to similar direction in Vision 2040 (MPP-T-22 and MPP-T-25) and responsive to state law regarding coordinating special needs transportation (Chapter 47.06B RCW).

- 1 t. New policy TR-20 increases consistency with Vision 2040 by calling for improving  
2 the interface between water and air transportation terminals and facilities with other  
3 parts of the transportation system. This new policy responds to direction in Vision  
4 2040 to improve coordination and transportation system integration (MPP-T-9,  
5 MPP-T-31, and MPP-T-32) and is consistent with state law on coordination of  
6 transportation planning (RCWs 36.70A.070(6)(c) and 36.70A.108).  
7
- 8 u. New policy TR-21 increases consistency with Vision 2040 by calling for  
9 coordination on nonmotorized transportation. This new policy provides for local  
10 implementation of policy direction throughout the transportation chapter of Vision  
11 2040 and is consistent with state law on coordination of transportation planning  
12 (RCWs 36.70A.070(6)(c) and 36.70A.108).  
13
- 14 v. New policy TR-22 increases consistency with Vision 2040 by calling for the  
15 preservation of existing railroad rights-of-way. This new policy provides for local  
16 implementation of policy direction in Vision 2040 (at MPP-T-29) and is consistent  
17 with state law on the coordination of transportation planning (RCW 36.70A.070)  
18 and the rail preservation program (RCW 47.76.240).  
19
- 20 w. New policy TR-23 increases consistency with Vision 2040 by calling for the  
21 acquisition of abandoned railroad rights of way in order to preserve options for  
22 alternative transit corridors. This new policy is consistent with policy direction in  
23 Vision 2040 (MPP-T-29 and MPP-T-30) and with state law on the coordination of  
24 transportation planning (RCW 36.70A.070) and the rail preservation program  
25 (RCW 47.76.240).  
26
- 27 x. New policy TR-24 increases consistency with Vision 2040 by encouraging transit  
28 supportive uses in non-contiguous UGAs. This new policy provides for local  
29 implementation of direction in Vision 2040 to “Promote transit service to and from  
30 existing cities in rural areas” (MPP-DP-17). New policy TR-24 is also consistent  
31 with state law on coordination of transportation planning (RCWs 36.70A.070(6)(c)  
32 and 36.70A.108).  
33
- 34 6. The new CPPs create a new chapter under the title “The Natural Environment.” This new  
35 chapter responds to policies in the Vision 2040 chapter titled “Environment” where  
36 current or modified CPPs in other chapters of these CPPs do not already provide an  
37 adequate degree of guidance for local comprehensive plans. While there is no specific  
38 requirement in GMA for environmental policies, there is a GMA goal to “Protect the  
39 environment and enhance the state’s high quality of life, including air and water quality,  
40 and the availability of water” (RCW 36.70A.020(10)). The implicit assumption in GMA  
41 is that implementation of GMA-mandated planning will achieve the GMA goal for the  
42 environment. Further, because Vision 2040 is responsive to the GMA, the new CPPs that  
43 respond to Vision 2040 are therefore also responsive to the GMA goal.  
44
- 45 a. New policy Env-1 increases consistency with Vision 2040 by saying that  
46 “jurisdictions shall protect and enhance natural ecosystems through their  
47 comprehensive plans” and that in doing this jurisdictions “should consider regional



and countywide strategies and assessments,” consistent with policies throughout the Vision 2040 chapter and MPP-En-1 in particular.

- b. New policy Env-2 increases consistency with Vision 2040 by calling for coordinated protection of regional open space networks/wildlife corridors. Specifically, this new CPP direction provides for local response to MPP-En-9 (open spaces) and MPP-En-11 (wildlife corridors). Additionally, new policy Env-2 is consistent with the requirement in RCW 36.70A.110(2) for UGAs to “include greenbelt and open space areas.” While the GMA requirement is limited to UGAs and guidance in Vision 2040 is region wide (countywide in its implementation in these CPPs), there is no conflict between new policy Env-2 and GMA because the latter does not preclude protection outside of UGAs. Rather, the GMA direction is ensure protection of greenbelt and open space areas inside UGAs, which would be an outcome of local implementation of Env-2 (as well as modified subpolicy DP-1.h).
- c. New policy Env-3 increases consistency with Vision 2040 by calling for protection of endangered or threatened species. This provides a local response to several policies in Vision 2040, including MPPs En-8 through En-11. New policy Env-3 is consistent with how the State of Washington classifies threatened or endangered species (RCW 77.12.020).
- d. New policy Env-4 increases consistency with Vision 2040 by calling for appropriate local policies, regulations, and other mechanisms to protect open space, natural resources, and critical areas. This is responsive to the direction throughout the Environment chapter of Vision 2040. New policy Env-4 is consistent with state law on open space, agricultural, and timber lands (Chapter 84.34 RCW) and with the Growth Management Act (Chapter 36.70A RCW).
- e. New policy Env-5 increases consistency with Vision 2040 by calling for the restoration of shorelines, watersheds, and estuaries (MPP-En-13 and MPP-En-14). New policy Env-5 is consistent with the Shoreline Management Act of 1971 (Chapter 90.58 RCW) and with the Growth Management Act (Chapter 36.70A RCW).
- f. New policy Env-6 increases consistency with Vision 2040 by calling for collaboration to improve air quality (MPP-En-17 through MPP-En-19). New policy Env-6 is consistent with the Washington Clean Air Act (Chapter 70.94 RCW) and the United States Clean Air Act of 1970, as amended.
- g. New policy Env-7 increases consistency with Vision 2040 (at MPP-En-20 through MPP-En-25) by calling for jurisdictions to “support implementation of the state’s climate change initiatives.”
- h. New policy Env-8 increases consistency with Vision 2040 by calling for “programs to reduce greenhouse gas emissions and to increase energy conservation and alternative/clean energy” sources. This is responsive to direction in several MPPs,

1 including MPP-En-21 through MPP-En-23 and MPP-PS-1. New policy Env-8 is  
2 consistent with state law on limiting greenhouse gas emissions (Chapter 70.235  
3 RCW).

4  
5 i. New policy Env-9 increases consistency with Vision 2040 by calling for the “use of  
6 natural systems to reduce carbon in the atmosphere.” This is responsive to direction  
7 in several MPPs, including MPPs-En-1 through MPP-En-3 and MPPs-En-20  
8 through MPP-En-25. New policy Env-9 is consistent with state law on limiting  
9 greenhouse gas emissions (Chapter 70.235 RCW).

10  
11 j. New policy Env-10 increases consistency with Vision 2040 by calling for local  
12 jurisdictions to coordinate preparation for and adaptation to climate change. This is  
13 responsive to direction in several MPPs, including, MPP-En-1 and MPP-En-16.  
14 New policy Env-10 is consistent with the state’s Integrated Climate Change  
15 Response Strategy (Chapter 43.21M RCW).

- 16  
17 7. The new CPPs create a new chapter under the title “Public Services and Facilities.” This  
18 new chapter includes two subsections, titled “General Public Services” and “Essential  
19 Public Facilities.”

20  
21 The General Public Services (also PS-) policies respond to policies in the Vision 2040  
22 chapter titled “Public Services” that are not addressed by CPPs enacted elsewhere by this  
23 ordinance. The first eleven PS-policies are new and in response to Vision 2040. There is  
24 discussion of these policies under *New Policies (PS-1 to PS-11)*, below. The four  
25 remaining PS-policies (PS-12 to PS-16) are modifications to current policies. Many  
26 modifications to current policies are non-substantive and for organization (moving them  
27 to this new chapter), consistency, formatting, and/or clarity. There is discussion of  
28 substantive changes under *Modified Policies (PS-12 to PS-16)*, below.

29  
30 The Essential Public Facilities subsection (also EPF-policies) replaces a section of the  
31 current CPPs with the title “Policies for the Siting of Essential Public Capital Facilities of  
32 a Countywide or Statewide Nature” (also CF-policies). There is discussion of substantive  
33 changes in the EPF-policies, including deletion of several current CF-policies, under  
34 *Policies for Essential Public Facilities*, below.

35  
36 *New Policies (PS-1 to PS-11)*

- 37  
38 a. New policy PS-1 increases consistency with Vision 2040 by providing a statement  
39 in support of “cities as the preferred urban service providers.” This is responsive to  
40 MPP-PS-6 and the general theme of coordinated urban services that occurs  
41 throughout Vision 2040. This is consistent with the GMA definitions of urban  
42 services at RCW 36.70A.030(18). It is important to note that the GMA definition  
43 describes urban services as “historically and typically provided *in cities*” (emphasis  
44 added) but not necessarily *by cities*. The preference in policy PS-1 is for cities to  
45 provide services; however, the policy does not disfavor those non-municipal entities  
46 that have historically provided urban services in Snohomish County.

- 1           b. New policy PS-2, regarding service provision after annexation, increases  
2 consistency with Vision 2040 by articulating the local interpretation of how to  
3 implement guidance in MPP-DP-18 (“Affiliate all urban unincorporated lands  
4 appropriate for annexation with an adjacent city”) and MPP-PS-6 (“Obtain urban  
5 services from cities or appropriate regional service providers”). As constructed,  
6 policy PS-2 gives cities in Snohomish County primacy in deciding how to provide  
7 services to areas that they are annexing. For cities outside Snohomish County that  
8 might consider annexing into Snohomish County, an interlocal agreement must also  
9 be in place due to additional complications that cross-county annexations create and  
10 to ensure the orderly transition of governmental services. New policy PS-2 is  
11 consistent with state law, including guidance in GMA on using UGAs as  
12 “boundaries [for] urban service areas or potential annexation areas designated for  
13 specific cities or towns within the county” (RCW 36.70A.110(7)), the Interlocal  
14 Cooperation Act (Chapter 39.34 RCW) and requirements regarding jurisdictional  
15 roles in providing solid waste management services (Chapter 70.95 RCW).  
16
- 17           c. New policy PS-3 increases consistency with Vision 2040 by saying that  
18 jurisdictions should support the County as the provider for regional and non-urban  
19 services. This is responsive to a corollary direction of MPP-PS-6 (which speaks  
20 only to the issues of cities providing urban services; policy PS-3 addresses  
21 provision of the remaining services) and the general theme of coordinated services  
22 that occurs throughout Vision 2040. New policy PS-3 is consistent with the GMA  
23 definitions for rural services (RCW 36.70A.030(17)), urban services (RCW  
24 36.70A.030(18)), requirements for the County to plan for services outside of urban  
25 areas (RCW 36.70A.070(5)(b)), and requirements regarding jurisdictional roles in  
26 providing solid waste management services (Chapter 70.95 RCW).  
27
- 28           d. New policy PS-4 increases consistency with Vision 2040 by saying that  
29 jurisdictions should support the planned development of jobs and housing through  
30 strategic investment decisions and coordination of public services and facilities.  
31 This is responsive to direction in Vision 2040 that calls for public sector  
32 investments to support the regional growth strategy, including MPP-Ec-17 and  
33 MPP-PS-2. New policy PS-4 is consistent with GMA-mandated elements for local  
34 plans (RCW 36.70A.070).  
35
- 36           e. New policy PS-5 increases consistency with Vision 2040 by saying that public  
37 services and infrastructure in rural areas should not induce urban development  
38 pressures. This is responsive to direction in many places in Vision 2040, including  
39 MPP-PS-2, MPP-PS-4, MPP-PS-5, and MPP-DP-4. New policy PS-5 is consistent  
40 with the GMA definition of rural services (RCW 36.70A.030(17)) and the  
41 mandated rural planning element of the County’s comprehensive plan (RCW  
42 36.70A.070(5)).  
43
- 44           f. New policy PS-6 increases consistency with Vision 2040 by saying that design of  
45 infrastructure and public services should promote conservation of natural resources.  
46 This is responsive to several places in Vision 2040, including MPP-En-2, MPP-T-5,

1 MPP-PS-1 and MPP-PS-4. New policy PS-6 is consistent with GMA mandates on  
2 protecting natural resource lands and critical areas (RCW 36.70A.060).

- 3
- 4 g. New policy PS-7 increases consistency with Vision 2040 by calling for promotion  
5 of conservation and efficient water use. This is responsive to several places in  
6 Vision 2040, including MPP-PS-3, MPP-PS-8, and MPP-PS-17 through MPP-PS-  
7 20. New policy PS-7 is consistent with GMA goal for the environment that says to  
8 protect water quality and the availability of water (RCW 36.70A.020(10)) and  
9 protection of the water supply through the land use element of local plans (RCW  
10 36.70A.070(1)).
- 11
- 12 h. New policy PS-8 increases consistency with Vision 2040 by promoting  
13 coordination to increase recycling and reduce solid waste. This is responsive to  
14 several places in Vision 2040, including MPP-En-1 and MPP-PS-7. New policy  
15 PS-8 is consistent with state law on solid waste management—reduction and  
16 recycling (Chapter 70.95 RCW).
- 17
- 18 i. New policy PS-9 increases consistency with Vision 2040 by saying that new urban  
19 development shall have sanitary sewers unless sewer service is not likely to be  
20 feasible for the duration of the planning period. This is responsive to several places  
21 in Vision 2040, including MPP-PS-9 and MPP-PS-10. New policy PS-9 is  
22 consistent with the GMA definition of sanitary sewers as an urban service (RCW  
23 36.70A.030(18)) and the limitations on extending sanitary sewers outside of UGAs  
24 (RCW 36.70A.110(4)).
- 25
- 26 j. New policy PS-10 increases consistency with Vision 2040 by encouraging low  
27 impact development techniques, and renewable and alternative energy sources.  
28 This is responsive to several places in Vision 2040, including MPP-En-13, MPP-  
29 En-23, MPP-PS-12 and MPP-PS-13. New policy PS-10 is consistent with the  
30 GMA goals for economic development (RCW 36.70A.020(5)) and the environment  
31 (RCW 36.70A.020(10)).
- 32
- 33 k. New policy PS-11 increases consistency with Vision 2040 by encouraging  
34 maximum use of public facilities to financial and energy conservation. This is  
35 responsive to several places in Vision 2040, including MPP-G-4 and MPP-PS-3.  
36 New policy PS-11 is consistent with the GMA goals for economic development  
37 (RCW 36.70A.020(5)) and the environment (RCW 36.70A.020(10)).
- 38

39 *Modified Policies (PS-12 to PS-16)*

40

- 41 l. Modified policy PS-12 replaces the current policy OD-3. Changes in modified  
42 policy PS-12 are for consistency and formatting only. The policy direction is  
43 unchanged.
- 44
- 45 m. Modified policy PS-13, regarding meeting levels of service for capital facilities in  
46 urban areas, replaces the current policy OD-6. Modified policy PS-13 increases  
47 consistency with the concept of improved coordination between local governments

1 that appears throughout Vision 2040 by recognizing in modified policy PS-13 that  
2 jurisdictions should “coordinate with other service providers” as appropriate.  
3 Current policy OD-6 does not address the need for coordination. New policy PS-13  
4 is consistent with the GMA requirement for coordinating comprehensive plans  
5 (RCW 36.70A.100) to the extent that such coordination involves required capital  
6 facilities elements (RCW 36.70A.070(3)), some of which are not provided in  
7 Snohomish County by local jurisdictions (e.g. fire and water districts).

- 8
- 9 o. Modified policy PS-14 replaces the current policy OD-7. Changes in modified  
10 policy PS-14 are for consistency and clarity only. The policy direction is  
11 unchanged.
- 12
- 13 p. Modified policy PS-16, encouraging the location of new human services facilities  
14 near transit, replaces the current policy UG-12. Modified policy PS-16 increases  
15 consistency with Vision 2040 direction in MPP-PS-16. (Editor’s note: This is  
16 correct—both policies are PS-16 in their respective plans.)

17

18 *Policies for Essential Public Facilities*

19

- 20 q. New policy EPF-1 recognizes that jurisdictions, “may impose reasonable conditions  
21 and/or mitigation of adverse environmental impacts” on approval of essential public  
22 facilities. This is consistent with guidance in Vision 2040 regarding EFPs at MPP-  
23 PS-23 and MPP-PS-24 and GMA direction on siting of siting of EPFs at RCW  
24 36.70A.200.
- 25
- 26 r. Modified policy EPF-2, addressing development regulations for EPFs, replaces  
27 current policy CF-1. Modified policy EPF-2 replaces language regarding a  
28 common site review process with recognition that Snohomish County and each city  
29 may establish separate processes through their respective comprehensive plans.  
30 This change improves consistency with GMA direction on the process for  
31 identifying and siting EPFs at RCW 36.70A.200(1). Modified policy EPF-2 is  
32 consistent with Vision 2040 guidance on EPFs in MPP-PS-23 and MPP-PS-24.
- 33
- 34 s. New policy EPF-3 encourages siting of local EPFs in appropriate locations. New  
35 policy EPF-3 is consistent with policy guidance in Vision 2040 at MPP-PS-23 and  
36 GMA mandates on the siting of EPFs (RCW 36.70A.200).
- 37
- 38 t. New policy EPF-4 encourages siting EPFs in urban locations except for those  
39 instances when a non-urban location is most appropriate. New policy EPF-4 is  
40 consistent with policy guidance in Vision 2040 at MPP-PS-24 and with GMA  
41 mandates on the siting of EPFs (RCW 36.70A.200).
- 42
- 43 u. New policy EPF-5 encourages collaboration that might result in the co-location of  
44 EPFs. New policy EPF-5 is consistent with policy guidance in Vision 2040 at  
45 MPP-PS-3, MPP-PS-23, and MPP-PS-24 and with GMA mandates on the siting of  
46 EPFs (RCW 36.70A.200).
- 47

- 1 v. This ordinance deletes current policy CF-2. Current policy CF-2 is inconsistent  
2 with GMA mandates on the siting of EPFs (RCW 36.70A.200). This deletion  
3 therefore increases consistency with state law and Vision 2040.  
4
- 5 w. This ordinance deletes current policy CF-3. Current policy CF-3 is inconsistent  
6 with GMA mandates on the siting of EPFs (RCW 36.70A.200). This deletion  
7 therefore increases consistency with state law and Vision 2040.  
8
- 9 x. This ordinance deletes current policy CF-4. Current policy CF-4 is inconsistent  
10 with GMA mandates on the siting of EPFs (RCW 36.70A.200). This deletion  
11 therefore increases consistency with state law and Vision 2040.  
12
- 13 y. This ordinance deletes current policy CF-5. Current policy CF-5 is inconsistent  
14 with GMA mandates on the siting of EPFs (RCW 36.70A.200). This deletion  
15 therefore increases consistency with state law and Vision 2040.  
16
- 17 8. The new CPPs make several revisions in the appendices for the CPPs. Details on these  
18 changes are below.  
19
- 20 a. This ordinance deletes current *Appendix A: County-Wide Policy Schedule*. Current  
21 Appendix A is a flow chart that attempts to depict the process for updating CPPs;  
22 however, it does not actually reflect current or past practice. The new *Figure 4—*  
23 *General Process for Updating the CPPs* that is a part of the new chapter titled  
24 *Introduction to the Countywide Planning Policies* for the CPPs meets the intent of  
25 the current Appendix A. Therefore, deletion of the current Appendix A improves  
26 internal consistency in the CPP document and the associated addition of new Figure  
27 4 retains the intent of current Appendix A.  
28
- 29 b. New *Appendix A – UGA and MUGA Boundary Maps* simply moves two maps from  
30 the current Appendix B to become a new Appendix A after the deletion of the  
31 current Appendix A. This action separates maps from text that will remain in  
32 Appendix B, thereby simplifying references to the content of these appendices. The  
33 content of the maps is unchanged.  
34
- 35 c. Modified *Appendix B – Growth Targets* retains text describing the reconciliation  
36 process for setting growth targets (maps that had been a part of Appendix B are now  
37 in Appendix A, see above). Changes in modified Appendix B update references  
38 and simplify text only. The policy direction is unchanged.  
39
- 40 d. Modified *Appendix C – Growth Target Procedure Steps for GF-5* replaces process  
41 details that were formerly in policy UG-2 (see modified policy GF-5 for the policy  
42 direction). The movement of process information into Appendix C is for formatting  
43 purposes only and does not change the policy behind the process. Non-substantive  
44 changes to the process found in modified Appendix C include updates making  
45 references current and simplifying language. Substantive updates include the  
46 addition of language describing the role of the Regional Growth Strategy (which is

a part of Vision 2040) in setting growth targets. Therefore, as modified, Appendix C increases consistency with the RGS and Vision 2040.

- e. Modified *Appendix D – Reasonable Measures* replaces the current *Appendix C – Reasonable Measures*. Modified Appendix D updates several references and out-of-date language. The policy direction is unchanged.
- f. New *Appendix E – Procedures for Buildable Lands Reporting in Response to GF-7* replaces current subpolicies UG-14.a and UG-14.d. The movement of process information into Appendix E is for formatting purposes only and does not change the policy behind the process. Non-substantive changes to the process found in modified Appendix E are to simplify language and use terms consistently with other CPP and the procedures found in the report titled *Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities* (2000). This report formally became a part of the Buildable Lands procedures in Amended Motion 07-557, passed by the county council on October 31, 2007. Modifications in Appendix E increase consistency with Vision 2040 guidance on using consistent countywide processes (MPP-DP-3) and are consistent with GMA mandates on the buildable lands review and evaluation program (RCW 36.70A.215).
- g. New Appendix F replaces an illustrative list of issues for consideration in interlocal agreements (also ILAs) appearing in the current policy JP-1. The movement of this list to an appendix is for formatting purposes and does not modify the policy direction of the list. Substantive changes in new Appendix F include expanding the applicability of the list to include modified policy JP-3 as well as the addition of several issues to the list. The list is for illustrative purposes and the additions are all issues that previous ILAs have addressed. New Appendix F is consistent with Vision 2040 direction to coordinate among jurisdictions (MPP-G-1), the GMA mandate that plans must be coordinated (RCW 36.70A.100) and the Interlocal Cooperation Act (Chapter 39.34 RCW).
- h. New *Appendix G – Definition of Key Terms* provides definitions for several terms in the CPPs that do not already have definition in state law or in Vision 2040. As such, new Appendix G helps to address Vision 2040 guidance on coordinating among jurisdictions (MPP-G-1) and is responsive to the GMA mandate that plans must be coordinated (RCW 36.70A.100).
- i. New *Appendix H – Fiscal Impact Analysis* replaces the current section of the CPPs titled *Fiscal Impact Analysis*. New Appendix H clarifies that the CPPs “establish a framework for the preparation of local comprehensive plans” and that these “CPPs have no direct fiscal impact” because, as a framework only, there is no immediate effect of these CPPs. These clarifications in new Appendix H remove ambiguous language that could incorrectly imply that CPPs might have a fiscal impact. New Appendix H is consistent with guidance in Vision 2040 on coordination between jurisdictions (including MPP-G-1, MPP-G-4, and MPP-G-5) and the GMA requirement that CPPs address fiscal impacts (RCW 36.70A.210(3)(h)).

Section 2. The county council makes the following conclusions:

- A. The new CPPs would increase consistency between the CPPs and the PSRC's Vision 2040 Regional Growth Strategy.
- B. The new CPPs would increase consistency between the CPPs and the GMA.
- C. SEPA requirements with respect to this non-project action have been satisfied through the issuance of Addendum No. 1 of the Vision 2040 Final Environmental Impact Statement on April 21, 2011.
- D. The new CPPs satisfy the procedural and substantive requirements of RCW 36.70A.210 and are consistent with the GMA.
- E. The proposal has been broadly disseminated and opportunities have been provided for written comments and public hearing after effective notice.
- F. The new CPPs do not result in the unconstitutional taking of private property or violate substantive due process guarantees.

Section 3. The county council bases its findings and conclusions on the entire record before SCT and the county council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

Section 4. Based on the foregoing findings and conclusions, the Snohomish County Countywide Planning Policies, last amended by Amended Ordinance No. 10-037 on July 7, 2010, are repealed.

Section 5. Based on the foregoing findings and conclusions, the county council adopts a new version of the Snohomish County Countywide Planning Policies, which is attached hereto as Exhibit A and incorporated by reference.

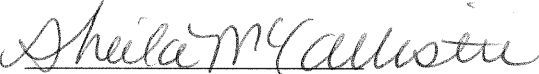
Section 6. The county council directs the Code Reviser to update SCC 30.10.050 pursuant to SCC 1.02.020(3).

PASSED this 1<sup>st</sup> day of June, 2011.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
Council Chair

ATTEST:

  
Asst. Clerk of the Council



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2 (✓) APPROVED  
3 ( ) EMERGENCY  
4 ( ) VETOED

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DATE: 6/14/2011

*Gary Haakenson*  
per: Snohomish County Executive  
GARY HAAKENSON  
Deputy County Executive

ATTEST:

*Gina M. Carl*

Approved as to form only:

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Deputy Prosecuting Attorney

# **Exhibit A**

## **COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY**

**ADOPTED JUNE 1, 2011**

**AMENDED ORDINANCE NO. 11-011 (EFFECTIVE DATE: June 24, 2011)**

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# INTRODUCTION TO THE COUNTYWIDE PLANNING POLICIES

Snohomish County is home to over 700,000 residents, hundreds of businesses, 20 cities and towns, two tribal governments, one county government, and a number of special purpose districts and agencies. Each has separate aspirations for the future and priorities for projects and programs, though ties of geography, history, and day-to-day governance unite all. At every level, there is recognition that local governments serve residents and businesses better by planning and working together.

## Purpose

Countywide Planning Policies (CPPs) establish a countywide framework for developing and adopting county and city comprehensive plans. These comprehensive plans are the long-term policy documents used by each jurisdiction to plan for its future. They include strategies for land use, housing, capital facilities, utilities, transportation, economic development, and parks and recreation (as well as a rural element for counties only) (RCW 36.70A.070). The role of the CPPs is to coordinate comprehensive plans of jurisdictions in the same county for regional issues or issues affecting common borders (RCW 36.70A.100). Under state law, RCW 36.70A.210(1) describes the relationship between comprehensive plans and CPPs. It says that:

*a 'countywide planning policy' is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land use powers of the cities.*

Guidance comes from the Washington Administrative Code. WAC 365-196-510 says that:

*interjurisdictional consistency should be met by the adoption of comprehensive plans, and subsequent amendments, which are consistent with and carry out the relevant county-wide planning policies and, where required, the relevant multicounty planning policies. Adopted county-wide planning policies are designed to ensure that county and city comprehensive plans are consistent.*

From the perspective of Snohomish County Tomorrow (SCT), the body that recommends the CPPs to the County Council, the goal of the CPPs is:

*[To] more clearly distinguish between the roles and responsibilities of the county, cities, Tribes, state and other governmental agencies in managing Snohomish County's future growth, and to ensure greater interjurisdictional cooperation and coordination in the provision of services.<sup>2</sup>*

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<sup>2</sup> *Snohomish County Tomorrow Long-Term Goals*, 1990, Government Roles and Responsibilities, pg 17.

1  
2 To meet this stated goal, some of the CPPs do more than meet the Growth Management  
3 Act (GMA) mandate of ensuring consistency of comprehensive plans. The CPPs also  
4 provide to Snohomish County jurisdictions direction that is necessary for the coordinated  
5 implementation of GMA goals and the VISION 2040 Multicounty Planning Policies  
6 (MPPs). Thus, in the context of state law, administrative guidance, and the goals of  
7 Snohomish County Tomorrow, the CPPs have been developed to accomplish the  
8 following functions:  
9

- 10 • Meet a specific requirement to ensure consistency between County and city  
11 comprehensive plans (RCW 36.70A.100),
- 12 • Satisfy other GMA mandates,
- 13 • Maintain ongoing efforts, through SCT Snohomish County Tomorrow, to plan  
14 cooperatively for countywide initiatives, and
- 15 • Support local implementation of the Regional Growth Strategy (RGS) in  
16 VISION 2040 that seeks to promote compact urban development in a  
17 sustainable manner.

18  
19 The CPPs encourage flexibility in local interpretations to support diverse interests  
20 throughout the county.

## Organization of the Document

The GMA specifies certain topic areas that must be included in CPPs. It does not speak to the topic areas that must be included in MPPs. Under state law, the CPPs must be consistent with MPPs. VISION 2040 is not organized around the topics that GMA requires CPPs to cover. To facilitate review and development of the CPPs for consistency with VISION 2040, the chapter headings in the CPPs follow the categories in VISION 2040. Where several GMA topics for CPPs fall into the same chapter, each individual topic uses a subheading. By doing this, the CPPs can readily demonstrate how they cover topics required under GMA.

The design of the CPPs is in response to the authorities that give policy direction to the CPPs and the need for the CPPs to guide local plan development. Unless otherwise specified, the actions that the CPPs call for apply to the cities and the County. Figure 1 shows this relationship.

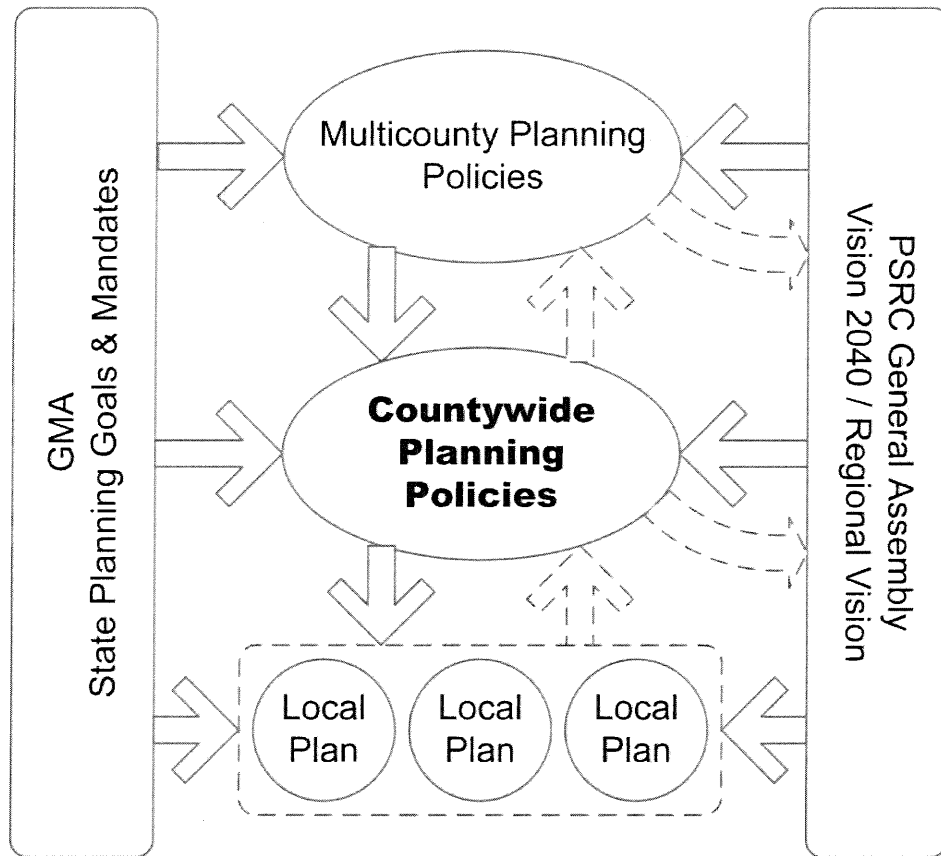


Figure 1 – Policy Relationships Diagram

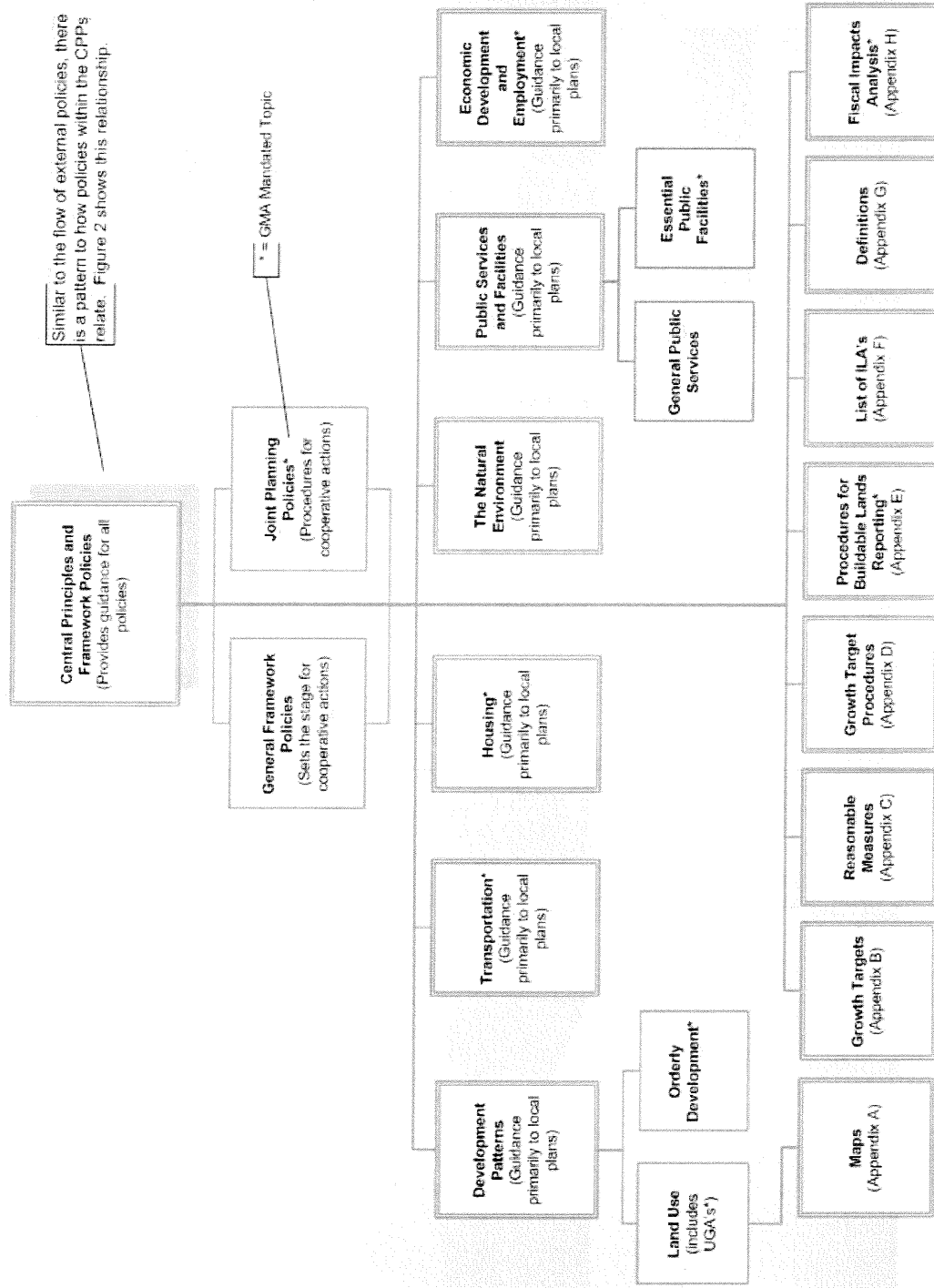
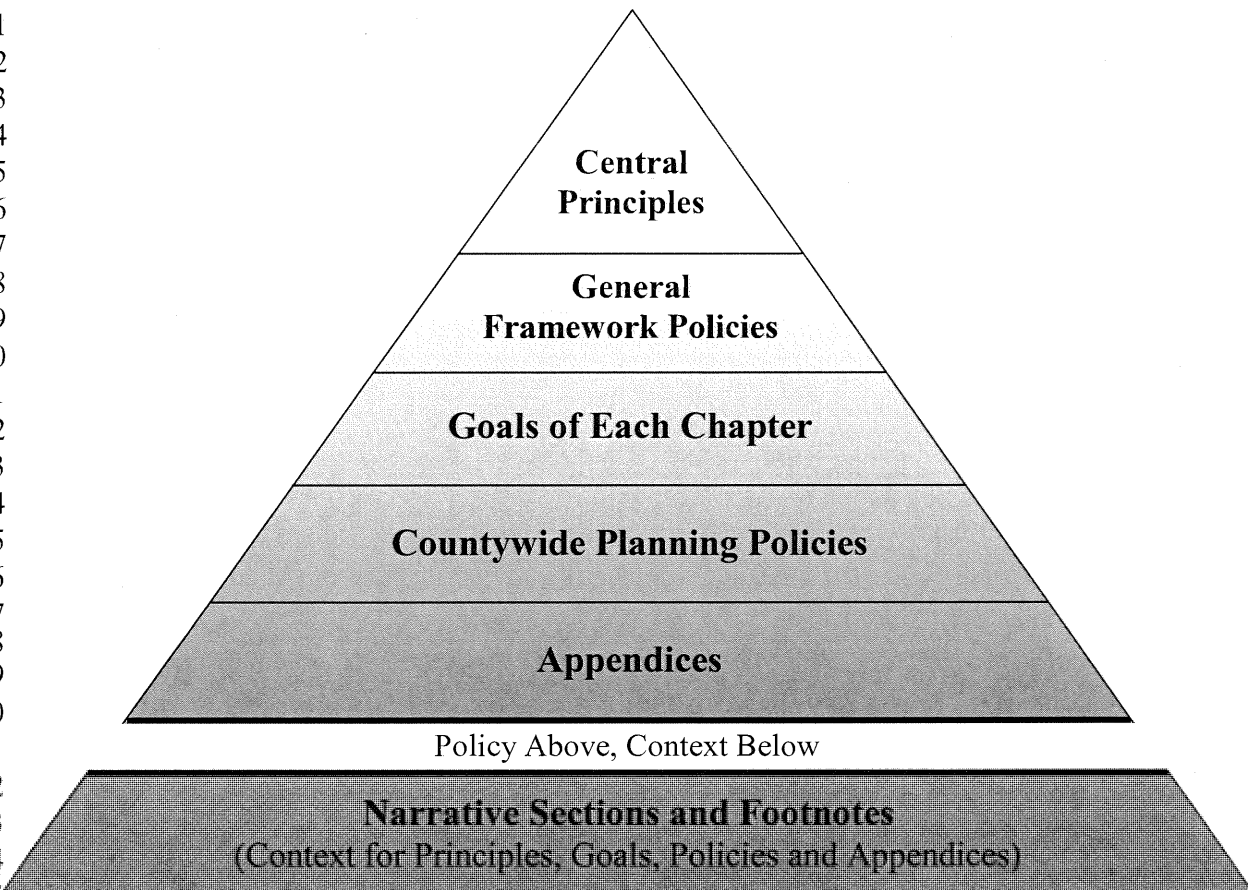


Figure 2 – Internal Flow of the Countywide Planning Policies

The CPPs are organized around a set of principles, goals and policies arranged generally as a hierarchy moving from the general to the more specific (refer to the Policy Hierarchy diagram in Figure 3). At the policy apex are the central principles and, just below them, the framework policies. Together, the principles and framework policies help define the general purpose and approach of the CPPs. The succeeding sections of the CPPs deal with specific topic areas, each topic containing an overall goal statement followed by a number of supporting policies. Taken as a whole, the central principles, framework policies, topical goals and policies form the basic policy direction of the CPPs.

In addition to the basic policy direction, the CPPs also contain a number of appendices. Some of the appendices provide procedures for accomplishing specific policy direction. A second category of appendices are those that provide more detail or elaborate on particular policy direction; the reason for their inclusion in an appendix is that they contain lists or tables that would be unwieldy if included as part of the pertinent policy statement. Maps and definitions are also contained in the appendices.

Note that some policies have footnotes for illustration purposes. Although these footnotes are not a part of the policy statements, they are intended to be explanatory or provide examples. Likewise, the narrative sections provide context but are not policy.



**Figure 3 – Policy Hierarchy in the Countywide Planning Policies**



## State Context and Goals

The GMA contains a set of statewide planning goals. These goals are intended to guide the development and adoption of comprehensive plans for those counties and cities planning under chapter 36.70A RCW. The numbering of the goals does not indicate priority, and the list comes from RCW 36.70A.020:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*
- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.*
- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*
- (5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.*
- (6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.*
- (7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*
- (8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*
- (9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*
- (10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

1       **(11) Citizen participation and coordination.** *Encourage the involvement of*  
2       *citizens in the planning process and ensure coordination between*  
3       *communities and jurisdictions to reconcile conflicts.*

4  
5       **(12) Public facilities and services.** *Ensure that those public facilities and services*  
6       *necessary to support development shall be adequate to serve the development*  
7       *at the time the development is available for occupancy and use without*  
8       *decreasing current service levels below locally established minimum*  
9       *standards.*<sup>3</sup>

10  
11       **(13) Historic preservation.** *Identify and encourage the preservation of lands, sites,*  
12       *and structures, that have historical or archaeological significance.*

## 13       **Regional Context**

### 14       **Puget Sound Regional Council (PSRC)**

15       The PSRC is a Regional Transportation Planning Organization under chapter 47.80  
16       RCW. In its major planning document, VISION 2040, the PSRC describes itself as:

17       *an association of cities, towns, counties, ports, and state agencies that serves as*  
18       *a forum for developing policies and making decisions about regional growth*  
19       *management, environmental, economic, and transportation issues in the four-*  
20       *county central Puget Sound region of Washington state.*

21       *The Regional Council is designated under federal law as the Metropolitan*  
22       *Planning Organization (required for receiving federal transportation funds), and*  
23       *under state law as the Regional Transportation Planning Organization for King,*  
24       *Kitsap, Pierce, and Snohomish counties. The Regional Council's members*  
25       *include 71 of the region's 82 cities and towns. Other statutory members include*  
26       *the four port authorities of Bremerton, Everett, Seattle, and Tacoma, the*  
27       *Washington State Department of Transportation, and the Washington*  
28       *Transportation Commission. Both the Muckleshoot Indian Tribe and the*  
29       *Suquamish Tribe are members. In addition, a memorandum of understanding*  
30       *with the region's six transit agencies outlines their participation in the Regional*  
31       *Council.*<sup>4</sup>

### 32       **VISION 2040**

---

<sup>3</sup> RCW 36.70A.070(3)(d) requires that the capital facilities plan element of the county's comprehensive plan include "at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes." RCW 36.70A.070(6)(b) requires transportation improvements or strategies to be provided concurrent with the development, where "concurrent with the development" means that "improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years."

<sup>4</sup> Vision 2040, page ii

[http://psrc.org/projects/vision/pubs/vision2040/vision2040\\_021408.pdf](http://psrc.org/projects/vision/pubs/vision2040/vision2040_021408.pdf)

VISION 2040 is the result of a process undertaken by the region's elected officials, public agencies, interest groups, and individuals. It was adopted in 2008 and establishes the regional vision, sets the Regional Growth Strategy (RGS), and provides guidance to the CPPs as shown in Figure 1. VISION 2040 describes itself with the following paragraphs:

*VISION 2040 is a shared strategy for moving the central Puget Sound region toward a sustainable future. The combined efforts of individuals, governments, organizations and the private sector are needed to realize this vision. As the region has continued to grow and change, its residents have stepped up to ensure that what is most valued about this place remains timeless. Positive centers-oriented development trends in recent years are a cause for optimism. Yet VISION 2040 recognizes that "business as usual" will not be enough. As a result, VISION 2040 is a call for personal and institutional change.*

*VISION 2040 recognizes that local, state, and federal governments are all challenged to keep up with the needs of a growing and changing population. VISION 2040 is designed to guide decisions that help to make wise use of existing resources – and ensure that future generations will have the resources they need.<sup>5</sup>*

The concept of sustainability behind VISION 2040 has been around for a while. In 1987, the United Nations issued the Bruntland Report, which defines sustainable development as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”<sup>6</sup>

Sustainability in VISION 2040 is described as meaning that:

*[Our region] ensures the well-being of all living things, carefully meshing human activities with larger patterns and systems of the natural world. This translates into avoiding the depletion of energy, water, and raw natural resources. A sustainable approach also prevents degradation of land, air, and climate, while creating built environments that are livable, comfortable, safe and healthy, as well as promote productivity.<sup>7</sup>*

## Overarching Goals

VISION 2040 contains the following Overarching Goals:

**Environment.** *The region will care for the natural environment by protecting and restoring natural systems, conserving habitat, improving water quality, reducing greenhouse gas emissions and air pollutants, and addressing potential climate change impacts. The*

<sup>5</sup> VISION 2040, page 1. Available at: <http://www.psrc.org/assets/366/FullReport.pdf>

<sup>6</sup> <http://www.un-documents.net/wced-ocf.htm>

<sup>7</sup> VISION 2040, page 7.

1 region acknowledges that the health of all residents is connected to the health of the  
2 environment. Planning at all levels should consider the impacts of land use, development  
3 patterns, and transportation on the ecosystem.  
4

5 **Development Patterns.** The region will focus growth within already urbanized areas to  
6 create walkable, compact, and transit-oriented communities that maintain unique local  
7 character. Centers will continue to be a focus of development. Rural and natural  
8 resource lands will continue to be permanent and vital parts of the region.  
9

10 **Housing.** The region will preserve, improve, and expand its housing stock to provide a range  
11 of affordable, healthy, and safe housing choices to every resident. The region will  
12 continue to promote fair and equal access to housing for all people.  
13

14 **Economy.** The region will have a prospering and sustainable regional economy by  
15 supporting businesses and job creation, investing in all people, sustaining environmental  
16 quality, and creating great central places, diverse communities, and high quality of life.  
17

18 **Transportation.** The region will have a safe, cleaner, integrated, sustainable, and highly  
19 efficient multimodal transportation system that supports the regional growth strategy,  
20 promotes economic and environmental vitality, and contributes to better public health.  
21

22 **Public Services.** The region will support development with adequate public facilities and  
23 services in a coordinated, efficient, and cost-effective manner that supports local and  
24 regional growth planning objectives.  
25

## 26 27 **Regional Growth Strategy**

28  
29 To achieve the goals in VISION 2040, there is a new Regional Growth Strategy. The  
30 major parts of the growth strategy include:

- 31 a. Designation of geographic areas for regional growth centers, manufacturing and  
32 industrial centers, as well as other centers such as town centers and activity hubs  
33 in Urban Growth Areas (UGAs) and cities;
- 34 b. Planning for multi-modal connections and supportive land uses between centers  
35 and activity hubs;
- 36 c. Promotion of sustainability in all decision-making; and
- 37 d. Allocation of population and employment growth to regional geographies in  
38 Snohomish County.  
39

## 40 41 **Multicounty Planning Policies (MPPs)**

42  
43 VISION 2040 contains MPPs that are intended to provide an integrated framework for  
44 addressing land use, economic development, transportation, other infrastructure, and  
45 environmental planning. These policies play three key roles: (1) give direction for  
46 implementing the Regional Growth Strategy, (2) create a common framework for  
47 planning at various levels in the four-county region, including countywide planning, local  
48 plans, transit agency plans, and others, and (3) provide the policy structure for the

1 Regional Council's functional plans (the Metropolitan Transportation Plan and the  
2 Regional Economic Strategy). The MPPs address the following subject areas:

- 3
- 4 • General Multicounty Planning Policies
- 5 • Environment
- 6 • Development Patterns
  - 7 ○ Land Use (including urban lands, rural lands, and resource lands)
  - 8 ○ Elements of Orderly Development and Design
- 9 • Housing
- 10 • Economy
- 11 • Transportation
- 12 • Public Services

## 13 14 15 **Countywide Context**

### 16 17 **History**

18  
19 SCT began in 1989 as a voluntary association of cities, towns, the County, and the  
20 Tulalip Tribes. Its genesis was the recognition that growth presents “a challenge of great  
21 dimension that will ultimately shape our future quality of life” and that “it is imperative  
22 that this challenge be faced resolutely, and with a county-wide perspective”.<sup>8</sup> In 1990,  
23 the SCT Steering Committee had reached consensus on a number of goals that formed a  
24 “regional vision and framework for growth management for the county”.<sup>9</sup> These became  
25 official through the adoption of “*Snohomish County Tomorrow's Long-Term Goals*”.<sup>10</sup>  
26

27 The GMA went into effect in 1990 and the addition of a requirement for CPPs took place  
28 in 1991. The SCT Steering Committee decided to use the SCT Long-Term Goals as a  
29 basis for establishing their recommendations for CPPs under GMA to the County  
30 Council.

### 31 32 **Process Overview**

33  
34 The continuing cooperative and collaborative efforts of all jurisdictions in Snohomish  
35 County are essential to fulfilling the promise of the GMA. At stake is the delicate  
36 balance between our environment and our economy. This balance determines our quality  
37 of life. The *Snohomish County Tomorrow Goals* (1990) and the CPPs (1993) set out the  
38 countywide vision for managing future growth in the County and cities. Similarly, the  
39 County and cities have developed their own GMA comprehensive plans. These plans are

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<sup>8</sup> Snohomish County Council Motion 89-159, creating SCT

<sup>9</sup> *History of Snohomish County Tomorrow*, undated.

[http://www.co.snohomish.wa.us/documents/County\\_Services/SCT/HistoryofSnohomishCountyTomorrowDraft.pdf](http://www.co.snohomish.wa.us/documents/County_Services/SCT/HistoryofSnohomishCountyTomorrowDraft.pdf)

<sup>10</sup> [http://www.co.snohomish.wa.us/documents/County\\_Services/sct/sctgoals.pdf](http://www.co.snohomish.wa.us/documents/County_Services/sct/sctgoals.pdf)

1 consistent with this countywide vision, and coordinate the intricate relationships between  
2 land use, the environment, transportation, infrastructure investment, public services and  
3 the economy. The CPPs and each of the plans have undergone periodic revisions.  
4 Following adoption of these CPPs, the County's and cities' Comprehensive Plans will be  
5 made consistent with the vision and policies in this document.

## 8 **Current and Future Policy Refinements**

10 This document recognizes that some of the planning and development issues have been  
11 well researched and discussed so that strategies are generally accepted; for other issues,  
12 the situation is still emerging. Refinements and future amendments to these policies will  
13 use the process agreed to by the SCT Steering Committee. This process generally calls  
14 for one of the standing committees of SCT – usually, but not always, the Planning  
15 Advisory Committee (PAC) – to take the lead in formulating draft policy amendments to  
16 the Steering Committee. The Steering Committee then takes input and forwards its  
17 recommendation(s) to the County Council. Finally, the Council holds a public hearing  
18 and takes final action.

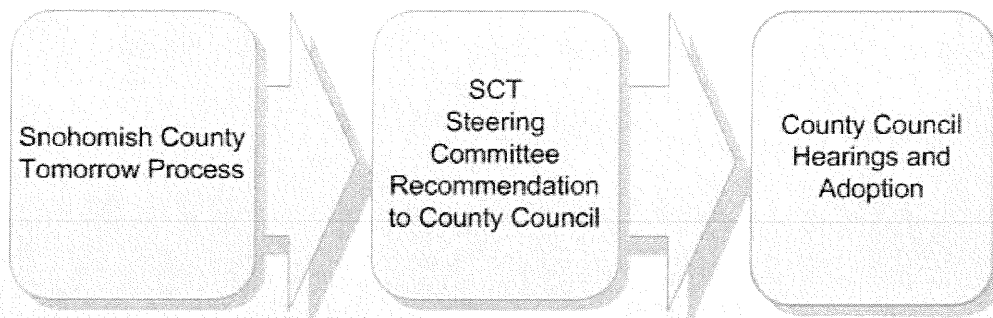


Figure 4 – General Process for Updating the CPPs

## 23 **How to read these Goals and Policies**

25 Most CPPs apply to all cities and the County. For these the policies use the “County and  
26 cities” interchangeably with “jurisdictions” and “municipalities”. Some CPPs apply only  
27 to the County or to cities (and sometimes to a subset of cities). For clarity, policies  
28 normally state who implements the policy. Policies without a subject apply to all  
29 jurisdictions.

31 Unless otherwise stated, all policies have equal priority and each one should be  
32 understood in the context of the entire document. A number of policies include examples

1 of actions, programs, or concepts. The intent of these lists is that they are illustrative  
2 unless otherwise noted or unless the list refers to specific documents.

3  
4 The CPPs specify how directive a policy should be. They make use of three different  
5 words to do this: shall, should, and may. Usage of these verbs in the CPPs is more  
6 precise than their use in common expression. Even though in common usage “will” is  
7 synonymous with “shall”, in the CPPs the use of “will” does not specify how directive a  
8 policy is. Instead, it is used to express a future situation (i.e. after this happens then that  
9 will happen). It is an expression of intention.

- 11 • **“Shall”** means implementation of the policy is mandatory and imparts a higher  
12 degree of substantive direction than “should”. “Shall” is used for policies that  
13 repeat State of Washington requirements or where the intent is to mandate action.  
14 However, “shall” can not be used when it is largely a subjective determination  
15 whether a policy’s objective has been met.
- 16  
17 • **“Should”** means implementation of the policy is expected but its completion is  
18 not mandatory. The policy is directive with substantive meaning, although to a  
19 lesser degree than “shall” for two reasons. (1) “Should” policies recognize the  
20 policy might not be applicable or appropriate for all municipalities due to special  
21 circumstances. The decision to not implement a “should” policy is appropriate  
22 only if implementation of the policy is either inappropriate or not feasible. (2)  
23 Some “should” policies are subjective; hence, it is not possible to demonstrate  
24 that a jurisdiction has implemented it.
- 25  
26 • **“May”** means the actions described in the policy are either advisable or are  
27 allowed. “May” gives permission and implies a preference. Because “may” does  
28 not have a directive meaning, there is no expectation the described action will be  
29 implemented.

## 31 32 **Common Acronyms**

33  
34 **BLR** = Buildable Lands Report  
35 **CPP** = Countywide Planning Policy  
36 **GMA** = Growth Management Act  
37 **GMR** = Growth Monitoring Report  
38 **MPP** = Multicounty Planning Policy  
39 **MUGA** = Municipal Urban Growth Area  
40 **PAC** = Planning Advisory Committee (of SCT)  
41 **PSRC** = Puget Sound Regional Council  
42 **SCT** = Snohomish County Tomorrow  
43 **RCW** = Revised Code of Washington (state law)  
44 **RGS** = Regional Growth Strategy  
45 **UGA** = Urban Growth Area  
46 **WAC** = Washington Administrative Code





## CENTRAL PRINCIPLES AND FRAMEWORK POLICIES

These CPPs represent a significant contribution to a process designed to define and direct the collective vision of our community. The policies are significant both in substance and in the commitment they represent by local governments of Snohomish County. Guiding these policies are the central principles that the CPPs shall:

- Be consistent with the GMA, other state laws, and the MPPs in VISION 2040;
- Establish a framework for continuing coordination and collaboration between all jurisdictions of Snohomish County;
- Allow for flexibility in local implementation;
- Support attaining an environmentally, socially, and economically/fiscally sustainable county within Snohomish and within the regional context;
- Establish a framework for mitigating and adapting to climate change;
- Address and maintain quality of life; and
- Enhance the built environment and human health.

The purpose of the CPPs is to guide development of local plans. The mandate for CPPs comes from the GMA. Policy direction in the CPPs reflects a local interpretation of how to blend the direction in GMA with the regional values expressed in VISION 2040 and local priorities.

The CPPs include General Framework policies that define and broaden the objectives in the Central Principles while setting the stage for cooperative action. The CPPs also include Joint Planning policies that address procedures for cooperation between multiple jurisdictions and agencies. Under Joint Planning, such cooperation does not necessarily involve all jurisdictions and agencies at one time. Other chapters of the CPPs are more directed toward promoting consistency among local plans. CPPs are prepared under the authorities of RCW 36.70A.210 and RCW 36.70A.215. Their implementation, to the extent necessary at the countywide and local levels, meets the intent of the General MPPs in VISION 2040.

# General Framework Policies

The following policies expand on the Central Principles (above) and provide a framework and a foundation for the topic-specific policies in the rest of this document. They acknowledge the role of the GMA and VISION 2040 in setting the goals and direction (particularly regarding sustainability) for the CPPs. They also achieve the need to plan for projected growth (population and employment) and the prerogative of each jurisdiction in the County to conduct its local planning in a manner that responds to local situations and issues.

**GF-1** The Countywide Planning Policies (CPPs) guide development of policies in local plans per RCW 36.70A.210. This guidance allows for flexibility in local interpretation; however, local policies shall be free of contradictions or conflicts with the CPPs.

**GF-2** Through Snohomish County Tomorrow and adoption by the County Council, the process for updating the Countywide Planning Policies shall be collaborative and participatory. This process should include regional service providers, state agencies, other tribal governments, and citizen input.

**GF-3** Decisions on land use, transportation, and economic and social infrastructure should consider and include ways to reduce greenhouse gas emissions and provide for “soft” solutions to address both traditional needs as well as emerging challenges. Soft solutions should emphasize:

- a. Integrated planning;
- b. Adaptive management;
- c. Efficiency and resiliency;
- d. Minimize single use, maximize re-use; and
- e. Minimize the need for treatment by minimizing the level of pollution.

**GF-4** The Countywide Planning Policies shall be consistent with VISION 2040 and the Regional Growth Strategy. To be consistent means that they shall be absent of conflicts or contradictions with the regional planning or transportation objectives. The policy response to the growth strategy focuses on issues of interest to Snohomish County jurisdictions and some flexibility in detail is possible while retaining overall consistency per RCW 36.70A.100 and WAC 365-196-510.

**GF-5** Subcounty allocation of projected growth shall be established for purposes of conducting the ten-year UGA review and plan update required by the Growth Management Act at RCW 36.70A.130(3). This allocation shall occur through a cooperative planning process of Snohomish County Tomorrow and be consistent with the Countywide Planning Policies. The allocation shall include cities (within current city boundaries), unincorporated Urban Growth Areas (UGAs), unincorporated Municipal Urban Growth Areas (MUGAs),

1 and the rural/resource area of Snohomish County. The subcounty allocation  
2 shall use the most recent Office of Financial Management population  
3 projections for Snohomish County and the Puget Sound Regional Council's  
4 Regional Growth Strategy (RGS) as the starting point for this process. The  
5 process shall consider each community's vision and its regional role as  
6 described in the RGS. The process shall ensure flexibility for jurisdictions in  
7 implementing the RGS. Such implementation shall seek compatibility with  
8 the RGS, considering levels of infrastructure investment, market conditions,  
9 and other factors that will require flexibility in achieving growth allocations.  
10 The subcounty allocation of projected growth shall be depicted as a set of  
11 "growth targets," and shall be shown in Appendix B of the countywide  
12 planning policies. The growth targets shall indicate the amount of growth  
13 each jurisdiction is capable of accommodating over the 20-year planning  
14 period, as described in its comprehensive plan. The growth target  
15 development process in Snohomish County shall use the procedures in  
16 Appendix C, which call for the following steps:  
17 a. Initial Growth Targets;  
18 b. Target Reconciliation; and  
19 c. Long Term Monitoring.

20  
21 **GF-6** Ensure that the final population allocation for Urban Growth Areas supports  
22 the Regional Growth Strategy as provided for in VISION 2040. This shall  
23 include assigning at least ninety percent (90%) of the county's future  
24 population growth after 2008 to urban areas.

25  
26 **GF-7** Maintain the review and evaluation program, which includes an annual data  
27 collection component, pursuant to RCW 36.70A.215 ("Buildable Lands  
28 Program"). Complete the evaluation component required by the Buildable  
29 Lands Program at least once every five years. This evaluation may be  
30 combined with the review and evaluation of County and city comprehensive  
31 land use plans and development regulations required by RCW 36.70A.130(1),  
32 and the review of Urban Growth Areas required by RCW 36.70A.130(3).  
33 a. Use the procedures report in Appendix E for the Buildable Lands Program.  
34 b. A list of reasonable measures that may be used to increase residential,  
35 commercial and industrial capacity in UGAs, without adjusting UGA  
36 boundaries, is contained in Appendix D. The County Council shall use the  
37 list of reasonable measures and guidelines for review contained in  
38 Appendix D to evaluate all UGA boundary expansions proposed pursuant  
39 to DP-2.  
40  
41

## Joint Planning Policies

RCW 36.70A.210(3) requires that, at a minimum, Countywide Planning Policies (CPPs) address joint County and city planning in urban growth areas. The CPPs also recognize that it is important to encourage joint planning outside the Urban Growth Area and that it may involve public agencies in addition to the County and cities.

**JP-1** Coordination of county and municipal planning particularly for urban services, governance, and annexation is important. Interlocal agreements for this purpose are encouraged pursuant to the Interlocal Cooperation Act (chapter 39.34 RCW). These agreements should emphasize the importance of early and continuous public participation, focus on decision-making by elected or other appropriate officials, and review the consistency of comprehensive plans with each other and the Growth Management Act, where applicable. Appendix F provides an illustrative list of issues that could be considered appropriate for Interlocal Agreements.

**JP-2** Snohomish County Tomorrow (SCT) shall develop a process for mediation and/or alternative dispute resolution. In developing this process, SCT shall convene a task force to make recommendations that outline procedures, timelines, and responsibilities associated with the mediation and/or dispute resolution processes.

**JP-3** In the event of a proposed annexation of unincorporated lands in Snohomish County by a city or special district with no incorporated or district territory currently located in Snohomish County, an interlocal agreement between Snohomish County and any jurisdiction determined necessary by the County shall be in place, consistent with CPP JP-1 and Appendix F. This agreement shall be in effect before the city or district submits a Notice of Intent to Annex to the State Boundary Review Board (BRB) of Snohomish County or, if not subject to BRB review, prior to approval of the annexation to the city or special district.

**JP-4** Encourage policies that allow accessible, effective and frequent interjurisdictional coordination relating to the consistency of comprehensive plans in a particular Urban Growth Area (UGA) and to the expansion of a UGA.

**JP-5** Through Snohomish County Tomorrow, establish an interjurisdictional group of elected officials, appointed officials, citizens and staff to review disputes regarding the consistency of comprehensive plans with each other.

**JP-6** The County and cities shall develop comprehensive plan policies and development regulations that provide for the orderly transition of unincorporated Urban Growth Areas (UGAs) to incorporated areas in UGAs.

1 Mutual agreements may be utilized to address governance issues and expedite  
2 the transition.

3  
4 **JP-7**

The County and affected cities should collaborate on the development of  
5 appropriate urban design measures in unincorporated Urban Growth Areas.  
6

## DEVELOPMENT PATTERNS

The physical form, location, and servicing of development throughout Snohomish County are vitally important if we are to achieve livable places that are environmentally sustainable, economically viable, and socially responsible for the long-term future. The following countywide planning policies (CPPs) provide guidance for concentrating growth into existing Urban Growth Areas (UGAs), and ensuring that such growth occurs in a variety of healthy, accessible and well-designed communities that are connected with an efficient transportation network.

### Development Patterns Goal

The cities, towns, and Snohomish County will promote and guide well-designed growth into designated urban areas to create more vibrant urban places while preserving our valued rural and resource lands.

### Urban Growth Areas and Land Use

#### State Context

The Growth Management Act (GMA) establishes a framework for coordinated and comprehensive planning to help local communities manage their growth. The GMA calls for UGAs where growth will be encouraged and supported with adequate facilities and urban services (RCW 36.70A.110). Areas outside the UGAs are reserved for non-urban uses such as rural and resource lands (RCW 36.70A.070(5)).

#### Regional Context

VISION 2040 is a strategy for using the region's land more efficiently and sustainably. It identifies existing urban lands as central to accommodating population and employment growth. In particular, VISION 2040 directs development to regional growth centers and, to a lesser extent, other centers and compact urban communities. It seeks to limit growth on rural lands. VISION 2040 recognizes that unincorporated urban lands are often similar in character to cities they are adjacent to, calling for them to be affiliated with adjacent cities for joint planning purposes and future annexation.

VISION 2040 recognizes that compact development creates vibrant, livable, and healthy urban communities. Such communities offer economic opportunities for all. They also provide housing and transportation choices. This reduces demand for inefficient forms of transportation that contribute to air pollution and greenhouse gas emissions. Further, VISION 2040 supports brownfield and contaminated site clean-up as well as the development of compact communities and centers with high levels of amenities.

## Local Context

The County designates UGAs per RCW 36.70A.110. The designation of UGAs must be coordinated between the county and cities per RCW 36.70A.100. This document provides the process and criteria for considering expansion of UGAs to accommodate the projected growth. While a change to an established UGA is most often expected to result in an expansion, in some instances a change to a UGA may instead be an adjustment, correction, or even a constriction.

- DP-1** The County shall maintain Urban Growth Areas (UGAs), as shown on the map in Appendix A, that:
- a. When aggregated at the time of 10-year updates, shall include additional capacity to accommodate at least 100%, but no more than 115%, of the County's adopted 20-year urban allocated population growth projection;
  - b. Include all cities in Snohomish County;
  - c. Can be supported by an urban level of service consistent with capital facilities plans for public facilities and utilities;
  - d. Are based on the best available data and plans regarding future urban growth including new development, redevelopment, and infill;
  - e. Have identifiable physical boundaries such as natural features, roads, or special purpose district boundaries when feasible;
  - f. Do not include designated agricultural or forest land unless the city or County has enacted a program authorizing transfer or purchase of development rights;
  - g. Have been evaluated for the presence of critical areas;
  - h. Where possible, include designated greenbelts or open space within their boundaries and on the periphery of the UGA to provide separation from adjacent urban areas, rural areas, and resource lands;
  - i. Should consider the vision of each jurisdiction regarding the future of their community during the next 20 years;
  - j. Are large enough to ensure an adequate supply of land for an appropriate range of urban land uses to accommodate the planned growth; and
  - k. Support pedestrian, bicycle and transit compatible design.

- DP-2** An expansion of the boundary of an individual Urban Growth Area (UGA) that results in a net increase of residential, commercial or industrial land capacity shall not be permitted unless:
- a. The expansion is supported by a land capacity analysis adopted by the County Council pursuant to RCW 36.70A.110;
  - b. The expansion otherwise complies with the Growth Management Act;
  - c. Any UGA expansion should have the support of affected cities. Prior to issuing a decision on a UGA boundary change, the County shall consult with affected cities and give substantial weight to a city's position on the matter. If the County Council approves an expansion or contraction of a UGA boundary that is not supported by an affected city, it shall include in its findings how the public interest is served by the UGA expansion or contraction despite the objection of an affected city; and

- 1 d. One of the following conditions is met:
- 2 1. The expansion is a result of the most recent buildable lands review and
- 3 evaluation required by RCW 36.70A.215 and performed per policy
- 4 GF-7 following the procedures in Appendix E.
- 5 2. The expansion is a result of the review of UGAs at least every ten
- 6 years to accommodate the succeeding twenty years of projected
- 7 growth, as projected by the State Office of Financial Management, and
- 8 adopted by the County as the 20-year urban allocated population
- 9 projection as required by RCW 36.70A.130(3).
- 10 3. Both of the following conditions are met for expansion of the
- 11 boundary of an individual UGA to include additional residential land:
- 12 (a) Population growth in the UGA (city plus unincorporated UGA)
- 13 since the start of the twenty-year planning period, equals or
- 14 exceeds fifty percent of the additional population capacity
- 15 estimated for the UGA at the start of the planning period.
- 16 Acceptable sources of documentation are the most recent
- 17 Snohomish County Tomorrow (SCT) Growth Monitoring Report
- 18 (GMR) or the buildable lands review and evaluation (Buildable
- 19 Lands Report [BLR]), and
- 20 (b) An updated residential land capacity analysis conducted by city
- 21 and County staff for the UGA confirms the accuracy of the above
- 22 finding using more recent residential capacity estimates and
- 23 assumptions, and any new information presented at public hearings
- 24 that confirms or revises the conclusions is considered.
- 25 4. Both of the following conditions are met for expansion of the
- 26 boundary of an individual UGA to include additional employment
- 27 land:
- 28 (a) Employment growth in the UGA (city plus unincorporated UGA)
- 29 since the start of the twenty-year planning period, equals or
- 30 exceeds fifty percent of the additional employment capacity in the
- 31 UGA at the start of the planning period. Acceptable sources of
- 32 documentation are the most recent SCT GMR or the buildable
- 33 lands review and evaluation (BLR), and
- 34 (b) An updated employment land capacity analysis conducted by city
- 35 and County staff for the UGA confirms the accuracy of the above
- 36 finding using more recent employment capacity estimates and
- 37 assumptions.
- 38 5. The expansion will correct a demonstrated mapping error.<sup>11</sup>
- 39 6. Schools (including public, private and parochial), churches,
- 40 institutions and other community facilities that primarily serve urban
- 41 populations within the urban growth area in locations where they will
- 42 promote the local desired growth plans should be located in an urban
- 43 growth area. In the event that it is demonstrated that no site within the

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<sup>11</sup> The type of errors that this policy intends to correct are cases where the UGA line incorrectly bisects an existing building or parcel, where it inadvertently and incorrectly follows an arbitrary feature such as a section line, or where the boundary is on the wrong side of a right-of-way that is expected to be annexed by a city.



UGA can reasonably or logically accommodate the proposed facilities, urban growth area expansions may take place to allow the development of these facilities provided that the expansion area is adjacent to an existing UGA.

7. In UGAs where the threshold in Condition 4 has not been reached, the boundary of an individual UGA may be expanded to include additional industrial land if the expansion is based on the criteria contained in RCW 36.70A.365 for the establishment of a major industrial development. This assessment shall be based on a collaborative County and city analysis of large developable industrial site needs in relation to land supply. "Large developable industrial sites" may include land considered vacant, redevelopable, and/or partially-used by the Buildable Lands Program (per GF-7 and Appendix E of these CPPs) and may include one or more large parcels or several small parcels where consolidation is feasible.
8. The expansion will result in the realization of a significant public benefit as evidenced by Transfer of Development Rights (TDR) to the expansion area from Agriculture or Forest lands designated as TDR sending areas. The expansion area shall not be a designated forest or agricultural land of long-term significance.
9. The expansion will permanently preserve a substantial land area containing one or more significant natural or cultural feature(s) as open space adjacent to the revised UGA boundary and will provide separation between urban and rural areas. The presence of significant natural or cultural features shall be determined by the respective legislative bodies of the county and the city or cities immediately adjacent to the proposed expansion, and may include, but are not limited to, landforms, rivers, bodies of water, historic properties, archeological resources, unique wildlife habitat, and fish and wildlife conservation areas.
10. The expansion is a response to a declaration by the County Executive, or the County Council by resolution, of a critical shortage of affordable housing which is incurable in a timely manner by the implementation of reasonable measures or other instrumentality reasonably available to the jurisdiction, and the expansion is reasonably calculated to provide affordable housing.
11. The expansion will result in the economic development of lands that no longer satisfy the designation criteria for natural resource lands and the lands have been redesignated to an appropriate non-resource land use designation. Provided that expansions are supported by the majority of the affected cities and towns whose UGA or designated MUGA is being expanded and shall not create a significant increase in total employment capacity (as represented by permanent jobs) of an individual UGA, as reported in the most recent Snohomish County Tomorrow Growth Monitoring Report in the year of expansion.

1 **DP-3** Following consultation with the affected city or cities, the County may adjust urban  
2 growth areas – defined in this policy as concurrent actions to expand an Urban  
3 Growth Area (UGA) in one location while contracting the same UGA in another  
4 location – without resulting in a net increase of population or employment land  
5 capacity. Such action may be permitted when consistent with adopted policies and  
6 the following conditions:

- 7 a. The area being removed from the UGA is not already characterized by urban  
8 development, and without active permits that would change it to being urban in  
9 character; and  
10 b. The land use designation(s) assigned in the area removed from the UGA shall be  
11 among the existing rural or resource designations in the comprehensive plan for  
12 Snohomish County.

13  
14 **DP-4** The County and cities shall use consistent land capacity analysis methods as  
15 approved by the Snohomish County Tomorrow Steering Committee.

16  
17 **DP-5** The County and cities shall adopt comprehensive plans and development  
18 regulations (RCW 36.70A.040). In Urban Growth Areas (UGAs), such plans  
19 and regulations shall:

- 20 a. Achieve urban uses and densities;  
21 b. Provide for urban governmental services and capital facilities sufficient to  
22 accommodate the broad range of needs and uses that will accompany the  
23 projected urban growth; and  
24 c. Permit the urban growth that is projected to occur in the succeeding  
25 twenty-year period (RCW 36.70A.110(2)).

26  
27 The County shall adopt such plans and regulations for its unincorporated  
28 territory. Each city shall adopt such plans and regulations for territory within  
29 its city limits. Additionally, cities may adopt such plans and proposed  
30 development regulations for adjacent unincorporated territory within its UGA  
31 or Municipal UGA (MUGA) to which the city has determined it is capable of  
32 providing urban services at some point in the future, via annexation.

33  
34 When amending its comprehensive plan, the County shall give substantial  
35 consideration to the city's adopted plan for its UGA or MUGA. Likewise, the  
36 affected city shall give substantial consideration to the County's adopted plan  
37 for the same area.

38  
39 However, nothing in this policy shall limit the authority of the County to plan  
40 for and regulate development in unincorporated territory for as long as it  
41 remains unincorporated, in accordance with all applicable county, state and  
42 federal laws. Similarly, nothing in this policy shall limit the authority of cities  
43 to plan for territory in and adjacent to their current corporate limits and to  
44 regulate development in their current corporate limits, in accordance with all  
45 applicable city, county, state and federal laws.  
46

1     **DP-6**     Sanitary sewer mains shall not be extended beyond Urban Growth Areas  
2               (UGAs) into rural areas except when necessary to protect basic public health  
3               and safety and the environment, and when such sewers are financially  
4               supportable at rural densities and do not result in the inducement of future  
5               urban development outside of UGAs. Sewer transmission lines may be  
6               developed through rural and resource areas to meet the needs of UGAs as long  
7               as any extension through resource areas does not adversely impact the  
8               resource lands. Sanitary sewer connections in rural areas are not allowed  
9               except in instances where necessary to protect public health and safety and the  
10              environment. Sanitary sewer mains are prohibited in resource areas.

11  
12    **DP-7**     City and County comprehensive plans should locate employment areas and  
13               living areas in close proximity in order to maximize transportation choices  
14               and minimize vehicle miles traveled and to optimize use of existing and  
15               planned transportation systems and capital facilities.

16  
17    **DP-8**     The County and cities shall coordinate their comprehensive plans (RCW  
18               36.70A.100), Coordination in unincorporated territory planned by both the  
19               County and a city means that each plan should provide for the orderly  
20               transition of unincorporated to incorporated areas, including appropriate urban  
21               design provisions, by:

- 22       a.   Creating a safe and attractive urban environment that enhances livability;  
23            and  
24       b.   Balancing actions necessary to meet the requirement of achieving urban  
25            uses and densities with the goal of respecting already established  
26            neighborhoods.

27  
28       When amending its comprehensive plan, the County shall give substantial  
29       consideration to the city's adopted plan for its UGA or MUGA. Likewise, the  
30       affected city shall give substantial consideration to the County's adopted plan for  
31       the same area.

32  
33       However, nothing in this policy shall limit the authority of the County to plan for  
34       and regulate development in unincorporated territory for as long as it remains  
35       unincorporated, in accordance with all applicable county, state and federal laws.  
36       Similarly, nothing in this policy shall limit the authority of cities to plan for  
37       territory in and adjacent to their current corporate limits and to regulate  
38       development in their current corporate limits, in accordance with all applicable  
39       city, county, state and federal laws.

#### 40 41    **Centers and Compact Urban Communities**

42  
43    **DP-9**     Local plans should identify centers as designated by the Regional Growth  
44               Strategy presented in VISION 2040. Jurisdictions in which regional growth  
45               centers and manufacturing and industrial centers are located shall provide land  
46               use policies and infrastructure investments that support growth levels and  
47               densities consistent with the regional vision for these centers.

- 1
- 2 **DP-10** The County and cities shall coordinate the designation and planning of urban
- 3 centers with transit service and other providers to promote well-designed and
- 4 transit oriented developments that enhance economic development
- 5 opportunities, address environmental goals, and reduce vehicle miles traveled.
- 6
- 7 **DP-11** The County and cities should revise development regulations and incentives,
- 8 as appropriate, to encourage higher residential densities and greater
- 9 employment concentrations in Urban Growth Areas.
- 10
- 11 **DP-12** Urban Growth Areas should provide for sufficient levels of development and
- 12 developable or redevelopable land so that adequate sources of public revenue and
- 13 public facilities are available to support the projected population and employment
- 14 growth in Snohomish County consistent with GF-5 and the growth targets in
- 15 Appendix B. In addition, the allowed density should support transit services and
- 16 the efficient utilization of infrastructure.
- 17
- 18 **DP-13** The County and cities should integrate the desirable qualities of existing
- 19 residential neighborhoods when planning for urban centers and mixed-use
- 20 developments. Jurisdictions should adopt design guidelines and standards for
- 21 urban centers to provide for efficient site design that integrates building
- 22 design, transportation facilities, and publicly accessible open spaces.
- 23
- 24 **DP-14** The County and cities should promote and focus new compact urban growth in
- 25 urban centers and transit emphasis corridors.
- 26
- 27
- 28
- 29 **DP-15** The County and cities should adopt policies, development regulations, and
- 30 design guidelines that allow for infill and redevelopment of appropriate areas
- 31 as identified in their comprehensive plans.
- 32
- 33 **DP-16** Jurisdictions should encourage the use of innovative development standards,
- 34 design guidelines, regulatory incentives, and applicable low impact development
- 35 measures to provide compact, high quality communities.
- 36

#### 37 **Unincorporated Urban Growth Areas**

38

- 39 **DP-17** City comprehensive plans should have policies on annexing the areas in their
- 40 unincorporated Urban Growth Area / Municipal Urban Growth Area.
- 41
- 42 **DP-18** In the Southwest Urban Growth Area (SWUGA), Municipal Urban Growth
- 43 Areas shall be maintained as a part of these Countywide Planning Policies for
- 44 the purposes of allocating growth as required by the Growth Management Act
- 45 and CPP GF-5 and shall be portrayed on the map in Appendix A and
- 46 documented in County and city comprehensive plans.
- 47

1 **DP-19** Where the Municipal Urban Growth Area (MUGA) map in Appendix A  
2 portrays agreement – meaning in places that do not include areas of gap,  
3 overlap, or other special notation – the MUGAs shall be used to designate  
4 future annexation areas for each of the nine cities in the Southwest Urban  
5 Growth Area. An interlocal agreement should be executed by the County and  
6 city addressing transition of services.

7  
8 **DP-20** Where Municipal Urban Growth Area (MUGA) gaps and overlaps occur, the  
9 affected cities are encouraged to negotiate a solution and, if needed, to use a  
10 mediation process to fill gaps and resolve overlaps before proceeding with a  
11 proposed action to annex. The following guidance is provided for reconciling  
12 overlapping MUGAs and MUGA gaps:

- 13 a. Overlapping MUGAs and MUGA gaps may be reconciled between the  
14 affected cities and in consultation with the County. As used in this policy,  
15 the term “affected cities” means cities that are adjacent to MUGAs located  
16 in Snohomish County. For cities located in Snohomish County, “affected  
17 cities” include cities identified on the map in Appendix A that have  
18 MUGAs in common, as “overlaps” and cities that have incorporated  
19 boundaries or designated MUGAs adjacent to “gap” areas on the map.  
20 Cities having no territory in Snohomish County only qualify as “affected  
21 cities” after adoption of interlocal agreement(s) pursuant to Countywide  
22 Planning Policy JP-3 and Appendix F.
- 23 b. Amendments to MUGA boundaries that occur in conjunction with  
24 changes to the outer Southwest UGA boundary may take place through  
25 agreement and action by the County and affected cities following  
26 consultation with the cities.
- 27 c. Amendments to MUGA boundaries that are internal to the Southwest  
28 UGA boundary may take place through agreement and action by the  
29 affected cities following consultation with the County.
- 30 d. When an agreement is reached under (a), (b), or (c), the County Council  
31 shall consider the recommendation of the Snohomish County Tomorrow  
32 Steering Committee on the proposed changes to the MUGA boundary and  
33 may amend the MUGA map in Appendix A.

34  
35 **DP-21** Where jurisdictions are unable to reach agreement under DP-20, it is not  
36 necessary for affected cities to resolve overlapping Municipal Urban Growth  
37 Areas (MUGAs) or MUGA gaps as a precondition to proposing annexation of  
38 property in the MUGA gap or overlap. In such cases, the established  
39 annexation processes under state law will guide city boundary decisions.

40  
41 **DP-22** Paine Field represents a unique situation in the Southwest Urban Growth  
42 Area, as it is a County-administered regional essential public facility. Any  
43 proposal to annex Paine Field is not subject to DP-20 and requires an  
44 approved agreement with the County prior to proceeding with any action to  
45 annex.

## **Rural Land Use and Resource Lands**

This sub-section of the Development Patterns section meets three purposes. First, it includes the countywide response to GMA requirements. Second, it includes policies to support parts of the regional plan, VISION 2040, that go beyond state mandates. Third, it provides policies for issues that are specific to Snohomish County and its cities.

### **State Context**

GMA distinguishes between Rural Lands and Resource Lands. In rural areas, there is a mix of low intensity uses including; housing, agriculture, forested areas, recreation, and appropriately scaled business and services, often following historic development patterns. Resource Lands are primarily for agriculture, forestry, or mineral extraction. Other activities on resource lands are to be of a subordinate nature.

### **Regional Context**

VISION 2040 identifies rural lands as permanent and vital parts of the region. It recognizes that rural lands accommodate many activities associated with natural resources, as well as small-scale farming and cottage industries. VISION 2040 emphasizes the preservation of these lands and acknowledges that managing rural growth by directing urban development into designated urban lands helps to preserve vital ecosystems and economically productive lands.

VISION 2040 identifies that natural resource lands—forest, agricultural, and mineral lands—are crucial to the region’s sustainability. It recognizes that the loss of these lands—along with their productivity—has impacts on the environment, including air and water quality and quantity, our economy, and ultimately the health of the region’s people.

### **Local Context**

Beyond the guidance in GMA and VISION 2040, these CPPs give direction for coordination of local issues outside of the UGA that may arise between jurisdictions.

The objective of these policies is to ensure a future that maintains the non-urban character of rural areas, an active resource economy, and prosperous rural cities.

**DP-23** The County shall establish low intensities of development and uses in areas outside of Urban Growth Areas to preserve resource lands and protect rural areas from sprawling development.

**DP-24** Density and development standards in rural and resource areas shall be based on accommodating the projected population and employment growth not allocated to the urban growth areas, consistent with GF-5 and the growth targets in Appendix B.

- 1  
2 **DP-25** The County shall establish, in rural and resource areas, infrastructure and road  
3 standards that are consistent with appropriate development patterns and  
4 densities in rural and resource areas to maintain rural character.  
5
- 6 **DP-26** Domestic water supply systems may be developed in rural and resource areas  
7 to meet the needs of rural areas. Water sources and transmission lines may be  
8 developed in rural and resource areas to meet the needs of urban growth areas.  
9
- 10 **DP-27** The county may permit rural clustering in accordance with the Growth  
11 Management Act.  
12
- 13 **DP-28** The County and cities should meet the demand for new commercial activity  
14 and services as well as new industrial job base in Urban Growth Areas  
15 (UGAs) with limited exceptions as identified below. Outside of UGAs, the  
16 County should limit commercial and industrial development consistent with  
17 GMA and the Regional Growth Strategy, by allowing for:  
18 a. Resource-based and resource supportive commercial and industrial uses;  
19 b. Limited convenience commercial development serving the daily needs of  
20 rural area residents;  
21 c. Home-based businesses;  
22 d. Low traffic and employment enterprises that benefit from a non-urban  
23 location due to large lots, vegetative buffers, etc; and,  
24 e. Maintenance of the historical locations, scale, and character of existing  
25 commercial services and industrial activities.  
26 f. Resource-dependent tourism and recreation oriented uses provided they do  
27 not adversely impact adjoining rural and resource uses.  
28
- 29 **DP-29** The County shall develop strategies and programs to support agricultural and  
30 forest activities.  
31 a. Strategies should reduce conversion pressures on all resource lands and on  
32 rural lands with resource-based activities and may include redesignation of  
33 rural land to resource land.  
34 b. Programs may include transfer of development rights, purchase of  
35 development rights, and other conservation incentives that encourage the  
36 focus of growth in the Urban Growth Areas.  
37
- 38 **DP-30** Jurisdictions should encourage the use of transfer of development rights  
39 (TDR), purchase of development rights, and conservation incentives. The  
40 objective is to focus growth in the Urban Growth Areas while lessening  
41 development pressure on rural and resource areas. Specific steps regarding  
42 TDR include:  
43 a. Designating additional TDR sending and receiving areas;  
44 b. Developing zoning incentives to use TDR in urban areas not already  
45 designated as receiving areas;  
46 c. Coordinating with efforts to establish a regional TDR program; and

- 1 d. Ensuring that an area designated as a TDR receiving area by the County
- 2 remains a receiving area after annexation or that the city provides an
- 3 equivalent capacity for receiving TDR certificates elsewhere in the city
- 4 when the County and the affected cities have adopted an interlocal
- 5 agreement addressing the TDR program.
- 6



## Orderly Development

These policies have been prepared under authority of RCW 36.70A.210(3) which states that, "A countywide planning policy shall at a minimum, address the following...Policies for promotion of contiguous and orderly development and provisions of urban services to such development..."

### Community Design

- DP-31** Jurisdictions should minimize the adverse impacts on resource lands and critical areas from new developments.
- DP-32** Jurisdictions should design public buildings and spaces, transportation facilities, and infrastructure so they contribute to livability, a desirable sense of place and community identity.
- DP-33** Jurisdictions should develop high quality, compact urban communities that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.
- DP-34** The County and cities are encouraged to protect and preserve historical, cultural and archaeological resources in a manner consistent with state law and local policies and in collaboration with state agencies.

### The Built Environment and Health

Urban design has a profound effect on how well we live. This subsection of the Development Patterns chapter ties together how we build the urban environment and the values of health and safety. It responds to the legislative findings in the GMA where the state connects land use planning to health and public safety.<sup>12</sup> The GMA considers provisions for health and safety to be a part of the goal of Public Services.<sup>13</sup> VISION 2040 articulates the regional response to this state requirement and sets the stage for the CPPs to guide local plans. The policies here are the local response to state and regional initiatives that seek to connect land use planning with public health and safety.

- DP-35** The County and cities should address the safety, health, and well-being of residents and employees by:
- Adopting development standards encouraging design and construction of healthy buildings and facilities; and
  - Providing infrastructure that promotes physical activity.
- DP-36** The County and cities should adopt policies that create opportunities for:
- Supporting urban food production practices, distribution, and marketing such as community gardens and farmers markets; and

---

<sup>12</sup> RCW 36.70A.010

<sup>13</sup> RCW 36.70A.020(12) and 36.70A.030(13)

- 1                   b. Increasing the local agricultural economy's capacity to produce, market,  
2                   and distribute fresh and minimally processed foods.  
3

4                   **Incompatible Land Uses**  
5

6   **DP-37**       The County and cities should conserve designated industrial land for future  
7                   industries and related jobs by:

- 8                   a. Protecting it from encroachment by incompatible uses and development  
9                   on adjacent land;  
10                  b. Discouraging non-industrial uses on it unless such uses support and  
11                   enhance existing industrial land uses; and  
12                  c. Discouraging conversion of it to other land use designations unless it can  
13                   be demonstrated that a specific site is not suitable for industrial uses.  
14

15   **DP-38**       Adjacent to military lands, the County and cities should encourage land uses  
16                   that are compatible with military uses and discourage land uses that are  
17                   incompatible.  
18

19   **DP-39**       The County and cities shall protect the continued operation of general aviation  
20                   airports from encroachment by incompatible uses and development on  
21                   adjacent land.  
22

## HOUSING

The goal is to provide a variety of decent, safe, and affordable housing opportunities to all segments of the county's population.

The countywide housing goals and planning policies that follow are intended to provide a framework for local jurisdictions to meet the county's housing needs in a consistent and coordinated way. The housing policies strive towards meeting the county's housing needs by a variety of means, including new and redeveloped mixed-use projects in urban activity centers that are complemented by an infrastructure of schools, parks, shopping areas, and work places. These urban activity centers should be interconnected by a network of walkways, bikeways, and readily accessible transit stops.

- HO-1** Ensure that fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.
- HO-2** Make adequate provisions for existing and projected housing needs of all economic segments of the county.
- HO-3** Strengthen interjurisdictional cooperative efforts to ensure an adequate supply of housing is available to all economic segments of the county.
- HO-4** Adopt and implement a fair share distribution of low-income and special needs housing so as to prevent further concentration of such housing into only a few areas. The county and cities will collaborate in formulating a methodology to assess existing and projected housing needs of the county's population and a fair share housing allocation methodology.
- HO-5** Each jurisdiction's comprehensive plan housing element will include strategies to attain the jurisdiction's fair share housing objectives. Jurisdictions will consider as appropriate the strategies for achieving affordable housing as described in OD-13. (Amended Mar. 31, 2004 – Amended Ord. 04-007)
- HO-6** Production of an adequate supply of low and moderate income housing will be encouraged by exploring the establishment of interjurisdictional private/public financing programs which involve local lenders and foster cooperative efforts with non-profit housing developers. (Amended Mar. 31, 2004 – Amended Ord. 04-007)
- HO-7** Encourage the availability of adequate affordable housing in designated urban growth areas by implementing land use and density incentives as provided in RCW 36.70A.090 and in rural areas by means of cluster housing that minimizes infrastructure costs. (Amended Feb. 2, 1994 - Ord. 94-002; Amended Mar. 31, 2004 – Amended Ord. 04-007)

- 1  
2 **HO-8** Implement policies and programs that encourage the upgrading of  
3 neighborhoods and the rehabilitation and preservation of the supply of  
4 existing affordable housing, including but not limited to mobile home park  
5 housing, single room occupancy (SRO) housing, and manufactured housing.  
6
- 7 **HO-9** Implement a coordinated monitoring program to evaluate progress towards  
8 achieving housing goals and objectives on a countywide and jurisdictional  
9 level. Such a monitoring program shall entail the preparation of a housing  
10 monitoring report every five years or more frequently if housing conditions  
11 and data availability warrant. The housing report will include an assessment  
12 of the adequacy of the jurisdictions' supply of undeveloped, partially used and  
13 redevelopable *residential land*<sup>14</sup> and applications/permits for residential  
14 development, the jurisdictions' supply of land for non-residential land uses,  
15 the location of urban growth boundaries, and an assessment of the  
16 jurisdictions' strategies for achieving their housing objectives. The  
17 preparation of the housing report may be combined with the review and  
18 evaluation program required by UG-14. (Amended Feb. 16, 2000 – Amended  
19 Ord. 99-121; Amended Mar. 31, 2004 – Amended Ord. 04-007)  
20
- 21 **HO-10** Ensure consistent application of county-wide housing planning policies by  
22 adopting definitions of affordable housing, extremely low-income housing,  
23 very low-income housing, low and moderate-income housing, and middle  
24 income housing as established in the Snohomish County Tomorrow growth  
25 monitoring system. These definitions may be periodically revised based on  
26 consideration of local demographic data and the definitions used by the  
27 Department of Housing and Urban Development. The generally accepted  
28 definition of housing affordability is for a household to pay no more than 30  
29 percent of its annual income on housing (HUD). The following definition of  
30 special needs housing shall be adopted:  
31 Affordable housing for persons that require special assistance or supportive  
32 care to subsist or achieve independent living, including but not limited to  
33 persons that are frail, elderly, developmentally disabled, chronically mentally  
34 ill, physically handicapped, homeless, persons participating in substance  
35 abuse programs, persons with AIDS, and youth at risk.  
36 (Amended Mar. 31, 2004 – Amended Ord. 04-007)  
37
- 38 **HO-11** Adopt a local planning process that reconciles the need to encourage and  
39 respect the vitality of established residential neighborhoods with the need to  
40 identify and site essential public residential facilities for special needs  
41 populations, including those mandated under RCW 36.70A.200.  
42

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<sup>14</sup> Editor's Note: The phrase "residential land" was added by Amended Ord. 04-007 on Mar. 31, 2004 but was not indicated with addition marks.

- 1 **HO-12** Encourage a variety of housing types and densities that allow for infill using  
2 innovative urban design techniques to foster broad community acceptance.  
3 (Amended Mar. 31, 2004 – Amended Ord. 04-007)  
4
- 5 **HO-13** Provide adequate, affordable housing choices for all segments of the County's  
6 work force within close proximity or adequate access to the respective places  
7 of work.  
8
- 9 **HO-14** Encourage the use of environmentally sensitive housing development  
10 practices in order to minimize the impacts of growth on the county's natural  
11 resource systems.  
12
- 13 **HO-15** Consider the economic implications of proposed building and land use  
14 regulations so that the broader public benefit they serve is achieved with the  
15 least additional cost to housing.  
16
- 17 **HO-16** Ensure the expeditious and efficient processing of development applications  
18 by endeavoring to process complete development applications *consistent with*  
19 *the*<sup>15</sup> timelines established in state law and local ordinances. The jurisdictions  
20 shall maintain clear and specific submittal standards and the most current  
21 available information on wetlands, geologic hazardous areas, and fish and  
22 wildlife habitat conservation areas. The expeditious processing of  
23 development applications shall not result in the lowering of environmental and  
24 land use standards. (Amended Mar. 31, 2004 – Amended Ord. 04-007)  
25
- 26 **HO-17** Minimize housing production costs by considering the use of a variety of  
27 infrastructure funding methods, including but not limited to existing revenue  
28 sources, impact fees, local improvement districts, and general obligation  
29 bonds.  
30
- 31 **HO-18** Ensure that each jurisdiction's impact fee program adds no more to the cost of  
32 each housing unit produced than a fairly-derived proportionate share of the  
33 cost of new public facilities needed to accommodate the housing unit as  
34 determined by the impact fee provisions of the Growth Management Act cited  
35 in RCW 82.02.  
36
- 37 **HO-19** Require that adequate quantities of affordable housing for a broad range of  
38 income levels are provided in fully contained communities concurrent with  
39 the development of jobs, services, and other publicly-approved project  
40 improvements. (This would be applicable only if the County has made  
41 provision for new fully contained communities.)  
42

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<sup>15</sup> Editor's Note: The phrase "consistent with the" was added by Amended Ord. 04-007 on Mar. 31, 2004 but was not indicated with addition marks.

- 1   **HO-20**   Require that adequate quantities of affordable housing for support staff are  
2                   provided in new master planned resort developments concurrent with the  
3                   development of other publicly-approved project improvements. (This would  
4                   be applicable only if the County has made provision for new master planned  
5                   resort developments.)  
6  
7   **HO-21**   Encourage local jurisdictions to implement housing relocation programs as  
8                   provided under chapter 59.18 RCW.

## ECONOMIC DEVELOPMENT AND EMPLOYMENT

A solid economic foundation is fundamental to our quality of life. Economic growth and activity provides jobs and income for our citizens, the goods and services that we use daily, and revenues that fund local government services and programs. Strengthening our businesses climate keeps our region competitive with other regions, and expands opportunities for new and better jobs as our population grows. Diversifying and expanding Snohomish County's economic base will provide important long-term benefits to our citizens and communities.

Local government should promote economic development by creating opportunities for a wide range of businesses, jobs and careers, in partnership with the private sector. Through education and training programs, land use planning, construction permitting, and building infrastructure, local government "sets the table" for private investment and continued economic growth.

### State Context

The Growth Management Act requires that Countywide Planning Policies (CPPs) include policies to promote economic development and employment (36.70A.210(3)(g)). It also requires local plans – which the CPPs guide – to include an economic development element (36.70A.070(7)).

### Regional Context

VISION 2040 states the following "overarching goal" for economic development:

*The region will have a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people, sustaining environmental quality, and creating great central places, diverse communities, and high quality of life.*

It goes on to state:

*VISION 2040's economic goals and policies promote a sustainable economy that creates and maintains a high standard of living and quality of life for all. To create stable and lasting prosperity, VISION 2040 focuses on businesses, people, and places, recognizing that growth management, transportation, economic, and environmental policies must be integrated, and must take social, economic, and environmental issues into account while preserving key regional assets.*

In 2008, the Prosperity Partnership for the Puget Sound adopted a Regional Growth Strategy (RGS) for the area that identifies 14 industrial clusters in the region's economy. It also identifies the following seven clusters for strategic development:

- Aerospace
- Clean Technology

- Information Technology
- Life Sciences
- Logistics and International Trade
- Military
- Tourism/Visitors.

## **Snohomish County Economy**

The CPPs in this chapter are intended to promote economic development in Snohomish County consistent with the goals and policies of VISION 2040. Snohomish County is an important international center for the aerospace industry, and the home of the Boeing Company's largest aircraft manufacturing complex. This county also accounts for about one-fourth of the biotech industry in the State of Washington. Looking into the future, economic development organizations have identified three industry clusters as the ultimate focus of Snohomish County. These three industry clusters are Aerospace, Life Sciences (Biotech and Medical Devices), and Technology Manufacturing.

To achieve sustainable economic vitality for all the communities of Snohomish County, jurisdictions are required to incorporate an economic development element in their comprehensive plans. Coordination of economic development planning with the other required elements of comprehensive plans is vital to attracting new business, promoting economic diversity and encouraging expansion and retention of existing businesses.

Snohomish County residents provide a skilled workforce for many businesses in both King and Snohomish counties. An important part of creating sustainable communities and improving the quality of life will be realized by creating more opportunities for residents of Snohomish County to work closer to home. The CPPs, as the framework for local comprehensive plans, support the integration of economic opportunities, transportation improvements, investments in education, protection of environmental quality, and focusing of growth in designated centers, consistent with the RGS in VISION 2040.

## **Economic Development and Employment Goal**

Cities, towns, and Snohomish County government will encourage coordinated economic growth by building on the strengths of the county's economic base and diversifying it through strategic investments in infrastructure, education and training, and sound management of land and natural resources.

- ED-1** The County and cities, through Snohomish County Tomorrow, should support the Regional Growth Strategy of VISION 2040 and the economic priorities of the Prosperity Partnership. While recognizing the need to accommodate other businesses and industries and to diversify our economy, jurisdictions should support the following industry clusters that play an important role in the health of Snohomish County's economy, through our comprehensive plan policies, infrastructure investments and land use regulations:



- a. Aerospace;
- b. Technology;
- c. Life sciences and healthcare;
- d. International trade;
- e. Military;
- f. Tourism;
- g. Agriculture; and
- h. Education

**ED-2** The County and cities should encourage the establishment and growth of locally owned, small businesses through comprehensive plan policies, infrastructure investments, and fair and appropriate land use regulations in all communities.

**ED-3** Jurisdictions should prioritize multi-modal transportation system linkages between growth centers, manufacturing and industrial centers, and supporting residential areas containing an adequate supply of affordable housing (as appropriate).

**ED-4** State and federal economic development and transportation funding should be prioritized to regionally designated centers and sub-centers as well as transportation system linkages between regional growth centers, manufacturing industrial centers, and supporting residential areas containing an adequate supply of affordable housing.

**ED-5** The process for designating Manufacturing/Industrial Centers (MICs) shall be as follows:

- a. A local jurisdiction may nominate an MIC;
- b. An economic development subcommittee of Snohomish County Tomorrow (SCT) reviews the proposal for conformity with the criteria in ED-6;
- c. If the MIC proposal is found to be appropriate, the SCT Steering Committee recommends the MIC for designation; and
- d. The County Council holds a public hearing and makes the decision to seek designation of the MIC as a candidate center to be forwarded to the Puget Sound Regional Council for consideration.

**ED-6** Manufacturing/Industrial Centers (MICs) designated through the process in ED-5 shall be located in Urban Growth Areas (UGAs). MICs should have clearly defined geographic boundaries and develop in accordance with the general guidelines established in the VISION 2040 Regional Growth Strategy. Specifically, an MIC should meet the following criteria, it:

- a. Consists of major, existing regional employment areas of intensive, concentrated manufacturing, industrial and high technology land uses, including – but not limited to – aviation facilities and services;
- b. Provides capacity and planning for a minimum of 20,000 jobs;
- c. Is located outside other designated centers but in a UGA;

- d. Includes land uses that cannot easily be mixed at higher densities with other uses;
- e. Is supported by adequate public facilities and service, including good access to the regional transportation system; and
- f. Discourages retail and office uses unless they are supportive of the preferred uses in (a.).

**ED-7** The County and adjacent cities shall protect the Paine Field-Boeing area as a Manufacturing Industrial Center (MIC), recognizing that it is a major, existing regional employment area of intensive, concentrated manufacturing and industrial land uses, including aerospace, aircraft manufacturing and high-technology uses. Notwithstanding the VISION 2040 guidelines for MIC designation, land uses and zoning of Paine Field continue to be governed by the Snohomish County Airport Paine Field Master Plan and Snohomish County Zoning Code consistent with federal aviation policies and grant obligations. This MIC should:

- a. Accommodate aerospace related employment and associated activities;
- b. Accommodate employment which requires a high floor area to employee ratio but strive to increase the overall employment density in the manufacturing and industrial center;
- c. Encourage a mix of uses which support and enhance manufacturing, aerospace and industrial centers; and
- d. Be supported by adequate public facilities and services, including good access to the region's transportation system, which are essential to the success of the MIC.

**ED-8** Jurisdictions are encouraged to work with businesses and organizations to develop economic development plan elements and analyze the land use designations, infrastructure and services needed by business uses.

**ED-9** As appropriate, the County and cities should adopt plans, policies, and regulations that preserve designated industrial, commercial, agricultural, and resource land base for long-term regional economic benefit.

**ED-10** In their local comprehensive plans, jurisdictions shall include economic development policies consistent with existing or planned capital and utility facilities. These plans should identify and implement strategies to ensure timely development of needed facilities.

**ED-11** In cooperation with school districts, other education providers, and each other, jurisdictions should ensure the availability of sufficient land and services for future K-20 school needs, and support improved education and job training resources for all citizens, such as a 4-year university or technical college in Snohomish County.

1 **ED-12** The County and cities should coordinate economic plans with transportation,  
2 housing, and land use policies that support economic development and  
3 predictability for future growth.  
4

5 **ED-13** Jurisdictions should recognize, where appropriate, the growth and  
6 development needs of businesses of local, regional, or statewide significance  
7 and ensure that local plans and regulations provide opportunity for the growth  
8 and continued success of such businesses.  
9

10 **ED-14** The County and cities should promote an appropriate balance of jobs-to-  
11 housing to:  
12 a. Support economic activity;  
13 b. Encourage local economic opportunities and housing choice;  
14 c. Improve mobility; and  
15 d. Respond to the challenge of climate change.  
16

17 **ED-15** The expeditious processing of development applications by the County and  
18 the cities shall not result in the lowering of environmental and land use  
19 standards.  
20  
21

# TRANSPORTATION

## State Context

These transportation policies have been prepared under the authority of RCW 36.70A.210 (3) which states that "A countywide planning policy [CPP] shall as a minimum, address the following... (d) Policies for countywide transportation facilities and strategies". They apply to designated, countywide transportation facilities and services, which are those that serve travel needs and have impacts beyond the particular jurisdiction(s) in which they are located.

## Regional Context

VISION 2040 provides a framework for long-range transportation planning in the region by integrating planning for freight, ferries, roads, transit, bicycling, and walking. VISION 2040 recognizes the importance of continued mobility for people, goods, and services. It also recognizes that transportation in our region is the source for approximately half of the greenhouse gas emissions, as well as a primary source of pollution in Puget Sound. As a result, VISION 2040 commits to a sustainable, clean and safe transportation system that increases transportation choices while improving the natural environment.

The multicounty planning policies for transportation are organized around the maintenance, management, and safety of the transportation systems. The policies call for better integrated land use and transportation planning, with a priority placed on transportation investments that serve centers and compact urban communities. An emphasis is also placed on cleaner operations, dependable financing mechanisms transportation, alternatives to driving alone (and reduced vehicle miles traveled), and lower transportation-related energy consumption—which, in turn, lowers particulate pollution and greenhouse gas emissions.

## Local Context

Transportation and land use are profoundly interrelated. The type, intensity, and timing of land development will influence the mode of transportation provided, its effectiveness in moving people and goods and the travel behavior of people using the land. Distinctions need to be made between the types and levels of transportation services provided to urban areas and rural areas. People living in low-density areas traveling to employment dispersed throughout the county tend to use the automobile over other modes of transportation.

It is very difficult to serve these types of trips with traditional, fixed route, public transportation (i.e., bus or rail). Public transportation is most effective in moving people where population and employment are concentrated in denser neighborhoods and activity centers. Site design features need to accommodate public transportation allowing efficient access and circulation of transit vehicles.

1  
2 In order to achieve the long-term growth management goals that are established by  
3 Snohomish County Tomorrow, the following overarching principles should guide  
4 implementation of the CPPs for multimodal transportation.  
5

- 6 • Provide a wide range of choices in transportation services to ensure that all  
7 citizens have the ability to travel regardless of age, sex, race, income,  
8 disability, or place of residence.
- 9 • Pursue sustainable funding and informed decision-making that recognizes the  
10 economic, environmental, and social context of transportation.
- 11 • Balance the various modes of travel in order to enhance person-carrying  
12 capacity, as opposed to vehicle-moving capacity.
- 13 • Implement efficient levels of service for the various surface transportation  
14 modes (i.e., roadways, bikeways, transit, and freight) that are applied  
15 effectively to serve different intensities of land development.  
16

17 Policies related to level of service, transportation location, and design need to be  
18 coordinated across state, regional, and local agencies to ensure effective and efficient  
19 transportation. We need to ensure that our countywide transportation systems are  
20 designed to support the level of land development we allow and forecast while at the  
21 same time recognizing and responding to the context in which those systems are located.  
22

23 The CPPs presented here are intended to guide transportation planning by the County and  
24 cities in Snohomish County and to provide the basis for regional coordination with the  
25 Washington State Department of Transportation (WSDOT), the Puget Sound Regional  
26 Council (PSRC), and transportation operating agencies.  
27

## 28 **Transportation Goal**

29

30 The County and cities will work proactively with transportation planning agencies  
31 and service providers to plan, finance, and implement an efficient multi-modal  
32 transportation system that supports state-level planning, the Regional Growth  
33 Strategy, and local comprehensive plans.  
34

- 35 **TR-1** Jurisdictions should establish agreements and procedures for jointly mitigating  
36 traffic impacts, including provisions for development and design review and  
37 sharing of developer impact mitigation.
- 38 a. Interlocal agreements among the cities and County should be used in Urban  
39 Growth Areas and areas proposed for annexation, to define procedures and  
40 standards for mitigating traffic impacts, sharing improvement and debt costs  
41 for transportation facilities, and addressing maintenance and funding for  
42 future transportation facilities and services. These interlocal agreements may  
43 also include transit agencies or the Washington State Department of  
44 Transportation where mitigation includes transportation demand management  
45 strategies or transit related improvements, such as park and ride facilities, bus  
46 rapid transit stations, or high-occupancy lanes.

- b. Joint development and plan review teams should be formed for major projects having impacts that extend across jurisdictional boundaries.
- c. Development impact mitigation should be shared where a project's impacts extend across jurisdictional boundaries.
- d. Local comprehensive plans and long-range transit agency plans should provide policies that encourage private sector investment in transportation services and facilities.
- e. Local land use regulations should provide for integrated design of transportation facilities in designated urban growth centers to encourage transit-oriented land uses and nonmotorized modes of travel.

**TR-2** Jurisdictions may designate transportation service areas that provide the geographic basis for joint projects, maintenance, level of service methods, coordinated capital and mitigation programs and finance methods for transportation facilities and services. In these transportation service areas, the Washington State Department of Transportation, the County, cities and transit agencies may coordinate future land use, transportation, and capital facilities planning efforts to ensure consistency between jurisdictional comprehensive plans and long-range transit agency plans.

**TR-3** In support of VISION 2040, the County and cities should establish agreements and procedures for setting priorities, programming, and financing for countywide, regional and state transportation facilities and services consistent with the Growth Management Act and federal transportation legislation.

- a. The County and cities, in coordination with public transit agencies and the Washington State Department of Transportation (WSDOT), should develop consistent methodologies to determine transportation needs and their estimated costs in terms of capital, operations, preservation, and maintenance.
- b. Transportation needs should be prioritized based on the extent to which they fulfill the objectives of the adopted Regional Growth Strategy (RGS), local comprehensive plans, long range transit agency plans, and transportation policies.
- c. The Puget Sound Regional Council, WSDOT, County, and cities should maintain an ongoing and coordinated six-year program that specifies the financing of immediate transportation improvements consistent with the RGS, Transportation 2040, and the WSDOT Highway System Plan.
- d. The financing of transportation systems and improvements should reflect the true costs of providing service, reflecting the costs and benefits attributable to those who use the system as well as those who benefit from it. Revenues to finance transportation should come from traditional measures (e.g., fuel taxes, property taxes, and impact mitigation fees), but also from other innovative measures (e.g., user fees, high occupancy tolls, Vehicle Miles Travelled assessments, and private-sector contributions). Importantly, impacts of transportation system choices and funding decisions on climate change should be considered as part of this process.

**TR-4**

The County and cities shall provide transportation facilities and services that support the land use elements of their comprehensive plans, including roadway capacities and nonmotorized options together with public transportation services appropriate to the designated land use types and intensities by:

- a. Maintaining and improving existing arterials, neighborhood streets, and associated pedestrian, bicycle, and transit infrastructure in order to promote safe and efficient use for all modes;
- b. Providing a network of multimodal arterials based on a consistent classification system and appropriate design standards that will improve connectivity, circulation, and reduce vehicle miles of travel;
- c. Using land use projections based on the Regional Growth Strategy and implemented through local comprehensive plans to identify and plan for adequate roadway, pedestrian, bicycle, and transit services to meet travel needs;
- d. Reviewing land use designations where roadway capacity and/or transit service capacity cannot adequately serve or expect to achieve concurrency for development allowed under the designation;
- e. Providing adequate access to and circulation for public service and priority for public transportation vehicles will be part of the planning for comprehensive plan land use designations and subsequent development as appropriate; and
- f. Consulting with transit agencies, as appropriate, when planning future land use in designated transit emphasis corridors and in the area of high capacity transit stations for consistency with long-range transit agency plans and to ensure that the land use and transit services are mutually supported.

**TR-5**

The County and cities together with the Washington State Department of Transportation should develop consistent transportation design standards for urban and rural areas throughout the County that address public transportation, roadways, ferries, walkways, bikeways, and access for people with disabilities, low-income and special needs populations, and that recognize differences among communities by:

- a. Identifying major travel routes needing additional public transportation, pedestrian, or bicycle-related improvements to increase people-carrying capacity;
- b. Coordinating local comprehensive plans to develop or complete a system of interconnected walkways and bikeways;
- c. Establishing multimodal transportation facility design, level of service standards and site plan design standards that will address the movement of goods and services to enhance the well being of the economy and public health; and
- d. Implementing context-sensitive solutions that recognize the variety of functions of transportation facilities and that promote compatibility with adjoining land uses and activities and that create high quality public spaces.

- 1
- 2 **TR-6** The County and cities should prepare consistent rules and procedures among
- 3 affected jurisdictions and transit agencies for locating and designing
- 4 transportation facilities and services to minimize and mitigate their adverse
- 5 impacts on the natural environment or resource lands. Depending on the
- 6 jurisdiction, these may include:
- 7 a. Design standards and consistent methods to minimize adverse impacts on
- 8 shorelines, water resources, drainage patterns, and soils;
- 9 b. Location criteria that minimize the disruption to natural habitat, flood
- 10 plains, wetlands, geologically and other environmentally sensitive areas;
- 11 c. Cooperation with the Puget Sound Clean Air Agency, PSRC, and local
- 12 jurisdictions to ensure consistency with the transportation control measure
- 13 requirements of the 1990 Clean Air Act Amendments; and
- 14 d. Measures to reduce emissions that contribute to climate change.
- 15
- 16 **TR-7** The County and cities shall employ professionally accepted methodologies for
- 17 determining transportation levels of service that consider different
- 18 development intensities for urban centers, other urban areas and rural areas,
- 19 high-occupancy vehicle use and community values as reflected by the city and
- 20 County comprehensive plans, and transit agency long range plans.
- 21
- 22 The County and cities should use – in coordination with transit agencies – a
- 23 consistent technique in calculating transportation level of service on a systems
- 24 basis that:
- 25 a. Incorporates different levels of service depending on development form,
- 26 mix of uses and intensity/density of land use, availability and adequacy of
- 27 transit service, and the availability and adequacy of bicycle and pedestrian
- 28 facilities in accordance with local comprehensive plans and long range
- 29 transit agency plans;
- 30 b. Employs consistent data collection and processing in determining travel
- 31 demand and system operations along with the Puget Sound Regional
- 32 Council (PSRC), adjacent local jurisdictions and transit agencies; and
- 33 c. Monitors level of service and concurrency on a routine basis on those
- 34 critical transportation facilities and services that serve as indicators of
- 35 system operation.
- 36
- 37 **TR-8** The County and cities shall establish concurrency requirements for land
- 38 development by considering transportation levels of service and available
- 39 financial resources to make needed transportation improvements.
- 40 a. The goals, policies, and objectives of local comprehensive plans shall be
- 41 the basis for making interpretations of development concurrency with
- 42 transportation.
- 43 b. Level of service shall be used as a growth management tool to limit
- 44 development in rural areas and offer incentives for more intense
- 45 development in existing urban areas. Implementation of this policy will
- 46 require higher levels of service in rural areas than in urban areas.



- c. The impact of alternate modes of travel (e.g., pedestrian, bicycle, carpools, vanpools, buses, rail, etc.), as well as single-occupant vehicles, shall be considered in making local concurrency determinations.
- d. Recognize there are transportation services and facilities that are at their ultimate capacity.
- e. The County and cities will reconsider land use designations where it is evident transportation facilities and services cannot be financed or provided in sufficient time to maintain concurrency with land development. Implementation of this policy will likely require increased density in centers, additional restrictions on rural development, shifting of transportation dollars to projects supporting centers, and lower levels of service and/or inability to maintain concurrency in some areas.

**TR-9** The County and cities should establish common policies and technical procedures for transportation system management and transportation demand management programs that reduce trip making, total miles traveled, and the climate change and air quality impacts associated with development, and improve the efficiency of the transportation system.

- a. The Washington State Department of Transportation, Puget Sound Regional Council, County and cities should establish consistent commute trip reduction, vehicle-miles-of-travel and single-occupant vehicles goals and consistent methods of measuring progress to ensure consistency and equity.
- b. The County and cities should coordinate with transit agencies and with each other for the implementation of employer and residential trip reduction programs.

**TR-10** The County and cities should collaborate with federal, state, and regional agencies, and adjacent counties, cities, and transit agencies to prepare uniform criteria for locating and mitigating the impacts of major countywide and regional transportation facilities and services. These agencies should:

- a. Designate transportation facilities of countywide and regional significance;
- b. Prepare criteria for locating park-and-ride lots, transit stations, and similar components of a regional transportation system; and
- c. Coordinate studies that look at alternative sites with affected public agencies and impacted neighborhoods.

**TR-11** The County and cities should establish an education program utilizing state, County, transit agency, city transportation resources, and local school districts that encourages use of public transportation. The County and cities, in cooperation with transit agencies, should also establish an ongoing public awareness program for ridesharing and public transportation.

**TR-12** Each local jurisdiction served by transit should, in cooperation with transit agencies, map the general locations of planned major transit facilities in their

comprehensive plans and shall enact appropriate transit-oriented policies and development standards for such locations. Where appropriate, transit-oriented development should encompass the following common elements:

- a. Be located to support the development of designated growth centers and existing or planned transit emphasis corridors;
- b. Include pedestrian-scale neighborhoods and activity centers to stimulate use of transit and ridesharing;
- c. Plan for appropriate intensity and mix of development – including both employment and housing options – that support transit service;
- d. Provide safe, pleasant, and convenient access for pedestrians and bicyclists;
- e. Provide safe and convenient access and transfer between all forms of transit and other modes of travel; and
- f. Promote pricing or regulatory mechanisms<sup>16</sup> to encourage transit use and reduce reliance on the automobile.

**TR-13** The County, cities, and transit agencies in the Southwest Urban Growth Area (UGA) should collaborate with Sound Transit to ensure planning and right-of-way preservation for a future phase of light-rail corridor development that will extend to the Everett Regional Growth Center as soon as possible. Planning for light-rail transit should:

- a. Be compatible with Sound Transit 2 plans for Snohomish County, which include commitments for stations in Lynnwood and Mountlake Terrace;
- b. Recognize and be compatible with local land use planning and urban design objectives in the Southwest UGA; and
- c. Include consideration and evaluation of additional transit services to major employment centers in the Southwest UGA.

**TR-14** In order to improve transit service throughout the county, cities, the County and transit agencies should evaluate the potential to expand the Public Transportation Benefit Area (PTBA) and/or the Regional Transit District (RTD) to Urban Growth Areas beyond the current boundaries in Snohomish County. This effort should consider the following:

- a. Revenues to be generated from the expanded areas;
- b. Potential transit service improvements in the expanded PTBA and RTD;
- c. Benefits to communities to be added to the PTBA and RTD from improved transit services;
- d. Overall countywide benefit to implementing the Regional Growth Strategy and the objectives of city and County comprehensive plans by improving countywide and regional transit services;
- e. Roles countywide and regional agencies will assume in providing transit services; and
- f. Other relevant factors pertaining to the countywide and regional transportation system.

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<sup>16</sup> Such as metered parking and tolling.

1 **TR-15** The County and cities shall maintain, preserve and operate the existing  
2 transportation systems in a safe and usable state. The County and cities should  
3 collaborate on maintenance, management, predictable funding and safety  
4 practices that:  
5 a. Maintain and operate transportation systems to provide safe, efficient, and  
6 reliable movement of people, goods, and services;  
7 b. Protect the investment in the existing system and lower overall life-cycle  
8 costs through effective maintenance and preservation programs;  
9 c. Reduce the need for some capital improvements through investments in  
10 operations; pricing programs; demand management strategies, and system  
11 management activities that improve the efficiency of the current system;  
12 d. Improve safety of the transportation system and, in the long term, pursue  
13 the goal of zero deaths and disabling injuries;  
14 e. Protect the transportation system against disaster by developing prevention  
15 and recovery strategies and coordinating emergency responses; and  
16 f. Assess and plan for adaptive transportation responses to potential threats  
17 and hazards arising from climate change.

18  
19 **TR-16** The County and cities, in cooperation with transit operating agencies and the  
20 Washington State Department of Transportation, should plan strategically to  
21 integrate concepts related to sustainability and climate change in  
22 transportation planning, by:  
23 a. Developing and coordinating transportation plans that support land use  
24 and other plan elements and contribute to a flexible, holistic and long-term  
25 approach to promote sustainability and mitigate impacts contributing to  
26 climate change;  
27 b. Maximizing efficiency of existing transportation investments and pursuing  
28 measures to reduce vehicle miles of travel and greenhouse gas emissions;  
29 c. Fostering a less polluting system that reduces the negative effects of  
30 transportation infrastructure and operation on climate and natural  
31 environment;  
32 d. Developing and implementing transportation modes, fuels and  
33 technologies that are energy-efficient and reduce negative impacts on the  
34 environment;  
35 e. Investing in nonmotorized transportation improvements in and between  
36 urban centers;  
37 f. Promoting convenient and low-impact alternatives to single-occupancy  
38 vehicles; and  
39 g. Developing a transportation system that minimizes negative impacts to  
40 human health.

41  
42  
43 **TR-17** The County and cities should collaborate with the Washington State  
44 Department of Transportation (WSDOT) and transit operating agencies in  
45 order to designate transit emphasis corridors that allow effective and  
46 integrated planning of land use and transportation. Transit emphasis corridors  
47 – as delineated by local comprehensive plans – should:

- a. Be served, or planned to be served, by public transportation;
- b. Provide for transit-compatible and transit-oriented land uses and densities in transit emphasis corridors that recognize and reflect appropriate activity zones and walking distances, generally within  $\frac{1}{4}$  to  $\frac{1}{2}$  mile of the corridor;
- c. Connect all designated mixed-use urban centers;
- d. Conform to urban design and infrastructure standards that accommodate and enhance the operations of transit services;
- e. Be planned for compact, mixed-use commercial and residential development that is designed to be transit-oriented;
- f. Include programs to implement vehicle access management measures that preserve capacity, maintain level of service standards and promote traffic safety;
- g. Include transportation control measures, transportation demand management programs, and transportation system management programs to reduce travel delay and vehicle-miles of travel; and
- h. Promote consistency between County, city, WSDOT, and transit agency long-range transportation plans.

**TR-18** The County and cities, in cooperation with the Washington State Department of Transportation and port authorities, should plan and implement projects and programs to promote freight mobility and access needs being addressed through:

- a. Coordinated design and construction of regional and local transportation facilities that support manufacturing and international trade;
- b. Traffic operations measures and capital improvements that minimize the impacts of freight movement on other modes of travel;
- c. Maintenance, preservation, and expansion of freight rail capacity;
- d. Establishment of interjurisdictional programs aimed at preserving rail rights-of-way; and
- e. Special efforts to ensure any ongoing conflicts and other needs are planned for and resolved to the greatest extent possible.

**TR-19** The County and cities should prepare compatible rules and procedures among affected jurisdictions and transit agencies for locating transportation facilities and services to minimize and mitigate potential adverse impacts on low income, minority, and special need populations.

**TR-20** The County and cities, in cooperation with transit agencies, the Washington State Department of Transportation, and port authorities, should plan and design transportation facilities and services to efficiently interface with waterborne and air transportation terminals and facilities. It is intended that these efforts would:

- a. Promote a seamless transportation system for all modes of travel;
- b. Emphasize multi-modal intersection points at efficiently designed terminals;
- c. Lead to coordinated fare and ticketing systems;

- 1 d. Benefit local transportation systems by reducing traffic volumes or  
2 improving traffic flows; and  
3 e. Accommodate and complement existing and planned local land use  
4 patterns.  
5

6 **TR-21** The County and cities, in cooperation with the Washington State Department  
7 of Transportation (as appropriate), shall coordinate in planning, designing  
8 programming, and constructing nonmotorized transportation facilities in  
9 Snohomish County. The County and affected cities recognize a need for:

- 10 a. Bikeway and walkway standards that are compatible among affected  
11 jurisdictions;  
12 b. Joint planning to achieve continuous and/or direct bicycle routes between  
13 cities and major centers in Snohomish County and the region;  
14 c. Joint planning for a safe system of bicycle and pedestrian facilities that  
15 link residential areas, schools, recreational areas, business districts, and  
16 transit centers and facilities; and  
17 d. New development to accommodate nonmotorized transportation facilities  
18 in its site planning.  
19

20 **TR-22** The County and cities, in cooperation with the Washington State Department  
21 of Transportation and transit operating agencies, should preserve existing  
22 freight and passenger railroad rights-of-way for continued rail transportation  
23 use.  
24

25 **TR-23** The County, along with affected cities, should cooperate in efforts to acquire  
26 and/or purchase abandoned railroad right-of-way in order to preserve options  
27 for alternative transit corridors, such as commuter rail, between growth  
28 centers in or adjacent to Snohomish County.<sup>17</sup> The County and affected cities  
29 recognize that:

- 30 a. Interim or co-existing uses, such as freight rail, nonmotorized  
31 transportation, and recreational activities need to be considered and  
32 planned in conjunction with commuter rail service;  
33 b. Compatible land use types and densities need to be strategically planned at  
34 key locations to support the rail corridors; and  
35 c. Impacts on resource lands, the natural environment, and the community  
36 shall be considered with regard to preservation and use of abandoned  
37 railroad rights-of-way.  
38  
39

40 **TR-24** The County and cities should encourage transit supportive land uses in non-  
41 contiguous Urban Growth Areas (UGAs) in order to help preserve transit  
42 service between non-contiguous UGAs.

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<sup>17</sup> One example is a potential link between the cities of Woodinville and Snohomish.

# THE NATURAL ENVIRONMENT

## State Context

The goal for the environment in the Growth Management Act (GMA) says to “Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water” (RCW 36.70A.020(10)). There is no specific requirement in GMA for environmental policies; however, achievement of other requirements in GMA contributes to accomplishment of this goal.

## Regional Context

VISION 2040 acknowledges that certain development patterns and practices have damaged and threaten further disruption of the region's ecosystems. It recognizes that while some impacts are irreversible, the region can curb pollution, change land use and transportation patterns, and better manage waste to protect key ecological functions and help restore the environment. VISION 2040 stresses the ecological, economic, and health benefits of preserving and restoring our natural environment.

## Local Context

These policies form the basis of coordinated countywide environmental strategies for environmental stewardship, earth and habitat, water quality, air quality, and climate change. Related policies in the Development Patterns and Transportation sections address some of the major sources of air quality and climate change pollutants. Protecting and enhancing the quality of the natural environment is central to providing for the quality of life for residents of Snohomish County.

## The Natural Environment Goal

Snohomish County and local jurisdictions will act as a steward of the natural environment by protecting and restoring natural systems, conserving habitat, improving air and water quality, reducing greenhouse gas emissions and air pollutants, and addressing potential climate change impacts. Planning for the future will embrace sustainable ways to integrate care of the environment with economic and social needs.

**Env-1** All jurisdictions shall protect and enhance natural ecosystems through their comprehensive plans, development regulations, capital facilities programs, and management practices. Jurisdictions should consider regional and countywide strategies and assessments, as well as best available qualitative and quantitative information, in formulating plans and regulations that are specific to their community.

**Env-2** The County and cities should identify, designate, and protect regional open space networks/wildlife corridors both inside and outside the Urban Growth Area. Jurisdictions should establish policies and coordinated approaches to

1 preserve and enhance these networks/corridors across jurisdictional  
2 boundaries.

3  
4 **Env-3** The County and cities should identify and protect, enhance, or restore wildlife  
5 corridors and important habitat areas that support designated species of local  
6 or state significance and that are critical for survival of endangered or  
7 threatened species.

8  
9 **Env-4** The County and cities should work with neighboring jurisdictions to identify  
10 and protect significant open space areas, natural resources, and critical areas  
11 through appropriate local policies, regulations or other mechanisms such as  
12 public acquisition, easements, voluntary agreements, or by supporting the  
13 efforts of conservation organizations.

14  
15 **Env-5** In recognition of the broad range of benefits from ecological systems, the  
16 County and cities should establish policies and strategies to restore – where  
17 appropriate and possible – the region’s freshwater and marine shorelines,  
18 watersheds, and estuaries to a natural condition for ecological function and  
19 value.

20  
21 **Env-6** The County and cities shall collaborate with regional and state agencies on  
22 initiatives to ensure that air quality meets or is better than established state and  
23 federal standards. Any initiatives which exceed established state and federal  
24 standards shall be voluntary between jurisdictions and are not required by  
25 Env-6.

26  
27 **Env-7** The County and cities should support the implementation of the state’s  
28 climate change initiatives and work toward developing a common framework  
29 to analyze climate change impacts when conducting environmental review  
30 under SEPA.

31  
32 **Env-8** The County and cities should establish and/or support programs to reduce  
33 greenhouse gas emissions and to increase energy conservation and  
34 alternative/clean energy among both public and private entities.

35  
36 **Env-9** The County and cities should use natural systems to reduce carbon in the  
37 atmosphere by establishing programs and policies that maintain and increase  
38 forests and vegetative cover.

39  
40 **Env-10** The County and cities should establish a planning framework in local plans  
41 and coordinate regionally to anticipate, prepare for, and adapt as necessary to  
42 likely impacts of climate change.

## **PUBLIC SERVICES AND FACILITIES**

### **State Context**

The Growth Management Act (GMA) differentiates between urban and rural public services and facilities (36.70A.110). Certain public services and facilities, such as sanitary sewers, are allowed only in Urban Growth Areas (UGAs), with very few exceptions. The GMA requires local jurisdictions to determine which facilities and services are necessary to serve the desired growth pattern and how they will be financed (36.70A.070). The state's intent is to ensure that those public facilities and services necessary to support development shall be adequate and provided in a timely manner without decreasing the current service levels below locally established minimum standards.

The GMA requires countywide planning policies (CPPs) to contain policies related to essential public facilities (EPFs) (36.70A.210(3)(C)). The GMA provides that no comprehensive plan or development regulation may preclude the siting of essential public facilities (36.70A.200(5)). The GMA allows counties to adopt comprehensive plan policies and development regulations related to the siting of EPFs of a local nature as long as those policies and regulations do not preclude the siting of any such facility.

Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state and regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

Since the enactment of GMA, government's ability to fund the expanding demand for critical public facilities and services and ability to achieve GMA goals has been reduced. As a result, government agencies have been forced to re-evaluate service levels and delivery while looking to other sources of funds for critical public facilities and services.

### **Regional Context**

The Public Services and Facilities chapter responds to the overarching Public Services goal in VISION 2040 that reads, in part, "support development with adequate public facilities and services in a coordinated, and cost-effective manner". Some of the services addressed in VISION 2040 are included in the Joint Planning subsection of the General Framework and Coordination chapter, and others appear in the Transportation chapter. The following policies are for those public services and facilities that are appropriate for discussion in this chapter and that are not covered elsewhere in the CPPs.

Conservation is a major theme throughout VISION 2040. It calls for jurisdictions to invest in facilities and amenities that serve centers and to restrict urban facilities in rural and resource areas. The multicounty planning policies also discourage schools and other institutions serving urban residents from locating outside the urban growth area.



## **Local Context**

The designation of UGAs or Municipal Urban Growth Areas (MUGAs) establishes the public facilities and service area for cities in Snohomish County. The detailed planning and timing of such facilities and services and the installation of infrastructure improvements is determined through shorter-term 6-year capital improvement plans.

Public services and facilities in UGAs and MUGAs are expected to be provided at service levels to support urban densities and development intensity while reflecting the realities of limited funding resources and prioritization between those services and facilities.

Public services and facilities in rural areas of Snohomish County are expected to be provided at service levels reflecting lower densities and more dispersed patterns of development.

## **Public Services and Facilities Goal**

Snohomish County and its cities will coordinate and strive to develop and provide adequate and efficient public facilities and services to ensure the health, safety, conservation of resources, and economic vitality of our communities.

## **General Public Services**

- PS-1**      Jurisdictions should support cities as the preferred urban service providers.
- PS-2**      Cities shall determine the appropriate methods for providing urban services in their incorporated areas including any annexations thereto. Cities that currently have no territory in Snohomish County shall have an interlocal agreement in place with the County prior to annexations into the county, to address the provision of public services.
- PS-3**      Jurisdictions should support the County as the preferred provider for regional services, rural services, agricultural services, and services for natural resource areas.
- PS-4**      The County and cities should support the planned development of jobs and housing through strategic investment decisions and coordination of public services and facilities.
- PS-5**      Public services and infrastructure provided by jurisdictions in rural and resource areas should be at a level, scale, and in locations that do not induce urban development pressures.
- PS-6**      The County and cities should design infrastructure and public services to promote conservation of natural resources.

- PS-7** Jurisdictions should promote improved conservation and efficient use of water to ensure long-term water availability.
- PS-8** Jurisdictions should coordinate with solid waste service providers as appropriate to meet state mandates for the reduction of solid waste and promotion of recycling.
- PS-9** The County and cities shall permit new development in urban areas only when sanitary sewers are available with the exception of where sewer service is not likely to be feasible for the duration of the jurisdiction's adopted plan.<sup>18</sup>
- PS-10** Jurisdictions should encourage the use of low impact development techniques, and renewable and alternative energy sources.
- PS-11** The County and cities should maximize the use of existing facilities to promote financial and energy conservation benefits and savings.
- PS-12** Jurisdictions in Urban Growth Areas shall coordinate on the data, analysis and methodologies relating to the Levels of Service (LOS) standards for all public facilities and services that are required by the Growth Management Act. Each jurisdiction may implement and monitor its own LOS standards in accordance with each jurisdiction's adopted comprehensive plan.
- PS-13** Jurisdictions should adopt capital facilities plans, and coordinate with other service providers, to provide the appropriate level of service to support planned growth and development in Urban Growth Areas.
- PS-15** The County and cities should develop and coordinate compatible capital facility construction standards for all service providers in individual Urban Growth Areas.
- PS-16** The County and cities should encourage the location of new human services facilities near access to transit.

## **Essential Public Facilities**

- EPF-1** The County and each city may impose reasonable conditions and/or mitigation of adverse environmental impacts on approval of a development agreement or other land use approvals as a result of the siting of local, regional, statewide, or federal essential public facilities.

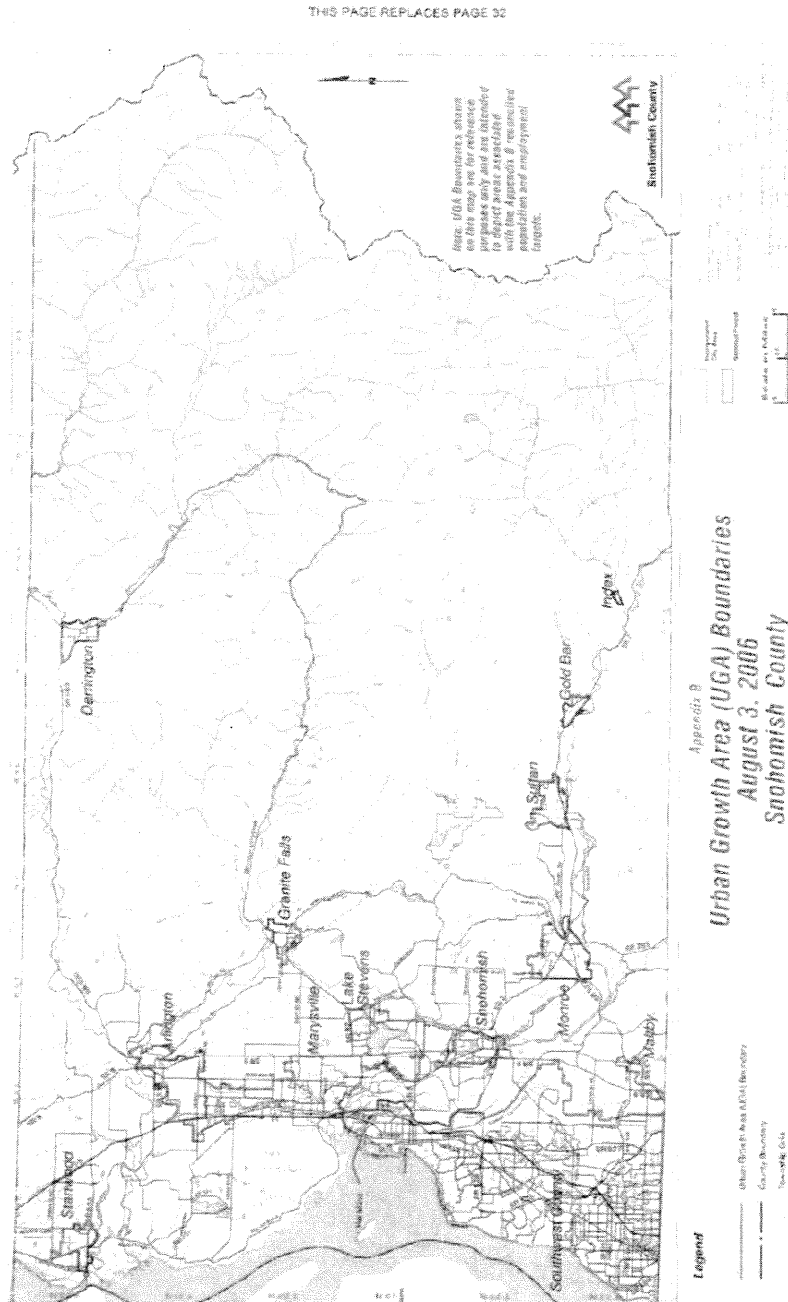
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<sup>18</sup> Currently identified exceptions include unsewerable enclaves, as well as the Darrington, Gold Bar, and Index Urban Growth Areas.

- EPF -2** The County and each city may establish a process through their respective comprehensive plans and implementing development regulations to identify and site local essential public facilities, consistent with the provisions of the GMA. This process should include:
- a. A definition of these facilities;
  - b. An inventory of existing and future facilities;
  - c. Economic and other incentives to jurisdictions receiving facilities;
  - d. A public involvement strategy;
  - e. Assurance that the environment and public health and safety are protected; and
  - f. A consideration of alternatives to the facility.
- EPF-3** Local essential public facilities should be sited to support the countywide land use pattern, support economic activities, reduce environmental impacts, provide amenities or incentives, and minimize public costs.
- EPF-4** Local essential public facilities shall first be considered for location inside Urban Growth Areas unless it is demonstrated that a non-urban site is the most appropriate location for such a facility. Local essential public facilities located outside of an Urban Growth Area shall be self-contained or be served by urban governmental services in a manner that shall not promote sprawl.
- EPF-5** The County and each city should collaborate with public agencies and special districts to identify opportunities for the co-location of local essential public facilities.

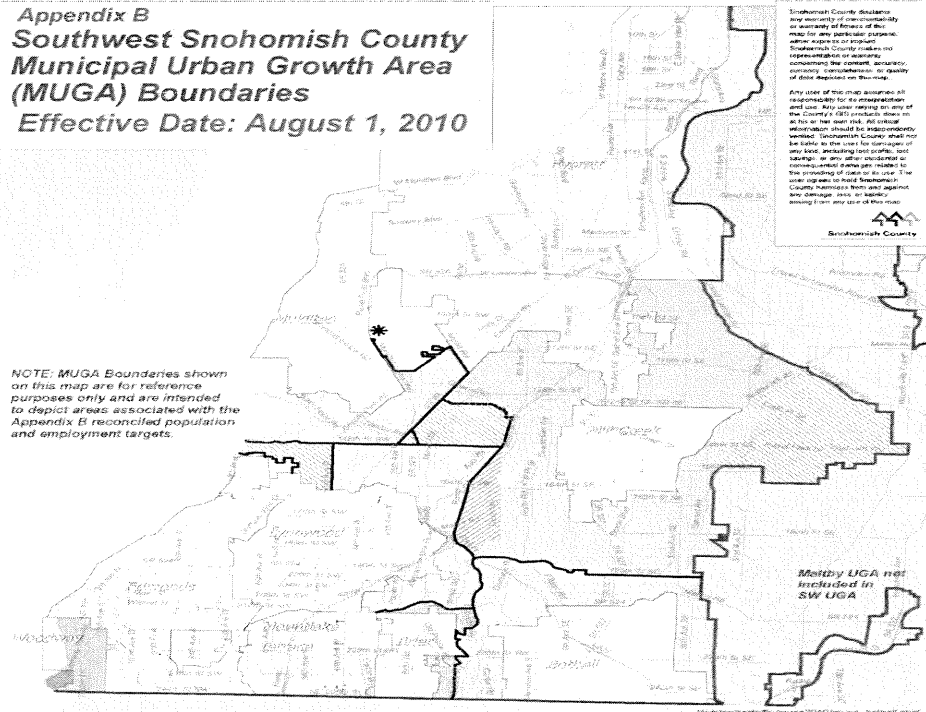
## APPENDICES

### Appendix A – UGA and MUGA Boundary Maps



**Appendix B**  
**Southwest Snohomish County**  
**Municipal Urban Growth Area**  
**(MUGA) Boundaries**  
**Effective Date: August 1, 2010**

NOTE: MUGA Boundaries shown on this map are for reference purposes only and are intended to depict areas associated with the Appendix B reconciled population and employment targets.



- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>Paine Field Area</li> <li>City of Mukilteo</li> <li>Proposed Mukilteo MUGA</li> <li>City of Everett</li> <li>Proposed Everett MUGA</li> <li>City of Lynnwood</li> <li>Proposed Lynnwood MUGA</li> <li>City of Mill Creek</li> <li>Proposed Mill Creek MUGA</li> <li>City of Mountlake Terrace</li> <li>Proposed Mountlake Terrace MUGA</li> </ul> | <ul style="list-style-type: none"> <li>City of Brier</li> <li>Proposed Brier MUGA</li> <li>City of Bothell</li> <li>Proposed Bothell MUGA</li> <li>City of Edmonds</li> <li>Proposed Edmonds MUGA</li> <li>City of Woodway</li> <li>Proposed Woodway MUGA</li> <li>Gap Area: Not Claimed by Any City</li> <li>Overlap Area Claimed by Two Cities</li> </ul> |
|--|---|

- Map Area Enlarged
- SW Urban Growth Area (UGA) Boundary
  - Possible MUGA Boundary
  - Alternative MUGA Boundary (Some Neighborhood Options Reflected)
  - Incorporated City Boundary

NOTE: Paine Field, Silver Hills, and Cathlamet areas are not assigned to a city at the request of the County.

\* Under Discussion between Cities and County  
 May be reviewed under separate interlocal agreement

## Appendix B – Growth Targets

### Technical Notes to Accompany Reconciled 2025 Population and Employment Growth Targets (Adopted by the Snohomish County Council on December 20, 2006)

Countywide Planning Policy GF-5 calls for the use of the Puget Sound Regional Council's (PSRC) population and employment forecasts at the forecast analysis zone (FAZ) level as a starting point for allocating the Office of Financial Management (OFM) forecast to subareas (cities, Urban Growth Areas and the rural/resources area) in Snohomish County.

The new OFM forecasts for Snohomish County, released early in 2002, included a countywide low population forecast (795,725) and a high population forecast (1,062,903) for the year 2025. During the 10-year comprehensive plan updates, jurisdictions in Snohomish County were collectively required under the GMA to plan for the accommodation of population growth somewhere between the low and high extremes. Given the magnitude of the difference between population under the low and high alternatives (i.e., more than a quarter million population difference between the two), the SCT Planning Advisory Committee (PAC) recommended that a smaller range around the intermediate (or “most likely”) OFM population forecast for Snohomish County (929,314) be used as the basis for development of the subcounty low-high growth ranges. For purposes of the developing the draft initial growth target ranges for cities and UGAs, half of the OFM low-high population growth range for 2025 (centered on the intermediate forecast) was used as a countywide control total, resulting in a low population for 2025 of 862,500 and a high population for 2025 of 996,200.

During the fall of 2002, the PSRC began development of updated population and employment forecasts at the FAZ level for the years 2010, 2020 and 2030, using recently obtained information from the Census 2000 and other sources. The PAC reviewed and commented on these forecasts as they were developed during the fall. Official “working draft” forecasts were released by the PSRC on December 18, 2002 and were used by the PAC to develop the draft initial growth target ranges.

The PSRC FAZ population and employment forecasts were used to develop the draft initial city and UGA growth target ranges in the following way. The PSRC total population forecasts for Snohomish County for the years 2020 and 2030 were interpolated to arrive at a 2025 population forecast of 922,677. Growth to the year 2025 for each FAZ was also interpolated using the individual FAZ-level 2020 and 2030 forecasts. A relationship between FAZ and city/UGA geography was established to determine the 2025 forecasts by cities and UGAs. For those FAZs split by city or UGA boundaries, the relative share of year 2000 population and employment located within the incorporated or UGA portion of the FAZ was used to help develop the 2025 jurisdictional or UGA forecasts.

In order to develop growth target ranges that matched the narrower SCT low-to-high countywide population range for 2025 described above, PSRC forecasted growth to 2025 was adjusted

1 downwards by 19% for the low population target and upwards by 23% for the high population  
2 target. The same percentage adjustments were used to develop the low-high employment ranges  
3 for 2025.

4  
5 The PAC sent out the draft initial 2025 target ranges for jurisdictional review on January 9, 2003.  
6 The PAC began reviewing city feedback on specific target preferences in April and continued to  
7 receive and review local feedback throughout the summer. Summing the initial preferences  
8 indicated by jurisdictions results in a total countywide population of 899,200 for 2025. These  
9 initial targets represented a commitment among jurisdictions in Snohomish County to evaluate  
10 plan updates during the subsequent two years that would allow for accommodation of this  
11 amount of countywide population growth -- well within the 795,700 (low) and 1,062,900 (high)  
12 OFM population forecast range required by the GMA.

13  
14 Countywide Planning Policy GF-5 and Appendix C call for a process involving Snohomish  
15 County Tomorrow (SCT) to reconcile any city vs. county differences in adopted growth targets  
16 following local 10-year plan updates. Work at SCT to resolve differences in locally adopted  
17 growth targets began at the PAC meeting in January 2006. The PAC recommended a reconciled  
18 2025 population and employment growth target allocation on April 13, 2006. The SCT Steering  
19 Committee reviewed the PAC's recommendation on April 26, 2006 and approved it for  
20 transmittal to the Snohomish County Council at their meeting on May 24, 2006.

21  
22 Note that for all tables in Appendix B, estimates and forecasts for incorporated and  
23 unincorporated areas were developed using constant city boundaries (as of April 1, 2002) over  
24 time.  
25  
26  
27  
28  
29

**APPENDIX B, Table 1 - 2025 Population Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the SCT Planning Advisory Committee and SCT Steering Committee, and Adopted by the Snohomish County Council .**

Area	2002 Estimated Population	Reconciled 2025 Population Targets	2002 - 2025 Population Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	134,101	226,794	92,693	32.9%
Arlington UGA	13,920	27,000	13,080	4.6%
Arlington City	13,280	18,150	4,870	1.7%
Unincorporated	640	8,850	8,210	2.9%
Darrington UGA	1,468	2,125	657	0.2%
Darrington Town	1,335	1,910	575	0.2%
Unincorporated	133	215	82	0.0%
Gold Bar UGA	2,817	3,500	683	0.2%
Gold Bar City	2,055	2,497	442	0.2%
Unincorporated	762	1,003	241	0.1%
Granite Falls UGA	2,909	6,970	4,061	1.4%
Granite Falls City	2,760	4,770	2,010	0.7%
Unincorporated	149	2,200	2,051	0.7%
Index UGA (incorporated)	160	190	30	0.0%
Lake Stevens UGA	26,828	46,125	19,297	6.9%
Lake Stevens City	6,640	8,360	1,720	0.6%
Unincorporated	20,188	37,765	17,577	6.2%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	50,828	79,800	28,972	10.3%
Marysville City	27,580	36,737	9,157	3.3%
Unincorporated	23,248	43,063	19,815	7.0%
Monroe UGA	16,240	26,590	10,350	3.7%
Monroe City	14,670	20,540	5,870	2.1%
Unincorporated	1,570	6,050	4,480	1.6%
Snohomish UGA	10,194	14,535	4,341	1.5%
Snohomish City	8,575	9,981	1,406	0.5%
Unincorporated	1,619	4,554	2,935	1.0%
Stanwood UGA	4,479	8,840	4,361	1.5%
Stanwood City	4,085	5,650	1,565	0.6%
Unincorporated	394	3,190	2,796	1.0%
Sultan UGA	4,258	11,119	6,861	2.4%
Sultan City	3,910	8,190	4,280	1.5%
Unincorporated	348	2,929	2,581	0.9%
<b>S.W. County UGA</b>	380,579	533,125	152,546	54.2%
Incorporated S.W.	242,490	303,227	60,737	21.6%
Bothell City (part)	14,490	22,000	7,510	2.7%
Brier City	6,445	7,790	1,345	0.5%
Edmonds City	39,460	44,880	5,420	1.9%
Everett City	96,070	123,060	26,990	9.6%
Lynnwood City	33,990	43,782	9,792	3.5%
Mill Creek City	12,055	16,089	4,034	1.4%
Mtlake Terrace City	20,470	22,456	1,986	0.7%
Mukilteo City	18,520	22,000	3,480	1.2%
Woodway Town	990	1,170	180	0.1%
Unincorporated S.W.	138,089	229,898	91,809	32.6%
<b>UGA Total</b>	514,680	759,919	245,239	87.1%
City Total	327,540	420,202	92,662	32.9%
Unincorporated UGA Total	187,140	339,717	152,577	54.2%
<b>TDR Population Reserve</b>	NA	4,900	4,900	1.7%
<b>Potential UGA total</b>	514,680	764,819	250,139	88.9%
<b>Non-UGA Total *</b> (Rural Unincorporated)	113,320	144,634	31,314	11.1%
<b>County Total</b>	628,000	909,453	281,453	100.0%

TDR = Transfer of Development Rights; NA = Not applicable

\* - Rural 2002-2025 population growth is based on estimated rural population growth since 2002, plus 10% of countywide population growth after 2008.



**APPENDIX B, Table 2 - Reconciled 2025 Employment Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering Committee (May 24, 2006). Adopted by the Snohomish County Council on December 20, 2006.**

Area	2002 Estimated Employment	Reconciled CPP 2025 Employment Targets	2002 - 2025 Employment Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	43,106	80,628	37,523	26.0%
Arlington UGA	8,103	15,360	7,257	5.0%
Arlington City	7,928	14,350	6,422	4.4%
Unincorporated	175	1,010	835	0.6%
Darrington UGA	371	535	164	0.1%
Darrington Town	371	415	44	0.0%
Unincorporated	-	115	115	0.1%
Gold Bar UGA	175	210	35	0.0%
Gold Bar City	172	210	38	0.0%
Unincorporated	2	-	(2)	0.0%
Granite Falls UGA	802	2,200	1,396	1.0%
Granite Falls City	802	2,109	1,307	0.9%
Unincorporated	-	91	91	0.1%
Index UGA (incorporated)	44	70	26	0.0%
Lake Stevens UGA	3,789	6,615	2,816	1.9%
Lake Stevens City	1,164	1,805	641	0.4%
Unincorporated	2,636	4,810	2,174	1.5%
Maltby UGA (unincorporated)	2,107	4,960	2,853	2.0%
Marysville UGA	11,292	24,006	12,716	8.8%
Marysville City	9,369	16,851	7,482	5.2%
Unincorporated	1,923	7,157	5,234	3.6%
Monroe UGA	7,527	12,390	4,763	3.3%
Monroe City	7,506	11,800	4,294	3.0%
Unincorporated	121	590	469	0.3%
Snohomish UGA	4,842	6,730	1,888	1.3%
Snohomish City	4,015	4,900	885	0.6%
Unincorporated	827	1,830	1,003	0.7%
Stanwood UGA	3,081	5,550	2,469	1.7%
Stanwood City	2,856	4,790	1,934	1.3%
Unincorporated	225	760	535	0.4%
Sultan UGA	880	2,000	1,140	0.8%
Sultan City	843	1,970	1,127	0.8%
Unincorporated	18	30	12	0.0%
<b>S.W. County UGA</b>	163,204	259,577	96,373	66.7%
Incorporated S.W.	142,477	219,473	76,996	53.3%
Bothell City (part)	11,247	15,840	4,593	3.2%
Brier City	300	430	130	0.1%
Edmonds City	10,300	12,190	1,890	1.3%
Everett City	80,493	130,340	49,847	34.5%
Lynnwood City	22,875	38,550	15,674	10.8%
Mill Creek City	2,690	4,544	1,854	1.1%
Mtlake Terrace City	7,669	8,039	170	0.1%
Mukilteo City	6,449	9,450	3,001	2.1%
Woodway Town	53	90	37	0.0%
Unincorporated S.W.	20,727	40,104	19,377	13.4%
<b>UGA Total</b>	206,309	340,205	133,896	92.7%
City Total	177,548	278,743	101,195	70.0%
Unincorporated UGA Total	28,761	61,462	32,701	22.6%
<b>Non-UGA Total *</b> (Rural Unincorporated)	7,566	18,150	10,584	7.3%
<b>County Total</b>	213,875	358,355	144,480	100.0%

Includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

\* -- Non-UGA total includes employment forecast information provided by Tulalip Tribes to the year 2020, extrapolated by to 2025 by Snohomish County Tomorrow. Assumes a total of 12,300 jobs on Tulalip Reservation by 2025 (up from 2,660 total jobs in 2000).

**APPENDIX B, Table 3 - Reconciled 2025 Population Growth Targets for Unincorporated MUGAs**  
**Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering Committee**  
**(May 24, 2006), as Modified and Adopted by the Snohomish County Council on December 20, 2006.**  
**Amended to reflect Bothell/Mill Creek MUGA boundary revisions on July 7, 2010**

<b>Unincorporated MUGAs within SW UGA:</b>	<b>2002 Estimated Population</b>	<b>2025 Population Target</b>	<b>2002-2025 Numeric Change</b>
Bothell	16,836	30,565	13,729
Brier	2,157	3,295	1,138
Edmonds	3,516	4,466	950
Everett	36,205	50,210	14,005
Lynnwood	19,758	34,335	14,577
Mill Creek	27,814	55,232	27,417
Mountlake Terrace	82	105	23
Mukilteo	10,662	14,910	4,248
Paine Field	324	-	(324)
Woodway	-	170	170
<u>Overlap area:</u>			
Larch Way (between Mill Creek & Lynnwood)	2,119	4,390	2,271
<u>Gaps:</u>			
Lake Stickney	4,115	10,820	6,705
Norma Beach	2,826	3,320	494
Silver Firs	11,675	18,080	6,405
<b>Unincorporated MUGA total</b>	<b>138,089</b>	<b>229,898</b>	<b>91,809</b>

Unincorporated MUGAs were defined using April 2002 city boundaries.  
The portion of the unincorporated SW UGA north of the City of Everett is not included within a MUGA.  
MUGA = Municipal Urban Growth Area

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**APPENDIX B, Table 4 - Reconciled 2025 Employment Growth Targets for Unincorporated MUGAs**  
**Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering**  
**Committee (May 24, 2006). Adopted by the Snohomish County Council on December 20, 2006.**

Unincorporated MUGAs within SW UGA:	2002 Estimated Employment	2025 Employment Target	2002-2025 Numeric Change
Bothell	752	1,540	788
Brier	117	134	17
Edmonds	199	414	215
Everett	5,190	6,520	1,330
Lynnwood	2,347	5,400	3,053
Mill Creek	2,888	4,375	1,487
Mountlake Terrace	18	20	2
Mukilteo	2,807	5,080	2,273
Paine Field	3,730	8,847	5,117
Woodway	13	620	607
<u>Overlap area:</u>			
Larch Way (between Mill Creek & Lynnwood)	1,486	1,955	469
<u>Gaps:</u>			
Lake Stickney	620	660	40
Norma Beach	90	90	-
Silver Firs	473	3,424	2,951
<b>Unincorporated MUGA total</b>	<b>20,730</b>	<b>39,079</b>	<b>18,349</b>

Unincorporated MUGAs were defined using April 2002 city boundaries.  
The portion of the unincorporated SW UGA north of the City of Everett is not included within a MUGA.  
MUGA = Municipal Urban Growth Area

## Appendix C – Growth Target Procedure Steps for GF-5

1. **Initial Growth Targets:** Initial population, housing, and employment projections shall be based on the following sources:

- a. The most recently published official 20-year population projections for Snohomish County from the Office of Financial Management (OFM);
- b. The Puget Sound Regional Council's (PSRC) most recent population and employment distribution as represented in the VISION 2040 Regional Growth Strategy (RGS) ; and
- c. A further distribution of the population and employment RGS allocations to jurisdictions in each of the PSRC regional geographies in Snohomish County to arrive at initial subcounty population, housing, and employment projections.

Results of the initial growth target allocation process shall be shown in Appendix B of the CPPs. These initial allocations shall be used for at least one of the plan alternatives evaluated by jurisdictions for their GMA plan updates.

2. **Target Reconciliation:** Once the GMA comprehensive plan updates of jurisdictions in Snohomish County are adopted, the Snohomish County Tomorrow (SCT) process shall be used to review and, if necessary, adjust the population, housing, and employment growth targets contained in Appendix B of the CPPs.

- a. The County and cities shall jointly review the preferred growth alternatives in adopted local comprehensive plans for discrepancies with the target allocation associated with the County's preferred plan alternative.
- b. Based on the land supply, permitted densities, capital facilities, urban service capacities and other information associated with the preferred growth alternatives of adopted local comprehensive plans, the Planning Advisory Committee (PAC) of SCT shall recommend to the SCT Steering Committee a reconciled 20-year population, housing, and employment allocation.
- c. The SCT Steering Committee shall review and recommend to the County Council a reconciled 20-year population, housing, and employment allocation. Substantial consideration shall be given to the plan of each jurisdiction, and the recommendation shall be consistent with the GMA and the CPPs.
- d. The County Council shall consider the recommendation of the Steering Committee and shall replace Appendix B of the CPPs with a reconciled 20-year population, housing, and employment allocation.

3. **Long Term Monitoring:** Subsequent to target reconciliation, SCT shall maintain a long term monitoring process to review annually the population, housing, and employment growth targets contained in Appendix B of the CPPs.

- a. Snohomish County and the cities shall jointly monitor the following:
  - i. Estimated population and employment growth;
  - ii. Annexations and incorporations;
  - iii. Residential and non-residential development trends;
  - iv. Availability and affordability of housing.
- b. Results of the target monitoring program shall be published in a growth monitoring report developed by the PAC.

- 1 **4. Target Adjustments:** The SCT process may be used to consider adjustments to the  
2 population, housing, and employment growth targets contained in Appendix B of the CPPs.
- 3 a. Based on the results of the long term monitoring process, the PAC may review and  
4 recommend to the SCT Steering Committee an adjustment to the population, housing,  
5 and employment targets.
- 6 b. The SCT Steering Committee shall review a PAC recommendation to adjust growth  
7 targets and may recommend to the County Council, an adjustment to the population,  
8 housing, and employment targets. Adjustments to the growth targets shall be based on the  
9 results of the target monitoring program and shall be consistent with the GMA and the  
10 CPPs.
- 11 c. The County Council shall consider the recommendation of the Steering Committee and  
12 may amend Appendix B of the CPPs with adjusted population, housing, and employment  
13 targets for cities, UGAs, and rural areas.

## Appendix D – Reasonable Measures

### Guidelines for Review

The County Council has adopted the attached list of Reasonable Measures and the following guidance, pursuant to Countywide Planning Policy (CPP) GF-7.

#### A. Applicable Policies.

As a component of the on-going monitoring of growth and development undertaken through a county-wide collaborative process, the Growth Monitoring Report and Buildable Lands Report required under statute, starting with the first report issued in January 2003 and the second in October 2007, contain information on the buildable land capacity of Snohomish County cities and urban areas to accommodate future growth.

Several consistency problems were found in the second report. Therefore, the affected jurisdictions need to adopt and implement reasonable measures implementation programs. In UGAs where a consistency problem has been found (e.g. not achieving urban densities or a lack of sufficient capacity), GMA (RCW 36.70A.215) and Countywide Planning Policy GF-7 direct cities and the county to consider “reasonable measures,” other than expanding Urban Growth Areas (UGAs), to resolve the inconsistency.

The County Council shall use the guidance in this Appendix and its list of reasonable measures to evaluate proposed expansions of UGAs. CPP GF-7 provides that, once this Appendix and the list are adopted, “the County Council shall use the list of reasonable measures to evaluate all UGA boundary expansion proposals consistent with CPPs GF-7 and DP-2.”

#### B. Mechanism for Local Review and Adoption of Reasonable Measures.

The appropriate forum for consideration and adoption of reasonable measures is the adoption of individual County and city comprehensive plans and implementing regulations. Through these public processes, measures appropriate for each jurisdiction are evaluated and incorporated into plan policies, and implementing regulations.

Beginning with the updates to be completed in 2004 and 2005, each jurisdiction (the relevant city and the county) will demonstrate its consideration of reasonable measures in its comprehensive plan or, at its discretion, in a separate report. Each plan’s environmental review or adoption documents will report on the sufficiency of the reasonable measures specified in its plan or report. ECONorthwest has provided optional useful steps in its final report: *Document development trends; Identify and analyze current and proposed reasonable measures; and, Determine sufficiency.*

#### C. Evaluation.

1 The County Executive and Council's evaluation of UGA expansion proposals under CPP DP-2  
2 shall include findings that the jurisdiction has made a determination of consideration of UGA  
3 expansion requests.  
4

5 **D. Consultation with Snohomish County Tomorrow.**  
6

7 The County Council adopted this list of Reasonable Measures and guidance after considering the  
8 recommendation of the Snohomish County Tomorrow Steering Committee, as provided in CPP  
9 GF-7.  
10

11 **E. Review and Evaluation Program.**  
12

13 Annual monitoring of growth and development information, including any reasonable measures  
14 programs, occurs through Snohomish County Tomorrow's (SCT) annual Growth Monitoring  
15 Report, and/or the SCT Housing Evaluation Report, regular updates of buildable lands reports,  
16 and other updates of those reports produced for review processes undertaken by a city or the  
17 county.  
18

19 Jurisdictions should review and update their reasonable measures programs and finding of  
20 sufficiency at least every five years in conjunction with the buildable lands review or their  
21 comprehensive plan update.  
22

23 Detailed descriptions of the reasonable measures and the optional evaluation methodology are  
24 contained in the final report by ECONorthwest titled "Phase II Report: Recommended Method  
25 for Evaluating Local Reasonable Measures Programs," June 2003 (Final Report).  
26

27 The attached list of reasonable measures are a part of this Appendix D.

## Reasonable Measures List

- Directly applicable
- ◐ Partially applicable

Measures to increase density	Applicability of Measure									
	Increases densities	Increases redevelopment	Increases Infill	Changes housing type/increases options	Provides affordable housing	Economic Development	Make efficient use of infrastructure	Ensure efficient land uses	Urban design/form	Prevents development in critical areas
<b>Measures that increase Residential Capacity</b>										
Permit Accessory Dwelling Units (ADUs) in single family zones.	●		●	◐	●		●			
Provide Multifamily Housing Tax Credits to Developers	●		●	●	◐		◐	●		
Provide Density Bonuses to Developers	●	◐	◐	◐	◐		●	●		
Transfer/Purchase of Development Rights	●	◐	◐	◐			◐			
Allow Clustered Residential Development	◐			●			◐	◐		●
Allow Co-housing	◐	◐	◐	◐	●					
Allow Duplexes, Townhomes, and Condominiums	◐		◐	●	●		◐			
Increase Allowable Residential Densities	●				◐					
Mandate Maximum Lot Sizes	●						◐	●		
Mandate Minimum Residential Densities	●						◐	●		
Reduce Street Width Standards	●						◐	●		
Allow Small Residential Lots	●				●		◐	●		
Encourage Infill and Redevelopment	●	●	●				◐	●		
Enact an inclusionary zoning ordinance for new housing developments	◐			◐	●					
Plan and zone for affordable and manufactured housing development	◐			●	●					
<b>Measures that increase Employment Capacity</b>										
Develop an Economic Development Strategy						●				◐
Create Industrial Zones		◐				●				



- Directly applicable
- ◐ Partially applicable

Measures to increase density	Applicability of Measure									
	Increases densities	Increases redevelopment	Increases Infill	Changes housing type/increases options	Provides affordable housing	Economic Development	Make efficient use of infrastructure	Ensure efficient land uses	Urban design/form	Prevents development in critical areas
Zone areas by building type, not by use	●					●				
Develop or strengthen local brownfields programs		●	●							
Measures that support increased densities										
Encourage the Development of Urban Centers and Urban Villages	●	◐	◐	◐	◐	◐				
Allow Mixed Uses	◐	◐	◐	◐	◐			●	●	
Encourage Transit-Oriented Design	◐			◐	◐	◐	●	●		
Downtown Revitalization	◐	●	●	◐	◐	●	◐			
Require Adequate Public Facilities	◐						●			
Specific Development Plans	◐	◐	◐	◐	◐	◐	◐			◐
Encourage Transportation-Efficient Land Use	◐			◐	◐	◐	◐			
Urban Growth Management Agreements	◐						◐	●	●	◐
Create Annexation Plans	◐						◐	◐		
Encourage developers to reduce off-street surface parking	◐						◐	◐	◐	
Implement a program to identify and redevelop vacant and abandoned buildings	◐	●				◐	◐			
Concentrate critical services near homes, jobs, and transit							●	●		
Locate civic buildings in existing communities rather than in Greenfield areas							◐	◐		
Implement a process to expedite plan and permit approval for smart growth projects	◐	◐	◐	◐	◐	◐	◐	◐		◐
Measures to mitigate the impact of density										
Design Standards									●	
Urban Amenities for Increased Densities									●	

- Directly applicable
- Partially applicable

Measures to increase density	Applicability of Measure									
	Increases densities	Increases redevelopment	Increases Infill	Changes housing type/increases options	Provides affordable housing	Economic Development	Make efficient use of infrastructure	Ensure efficient land uses	Urban design/form	Prevents development in critical areas
Conduct community visioning exercises to determine how and where the community will grow									●	
Other Measures										
Mandate Low Densities in Rural and Resource Lands								●		
Urban Holding Zones								●		
Capital Facilities Investments							●	●		
Environmental Review and Mitigation Built into the Subarea Planning Process	●	●	●	●	●	●	●	●	●	●
Partner with nongovernmental organizations to preserve natural resource lands										●

## **Appendix E – Procedures for Buildable Lands Reporting in Response to GF-7**

### **Procedures Report**

Use the procedures report that has been accepted and recommended by the Snohomish County Tomorrow (SCT) Steering Committee and adopted by the County Council. The procedures report used by local jurisdictions shall address the following issues:

1. Multi-year work program and schedule;
2. Jurisdictional responsibilities for data collection, analysis, and reporting;
3. Five-year buildable lands review and evaluation methodology, including a methodology for establishing an accurate countywide baseline inventory of commercial and industrial lands;
4. Annual data collection requirements;
5. Coordinated interjurisdictional data collection strategy;
6. Definitions and relationships of key urban land supply terms and concepts, including market availability factor and the UGA safety factor;
7. Content of the five-year buildable lands review and evaluation report;
8. Criteria and timelines for consistency and inconsistency determinations based on the review and evaluation results; and
9. Process for public involvement during preparation and finalization of the five-year buildable lands reports.

### **Resolving Inconsistencies in Collection and Analysis of Data**

In the event of a dispute among jurisdictions relating to inconsistencies in collection and analysis of data, the affected jurisdictions shall meet and discuss methods of resolving the dispute. In the event a successful resolution cannot be achieved, the SCT Steering Committee shall be asked to meet and resolve the matter. In such instances, the Steering Committee co-chairs will make every effort to ensure that all Steering Committee jurisdictions are present and in attendance, and that the affected jurisdictions are provided with proper notice of such discussion. Nothing in this policy shall be construed to alter the land use power of any Snohomish County jurisdiction under established law.

1                   **Appendix F – List of Issues for Interlocal Agreements**  
2                   *(To Illustrate Policy JP-1 and to Implement JP-3)*

3  
4                   Interlocal agreements may coordinate any number of issues such as, but not limited to:

- 5  
6                   1.     Facilitation of annexations;  
7                   2.     Principles for annexation;  
8                   3.     Public service delivery;  
9                   4.     Clarification of roles;  
10                  5.     Coordination between long term and current planning at both the city and the  
11                  County level;  
12                  6.     Land Use Designations;  
13                  7.     Population and employment growth targets;  
14                  8.     Delineation of tasks of city/County staff;  
15                  9.     Development of schedule for completion of tasks;  
16                  10.    Delineation of roles of the various planning commissions;  
17                  11.    Delineation of roles of city/County council in adoption process;  
18                  12.    Provision of consistent processes for design and development;  
19                  13.    Permit processing;  
20                  14.    Ensuring non-duplicative process for the development community;  
21                  15.    Development of application procedures;  
22                  16.    Determination of applicable regulations and standards to be used;  
23                  17.    Determination of SEPA process and lead agency roles;  
24                  18.    Development of appeal processes;  
25                  19.    Provision for realistic capital facilities planning;  
26                  20.    Provision for fiscal equity between the County and the cities;  
27                  21.    Bonded debt;  
28                  22.    Identification of funding sources, fees, and revenue sharing;  
29                  23.    Provision of clear, adequate public participation processes;  
30                  24.    Provision for viable, quality communities;  
31                  25.    Transportation mitigation, concurrency, or other issues including those  
32                  detailed in TR-1(a);  
33                  26.    Interjurisdictional affordable housing agreements or programs; and/or  
34                  27.    Other issues such as surface water, solid waste, and public safety.

## Appendix G – Definitions of Key Terms

**Affordable Housing:** The generally accepted definition of housing affordability is for a household to pay no more than 30 percent of its annual income on housing (HUD).

**Buildable Lands Report:** A Buildable Lands Report (BLR) analyzes the urban development that has occurred since the adoption of the previous Growth Management Act comprehensive plans. Using this information, the report evaluates the adequacy of the land supply in the Urban Growth Area to accommodate the remaining portions of the projected growth. In this sense, a BLR ‘looks back’ to compare planned vs. actual urban densities to determine whether the original plan assumptions were accurate. (See GF-7 and RCW 36.70A.215.)

**City:** Any city or town, including a code city. [RCW 36.70A.030(3)]

**Consistency:** The definitions and descriptions of the term "consistency" contained in the Growth Management Act procedural criteria Chapter 365-196-210(9) Washington Administrative Code, and as further refined in statute, Growth Management Hearings Board decisions and court decisions should be used to determine consistency between jurisdictions' comprehensive plans.

**Economic Infrastructure:** The combination of economic activity, institutions (e.g. banks, investment firms, research and development organizations, and education providers) and physical infrastructure – such as transportation systems – that support economic activity.

**Essential public facilities:** Those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. [RCW 36.70A.200(1)]

**Jurisdictions:** County and city governments (when used in a policy).

**Land Capacity Analysis:** A land capacity analysis focuses on the reestablishment of a new 20-year urban land supply for accommodating the urban growth targets. As such, it fulfills the Growth Management Act “show your work” requirement for the sizing of Urban Growth Areas for future growth. (See DP-1 and RCW 36.70.A.110(2))

**May:** The actions described in the policy are either advisable or are allowed. “May” gives permission and implies a preference. Because “may” does not have a directive meaning, there is no expectation the described action will be implemented.

**Municipality:** In the context of these Countywide Planning Policies, municipalities include cities, towns, and counties.

1 **Public facilities:** Streets, roads, highways, sidewalks, street and road lighting systems,  
2 traffic signals, domestic water systems, storm and sanitary sewer systems, parks and  
3 recreational facilities, and schools. [36.70A.030(12)]  
4

5 **Shall:** Implementation of the policy is mandatory and imparts a higher degree of  
6 substantive direction than “should”. “Shall” is used for policies that repeat State of  
7 Washington requirements or where the intent is to mandate action. However, “shall” can  
8 not be used when it is largely a subjective determination whether a policy’s objective has  
9 been met.  
10

11 **Should:** Implementation of the policy is expected but its completion is not mandatory.  
12 The policy is directive with substantive meaning, although to a lesser degree than “shall”  
13 for two reasons. (1) “Should” policies recognize the policy might not be applicable or  
14 appropriate for all municipalities due to special circumstances. The decision to not  
15 implement a “should” policy is appropriate only if implementation of the policy is either  
16 inappropriate or not feasible. (2) Some should policies are subjective; hence, it is not  
17 possible to demonstrate that a jurisdiction has implemented it.  
18

19 **Social Infrastructure:** The underlying institutions, community organizations, and safety  
20 networks that support society in general and local service standards and delivery in  
21 particular.  
22

23 **Special Needs Housing:** Affordable housing for persons that require special assistance or  
24 supportive care to subsist or achieve independent living, including but not limited to  
25 persons that are frail, elderly, developmentally disabled, chronically mentally ill,  
26 physically handicapped, homeless, persons participating in substance abuse programs,  
27 persons with AIDS, and youth at risk.  
28  
29  
30

## **Appendix H – Fiscal Impact Analysis**

RCW 36.70A.210 requires that each county mandated to plan under the GMA develop and adopt CPPs in cooperation with the cities in the county. These policies establish a framework for the preparation of local comprehensive plans and development regulations. These policies are not the equivalent of a regional comprehensive plan. The legislative direction is to develop policy statements to be used solely for attaining consistency among plans of the county and the cities/towns.

These CPPs have no direct fiscal impact. They are an agreed upon method of guiding the planning activities required by the GMA. Actions requiring further analysis could include (but are not limited) those listed in Appendix F.



CO00050269

Adopted: June 10, 2015  
Effective: July 2, 2015

**SNOHOMISH COUNTY COUNCIL**

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

**EXHIBIT # 12.1.007**

AMENDED ORDINANCE NO. 14-129

**FILE ORD 24-100**

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

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

WHEREAS, Snohomish County has amended the GMACP several times since its  
adoption, most recently by Amended Ordinance No. 14-070 on October 8, 2014; and

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

WHEREAS, the Growth Management Act in RCW 36.70A.115 requires that the growth  
targets used as the basis for the updates to the GMACP be consistent with forecasts produced  
by the Washington State Office of Financial Management (OFM); and

WHEREAS, OFM produces high, medium and low forecasts for each county in the state  
where the medium forecast is defined as the "most likely"; and

WHEREAS, the OFM most likely forecast for Snohomish County's total population for  
the year 2035 is 955,281; and

WHEREAS, the county worked with all of the cities in the county through the Snohomish  
County Tomorrow process to allocate each jurisdiction's share of the growth consistent with the  
processes and policies in the Countywide Planning Policies; and

WHEREAS, the County Council adopted initial growth targets on June 12, 2013, in  
Ordinance No. 13-032, to be used by each city and by the county for at least one alternative  
analyzed as part of their respective updates under RCW 36.70A.130(3); and

WHEREAS, the growth targets adopted by the county must be consistent with the  
Regional Growth Strategy as established in Vision 2040 and as adopted in the Countywide  
Planning Policies; and



1 WHEREAS, in order to support long term goals of the GMA and Vision 2040 it is  
2 necessary to consider reasonable measures including changes properties which will increase  
3 available land capacity within the unincorporated SWUGA; and  
4

5 WHEREAS, pursuant to CPP UG-14(d), the county must complete a land capacity  
6 analysis to demonstrate that sufficient land area and densities exist within UGAs to  
7 accommodate projected growth over the succeeding 20-year period; and  
8

9 WHEREAS, on October 8, 2013, the county conducted a public State Environmental  
10 Policy Act (SEPA) scoping meeting to kick off a review of its GMACP and to seek comments on  
11 a scope for an Environmental Impact Statement (EIS); and  
12

13 WHEREAS, notice of the SEPA scoping public meeting was mailed to individual property  
14 owners whose property was proposed for a change in GMACP designation or zoning as  
15 identified in Alternative 3, published in the Everett Herald, sent to agencies and interested  
16 stakeholders as contained in the Planning and Development Services (PDS) SEPA Distribution  
17 List, and posted to the Snohomish County website; and  
18

19 WHEREAS, in the fall of 2013 the county created a website to disseminate information  
20 related to the update of the GMACP and to provide opportunities for public input. The website  
21 included an interactive map allowing citizens to locate proposed Future Land Use Map (FLUM)  
22 and zoning map amendments and obtain information on why amendments were proposed,  
23 access proposed changes to the General Policy (GPP), Transportation Element (TE), Capital  
24 Facilities Plan (CFP) and Park and Recreation Element (PRE), and see a calendar of events  
25 related to Snohomish County Planning Commission ("Planning Commission") briefings and  
26 hearings; and  
27

28 WHEREAS, the county provided regular briefings on the update of the GMACP to the  
29 Snohomish County Tomorrow (SCT) Planning Advisory Committee, SCT Steering Committee,  
30 SCT Executive Committee and SCT Community Advisory Board, in addition to individual  
31 meetings with select Snohomish County cities; and  
32

33 WHEREAS, the Snohomish County Parks Board and the Master Builders Association of  
34 King and Snohomish Counties were key stakeholders in the Snohomish County Parks  
35 Department's outreach efforts regarding the development of the GPP Parks and Recreation  
36 Chapter; and  
37

38 WHEREAS, the Planning Commission was provided information on the proposed  
39 changes to the comprehensive plan including policy and map amendments in study sessions  
40 and briefings on May 13, May 27, June 24, July 8, July 22, August 12, August 26, September 9,  
41 September 16, and September 26, 2014; and  
42

43 WHEREAS, county staff held a public workshop on September 9, 2014, to provide  
44 citizens an opportunity to obtain information about the proposed amendments to the GMACP  
45 and zoning map; and  
46

47 WHEREAS, the notice of the public workshop and public hearing was mailed to over  
48 30,000 property owners (including those potentially affected by proposed changes and those  
49 within 500 feet of a proposed change if located within an urban growth area and 1,000 feet of a

1 proposed change if located outside of an urban growth area), published in the Everett Herald,  
2 and posted to the project website; and  
3

4 WHEREAS, the Planning Commission held a public hearing on October 7, 2014, to  
5 receive public testimony concerning the proposed amendments contained in this ordinance; and  
6

7 WHEREAS, after the conclusion of its public hearing, the Planning Commission  
8 deliberated on October 14, October 15 and October 16, 2014, and voted to recommend  
9 adoption of the amendments contained in this ordinance, as shown in its recommendation letter  
10 dated December 3, 2014; and  
11

12 WHEREAS, on May 13, 2015 and continued on June 10, 2015, the Snohomish County  
13 Council ("County Council") held a public hearing after proper notice, and considered public  
14 comment and the entire record related to the amendments contained in this ordinance; and  
15

16 WHEREAS, following the public hearing, the County Council deliberated on the  
17 amendments contained in this ordinance;  
18

19 NOW, THEREFORE, BE IT ORDAINED:  
20

21 Section 1. The County Council makes the following findings:  
22

23 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth  
24 in full herein.  
25

26 B. This is a proposal to amend the Snohomish County GMACP as required under RCW  
27 36.70A.130(3). This GMACP update is distinct from the review and evaluation required by  
28 RCW 36.70A.130(1), which is being performed as a series of separate projects established  
29 by Amended Motion No. 14-140.  
30

31 C. These amendments were developed in consideration of the thirteen goals of the GMA for  
32 the development of local comprehensive plans, as codified at RCW 36.70A.020, and reflect  
33 a careful balancing of these goals within the local conditions of Snohomish County. The  
34 goals generally are advanced by the amended GPP and FLUM as follows:  
35

- 36 • GMA Goal 1 "Urban Growth" – The proposed amendments maintain the focus of  
37 directing the majority of new growth into urban growth areas (UGAs).  
38
- 39 • GMA Goal 2 "Reduce Sprawl" – The proposed amendments reduce the pressure to  
40 convert rural and resource lands by not expanding the UGA to create additional  
41 capacity.  
42
- 43 • GMA Goal 3 "Transportation" – The proposed amendments maintain an efficient  
44 multimodal transportation system by encouraging growth in UGAs.  
45
- 46 • GMA Goal 4 "Housing" – The proposed amendments enhance the availability of  
47 affordable housing and provide a variety of housing types.  
48

- 1 • GMA Goal 5 "Economic development" – The proposed amendments continue to  
2 promote the retention and expansion of existing businesses and recruitment of new  
3 businesses.
- 4
- 5 • GMA Goal 6 "Property rights" – The Washington State Attorney General last issued an  
6 advisory memorandum, as required by RCW 36.70A.370, in December 2006, entitled  
7 "Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property," to help  
8 local governments avoid the unconstitutional taking of private property. The process  
9 outlined in that advisory memorandum was used by Snohomish County to objectively  
10 evaluate the proposed amendments and balances the rights of property owners with  
11 other GMA goals.
- 12
- 13 • GMA Goal 7 "Permits" – The proposed amendments will not adversely impact the  
14 processing of permits in a timely and fair manner.
- 15
- 16 • GMA Goal 8 "Natural Resource Industries" – The proposed amendments are generally  
17 focused on unincorporated UGAs and will not impact natural resource industries.
- 18
- 19 • GMA Goal 9 "Open Space and Recreation" – The proposed amendments will enhance  
20 open space and recreation through the creation of a Parks and Recreation Chapter.
- 21
- 22 • GMA Goal 10 "Environment" – The proposed amendments will protect the environment  
23 by focusing the majority of new growth into UGAs.
- 24
- 25 • GMA Goal 11 "Citizen Participation" – The GMACP update process has involved early  
26 and continuous public participation.
- 27
- 28 • GMA Goal 12 "Public Services and Facilities" – The proposed amendments will have  
29 adequate public services as demonstrated by an updated Capital Facilities Plan and  
30 Parks and Recreation Element.
- 31
- 32 • GMA Goal 13 "Historic Preservation" – The proposed amendments will enhance historic  
33 preservation through the addition of a new policy aimed at preserving tribal cultural  
34 resources and traditions.
- 35
- 36 D. The proposed amendments will better achieve, comply with, and implement the Puget  
37 Sound Regional Council (PSRC) Multi-County Planning Policies (MPPs) and Vision 2040.
- 38
- 39 • **Environment.** The proposed amendments will minimize impacts to the natural  
40 environment and minimize any increase in greenhouse gas emissions by focusing the  
41 majority of new growth into UGAs.
- 42
- 43 • **Development Patterns.** The proposed amendments direct the majority of new growth  
44 away from rural and resource areas and into UGAs and urban centers where  
45 infrastructure is available.
- 46
- 47 • **Housing.** The proposed amendments enhance the availability of affordable, healthy,  
48 safe housing choices and promote a variety of housing types. Policy amendments are  
49 strengthened to promote fair and equitable housing for all people.
- 50

- 1 • **Economy.** The proposed amendments will support a prospering and sustainable local  
2 economy by supporting the retention and expansion of local businesses, encouraging  
3 tourism-related industries, and encouraging continued investment in education and training.  
4
- 5 • **Transportation.** The proposed amendments maintain an efficient multimodal  
6 transportation system and promote economic and environmental vitality and healthy  
7 communities by encouraging growth in UGAs.  
8
- 9 • **Public Services.** The proposed amendments maintain requirements for utilities and  
10 public service providers to adopt six-year and/or twenty-year capital facility plans that  
11 demonstrate adequate public services will be available for new and existing  
12 development over the 2035 planning horizon.  
13

14 E. The proposed amendments will better achieve, comply with, and implement the CPPs.  
15

- 16 • **Development Patterns.** The proposed amendments will promote well-designed growth  
17 and more vibrant communities by directing the majority of new growth into UGAs,  
18 particularly near transit service, instead of into rural and resource lands.  
19
- 20 • **Housing.** The proposed amendments direct new growth into urban areas to facilitate  
21 safe, affordable, and diverse housing near jobs and/or transit.  
22
- 23 • **Economic Development and Employment.** The proposed amendments promote the  
24 retention and expansion of local businesses, encourage tourism-related industries, and  
25 encourage continued investment in education and training. The proposed FLUM  
26 designates new commercial and mixed-use areas to provide opportunities for further  
27 economic development and streamlines permit processes by removing the need for site-  
28 specific rezones.  
29
- 30 • **Transportation.** The proposed amendments maintain an efficient multimodal  
31 transportation system and coordination within the region by encouraging growth around  
32 arterials and transit service.  
33
- 34 • **The Natural Environment.** The proposed amendments reduce pressure to convert rural  
35 and resource lands by directing the majority of new growth into UGAs, in particular along  
36 transit corridors, to minimize increased greenhouse gas emissions and vehicle miles  
37 travelled.  
38
- 39 • **Public Services and Facilities.** The proposed amendments ensure that adequate  
40 public services will be available for new and existing development through adoption of  
41 an updated Capital Facilities Plan and a new Parks and Recreation Element.  
42

43 F. The proposed amendments are necessary to maintain internal consistency with the other  
44 elements of the GMACP as required by RCW 36.70A.040.  
45

1  
2 G. Procedural requirements.  
3

- 4 1. SEPA requirements with respect to this non-project action have been satisfied  
5 through the completion of a Draft EIS issued on September 8, 2014, and a Final EIS  
6 issued on June 3, 2015.  
7  
8 2. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.  
9  
10 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was  
11 transmitted to the Washington State Department of Commerce for distribution to  
12 state agencies on December 17, 2014.  
13  
14 4. The public participation process used in the adoption of this ordinance has complied  
15 with all applicable requirements of the GMA and the SCC. The general public and  
16 various interested agencies and parties were notified of the public hearings by  
17 means of legal notices, the county website, and over 30,000 direct mail notices sent  
18 to owners and neighbors of affected properties. Notification was provided in  
19 accordance with SCC 30.73.050.  
20  
21 5. The Washington State Attorney General last issued an advisory memorandum, as  
22 required by RCW 36.70A.370, in December of 2006 entitled "Advisory Memorandum:  
23 Avoiding Unconstitutional Takings of Private Property" to help local governments  
24 avoid the unconstitutional taking of private property. The process outlined in the  
25 State Attorney General's 2006 advisory memorandum was used by Snohomish  
26 County in objectively evaluating the regulatory changes proposed by this ordinance.  
27

28 H. This ordinance is consistent with the record.  
29

- 30 1. The proposed growth targets in the GPP are based on the most likely forecast from  
31 the state Office of Financial Management and distributed between the cities and the  
32 unincorporated county consistent with Vision 2040, the Regional Growth Strategy,  
33 the Multi-county Planning Policies and the Countywide Planning Policies. The  
34 growth targets for the Sultan UGA are reduced for consistency with a reduced UGA.  
35  
36 2. The 2012 Buildable Lands Report adopted by the County Council on June 12, 2013,  
37 Motion No. 13-150, estimates the available capacity remaining in the unincorporated  
38 land within the current Urban Growth Areas. The available capacity in the  
39 unincorporated urban area appears to be adequate to accommodate the county's  
40 share of the 2035 growth targets.  
41  
42 3. The majority of the proposed GMACP amendments to individual chapters are minor  
43 or housekeeping in nature and are intended to achieve the following purposes:  
44  
45 a. Address inadvertent errors, omissions, and inconsistencies.  
46  
47 b. Delete outdated or inaccurate information.  
48  
49 c. Revise text and policies to ensure internal consistency within the GPP.  
50

- d. Provide consistency in terminology between chapters and other GMACP documents.
- e. Update information to reflect the 2035 plan horizon.
- f. Improve readability of the chapters.
- g. Clarify language to improve consistency between the GMACP and the GMA and CPPs.
- h. Remove language related to territory no longer under county jurisdiction.
- i. Clarify intent and support policies in other GMACP chapters.
- j. Clarify the relationship between GMACP designations and zoning.
- k. Move referenced resource documents to Appendix I.
- l. Update terminology to better align with current state and federal policy and program initiatives.

Amendments that do not fall under one of these categories are described in more detail in subsequent findings.

- 4. The proposed GMACP amendments to the Introduction Chapter incorporate additional information regarding significant events in the growth and development of Snohomish County, including changes to the GMA. The amendments remove dated material that relates back to the last major GMACP update in 2005. The amendments also include a new section on Demographic Trends and Projections which describes key demographic trends that are currently underway or projected to occur by 2035, and which appear to help facilitate the Vision 2040 Regional Growth Strategy's planned shift in the distribution of future residential growth in Snohomish County.
- 5. The proposed GMACP amendments to the Population and Employment Chapter:
  - a. Amend PE Policy 1.A.2 to clarify the role of urban centers and transit emphasis corridors in the growth allocation process, as well as to establish that allocations of unincorporated growth to urban areas are to be based on the Regional Growth Strategy guidance, consistent with Vision 2040.
  - b. Amend PE Policy 1.A.3 to emphasize unincorporated urban growth shall be located in areas with adequate existing or planned public facility or service capacities to accommodate that growth for consistency with RCW 36.70A.020(1) and RCW 36.70A.110(3).
  - c. Amend PE Policy 1.A.5 to indicate that establishment of a Transfer of Development Rights (TDR) population reserve for 2035 growth is now optional. This change reflects new policy direction provided by the CPPs, updated in June 2011, which removed the TDR population reserve for potential UGA expansion areas that previously was established in the 2025 population growth targets.

- 1 d. Amend PE Policy 1.B.1 and 1.B.2 to clarify that the urban/rural split policy focuses on  
2 a reduction in rural growth outside of tribal jurisdiction and to reduce the percentage  
3 of future growth that can be allocated outside the UGA from 10% to 8.5%.
- 4 e. Amend PE Policy 2.B.1 to reference the list of indicators for long-term monitoring  
5 within cities, UGAs, MUGAs, and the rural area that are established in Appendix C  
6 (3) of the CPPs, thus eliminating redundancy and the need for maintaining  
7 consistency of the GPP indicators with those listed in the CPPs over time.  
8
- 9 6. The proposed GMACP amendments to the Land Use Chapter:
- 10 a. Amend LU Objective 1.A to add "housing" as the county is required under Vision  
11 2040 and the CPPs to adopt a housing unit forecast for the 2035 planning horizon.
- 12 b. Amend LU Policy 1.A.1 to provide for UGAs to accommodate at least 91.5% of future  
13 growth and to apply the 15% limit on surplus capacity only to UGA expansions. The  
14 intent of the limit on surplus capacity, consistent with GMA requirements, is to  
15 prohibit oversizing the UGA. It is not intended to prohibit capacity increases inside  
16 the UGA.
- 17 c. Delete LU Policy 1.A.6 since the requirement for cities and towns to be included  
18 within a UGA is contained in the GMA and inclusion of a similar policy in the GPP  
19 would be duplicative and unnecessary.
- 20 d. Delete LU Policy 1.A.13 since the county does not have any current or future plans  
21 to pursue the establishment of technology corridors.
- 22 e. Amend LU Policy 2.A.1 to change the minimum net density of 4 to 6 dwelling units  
23 per acre to 4 dwelling units per acre to be consistent with SCC 30.23.020.
- 24 f. Delete LU Policy 2.A.6 which pertains to the Other Land Uses plan designation and  
25 specifies that a UGA plan or master plan must be completed before rezones or  
26 subdivisions within this designation can be approved. This policy has never been  
27 implemented through a development regulation and the FLUM is proposed to be  
28 amended to re-designate properties from Other Land Uses to Rural Residential (1  
29 dwelling unit/5 acre Basic) in the one remaining area. The circumstances which  
30 generated the need for the policy no longer exist and retention of the policy is no  
31 longer necessary.
- 32 g. Amend LU Goal 3 to remove the phrase "Transit Emphasis Corridors" to resolve an  
33 internal inconsistency with the criteria for designating an Urban Village which is a  
34 type of Center and is not always located along a transit emphasis corridor.
- 35 h. Amend LU Policy 3.A.2 to incorporate some of the measures from the Futurewise  
36 report entitled, "Transit Oriented Communities: A Blueprint for Washington State"  
37 which shows that the inserted measures produce valuable community and  
38 environmental benefits consistent with PSRC's Vision 2040.
- 39 i. Amend LU Policy 3.A.3 to modify the distance that an Urban Center shall be located  
40 from an existing high capacity transit station or transit center, from ¼ to ½ mile.  
41 Sound Transit's Transit-Oriented Development Policy supports and promotes a  
42 greater distance, generally ½ mile or a 10-15 minute walk to a transit facility and  
43 along corridors that provide key connections to the regional transit system.
- 44 j. Amend LU Policy 3.E.1 to remove the size requirement for Manufacturing and  
45 Industrial Centers (MICs) as the existing MIC designated at Paine Field exceeds 2

square miles in size and there are no size thresholds for MICs identified in either the CPPs or Vision 2040.

- k. Amend LU Policy 3.E.2 to maintain consistency with CPP ED-6 and MPPs DP-8, DP-9, and DP-10.
- l. Delete LU Policy 3.G.8 as implementation of this policy occurred with the adoption of Ordinance No. 09-079, which established development regulations for the Urban Center comprehensive plan designation and zone.
- m. Delete LU Policies 5.A.1, 5.A.2, 5.A.3, and 5.A.4 as implementation of these policies occurred with the adoption of Amended Ordinance No. 05-069 and retention is no longer required.
- n. Delete LU Policies 5.B.3, 5.B.4, 5.B.5, and 5.B.11 as they apply to areas no longer under county jurisdiction.
- o. Delete LU Policy 5.B.6.a which pertains to assessing potential environmental impacts of developing the Cathcart site on surrounding properties. The FLUM is proposed to be amended to re-designate the properties from Other Land Uses to Rural Residential (1 dwelling unit/5 acre Basic) and the circumstances which generated the need for the policy no longer exist; its retention is no longer necessary. As the undeveloped portions of the Cathcart site are developed Snohomish County will follow the applicable SEPA requirements for environmental review.
- p. Delete LU Policy 5.B.12 which relates to future plan designations at the location known as Point Wells. Implementation of the Urban Village plan designation occurred through adoption of Amended Ordinance No. 12-068 in 2012 and retention of this policy is no longer necessary.
- q. Amend LU Policy 6.A.1 to remove language that is redundant with PE Policy 1.B.2.
- r. Delete LU Policy 6.F.3 as implementation of this policy occurred through a county-initiated area-wide rezone under Amended Ordinance No. 99-076.
- s. Amend LU Policy 6.F.8 to change the landscaping nomenclature to be consistent with chapter 30.25 SCC which uses letters to describe the types of perimeter buffers.
- t. Delete LU Policy 6.G.3 as implementation of this policy occurred through a county-initiated area-wide rezone under Amended Ordinance No. 99-076.
- u. Amend LU Policy 6.G.7 to change the landscaping nomenclature to be consistent with chapter 30.25 SCC which uses letters to describe the types of perimeter buffers.
- v. Add LU Policies 7.C.12 and 7.C.13 which promote access to local food and encourage the use of local agricultural products in institutions and venues to align with the 2007 Snohomish County Agricultural Economic Development Action Team (SAEDAT) report, CPP DP-36, and proposed new HO Policy 1.F.1.
- w. Delete LU Objective 7.E and Policies 7.E.1 through 7.E.6 which pertain to playing fields in designated agricultural land that are no longer needed as the implementing regulations in title 30 SCC sunset on April 4, 2008.
- x. Amend LU Policy 10.B.8 to provide flexibility for the county to consider creating a park and open space zone for county-owned parks that should be preserved in perpetuity. Whether such a zone is needed or whether other approaches can meet the need should be evaluated and considered through a public process.



- 1 y. Add LU Policy 11.B.9 reflecting a priority to work with Indian tribes to protect cultural  
2 resources and traditions as the Tulalip, Stillaguamish, and Sauk-Suiattle Tribes have a  
3 lasting legacy and the county wishes to acknowledge and recognize the importance of  
4 protecting and preserving tribal cultural practices, resources, and areas.
- 5 z. Amend LU Policy 12.A.2 to provide flexibility in identifying where incompatible uses  
6 around airports should be discouraged in a manner that is consistent with RCW  
7 36.70.547. The development of regulations to implement Goal LU 12 is proceeding  
8 as a separate project pursuant to Amended Motion No. 14-140.
- 9 aa. Amend the FLUM narrative section to delete the Growth Phasing Overlay which was  
10 removed from the FLUM prior to 2005. It is not anticipated that the county will  
11 require use of this overlay in the future.
- 12 bb. Amend the FLUM narrative section to delete text referring to the GMA zoning code  
13 and replace with a reference to title 30 of the Snohomish County Code (SCC). Title  
14 30 is the correct reference and consistent with other housekeeping changes made in  
15 the GPP.
- 16 cc. Amend the FLUM narrative to delete the Marysville Urban Low Density Limited  
17 (ULDR-I (4-5)): 4 to 5 dwelling units per acre and the Marysville Urban Low Density  
18 Limited (ULDR (5-6)): 5 to 6 dwelling unit per acre descriptions as the areas covered  
19 by these plan designations are no longer under county jurisdiction.
- 20 dd. Amend the FLUM narrative section to delete the Development Phasing Overlay  
21 which is no longer needed as the implementing regulations in title 30 SCC sunset on  
22 December 31, 2005.
- 23 ee. Amend the FLUM narrative section related to the Public/Institutional Use plan  
24 designation to resolve a conflict between the first sentence of the section and the  
25 description under subsection (2). The plan designation created as part of the 2005  
26 GMACP update was intended to be applied more broadly than to just churches and  
27 schools as part of a UGA expansion. This amendment is consistent with CPP DP-2  
28 (section 6).
- 29 ff. Amend the FLUM narrative to delete the Other Land Uses plan designation. The  
30 only application of the Other Land Uses designation on the FLUM is for properties  
31 located outside but adjacent to the Southwest Urban Growth Area (SWUGA), which  
32 creates an inconsistency between the GPP and FLUM because the Other Land Uses  
33 designation is an Urban designation and the properties are outside the UGA. The  
34 GMA, RCW 36.70A.070, requires that the comprehensive plan be internally  
35 consistent and that all of its plan and policy elements be consistent with the FLUM.  
36 The FLUM is proposed to be amended to re-designate the properties from Other  
37 Land Uses to Rural Residential (1 dwelling unit/5 acre Basic). As discussed in the  
38 PDS memo dated August 21, 2014, to the County Council, which is a part of the  
39 legislative record for this ordinance, this change of FLUM designation is the best  
40 available of several alternatives examined to resolve the internal inconsistency within  
41 the timeframe of this GMACP update. It is also the most responsive to the review  
42 criteria used to evaluate county docketing proposals. With the FLUM proposed to be  
43 amended, retention of the narrative is no longer necessary.
- 44 gg. Amend the FLUM narrative section to relocate two existing plan designations unique to  
45 the Tulalip Reservation (Reservation Commercial and Local Forest) to one location.

1 hh. Amend the FLUM narrative section for the Recreational Land designation to remove  
2 language related to policies under LU Objective 7.E concerning temporary provisions  
3 which allowed ballfields on agricultural lands. These policies are deleted through this  
4 ordinance. Further amendments to this section replace a general reference to code  
5 provisions with title 30 SCC consistent with other changes proposed to the GPP.  
6

7 7. The proposed GMACP amendments to the Housing Chapter:

- 8 a. Amend the introductory narrative text to reflect the connection between housing and  
9 public health as there is growing recognition at all levels of government that healthy  
10 living environments support public health goals, and can reduce medical costs that  
11 can jeopardize housing stability.
- 12 b. Amend the introductory narrative text to add a discussion of the importance of  
13 integrating housing and transportation to reflect the planning approach driven by the  
14 Sustainable Communities Initiatives, a federal program sponsored by a partnership  
15 of federal agencies that promotes better integration of transportation, housing and  
16 land use planning. In addition, the concluding phrase describing the focus of  
17 affordable housing programs would delete "middle," which accurately reflects the  
18 direction of virtually all assisted housing programs today, as well as the emphasis in  
19 the HO-5 Report.
- 20 c. Amend HO Objective 1.B and Policies 1.B.2 and 1.C.1 to emphasize affordability, as  
21 well as diversity of housing types, as an important housing objective, and to  
22 recognize that affordable home ownership is an important aspect of meeting the  
23 county's future housing needs.
- 24 d. Amend HO Policy 1.B.1 to emphasize the health dimension of housing and to  
25 recognize that manufactured and mobile homes provide affordable housing for  
26 Snohomish County residents.
- 27 e. Delete HO Policy 1.C.2 which is no longer necessary to address a former obstacle to  
28 special needs housing development because it is inconsistent with the county's  
29 current and long-standing definition of family in SCC 30.91F.080.
- 30 f. Amend HO Policy 1.C.3a to condition affordable housing incentives on the provision  
31 of long-term affordability commitments to ensure that housing that is affordable at the  
32 time of completion remains affordable to the targeted lower-income households  
33 during a significant portion of its amortization period.
- 34 g. Amend HO Policy 1.C.8 to clarify that mitigation programs should be made more  
35 available to closures of mobile homes, manufactured home communities, and  
36 conversions of public housing projects.
- 37 h. Add HO Policy 1.C.11 to acknowledge Department of Housing and Urban  
38 Development (HUD) regulations that require the county to prepare a Consolidated  
39 Plan, and to update it annually.
- 40 i. Add HO Policy 1.C.12 and amend HO Policy 1.D.4 to expand the county's housing  
41 efforts to include mixed-income developments as an additional tool to better realize  
42 HO Objective 1.C.
- 43 j. Amend Policy HO 1.E.3 to recognize the county's active and financial participation in  
44 the Alliance for Housing Affordability.

- 1 k. Add HO Objective 1.F and HO Policies 1.F.1, 1.F.2, 1.F.3 and 1.F.4 to better  
2 incorporate the health dimension of housing into the Housing Chapter, and to provide  
3 a logical location within the chapter for relevant policies. The policies cover the  
4 Health District's Healthy Communities program, HUD's relevant sustainable housing  
5 initiatives, support for sustainability, environmental health and ongoing affordability,  
6 and support for projects and programs of the Department of Human Services  
7 underwritten by state and/or federal funding.
- 8 l. Amend HO Policy 2.B.3 to re-direct the commitment to use certain specific,  
9 enumerated technical resources towards a broader commitment to develop and  
10 update such resource generally. The list of technical resources deleted from this  
11 policy is relocated to Appendix I.
- 12 m. Add HO Goal 5, HO Objective 5.A, and HO Policies 5.A.1 and 5.A.2 to provide a  
13 framework for exploring funding mechanisms to better achieve the other housing  
14 goals and objectives. The goal, objective, and policies enable a more proactive  
15 effort to meet the needs of low and moderate income county residents.
- 16
- 17 8. The proposed GMACP amendments to the Transportation Chapter TR Policy 2.D.1  
18 maintain consistency with the adopted alignment for light rail between Northgate and the  
19 City of Lynnwood.
- 20
- 21 9. The proposed addition of a new Parks and Recreation Chapter to the GMACP achieves  
22 the following:
- 23 a. Relocates the goals, objectives, and policies from the Capital Facilities Chapter of  
24 the GPP into a separate chapter consistent with the recognition of Parks and  
25 Recreation as a separate component of the GMACP in accordance with RCW  
26 36.70A.070(8).
- 27 b. Incorporates the "visioning process" distilled from those prior Comprehensive Park  
28 and Recreation Plans (most recent 2014 Snohomish County Park and Recreation  
29 Visioning Plan ("Visioning Plan") as adopted by Motion No. 14-071) as  
30 recommended by WAC 365-196-440, to illuminate and inform the GPP goals and  
31 policies to guide development of the parks and recreation element. The Visioning  
32 Plan is part of the legislative record for the 2015 GMACP update.
- 33 c. In accordance with such visioning process and the public's identification of needs  
34 and evaluation of satisfaction with existing recreational opportunities as reflected in  
35 the Visioning Plan, establishes community goals and local priorities to guide  
36 establishment of level of service standards (LOS), and priorities for provision of  
37 recreational facilities in order to help guide selection of projects for capital  
38 funding. LOS standards for recreational facilities are established in the new Park  
39 and Recreation Element, adopted in a separate ordinance by the County Council as  
40 a part of the 2015 GMACP update.
- 41 d. Based upon the visioning process and community goals established as a result  
42 thereof, identifies those classifications of parks and recreational facilities deemed  
43 necessary to support development in order to achieve adopted community goals for  
44 parks and recreational facilities consistent with level of service standards that reflect  
45 the local priorities identified in the visioning process, including forming the basis for  
46 any park impact fee program. Currently, only community parks are identified as  
47 necessary to support development. Based on the Visioning Plan, the proposed  
48 amendments add neighborhood parks, regional parks and regional trails to the list of

1 classifications of parks considered necessary to support development in  
2 unincorporated Snohomish County. When determining the appropriate formulas and  
3 methods for calculating fee schedules, the County Council may consider the  
4 imposition of fee caps, reasonable credits, and other methods that limit impact fees  
5 to a rate not to exceed current rates assigned to growth.

- 6 e. Fulfills requirements from the Washington State Recreation and Conservation Office  
7 (RCO) to be eligible for grant funding provided by this organization.  
8

9 10. The proposed GMACP amendments to the Capital Facilities Chapter:

- 10 a. Amend CF Objective 1.A to remove a reference to setting a transit level of service as  
11 the county does not do this.
- 12 b. Amend CF Objective 1.B to remove a reference to developing a six-year financing  
13 program that meets the county's level of service for transit, as the county does not  
14 set a level of service for transit.
- 15 c. Delete CF Policy 3.C.4, as the requirement to consider a program to identify high  
16 priority water quality problems is the responsibility of external agencies such as the  
17 Water Utility Coordinating Committee (WUCC) and not the county.
- 18 d. Amend CF Objective 4.A to remove the targeted amount of the waste stream to be  
19 recycled, consistent with the adopted Comprehensive Solid and Hazardous Waste  
20 Management Plan (CSHWMP). The objective still commits the county to improve the  
21 overall county waste reduction and recycling rate, but without having a "hard"  
22 number to achieve.
- 23 e. Delete the Parks and Recreation section of the Capital Facilities Chapter as the  
24 goals, objectives, and policies are moved to the proposed new Parks and Recreation  
25 Chapter in the GPP.
- 26 f. Delete CF Policy 11.A.4, as the county is not responsible for reviewing and updating  
27 the level of service standard developed in the North Snohomish County Coordinated  
28 Water System Plan.
- 29 g. Delete CF Objective 12.B to ensure consistency with the CPP relating to essential  
30 public facilities. GPP Goal CF 12 and its associated objectives and policies were  
31 amended by Ordinance No. 11-051 to increase consistency with state law and CPP  
32 EPF-1 through CPP EPF-5. GPP Objective CF 12.B is not consistent with CPP EPF-1  
33 through CPP EPF-5 and was inadvertently not deleted by Ordinance No. 11-051.  
34

35 11. The proposed GMACP amendments to the Utilities Chapter:

- 36 a. Amend UT Policy 1.A.1 to clarify terminology and the responsibility of the county in  
37 the review of utility system plans and other documents.
- 38 b. Amend UT Policy 1.B.2 to clarify terminology and county's responsibility to maintain  
39 consistency between the county's GMACP and district and city utility plans.
- 40 c. Amend UT Policy 2.A.1 to change the scope of county review from new residential  
41 projects to development proposals, as applicable, for availability of adequate water  
42 supply.  
43

- 1 12. The proposed GMACP amendments to the Economic Development Chapter:
- 2 a. Delete ED Policy 3.A.4 since one of the two areas referenced in the policy was
- 3 annexed into the City of Marysville. The other area referenced in the policy is
- 4 Cathcart, and the FLUM was amended in 2005 to implement this policy as to
- 5 Cathcart. Therefore, this policy is no longer necessary.
- 6 b. Delete ED Policy 3.C.4 since this initiative has not been active since 2002 and would
- 7 likely be superseded by a new initiative if restarted.
- 8 c. Amend ED Policy 3.C.7 to update the text to reflect that the referenced projects have
- 9 been constructed and refocus the policy on continuing county support of such
- 10 facilities.
- 11 d. Delete ED Policy 3.D.6 since the county does not have any current or future plans to
- 12 establish technology corridors.
- 13 e. Amend ED Policy 5.A.1 to reflect that Washington State University has assumed
- 14 oversight of the University Center in the City of Everett and intends to expand its
- 15 presence in Snohomish County, and to recognize and continue to support other
- 16 public and private colleges and universities within the county that offer four-year and
- 17 master's degrees.
- 18 f. Amend ED Policy 5.A.3 to remove outdated language and make the policy less
- 19 specific to provide greater flexibility for implementation.
- 20
- 21 13. The proposed GMACP amendments to the Natural Environment Policy 3.D.7:
- 22 a. Remove specific language related to the Cooperative Bank Stabilization Program to
- 23 allow more flexibility in programs used to accomplish the necessary protection for
- 24 property.
- 25 b. Amend the policy to more accurately reflect the Department of Public Works Surface
- 26 Water Management Division's programs and priorities.
- 27
- 28 14. The proposed GMACP amendments to the Interjurisdictional Coordination Chapter add
- 29 IC Objective 1.G and IC Policies 1.G.1 and 1.G.2 to recognize that the county sits on the
- 30 Snohomish County Public Health Advisory Council (SCPHAC) and that obesity is a
- 31 priority issue for SCPHAC. These new policies align with CPP DP-35.
- 32
- 33 15. The proposed GMACP amendments to the Appendices:
- 34 a. Repeal Appendix A as the information is out of date and updated population and
- 35 employment data is moved to the Introduction Chapter.
- 36 b. Repeal Appendix C as the appendix is not a requirement of GMA, the information
- 37 has not been updated since 2005, and its continued inclusion in the GPP does not
- 38 add value since showing how future amendments to the GMACP or development
- 39 regulations balance the goals of GMA will be reflected in staff reports and findings.
- 40 c. Amend Appendix D to replace existing growth target tables with the new tables in
- 41 Exhibit Q for population, employment and housing units extending the timeframe out
- 42 to 2035. These growth targets are consistent with Vision 2040 and the Regional
- 43 Growth Strategy, the Multi-county Planning Policies, and the Countywide Planning
- 44 Policies.

- d. Amend Appendix E to delete two definitions (Planned Transit Station and Primary Corridor) which are no longer used in the GMACP. Three existing definitions (High Capacity Transit, Pedestrian Friendly Development and Transit Centers) are amended to be consistent the Transportation Element and title 30 SCC. One definition is being added for the term "transit oriented," which is used in the Land Use Chapter.
  - e. Amend Appendix F to change the date by which a school district is required to submit its plan for county review. The County has established administrative requirements which require a school district to submit a capital facilities plan six months prior to the desired effective date of the plan. Amendments also remove an example that uses dates which are in the past and no longer relevant.
  - f. Repeal Appendix G as the 1995 introduction no longer adds value to the GMACP.
  - g. Repeal Appendix H as both the 164th Urban Center Master Plan and 128th Street Urban Center Concept Plan have become out of date and the County has adopted development regulations that are applicable to both of these locations and implement the policies contained in Goal 3 of the Land Use Chapter.
  - h. Amend Appendix I to add additional technical document and reports. Some of the additional documents previously were listed in the Housing Chapter of the GMACP and moving them to Appendix I is consistent with the intent of the appendix. Several new documents are added to provide support or background for proposed changes to GPP policies or the FLUM.
16. The proposed amendments to the FLUM are necessary to:
- a. Provide a single designation for properties that currently have split designations; split designations present challenges for property owners trying to determine what development regulations apply to their property.
  - b. Resolve an inconsistency between the FLUM and zoning for properties where the current zoning allows a higher density/intensity than the FLUM.
  - c. Remove parcels that have been annexed and are no longer under county jurisdiction.
  - d. Re-designate properties where recently-constructed development or pre-existing uses are inconsistent with the FLUM which identified a higher density or intensity of development, when those properties are unlikely to redevelop during the 2035 planning horizon. The amendments achieve the goal of ensuring the FLUM matches "on-the-ground" reality.
  - e. Resolve a County Council remand action that was included in Motion No. 05-602, for the Urban Village located near 148th and Seattle Hill Road. The FLUM is amended to align the Urban Village plan designation and zoning with the constructed existing uses.
  - f. Re-designate properties with an Other Land Uses designation to Rural Residential (1 dwelling unit/5 acre Basic) consistent with the underlying zoning of Rural-5. The designation was intended as an interim "holding" designation for certain lands within the UGA where on-going or anticipated master planning was considered necessary to establish final land use designations. The only application of the Other Land Uses designation on the FLUM is to properties located outside but adjacent to the SWUGA, resulting in an inconsistency between the GPP and FLUM because the Other Land Uses designation is an Urban designation and the properties are outside

the UGA. The GMA, RCW 36.70A.070, requires that the comprehensive plan be internally consistent and that all of its plan and policy elements be consistent with the FLUM. The proposed change in FLUM designation will resolve this internal inconsistency. This means of resolving the inconsistency is discussed in the PDS memo of August 21, 2014, to the County Council, which is a part of the legislative record for this ordinance.

- g. Designate additional properties as Public/Institutional Use (such as cemeteries, schools, public parks, government buildings, utility plants and other governmental operations or properties) because there have been a number of public/institutional uses constructed since the last major update of the GMACP in 2005. In addition, better data sources have allowed a more a comprehensive inventory and identification of additional properties that were not designated P/I in 2005.
- h. Infill changes to the FLUM are necessary to support the long term goals of the GMA and Vision 2040 to stabilize the Urban Growth Area boundaries and reduce the extent of future expansions and associated costs. Options for infill within the current UGA boundaries are diminishing over time as more land inside the UGAs becomes developed. Future infill options will increasingly rely on the complicated processes of land assembly and re-development. Looking beyond this update to the next update due in 2023, identifying additional capacity within the southwest UGA now while the opportunity exists will preserve options for future updates.
- i. Change the designation to RR-10 on an area northeast of Monroe that is suitable for commercial agriculture.
- j. Show the boundaries of Quil Ceda Village, a federally recognized municipality within the Tulalip Indian Reservation.

- 17. A brief rationale for each of the proposed FLUM amendments is found in a document titled "Rationale for Potential FLUM and Zoning Map Amendments," which is a part of the legislative record for this GMACP update.
- 18. The adoption of a land capacity analysis, pursuant to CPP UG-14(d), is necessary to demonstrate that sufficient land area and densities exist within UGAs to accommodate projected growth over the succeeding 20-year period.
- 19. The SLN2 – City of Sultan proposal is consistent with the General Policy Plan (GPP), in particular LU Policy 1.A.1, which requires that UGAs contain sufficient land capacity for a variety of land uses and densities in suitable locations. A PDS land capacity analysis of the proposed UGA removal area indicates a population capacity reduction of 518 persons as a result of the contraction. A comparison of the unincorporated Sultan UGA capacity and the 2035 unincorporated UGA initial population growth target shows a slight net deficit of 23 persons. The growth target has been reduced by 23 to resolve this inconsistency.

Section 2. The County Council makes the following conclusions:

- A. The amendments to the GPP and FLUM maintain consistency with other elements of the GMACP.

- 1 B. This ordinance provides greater internal consistency for the GPP and greater consistency  
2 between the GPP and the Shoreline Management Program (SMP).  
3  
4 C. The amendments are consistent with the CPPs and the MPPs.  
5  
6 D. The amendments are consistent with and comply with the procedural and substantive  
7 requirements of the GMA.  
8  
9 E. The County has complied with all SEPA requirements with respect to this non-project  
10 action.  
11  
12 F. The amendments do not result in an unconstitutional taking of private property for a  
13 public purpose.  
14  
15 G. The proposed growth targets in Exhibit Q, to be adopted as Appendix D in the GPP, are  
16 consistent with Vision 2040 and the Regional Growth Strategy.  
17  
18 H. The Urban Growth Area land capacity analysis verifies that the proposed updates to the  
19 comprehensive plan Future Land Use Map will meet the unincorporated county's land  
20 use needs resulting from the population and employment growth forecasts for 2035.  
21

22 Section 3. The Snohomish County Council bases its findings and conclusions on the  
23 entire record of the County Council, including all testimony and exhibits. Any finding, which  
24 should be deemed a conclusion, and any conclusion which should be deemed a finding, is  
25 hereby adopted as such.  
26

27 Section 4. The Cover, Name Page, Table of Contents, List of Figures, List of Tables and  
28 Amendments of the GPP, is amended as indicated in Exhibit A to this ordinance, which is  
29 attached hereto and incorporated by reference into this ordinance as if set forth in full.  
30

31 Section 5. The Introduction Chapter of the GPP, last amended by Amended Ordinance  
32 No. 08-064 on June 3, 2008, is amended as indicated in Exhibit B to this ordinance, which is  
33 attached hereto and incorporated by reference into this ordinance as if set forth in full.  
34

35 Section 6. The Population and Employment Chapter of the GPP, last amended by  
36 Amended Ordinance No. 09-044 on August 12, 2009, is amended as indicated in Exhibit C to  
37 this ordinance, which is attached hereto and incorporated by reference into this ordinance as if  
38 set forth in full.  
39

40 Section 7. The Land Use Chapter of the GPP, last amended by Amended Ordinance  
41 14-070 on October 8, 2014, is amended as indicated in Exhibit D to this ordinance, which is  
42 attached hereto and incorporated by reference into this ordinance as if set forth in full.  
43

44 Section 8. The Housing Chapter of the GPP, last amended by Amended Ordinance No. 11-  
45 051 on September 28, 2011, is amended as indicated in Exhibit E to this ordinance, which is  
46 attached hereto and incorporated by reference into this ordinance as if set forth in full.  
47

48 Section 9. The Transportation Chapter of the GPP, last amended by Amended  
49 Ordinance No. 11-054 on September 28, 2011, is amended as indicated in Exhibit F to this



1 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set  
2 forth in full.

3  
4 Section 10. A Park and Recreation Chapter is added to the GPP as indicated in Exhibit  
5 G to this ordinance, which is attached hereto and incorporated by reference into this ordinance  
6 as if set forth in full.

7  
8 Section 11. The Capital Facilities Chapter of the GPP, last amended by Amended  
9 Ordinance No. 05-069 on December 21, 2005, is amended as indicated in Exhibit H to this  
10 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set  
11 forth in full.

12  
13 Section 12. The Utilities Chapter of the GPP, last amended by Amended Ordinance No.  
14 05-069 on December 21, 2005, is amended as indicated in Exhibit I to this ordinance, which is  
15 attached hereto and incorporated by reference into this ordinance as if set forth in full.

16  
17 Section 13. The Economic Development Chapter of the GPP, last amended by  
18 Amended Ordinance No. 05-069 on December 21, 2005, is amended as indicated in Exhibit J to  
19 this ordinance, which is attached hereto and incorporated by reference into this ordinance as if  
20 set forth in full.

21  
22 Section 14. The Natural Environment Chapter of the GPP, last amended by Amended  
23 Ordinance No. 14-070 on October 8, 2014, is amended as indicated in Exhibit K to this  
24 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set  
25 forth in full.

26  
27 Section 15. The Interjurisdictional Coordination Chapter of the GPP, last amended by  
28 Amended Ordinance No. 11-053 on September 28, 2011, is amended as indicated in Exhibit L  
29 to this ordinance, which is attached hereto and incorporated by reference into this ordinance as  
30 if set forth in full.

31  
32 Section 16. Appendix A of the GPP, last amended by Amended Ordinance No. 05-069  
33 on December 21, 2005, is repealed.

34  
35 Section 17. Appendix C of the GPP, last amended by Amended Ordinance No. 05-069  
36 on December 21, 2005, is repealed.

37  
38 Section 18. Appendix D of the GPP, last amended by Amended Ordinance No. 11-052  
39 on September 28, 2011, is amended as indicated in Exhibit Q to this ordinance, which is  
40 attached hereto and incorporated by reference into this ordinance as if set forth in full.

41  
42 Section 19. Appendix E of the GPP, last amended by Amended Ordinance No. 12-068  
43 on October 17, 2012, is amended as indicated in Exhibit M to this ordinance, which is attached  
44 hereto and incorporated by reference into this ordinance as if set forth in full.

45  
46 Section 20. Appendix F of the GPP, last amended by Amended Ordinance No. 05-069  
47 on December 21, 2005, is amended as indicated in Exhibit N to this ordinance, which is  
48 attached hereto and incorporated by reference into this ordinance as if set forth in full.

1 Section 21. Appendix G of the GPP, last amended by Amended Ordinance No. 05-069  
2 on December 21, 2005, is repealed.

3  
4 Section 22. Appendix H of the GPP, last amended by Amended Ordinance No. 05-069  
5 on December 21, 2005, is repealed.

6  
7 Section 23. Appendix I of the GPP, last amended by Amended Ordinance No. 05-069  
8 on December 21, 2005, is amended as indicated in Exhibit O to this ordinance, which is  
9 attached hereto and incorporated by reference into this ordinance as if set forth in full.

10  
11 Section 24. The Future Land Use Map of the GPP, last amended by Amended  
12 Ordinance No. 14-069 on October 8, 2014, is amended as indicated in Exhibit P to this  
13 ordinance, which is attached hereto and incorporated by reference into this ordinance.

14  
15 Section 25. Based on the foregoing findings and conclusions, the county council adopts  
16 Exhibit R ("Snohomish County UGA Land Capacity Analysis Technical Report") pursuant to  
17 CPP UG-14(d).

18  
19 Section 26. The Mineral Resource Lands Map of the GPP, last amended by Amended  
20 Ordinance No. 14-069 on October 8, 2014, is amended as indicated in Exhibit S to this ordinance,  
21 which is attached hereto and incorporated by reference into this ordinance.

22  
23 Section 27. The Municipal Urban Growth Areas Map of the GPP, last amended by  
24 Amended Ordinance No. 14-069 on October 8, 2014, is amended as indicated in Exhibit T to this  
25 ordinance, which is attached hereto and incorporated by reference into this ordinance.

26  
27 Section 28. The Open Space Corridors and Greenbelt Areas Map of the GPP, last  
28 amended by Amended Ordinance No. 14-069 on October 8, 2014, is amended as indicated in  
29 Exhibit U to this ordinance, which is attached hereto and incorporated by reference into this  
30 ordinance.

31  
32 Section 29. The Lands Useful for Public Purpose Map of the GPP, last amended by  
33 Amended Ordinance No. 14-069 on October 8, 2014, is amended as indicated in Exhibit V to this  
34 ordinance, which is attached hereto and incorporated by reference into this ordinance.

35  
36 Section 30. The Supplemental Designations of ULDR Areas Map of the GPP, last  
37 amended by Amended Ordinance No. 14-069 on October 8, 2014, is amended as indicated in  
38 Exhibit W to this ordinance, which is attached hereto and incorporated by reference into this  
39 ordinance.

40  
41 Section 31. The county council directs the Code Reviser to update SCC 30.10.060  
42 pursuant to SCC 1.02.020(3).

43  
44 Section 32. Severability and Savings. If any section, sentence, clause or phrase of this  
45 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or  
46 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall  
47 not affect the validity or constitutionality of any other section, sentence, clause or phrase of this  
48 ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance  
49 is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence,  
50 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and

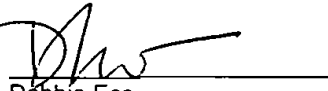
1 effect for that individual section, sentence, clause or phrase as if this ordinance had never been  
2 adopted.

3  
4  
5 PASSED this 10<sup>th</sup> day of June, 2015.  
6  
7

8 SNOHOMISH COUNTY COUNCIL  
9 Snohomish County, Washington

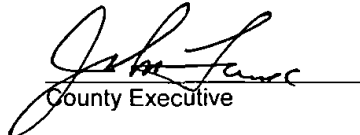
10  
11   
12  
13 Dave Somers  
14 Council Chair

15 ATTEST:

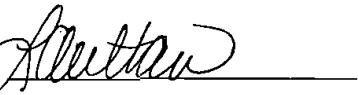
16  
17   
18  
19 Debbie Eco  
20 Clerk of the Council  
21

22  
23 ☒ APPROVED  
24 ☐ EMERGENCY  
25 ☐ VETOED  
26

27  
28  
29 DATE: 6/22/15

30   
31  
32 County Executive  
33

34 ATTEST:

35  
36  
37   
38  
39

40 Approved as to form only:

41  
42 \_\_\_\_\_  
43 Deputy Prosecuting Attorney  
44  
45  
46  
47  
48  
49  
50

D-10

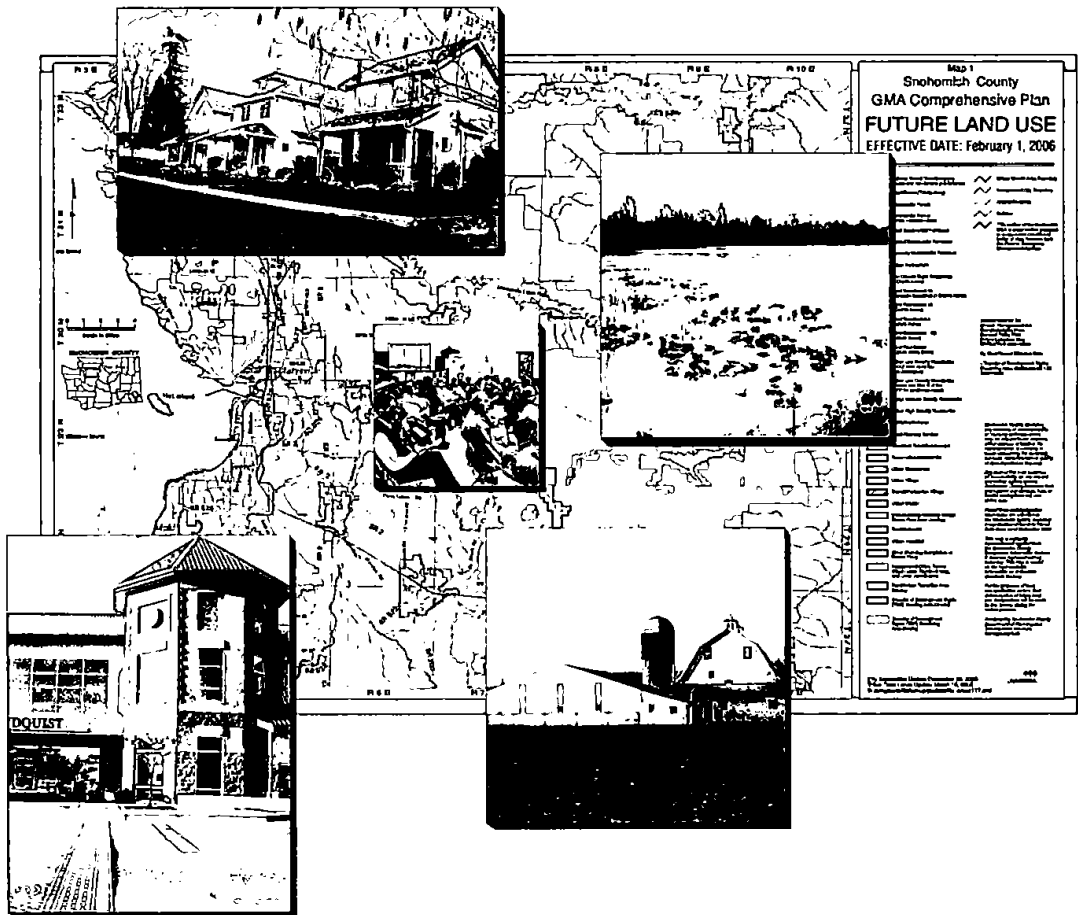
## EXHIBIT A

Amended Ordinance 14-129



# General Policy Plan

A COMPONENT OF THE GMA COMPREHENSIVE PLAN



## The Snohomish County Growth Management Act Comprehensive Plan

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### Snohomish County Executive

John Lovick  
Aaron Reardon\*\*\*  
Robert J. Drewel\*\*\*

### Snohomish County Council

Dave Somers	Liz McLaughlin *
Brian Sullivan	Barbara Cothorn *
Stephanie Wright	Richard Larsen *
Terry Ryan	Gary Nelson*
Ken Klein	Kirke Sievers*
Mike Cooper *	Jeff Sax*
John Garner *	Dave Gossett*
R.C. "Swede" Johnson *	John Koster*
Karen Miller *	

### Prosecuting Attorney

Mark Roe  
Janice Ellis\*\*\*\*  
James H. Krider\*\*\*\*

### Snohomish County Planning Commission

Guy Palumbo	David Hambelton**	Angela Day**
Simon Farretta	Gene Miller**	Stephen Kikikis**
Ed Taft	Ken Klein**	Gordon Ness**
Cheryl Stanford	James Mundell **	Tim Koss**
Doug Hannam	Chuck Patten **	Renee Sinclair**
Ben Kaufman	Monica Pesce **	Maura Goodwin**
Tom Norcott	John Postema **	Ramon Gould **
Merle Ash	Ron Stoppler **	Martin Nelson**
Angeline Fowler	Sonia Thompson **	Scott Pattison**
Dan Strandy	Annie Wong-Daly**	Howard Bargreen**
Darrel McLaughlin	Gregory Wright**	Mike Hansen**
Gary Reiersgard**	C. Edward Simons**	Lois Hanson **
Linda Jenkins**	Jim Bloss**	Patrick McCourt **
Don Miller**	Margaret Dare**	Kurt Munnich**
Linda Jones**	Lana Weed**	Phil Pickering**
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Charles Becker**	Bill Diepenbrock**	William P. Brackin **
Corinne Hensley**	Shelly Jay**	Keith Banes**
Ralph A. Petereit**	J. Gregory Shaffer**	Richard C. Bellin **
Gene Dollarhide **	John Roth Jr.**	Michael M. Dunne **

\* Former County Council Member  
\*\* Former Planning Commission Member  
\*\*\* Former County Executive  
\*\*\*\* Former County Prosecutor

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**\*Required element of the Growth Management Act (WAC 365-195-300)**

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Table C-1 — General Policy Plan Objectives that Implement GMA Goals

## **Appendix D**

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Table D-3 — Reconciled 2025 Population Growth Targets for Unincorporated MUGAs

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Table D-2 — 2035 Population Growth Targets for Unincorporated MUGAs

Table D-3 — 2035 Housing Growth Targets for Cities, UGAs, and the Rural/Resource Area

Table D-4 — 2035 Housing Growth Targets for Unincorporated MUGAs

Table D-5 — 2035 Employment Growth Targets for Cities, UGAs, and the Rural/Resource Area

Table D-6 — 2035 Employment Growth Targets for Unincorporated MUGAs

# **Ordinance No. 94-125**

## **Adopting the Snohomish County Growth Management Act Comprehensive Plan**

**Adopted: June 28, 1995    Effective Date: July 10, 1995**

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### **Amendments:**

#### **Amended Ordinance No. 95-117**

Amending the General Policy Plan (GPP)

to incorporate the Common Siting Process for Essential Public Facilities.

Adopted: January 10, 1996

Effective Date: January 21, 1996

#### **Amended Emergency Ordinance No. 96-078**

Amending the Future Land Use (FLU) Map of the General Policy Plan (GPP)

for a portion of the Arlington/Smokey Point/Marysville Urban Growth Area (UGA).

Adopted: October 14, 1996

Effective Date: October 14, 1996

#### **Amended Ordinance No. 96-073**

Establishing the Maltby UGA

(in response to a Growth Management Hearings Board remand)

Adopted: November 27, 1996

Effective Date: December 12, 1996

#### **Amended Ordinance No. 96-074**

Amending the GPP text and FLU map

(in response to a Growth Management Hearings Board remand).

Adopted: November 27, 1996

Effective Date: December 12, 1996

#### **Ordinance No. 97-034**

Amending the UGA for the City of Gold Bar

Adopted: June 2, 1997

Effective Date: June 14, 1997

#### **Ordinance No. 97-036**

Adopting the Gold Bar UGA Subarea Plan.

Adopted: June 2, 1997

Effective Date: June 14, 1997

#### **Ordinance No. 97-056**

Amending the FLU map of the GPP to add lands to the Commercial Forest land designation.

(in response to a Growth Management Hearings Board remand)

Adopted: July 2, 1997

Effective Date: July 12, 1997

**Ordinance No. 97-076**

Amending the UGA for the Cities of Arlington and Marysville and the Smokey Point area to establish separate UGAs for Arlington and Marysville.

Adopted: September 15, 1997      Effective Date: September 27, 1997

**Amended Ordinance No. 98-035**

Adopting the City of Snohomish UGA Subarea Plan.

Adopted: July 22, 1998      Effective Date: August 8, 1998

**Amended Ordinance No. 98-036**

Amending the UGA for the City of Snohomish.

Adopted: July 22, 1998      Effective Date: August 8, 1998

**Amended Ordinance No. 98-051**

Adopting the Mill Creek UGA Subarea Plan.

Adopted: August 3, 1998      Effective Date: August 16, 1998

**Amended Ordinance No. 98-060**

Adopting the 1998-2003 Capital Plan.

Adopted: August 5, 1998      Effective Date: August 22, 1998

**Amended Ordinance No. 98-068**

Amending the UGA for the City of Arlington in the Island Crossing area (in response to a Growth Management Hearings Board remand).

Adopted: September 9, 1998      Effective Date: September 20, 1998

**Amended Ordinance No. 98-069**

Amending the FLU map of the GPP to change the plan designations in the Island Crossing area (in response to a Growth Management Hearings Board remand).

Adopted: September 9, 1998      Effective Date: September 20, 1998

**Amended Ordinance No. 98-071**

Amending the UGA for the Southwest cities in the Smith and Spencer Island areas (in response to a Growth Management Hearings Board remand).

Adopted: September 9, 1998      Effective Date: September 20, 1998

**Amended Ordinance No. 98-072**

Amending the FLU map of the GPP to change the plan designations in the Smith and Spencer Island areas (in response to a Growth Management Hearings Board remand).

Adopted: September 9, 1998      Effective Date: September 20, 1998

**Ordinance No. 98-126**

Adopting School Capital Facilities Plans

Adopted: December 2, 1998      Effective Date: January 1, 1999

**Amended Ordinance No. 98-112**

Adopting map and text amendments to the GPP ('96 Docket)

Adopted: December 16, 1998      Effective Date: December 27, 1998

**Ordinance No. 98-114**

Revising the UGA for the cities of Arlington and Marysville ('96 Docket)

Adopted: December 16, 1998      Effective Date: December 27, 1998

**Ordinance No. 98-115**

Revising the UGA for the City of Sultan ('96 Docket)

Adopted: December 16, 1998      Effective Date: December 27, 1998

**Amended Ordinance No. 98-119**

Adopting map and text amendments to the GPP (Rural Commercial/Industrial - '96 Docket)

Adopted: December 16, 1998      Effective Date: December 27, 1998

**Ordinance No. 98-142**

Revising the UGA for the City of Marysville and amending the land use designation for the Strawberry Fields Regional Park site

Adopted: January 11, 1999      Effective Date: January 23, 1999

**Amended Ordinance No. 99-005**Adopting map and text amendments to the GPP in the Darrington area  
(in response to a Growth Management Hearings Board remand)

Adopted: March 3, 1999      Effective Date: March 14, 1999

**Ordinance No. 99-028**Repealing Land Use Designation for 33.7 acre parcel of property on Cavalero Hill; and  
amending GPP Land Use Policy LU 2.B.9

(in response to a Growth Management Hearings Board remand)

Adopted: May 17, 1999      Effective Date: May 28, 1999

**Ordinance No. 99-027**

Adopting the 1999-2004 Capital Plan

Adopted: May 24, 1999      Effective Date: June 11, 1999

**Amended Ordinance No. 99-031**

Adopting map and text amendments to the GPP for the Tulalip Subarea

Adopted: July 21, 1999      Effective Date: August 1, 1999

**Amended Ordinance No. 99-092**

Adopting the 2000-2005 Capital Plan

Adopted: November 22, 1999      Effective Date: December 11, 1999

**Amended Ordinance No. 99-099**

Adopting map and text amendments to the GPP – 1999 Consolidated Docket  
Arlington/Marysville Reconciliation

Adopted: December 22, 1999

Effective Date: January 2, 2000

**Amended Ordinance No. 99-100**

Adopting map and text amendments to the GPP – 1999 Consolidated Docket  
Adopted: December 22, 1999

Effective Date: January 2, 2000

**Emergency Ordinance No. 00-050**

Revising the Arlington UGA and FLUM to add the Arlington High School Site

Adopted: July 26, 2000

Effective Date: July 26, 2000

**Ordinance No. 00-055**

Adopting 2000-2005 Capital Improvement Plans for the Arlington, Marysville, Monroe and Mukilteo School Districts

Adopted: September 6, 2000

Effective Date: December 16, 2000

**Ordinance No. 00-074**

Adopting the 2001-2006 Capital Improvement Program and Year 2000 Capital Facilities  
Plan Update

Adopted: November 21, 2000

Effective Date: December 16, 2000

**Ordinance No. 00-075**

Adopting amendments to the Capital Facilities Chapter of the GPP

Adopted: November 21, 2000

Effective Date: December 16, 2000

**Ordinance No. 00-091**

Adopting map and text amendments to the GPP - 2000 Consolidated Docket

Adopted: December 20, 2000

Effective Date: January 6, 2001

**Ordinance No. 00-094**

Revising the Maltby UGA - 2000 Consolidated Docket

Adopted: December 20, 2000

Effective Date: January 6, 2001

**Ordinance No. 00-098**

Adopting 2000-2005 Capital Improvement Plans for Darrington, Edmonds, Everett,  
Granite Falls, Lake Stevens, Lakewood, Northshore, Snohomish, Stanwood and Sultan  
school districts.

Adopted: December 6, 2000

Effective Date: January 1, 2001

**Amended Ordinance No. 01-040**

Adopting amendments to the Transportation Element  
(response to GMHB Remand)

Adopted: June 27, 2001

Effective Date: July 7, 2001

**Emergency Ordinance No. 01-047**

Ratifying, Readopting and repealing certain portions of Emergency Ordinance No. 00-050 revising the Arlington UGA and FLUM

Adopted July 23, 2001

Effective Date: July 23, 2002

**Amended Ordinance No. 01-073**

Adopting the Lake Stevens UGA Plan; adopting text and map amendments to the GPP; and amending the Transportation Element

Adopted: November 7, 2001

Effective Date: December 7, 2001

**Amended Ordinance No. 01-074**

Modifying the UGA for the City of Lake Stevens

Adopted: November 7, 2001

Effective Date: December 7, 2001

**Amended Ordinance No. 01-089**

Adopting the 2002-2007 Capital Improvement Program

Adopted: November 20, 2001

Effective Date: December 6, 2001

**Amended Ordinance No. 01-090**

Adopting the Capital Facilities Plan Year 2001 Update

Adopted: November 20, 2001

Effective Date: December 6, 2001

**Amended Ordinance No. 01-106**

Adopting map and text amendments to the GPP (2001 Docket)

Adopted: December 19, 2001

Effective Date: January 3, 2002

**Ordinance No. 01-108**

Adopting the 2001 Comprehensive Park and Recreation Plan

Adopted: December 19, 2001

Effective Date: January 3, 2002

**Amended Ordinance No. 01-111**

Amending the Capital Facilities Plan Year 2001 Update

Adopted: December 19, 2001

Effective Date: January 3, 2002

**Amended Ordinance No. 01-131**

Adopting map and text amendments to the GPP – Clearview Commercial Area Remand

Adopted: February 6, 2002

Effective Date: February 26, 2002

**Amended Ordinance No. 02-011**

Adopting the Mill Creek East UGA Plan; adopting text and map amendments to the GPP; and amending the Transportation Element

Adopted: May 30, 2002

Effective Date: June 23, 2002

**Amended Ordinance No. 02-012**

Modifying the SW Cities UGA – Mill Creek East UGA

Adopted: May 30, 2002

Effective Date: June 23, 2002

**Amended Ordinance No. 02-051**

Adopting the 2003-2008 Capital Improvement Program

Adopted: November 20, 2002      Effective Date: December 13, 2002

**Amended Ordinance No. 02-052**

Adopting 2002-2007 Capital Facilities Plans for the Arlington, Darrington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood and Sultan School Districts

Adopted November 20, 2002      Effective Date: January 1, 2003

**Amended Ordinance No. 02-092**

Adopting map and text amendments to the Lake Stevens UGA Plan

Adopted: December 18, 2002      Effective Date: January 13, 2003

**Emergency Ordinance No. 03-001**

Adopting map and text amendments to the GPP (2002 Docket)

Adopted: January 27, 2003      Effective Date: January 27, 2003

**Emergency Ordinance No. 03-005**

Revising the UGA for the City of Arlington (2002 Docket)

Adopted: January 27, 2003      Effective Date: January 27, 2003

**Ordinance No. 03-033**

Adopting the Mukilteo School District's Amended 2002-2007 Capital Facilities Plan

Adopted: April 9, 2003      Effective Date: April 21, 2003

**Amended Ordinance No. 03-049**Adopting GPP text and map amendments (Maltby Christian Assembly)  
(in response to a Growth Management Hearings Board Remand)

Adopted: June 4, 2003      Effective Date: June 27, 2003

**Ordinance No. 03-050**Revising the Maltby Urban Growth Area (Maltby Christian Assembly)  
(in response to a Growth Management Hearings Board Remand)

Adopted: June 4, 2003      Effective Date: June 27, 2003

**Ordinance No. 03-061**

Adopting map amendments to the GPP (2003 Docket – Booker, Noretap, Sno Co DPW)

Adopted: September 10, 2003      Effective Date: October 6, 2003



**Ordinance No. 03-064**

Revising the Southwest Cities UGA; and adopting GPP map amendments (2003 Docket – City of Everett)

Adopted: September 10, 2003

Effective Date: October 6, 2003

**Amended Ordinance No. 03-082**

Adopting map and text amendments to the GPP (2003 Docket – Urban Centers)

Adopted: September 10, 2003

Effective Date: October 6, 2003

**Ordinance No. 03-091**

Revising the Marysville UGA and adopting GPP map amendments (2003 Docket – Allen Creek Baptist Church)

Adopted: September 10, 2003

Effective Date: October 6, 2003

**Amended Ordinance No. 03-096**

Adopting GPP text amendments (2003 Docket – Dean Essex)

Adopted: September 10, 2003

Effective Date: October 6, 2003

**Amended Ordinance No. 03-097**

Revising the Granite Falls UGA and adopting GPP map amendments (2003 Docket – Dean Essex)

Adopted: September 10, 2003

Effective Date: October 6, 2003

**Ordinance No. 03-098**

Adopting GPP text amendments (2003 Docket- Rural Business zoning)

Adopted: September 10, 2003

Effective Date: October 6, 2003

**Amended Ordinance No. 03-100**

Adopting GPP map and text amendments (2003 Docket – TDR and Urban Growth Areas)

Adopted: September 10, 2003

Effective Date: October 6, 2003

**Ordinance No. 03-102**

Adopting a GPP map amendment (2003 Docket – Pacific Centers)

Adopted: September 10, 2003

Effective Date: October 6, 2003

**Ordinance No. 03-104 <sup>1</sup>**

Adopting GPP text amendments (2003 Docket – Sewer lines/Rural Churches and Schools)

Adopted: September 10, 2003

Effective Date: October 6, 2003

**Amended Ordinance No. 03-063**

Revising the UGA for the City of Arlington (2003 Docket – Dwayne Lane)

Adopted: September 10, 2003

Effective Date: November 1, 2003

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<sup>1</sup> Ordinance No. 03-104 was invalidated by Final Decision and Order of the CPSGMHB on May 5, 2004

**Ordinance No. 03-106**

Adopting GPP map amendments (2003 Docket – Jeff Cole)

Adopted September 10, 2003      Effective Date: November 1, 2003

**Amended Ordinance No. 03-139**

Adopting the 2004-2009 Capital Improvement Program

Adopted: November 19, 2003      Effective Date: December 19, 2003

**Amended Ordinance No. 04-012**

Revising the Urban Growth Area for the City of Arlington; adopting GPP map amendments; repealing Emergency Ordinance No. 03-005 (2002 Docket – Mike Davis) (response to Growth Management Hearings Board remand)

Adopted: March 10, 2004      Effective Date: April 1, 2004

**Amended Ordinance No. 04-051**

Adopting text amendments relating to open space (response to appeal of 2003 Docket – Dean Essex)

Adopted May 4, 2004      Effective Date: May 30, 2004

**Amended Ordinance No. 04-052**

Repealing sections of Amended Ordinance No. 03-097; revising the urban growth area for the City of Granite Falls and the GPP Future Land Use Map (response to appeal of 2003 Docket – Dean Essex)

Adopted May 4, 2004      Effective Date: May 30, 2004

**Ordinance No. 04-050**

Amending the Lake Stevens UGA Plan relating to Development Phasing Overlay (response to Growth Management Hearings Board Remand)

Adopted: May 12, 2004      Effective Date: June 6, 2004

**Amended Emergency Ordinance No. 04-057**

Revising the urban growth area for the City of Arlington and the GPP Future Land Use Map (response to Growth Management Hearings Board remand)

Adopted: May 24, 2004      Effective date: May 24, 2004

**Resolution No. 04-023**

Action to Comply with Growth Management Hearings Board Order (Ordinance No. 03-104; 2003 Docket – Sewer lines/Rural Churches and Schools)

Adopted: September 1, 2004      Effective Date: September 1, 2004

**Amended Ordinance No. 04-124**

Amending and repealing GPP text relating to agricultural lands (7-Year Compliance)

Adopted: November 17, 2004      Effective: December 10, 2004

**Amended Ordinance No. 04-125**

Amending GPP text relating to airport compatibility (7-Year Compliance)

Adopted: November 17, 2004

Effective: December 10, 2004

**Amended Ordinance No. 04-126**

Amending GPP text relating to commercial forestry designations (7-Year Compliance)

Adopted: November 17, 2004

Effective: December 10, 2004

**Amended Ordinance No. 04-127**

Amending GPP text relating to fire protection and fire flow (7-Year Compliance)

Adopted: November 17, 2004

Effective: December 10, 2004

**Amended Ordinance No. 04-128**

Amending GPP text relating to the agricultural advisory board (7-Year Compliance)

Adopted: November 17, 2004

Effective: December 10, 2004

**Amended Ordinance No. 04-130**

Amending and repealing GPP text relating to agriculture resource lands and noncommercial playfields (7-Year Compliance)

Adopted: November 17, 2004

Effective: December 10, 2004

**Ordinance No. 04-107**

Amending the Capital Facilities Year 2001 Update

Adopted: November 22, 2004

Effective Date: Dec. 17, 2004

**Amended Ordinance No. 04-108**

Adopting the 2005-2010 Capital Improvement Program

Adopted: November 22, 2004

Effective Date: Dec. 17, 2004

**Amended Ordinance No. 04-118**

Adopting 2004-2009 Capital Facilities Plans for the Arlington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood-Camano Island, and Sultan school districts

Adopted: November 23, 2004

Effective Date: Dec. 17, 2004

**Resolution No. 05-001**

Action to comply with the Growth Management Hearings Board Order concerning property at Island Crossing (Ord. No. 04-057)

Adopted: January 5, 2005

Effective: January 5, 2005

**Ordinance No. 05-108**

Adopting the Marysville School District No. 25 2005-2010 Capital Facilities Plan

Adopted: November 21, 2005

Effective: January 1, 2006

**Amended Ordinance No. 05-110**

Adopting the 2006-2011 Capital Improvement Program

Adopted: November 21, 2005      Effective: December 16, 2006

**Amended Ordinance No. 05-069,**

Adopting map and text amendments to the GPP (10-Year Update);

Adopted: December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-070,** adopting a Transportation element to the County's GMACP replacing all prior transportation elements adopted or amended by previous legislative actions (10 Year Update);

Adopted: December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-071,** adopting amendments to the Capital Facilities Element of the County's GMACP (10-Year Update);

Adopted: December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-072,** adopting amendments to the 2001 Parks and Recreation Plan element of the County's GMACP (10-Year Update);

Adopted: December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-073,** adopting amendments to the Arlington UGA (10-Year Update);

Adopted: December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No.05-074,** adopting amendments to the Granite Falls UGA (10-Year Update);

Adopted: December 21, 2007      Effective: Feb. 1, 2006

**Amended Ordinance No.05-075,** adopting amendments to the Lake Stevens UGA (10-Year Update);

Adopted: December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-076,** adopting amendments to the Maltby UGA (10-Year Update);

Adopted: December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No.05-077,** adopting amendments to the Marysville UGA (10-Year Update);

Adopted: December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-078,** adopting amendments to the Monroe UGA (10-Year Update);

Adopted: December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No.05-079**, adopting amendments to the Snohomish UGA (10-Year Update);

Adopted: December 21, 2005 Effective: Feb. 1, 2006

**Amended Ordinance No. 05-081**, adopting amendments to the Stanwood UGA (10-Year Update);

Adopted: December 21, 2005 Effective: Feb. 1, 2006

**Amended Ordinance No. 05-082**, adopting amendments to the Sultan UGA (10-Year Update);

Adopted: December 21, 2005 Effective: Feb. 1, 2006

**Amended Ordinance No. 05-141**, adopting map and text amendments to the GPP (10-Year Update Transfer of Development Rights);

Adopted: December 21, 2005 Effective: Feb. 1, 2006

**Amended Ordinance No.05-142**, adopting conditional revisions to the Arlington UGA (10-Year Update Transfer of Development Rights); and

Adopted: December 21, 2005 Effective: Feb. 1, 2006

**Amended Ordinance No. 06-005**, adopted March 15, 2006, adopting map and text amendments to the GPP (Play fields on designated recreational land).

Adopted: March 15, 2006 Effective: April 4, 2006

**Ordinance No. 06-053**, revising the Southwest Urban Growth Area

Adopted: July 19, 2006 Effective: August 3, 2006

**Ordinance No. 06-054**, implementing map changes approved in Ordinance No. 06-053

Adopted: July 19, 2006 Effective: August 3, 2006

**Ordinance No. 06-047**, Incorporating Arlington UGA Transfer of Development Rights Receiving Area

Adopted: July 19, 2006 Effective: August 5, 2006

**Resolution No. 06-016**, Action to Comply with Growth Management Hearings Board Order (Invalidity of portion of Amended Ordinance No. 05-069; 10-Year Update – Sewer lines/Rural Churches and Schools)

Adopted: November 22, 2006 Effective Date: Nov. 22, 2006

**Amended Ordinance No. 06-086**

Adopting the 2006-2012 School Capital Facilities Plans

Adopted: November 20, 2006 Effective Date: January 1, 2007

**Amended Ordinance No. 06-087**

Adopting the 2007-2012 Capital Improvement Program

Adopted: November 20, 2005 Effective: December 11, 2006

**Amended Ordinance No. 06-102**, Adopting Future Land Use Map and General Policy Plan text amendments (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-103**, revising the existing urban growth area for the City of Lake Stevens (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-107**, revising the existing urban growth area for the City of Granite Falls (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-109**, revising the existing urban growth area for the City of Sultan (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-111**, revising the existing Southwest urban growth area (2006 Docket)<sup>2</sup>

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-113**, Adopting General Policy Plan text amendments regarding public/institutional use designation (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-117**, Amending Appendix D to the GMACP (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-118**, Adopting the 2007 Comprehensive Park and Recreation Plan (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-127**, revising the existing urban growth area for the City of Stanwood (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-140**, revising the existing urban growth area for the City of Arlington (Foster Remand)

Adopted: January 10, 2007

Effective Date: January 28, 2007

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<sup>2</sup> Portions of Amended Ord. 06-111 were found invalid by the CPSCMHB on September 17, 2007

**Resolution No. 07-028**

Action to Comply with Growth Management Hearings Board Order regarding expansion of UGA and Level II Health and Social Service Facilities (Ordinance No. 06-111 – 2006 Docket)

Adopted: November 19, 2007

Effective Date: November 19, 2007

**Amended Ordinance 07-136**

Adopting the 2008-2013 Capital Improvement Program

Adopted: November 19, 2007

Effective Date: December 17, 2007

**Ordinance No. 07-139**

Action to Comply with Growth Management Hearings Board Order concerning future land use map designation and zoning for the McNaughton and Park Ridge Chapel properties (Ordinance No. 06-102 and 06-104 – 2006 Docket)

Adopted: December 19, 2007

Effective Date: Dec. 29, 2007

**Resolution No. 08-006**

Action to Comply with Growth Management Hearings Board Order concerning the adoption of Ordinance No. 03-106 relating to the Northern Clearview Limited Area of More Intensive Rural Development and recognizing the severability and savings clause and reinstating boundaries (as set forth in Amended Ordinance 01-131) and zoning (CRC to R-5). (Cole property)

Adopted: February 20, 2008

Effective Date: February 20, 2008

**Ordinance No. 08-021**, revising the existing urban growth area for the City of Lake Stevens (Lake Stevens School District - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-026**, revising the existing Southwest urban growth area (Miller Shingle - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-028**, adopting comprehensive plan map changes for the Lake Stevens UGA (G & S Development - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-029**, adopting comprehensive plan map changes for the Lake Stevens UGA (Huber #1 - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-030**, adopting comprehensive plan map changes for the Lake Stevens UGA (Huber #3 - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-034**, adopting comprehensive plan map changes for the Southwest UGA (McNaughton Group #3 - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-035**, adopting comprehensive plan map changes for the Southwest UGA (Salibian - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-037**, adopting comprehensive plan map changes for the Southwest UGA (Clay Enterprises - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-040**, adopting mineral resource overlay map amendments (Halverson Family Partnership - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-041**, adopting mineral resource overlay map amendments (JLS Development - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-042**, adopting mineral resource overlay map amendments (Sea-Mount Resources, Inc. - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-043**, adopting mineral resource overlay map amendments (Stillaguamish Resources, Inc. - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-044**, adopting mineral resource overlay map amendments (Rinker Materials - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008



**Ordinance No. 08-045**, adopting mineral resource overlay map amendments  
(Hillis/Smokey Point Concrete - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-046**, adopting GPP technical text corrections.(Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-047**, adopting GPP text amendments - urban centers (Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-049**, adopting GPP future land use map technical amendments  
(Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-050**, adopting GPP text amendments – ultimate capacity (Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-051**, adopting GPP text amendments – transfer of development rights  
(Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-064**, adopting GPP text amendments – introductory text (Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-055**, adopting GPP Map amendments – Municipal Urban Growth  
Boundaries (Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-019**, adopting GPP text amendments – climate change/sustainability  
(Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-115**, adopting the 2008-2013 Capital Facilities Plans for the Arlington,  
Edmonds, Everett, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore,  
Snohomish, Stanwood-Camano Island, and Sultan School Districts

Adopted: November 5, 2008

Effective Date: January 1, 2009

**Ordinance No. 08-120**, adopting the 2009-2014 Capital Improvement Program

Adopted: November 24, 2008

Effective Date: December 22, 2008

**Ordinance No. 08-121**, amending the Snohomish County Capital Facilities Plan

Adopted: November 24, 2008      Effective Date: December 22, 2008

**Amended Ordinance No. 09-037**, adopting comprehensive land use map change for the Southwest UGA (Lumley – SW 39 Docket XIII)

Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-038**, adopting comprehensive land use map change for the Southwest UGA (Paramount – SW 41 Docket XIII)Adopted: August 12, 2009      Effective Date: ~~Feb. 8, 2010~~ May 12, 2010**Amended Ordinance No. 09-040**, adopting comprehensive land use map change for the Southwest UGA (Tambark Trails – SW 45 Docket XIII)

Adopted: August 12, 2009      Effective Date: September 10, 2009)

**Amended Ordinance No. 09-041**, adopting comprehensive land use map change for the Southwest UGA (Murphy – SW 46 Docket XIII)

Adopted: August 12, 2009      Effective Date: September 9, 2009

**Amended Ordinance No. 09-043**, adopting technical map changes to the comprehensive plan future land use map (Docket XIII)

Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-044**, amending the GPP to eliminate policies relating to fully contained communities (Docket XIII)

Adopted: August 12, 2009      Effective Date: September 18, 2009

**Amended Ordinance No. 09-045**, amending the GPP relating to the rural population allocation (Docket XIII)

Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-046**, amending the GPP relating to rural cluster subdivisions (Docket XIII)

Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-047**, adopting comprehensive land use map change for the Southwest UGA (Brookside Village Docket XIII)

Adopted: August 12, 2009

Effective Date: September 10, 2009

**Amended Ordinance No. 09-048**, amending the GPP to achieve consistency with the Phase I Municipal Stormwater Permit (NPDES Docket XIII)

Adopted: August 12, 2009

Effective Date: September 10, 2009

**Amended Ordinance No. 09-051**, amending the GPP relating to urban centers (Docket XIII)

Adopted: August 12, 2009

Effective Date: September 10, 2009

**Amended Ordinance No. 09-063**, adopting comprehensive plan map change for the Southwest UGA (Green Space – SW 42 Docket XIII)

Adopted: August 12, 2009

Effective Date: September 10, 2009

**Amended Ordinance No. 09-095**, adopting comprehensive plan text amendments relating to manufactured housing communities

Adopted: October 14, 2009

Effective Date: November 9, 2009

**Amended Ordinance No. 09-110**, adopting the 2010-2015 Capital Improvement Program

Adopted: November 23, 2009

Effective Date: December 21, 2009

**Ordinance No. 09-111**, amending the Capital Facilities Plan Year 2005 Update

Adopted: November 23, 2009

Effective Date: December 21, 2009

**Ordinance No. 10-040**, amending the Land Use chapter of the GPP relating to open space and park zone (GPP 7 – Docket XIV)

Adopted: July 7, 2010

Effective Date: August 1, 2010

**Ordinance No. 10-041**, adopting technical map corrections to the Future Land Use map of the GPP (GPP 2 – Docket XIV)

Adopted: July 7, 2010

Effective Date: August 1, 2010

**Amended Ordinance No. 10-042**, amending the Land Use, Housing, Transportation, Capital Facilities, and Natural Environment chapters of the GPP; and adopting Future Land Use map amendments (GPP 5 – Docket XIV)

Adopted: July 7, 2010

Effective Date: August 1, 2010

**Ordinance No. 10-043**, amending the Land Use chapter of the GPP relating to the rural population growth target (GPP 6 – Docket XIV)

Adopted: July 7, 2010

Effective Date: August 1, 2010

**Ordinance No. 10-044**, amending the Land Use chapter of the GPP relating to the preservation of agricultural uses in the rural area (GPP 6 – Docket XIV)

Adopted: July 7, 2010

Effective Date: August 1, 2010

**Ordinance No. 10-045**, amending Map 3, Municipal Urban Growth Areas, and Appendix D Growth Targets of the GPP relating to the revised MUGA boundaries between Bothell and Mill Creek (GPP 10 – Docket XIV)

Adopted: July 7, 2010

Effective Date: August 1, 2010

**Ordinance No. 10-046**, adopting comprehensive plan map change for the Southwest UGA (SW 32 Partner's 6 LLC – Docket XIV)

Adopted: July 7, 2010

Effective Date: August 1, 2010

**Amended Ordinance No. 10-096**, adopting the 2011-2016 Capital Improvement Program as a part of Snohomish County's Growth Management Act Comprehensive Plan.

Adopted: November 22, 2010

Effective Date: December 20, 2010

**Ordinance No. 10-097**, adopting 2010-2015 School District Capital Facilities Plans for the Arlington, Edmonds, Everett, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, and Sultan School Districts.

Adopted: November 22, 2010

Effective Date: January 1, 2011

**Amended Ordinance No. 11-051**, adopting amendments to the Land Use, Housing, Capital Facilities, Utility, and Interjurisdictional Coordination chapters and Appendix B of the General Policy Plan (2011 Comprehensive Plan Amendments – GPP 3, consistency with Countywide Planning Policies)

Adopted: September 28, 2011

Effective Date: October 16, 2011

**Amended Ordinance No. 11-052**, adopting technical map and text corrections to the Land Use chapter, Maps 1-6 and Appendix D of the General Policy Plan (2011 Comprehensive Plan Amendments – GPP 4);

Adopted: September 28, 2011

Effective Date: October 16, 2011

**Amended Ordinance No. 11-053**, adopting amendments to the Land Use and Interjurisdictional Coordination chapters of the General Policy Plan (2011 Comprehensive Plan Amendments – GPP 5, integration of land use and transportation planning and outcomes);

Adopted: September 28, 2011

Effective Date: October 16, 2011

**Amended Ordinance No. 11-054**, adopting amendments to the Transportation chapter of the General Policy Plan (2011 Comprehensive Plan Amendments – Transportation);

Adopted: September 28, 2011

Effective Date: October 13, 2011

**Amended Ordinance No. 11-055**, adopting amendments to the Natural Environment, Capital Facilities and Interjurisdictional Coordination chapters of the General Policy Plan (2011 Comprehensive Plan Amendments – GPP 8, Solid Waste).

Adopted: September 28, 2011

Effective Date: October 13, 2011

**Amended Ordinance No. 11-071**, adopting the 2012-2017 Capital Improvement Program as a part of Snohomish County's Growth Management Act Comprehensive Plan.

Adopted: November 21, 2011

Effective Date: December 19, 2011

**Ordinance No. 12-044**, adopting Future Land Use Map amendment to the General Policy Plan (2012 Comprehensive Plan Amendments – GPP 3, Oso).

Adopted: October 17, 2012

Effective Date: November 10, 2011

**Amended Ordinance No. 12-045**, adopting amendments to the Land Use chapter and Maps 1-6 of General Policy Plan (2012 Comprehensive Plan Amendments – GPP 4, technical corrections).

Adopted: October 17, 2012

Effective Date: November 10, 2011

**Amended Ordinance No. 12-046**, adopting amendments to the Land Use chapter of General Policy Plan (2012 Comprehensive Plan Amendments – GPP 9, Transfer of Development Rights program).

Adopted: October 17, 2012

Effective Date: November 10, 2011

**Amended Ordinance No. 12-047**, adopting amendments to the Land Use chapter and Natural Environment chapters of the General Policy Plan (2012 Comprehensive Plan Amendments – GPP 11, Agriculture Preservation and Habitat Restoration).

Adopted: October 17, 2012

Effective Date: November 10, 2011

**Amended Ordinance No. 12-068**, adopting amendments to the Land Use chapter, Map 1 and Appendix E of the General Policy Plan (In response to Growth Management Board Remand - Point Wells).

Adopted: October 17, 2012

Effective Date: November 10, 2011

**Amended Ordinance No. 13-059**, adopting technical map corrections - Maps 1-6 of the General Policy Plan (Docket XVI and 2013 Comprehensive Plan Amendments – GPP 4).

Adopted August 21, 2013

Effective Date: September 2, 2013

**Amended Ordinance No. 13-060**, adopting amendments to the Land Use Chapter of the General Policy Plan (Docket XVI and 2013 Comprehensive Plan Amendments – GPP 2).

Adopted August 21, 2013

Effective Date: September 2, 2013

**Amended Ordinance No. 13-061**, adopting Future Land Use Map amendments to the General Policy Plan (Docket XVI and 2013 Comprehensive Plan Amendments – ARL 1).

Adopted August 21, 2013

Effective Date: September 2, 2013

**Amended Ordinance No. 13-083**

Adopting the 2014-2019 Capital Improvement Program

Adopted: November 25, 2013

Effective: December 21, 2013

**Amended Ordinance No. 14-068**, adopting Future Land Use Map amendments to the General Policy Plan (Docket XVII and 2014 Comprehensive Plan Amendments – GPP 5-Sultan UGA).

Adopted: October 8, 2014

Effective: October 23, 2014

**Amended Ordinance No. 14-069**, adopting Future Land Use Map amendments to the General Policy Plan (Docket XVII and 2014 Comprehensive Plan Amendments – GPP 4-Technical Corrections).

Adopted: October 8, 2014

Effective: October 23, 2014

**Amended Ordinance No. 14-070**, adopting amendments to the Land Use and Natural Environment Chapters of the General Policy Plan (Docket XVII and 2014 Comprehensive Plan Amendments – GPP 5).

Adopted: October 8, 2014

Effective: October 23, 2014

**Amended Ordinance No. 14-098**

Adopting the 2015-2020 Capital Improvement Program

Adopted: November \_\_, 2014      Effective: December \_\_, 2014

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Amended Ordinance 14-129



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### General Policy Plan

## **Introduction ((to the 10-Year Update of the Plan))**

The Growth Management Act (GMA) (chapter 36.70A RCW) requires development of a comprehensive plan. Snohomish County's comprehensive plan consists of several components which are contained in separate volumes, including:

- The General Policy Plan (GPP)
- Transportation Element
- Capital Facilities Plan
- Capital Improvement Program
- Parks and Recreation Element

Together, the GPP along with the other components meet the requirements of a GMA comprehensive plan. All of these plan elements work together to guide population and employment growth for Snohomish County. Each plan element addresses specific GMA requirements for local comprehensive plans, and implements the general policy guidance of the Countywide Planning Policies (CPPs).

~~((This introduction provides a general overview of the Snohomish County General Policy Plan (GPP) at the time of the 10-year update of the plan. Introductory text is provided with each section and element of the GPP. Introductory text is intended to provide context and reference to relevant documents and not to provide policy or policy direction. It represents a "snapshot in time" of the county's dynamic comprehensive plan, taken in the year 2005. The original introduction to the 1995 GPP, which provides extensive background on the GMA and represents another snapshot in time 10-years ago, has been preserved in Appendix G at the back of this document for historical reference purposes.)) ((A 10-year))~~

~~The GMA requires periodic ((update)) updates of local comprehensive plans ((is required by the state Growth Management Act (GMA))) to address new population and employment growth forecasts for a new 20-year planning period. The ((new)) "horizon" for this updated plan is ((now)) the year ((2025))2035.~~

~~((The "snapshot in time" taken in 1995, the date of the adoption of the first comp plan and this 2005 snapshot shows significant differences. An analysis of the two snapshots has guided the evolution of the 1995 plan into the 2025 plan.))~~

This introduction provides a general overview of the Snohomish County General Policy Plan (GPP) and describes the demographic trends expected for future growth in the county. Analysis of these demographic trends provides insight into lifestyle, housing, and employment choices to guide planning for future needs.

## **GPP – Purpose and Use**

The GPP provides overall policy direction for all of the various components of the GMA Comprehensive Plan. This direction includes goals, objectives, and policies for the plan elements, the Future Land Use Map (FLUM), and other supporting maps. Further, the GPP provides the direction for ongoing and future county planning efforts. These efforts may include annual plan amendments, more detailed or focused planning studies, monitoring of development patterns, and policy evaluation and refinement. The GPP also provides direction for the county's development regulations.

The chapters of the GPP reflect the goals and requirements of the GMA. The plan chapters include a narrative and goals, objectives, and policies for:

- Population and employment.
- Land use for urban, rural and resource areas.
- Housing.
- Transportation.
- Capital facilities.
- Utilities.
- Economic development.
- Natural environment.
- Interjurisdictional coordination.
- Parks and recreation.

Policies in each chapter serve to implement several major goals which, if accomplished, would result in local actions that satisfy the goals of the GMA. Each GPP goal has one or more objectives and policies that, taken together, implement the GMA.

Introductory text within each chapter of the GPP provides context and does not provide policy direction. Such text represents a “snapshot in time” of the county's dynamic comprehensive plan and may be referred to when interpreting intent.

## **Major Concepts**

### **Resource Areas**

The GMA requires that plans address resource lands including timber production, mineral resources, and agriculture.

~~((Distinctive geomorphic forms have determined the county's overall character which is unlike other Puget Sound counties. These landforms have been and are the basis for the settlement patterns, economic vitality and land use.))~~ The scenic backdrop of the Cascade Mountains with their forest cover is a visual reminder of both the aesthetic and the economic benefits of forestry. ~~((The vitality of historical forestry carried forward to the 1995 plan, and it remains economically important today.))~~ This plan continues the ~~((1995))~~ recognition and conservation of ~~((the forest~~

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~~boundaries, land-uses and zoning that enables forestry to remain a viable industry, as long as the market requires it and the land is stewarded)) forestland for timber production.~~

~~((Secondly, the glacial, volcanic, and other geological)) Geological forces left rich mineral resources ((of gravel, sand and hard rock as well as some precious minerals)) scattered throughout the county. ((In the early 19<sup>th</sup> century, these resources drew settlers, fueled the economy and caused the establishment of small towns. The 1995 plan began the process of identifying and classifying these mineral rich areas in the county:)) This plan ((continues that process, with an updated)) includes an inventory of the resources((:))as well as goals and policies for enabling the extraction of resources ((in appropriate areas, the transfer of these products to markets;)) and the reclaiming of the areas. ((The inventory of the resources indicates that the county's sand, gravel and hardrock sources could meet market demands for 20 years. Like forestry, the mineral resources of the county are economically important.))~~

~~((Thirdly, the rich soils, mild climate and general abundance of water provided the third resource of historical significance the agricultural areas of the county. As with minerals and forestry, the agricultural)) Agricultural resources drew settlers to the county, and present day citizens of Snohomish County are still deeply connected to farming ((and the farm lands)). ((Importantly, these areas are as visually dominant throughout the county as are the forested lands discussed above. The 1995 plan identified upland agriculture and riverway agriculture, classified and conserved these areas. According to the U.S. Census of Agriculture, the acreage in farming has fallen over the last 60 years from 195,000 acres in 1945, to 69,000 acres actually in farm use in 2002. From 1945 to 1992, the average loss was about 2,600 acres a year. After 1992 it was 550 acres a year. Since adoption of GMA in 1995, the average loss is about 500 acres per year. Agricultural economists have noted that since the passage of the 1995 plan, the rate of conversion has slowed, thus helping to preserve the land base.~~

~~However, in the ten years that have passed, market shifts, increased cost of business, real estate forces and changing needs have impacted farmers, causing some to leave the industry and the area. Farming is at a crossroads. Clearly, it)) Farming needs support and encouragement if it is to remain viable into the future. This plan ((continues the 1995)) designates land for agriculture and contains conservation measures for farming ((and has initiated some new)) as well as goals and programs to encourage the industry.~~

### Rural Areas

GMA requires a "Rural Element" that includes lands "not designated for urban growth, agriculture, forest, or mineral resources" (RCW 36.70A.070(5)). ((Snohomish County has an enviable rural land base, and many citizens enjoy and prefer the rural lifestyles. The 1995 plan recognized this rural area as an important part of the quality of life of the county. Clearly the goals and policies of the 1995 plan helped to reverse the pre-GMA)) Pre-GMA trend forecasts ((that)) showed 28% of the county's population growth occurring in rural areas. ((The)) Actual growth patterns since adoption of the county's first GMA plan in 1995 ((Plan was based on a growth allocation that directed 15% of the county's population growth into the rural areas. Analysis of actual growth patterns experienced during the 1992-2004 period shows that only 13%)) show that only 11% of total population growth from 1995-2013 has occurred outside the UGAs. This dramatic shift in pre-GMA and post-GMA growth patterns strongly suggests that the county's plan has been a significant force for preservation of the county's rural lands.

## Urban Areas

Snohomish County has ~~((22)) 20 towns and cities~~~~((, all of which are))~~ classified as urban ~~((areas in the 1995 plan))~~. As required by the GMA, the GPP delineates urban growth area (UGA) boundaries (RCW 36.70A.110). ~~((Most))~~ All of the cities have ~~((urban growth areas))~~ UGAs around them ~~((which allow for future expansion))~~. Most of the UGAs include unincorporated urban land, allowing for future city expansion (a few towns or cities have already annexed their entire UGAs). ~~((In addition, the county has a large unincorporated urban area, also classified as the Southwest urban growth area. (SWUGA). The 1995 plan established goals and policies to continue the vitality of the cities through infill, growth and expansion for employment and population. Predicated upon the population and employment growth targets for the urban areas detailed in the Countywide Planning Policies, the plan envisioned that the unincorporated urban areas and the cities would together accommodate 85% of the county's total population growth. Growth Monitoring Reports prepared annually by the county following the plan's adoption, have shown that 87% of the population growth did occur in the urban areas from 1992-2004.))~~

The GMA requires this plan to accommodate the urban growth projected to occur in the county, including growth in towns and cities, for the succeeding twenty-year period (RCW 36.70A.130(3)(b)). This requirement is translated into population and employment growth targets for the urban areas and these targets are detailed in the Countywide Planning Policies.

The GMA requires that the county regularly review its UGAs as established by RCW 36.70A.130(5)(a). This review includes updating the growth targets. The targets and this plan both envision that the unincorporated urban areas and the cities would together accommodate at least 91.5% of the county's total population growth. Growth Monitoring Reports, also required by the CPPs and prepared annually by the county, have shown that 8% of the population growth did occur in the urban areas from 2005 to 2013.

~~The~~ ~~((updated))~~ plan continues to support the cities in accommodating new growth through infill ~~((of))~~ within their present corporate boundaries ~~((and infill and modest expansion of their Urban Growth Areas))~~. ~~((The unincorporated UGA's are also only modestly expanded in this updated plan primarily because analyses))~~ An analysis of available capacity shows that ~~((have shown that most of the))~~ projected population and employment growth can be accommodated within the current UGA boundaries, and through appropriate adjustments to the urban land use designations within them. ~~((Some UGA expansions are needed, however, to accommodate individual city UGA growth targets, to provide housing opportunities, additional economic development options for employment growth, and to provide a reasonable safety factor for forecasting error. In addition, this updated plan envisions that the unincorporated urban areas will annex to cities during the lifetime of the plan, 2005-2025. Goals and policies establish the intention of the county to transfer these lands to the cities.))~~ ~~((Some intermediate steps must be taken however, before that transfer will be completed. A coherent planning system must be established which addresses 13 earlier subarea plans.))~~ ~~((A second important intermediate step for the county is the recognition))~~ The county recognizes that its urban zoning and building codes need revision to encourage higher standards of design and development. ~~((New goals))~~ Goals and policies in the urban design, interjurisdictional cooperation, urban land use and centers sections ~~((of this update))~~ ~~((address this new initiative))~~ address steps taken to meet these needs.

~~((Newer forms of land use can also encourage higher urban design standards and make the areas more suitable for annexation. The 1995 plan goals and policies encouraged centers with identifi-~~

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able public realms, design standards, neighborhood compatibility, a mixture of residential, commercial and office uses, and pedestrian-friendly facilities. Very recently, the concept of a mixed-use center has reached some market maturity and several new urban centers have been built as envisioned by the plan. This update builds on this earlier success and adds goals and policies on centers development. New areas where mixed use should be encouraged are designated on the land use map. Many changes are found in the Centers section of the Land Use Chapter.))

((A third intermediate step is forging partnerships with the cities to evaluate how to transition the unincorporated urban areas into each city. The county and cities have begun early discussions, and this plan sets forth some goals and policies to enable a smooth transition of these areas. This is found in the Interjurisdictional Coordination section of the updated plan.))

((The GPP provides overall policy direction for all of the various components of the GMA Comprehensive Plan, and includes goals and policies for all of the plan elements, the future land use map, and other supporting maps. The other major components of the GMA Comprehensive Plan, which are contained in separate volumes, include:

- Transportation Element,
- Capital Facilities Plan,
- Capital Improvement Program, and
- Comprehensive Parks and Recreation Plan.))

((These plan elements work together to guide the public and private development which is necessary to support the projected population and employment growth for Snohomish County. Each plan element addresses specific GMA requirements for local comprehensive plans, and implements the general policy guidance of the Countywide Planning Policies.))

((The county's GMA comprehensive plan was originally adopted in 1995 and has been amended several times since to include more detailed land use plans for several UGAs. These UGA plans provide greater detail in specific geographical areas, particularly for land uses and densities in unincorporated urban areas. They were the product of intensive joint planning studies with the affected cities and maintained the policy direction established in the GPP. The following UGA plans were adopted after the original plan adoption in 1995:

- Gold Bar UGA Plan (1997)
- Snohomish UGA Plan (1998)
- Mill Creek "A" UGA Plan (1998)
- Lake Stevens UGA Plan (2001)
- Mill Creek East UGA Plan (2002)

In addition, this document is accompanied by a Final Environmental Impact Statement which gives greater analysis on the plan.))

## ((GPP Purpose and Use))

((Snohomish County adopted the first GPP in June 1995. The GPP has been amended several times through the annual amendment process, the seven-year compliance review, and in response to

Growth Management Hearings Board decisions. This document includes all GPP text, goal, policies, objectives and map changes and amendments including those that resulted from the 10-year plan update required by the GMA for the years 2005-2025. Future amendments will be added to the GPP in the form of loose-leaf supplements.

The Snohomish County GMA Comprehensive Plan replaced the thirteen pre-GMA subarea plans that were adopted under the county's constitutional and charter authority and the authority of the Planning Enabling Act, Chapter 36.70 RCW. These plans were the products of county planning during the decades prior to the passage of the GMA in 1990. They represented a long history of plan development and together provided the foundation for the county's first GMA comprehensive plan in 1995.

The General Policy Plan serves as a guide to Snohomish County's growth and development from now through the year 2025. As required by the GMA, the GPP delineates urban growth area boundaries that provide for areas of present and future urban development. It establishes goals to address urban structure, character and design in UGA's. Outside the UGAs, the GPP designates rural and natural resource areas. The GPP also provides direction for the county's development regulations which implement the citizens' vision of the county's future as expressed in the plan.

The GPP provides the direction and framework for ongoing and future county planning efforts. These efforts may include annual plan amendments, more detailed or geographically focused planning studies, monitoring of urban and rural land consumption and development patterns, and policy evaluation and refinement. In addition, the GPP provides direction for development regulations to implement the county's GMA comprehensive plan. The GMA requires that development regulations be consistent with the county's GMA comprehensive plan.

The organization of the GPP reflects the goals and requirements of the GMA. The plan chapters include a short narrative and goals, objectives and policies for:

- Population and employment.
- Land use for urban, rural and natural resource areas.
- Housing.
- Transportation.
- Capital facilities.
- Utilities.
- Economic development.
- Natural environment.
- Interjurisdictional coordination.

Each chapter is organized around several major goals, which build upon and augment the 13 goals of the GMA. Each GPP goal has one or more objectives and policies which, together, implement the 13 GMA (see Appendix C for these specific relationships)

The GPP contains appendices that provide supplemental information, background, and technical data related to the goals, objectives and policies of the GPP including a:

- County profile with land use and demographic data (Appendix A).
- Process for siting essential public facilities (Appendix B).
- Table showing the relationship of the GPP objectives and policies to GMA goals (Appendix C).

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- Population and employment growth targets for cities and unincorporated areas (Appendix D).
- Glossary of acronyms and definitions (Appendix E).
- Review criteria for school district plans (Appendix F).
- Introduction to the 1995 GPP (Appendix G).
- Master Plans (Appendix H)
- List of Technical Reports (Appendix I)

Two appendices previously contained in the GPP have been dropped from this edition. The 1994 county motion that adopted the 1994 Comprehensive Park and Recreation Plan (Appendix G) has been deleted because the county subsequently adopted a new park plan as an element of the GMA Comprehensive Plan, and that action is referenced at the beginning of the document together with all of the other plan amendment actions taken by county council since 1995. The list of proposed implementation measures (old Appendix H) has also been deleted (because they have been considered and rejected or are no longer applicable under the recommended policy revisions), and the measures have either been deleted, incorporated into the body of the GPP, or are identified in a separate document outlining a proposed implementation work plan. A new Appendix G has been added to preserve the original 1995 introduction to this document, which provided extensive background information regarding the history of county planning, GMA planning requirements, as well as the development of the county's first plan under the 1990 GMA.

A new Appendix H has been added to serve as the repository of master plans that may be prepared for urban centers, special area studies or neighborhood issues.

The remainder of this introduction focuses on new or modified features of the plan that resulted from the 10-year update.))

### **((10-Year Update Background GMA Requirements**

The GMA requires that the county review its urban growth areas (UGAs) at least once every ten years. This review includes a required evaluation of the adequacy of the UGAs to accommodate the succeeding 20 years of anticipated population and employment growth.

In 2003, the county and cities jointly developed new population and employment targets in preparation for the required 10-year update. The county council incorporated the Initial 2025 Population and Employment Growth Targets into Appendix B of the Countywide Planning Policies.

In 1998 the county and cities also began annually monitoring development activity within incorporated and unincorporated areas. In 2002, the Buildable Lands Report, prepared jointly by the county and cities, made the following findings:

- For the period from 1995 to 2000, the cities and the county achieved urban densities consistent with their adopted comprehensive plans.
- The county's UGAs, taken as a whole, had sufficient capacity to accommodate the 2012 growth targets.

At the ten-year mark of the 20-year planning period, the GMA requires that UGAs have sufficient capacity to accommodate growth, not only for the remaining 10-year planning period, but for a new 20-year planning horizon. Therefore, based on the buildable lands information in

cluding an updated land capacity analysis performed for this plan update and adopted concurrently with the plan and the 2025 growth targets, the county evaluated UGA capacities and/or the densities permitted within them to determine whether revisions would be needed to meet the state's update requirement.))

#### **((10-Year Update Process))**

((In 2002, Snohomish County launched a major planning process to undertake the 10-year plan update. Key components of this process were a public participation program, the development of land use alternatives, an environmental impact statement for the evaluation of three alternative growth and development scenarios, the development of a preferred land use alternative, and amendments to plan policies.

##### Public Participation:

Snohomish County's residents, business and community leaders, groups and organizations have long been active participants in the County's comprehensive planning process. The Growth Management Act encourages the early and continuous involvement of citizens and stakeholders.

in the planning process. Public participation was a key component in the development of the 1995 GMA comprehensive plan and continued to play a fundamental role in the 10-year update.

Early and extensive public outreach efforts began late in 2002 with a series of "stakeholder" interviews. These interviews sought a cross-section of community perspectives. Business representatives, realtors, builders, farmers, citizen leaders, foresters, as well as newspaper editors and directors of non-profit organizations were identified. From December 2002 to March 2003, over 60 interviews were conducted with key community members. The process provided a unique opportunity for in-depth discussions about the future of Snohomish County. The stakeholder comments indicated that the vision expressed in the 1995 Comprehensive Plan provided a solid basis upon which to develop the 10-year update. Comments gathered during this process assisted staff in:

- Guiding the development of future public participation efforts.
- Providing an overview of local history and trends.
- Comparing 1995 public perceptions with those of 2002-2003.
- Developing overall plan process goals and ideas.
- Setting parameters for the planning and environmental review process.

The County sought further public involvement and participation through a series of 4 open houses conducted by the county in February 2003. Meetings were held in Everett, Lynnwood, Monroe and Arlington and provided the public with information on the existing comprehensive plan, the 10-year update process, and an opportunity for public question and comment. Summaries, tapes, or verbatim transcripts are available for these public meetings and hearings.

The Snohomish County Council and Planning Commission continued outreach efforts with a joint public informational meeting in July 2003. Discussions were held relating to growth issues and alternative scenarios.

In addition, the department published a series of 10-year update newsletters with a mailing list of nearly 2,800 recipients. Information on the planning process, various reports and technical in-



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formation, meeting and hearing notices, were all published and updated regularly on the project's website. Two "Planners in the Library" events were conducted in various public libraries throughout the county to ensure that public education and input on the planning process continued.

In 2003 the County launched an environmental review process with an extended scoping period that also included community meetings, a joint county council / planning commission public meeting, and executive public hearings. These meetings were held at various locations and times throughout the county. Three public workshops were conducted in June, 2004 to assist in the development of a preferred land use alternative. An additional joint Council-Planning Commission public meeting was also held in late June, 2004. Members reviewed public input and discussed fundamental choices about the County's future.

In October 2004, a Preferred Future Land Use Map was presented to the Snohomish County Planning Commission and public. The draft map was the result of over 20 months of extensive public review and input. Two more informational open houses were held in October. During November four joint city and county planning commission workshops were held that focused on plan policies and measures to address impacts associated with plan implementation. These workshops provided guidance in the development of draft policy amendments to the comprehensive plan.

A questionnaire was developed and printed in The Herald in late February, as well as mailed to nearly 2,800 recipients on the project's mailing list. The results were tabulated into a report which was used to help inform county staff, the County Council and Planning Commission as they finalized the comprehensive plan. The results of the questionnaires also guided the planning department as they developed their 2005-2006 work program, which includes implementing the changes to the comprehensive plan.

In 2005, a complete package of comprehensive plan amendments were prepared by staff and presented to the planning commission and county council. Public open houses in April allowed the general public to see the various changes and ask questions of staff. Public hearings were jointly held by the planning commission and county council in May and early June to take formal testimony before the planning commission made its recommendation. County council held public hearing(s) on the planning commission's recommendation before taking final action.

### Development of Plan Alternatives:

Snohomish County developed three alternative growth and land use scenarios in response to the 10-year update requirement of GMA. The alternatives were based on concepts organized around a range of population growth targets and on responses from citizens and organizations during the public participation process. All alternatives had significant population increases within the range of projections issued by the Washington State Office of Financial Management (OFM). Similarly, employment growth was significant in all alternatives. The primary difference between the alternatives was in the amount of population growth, the geographical distribution of that growth, the degree of emphasis on residential infill within existing UGAs versus UGA expansions.

Alternative 1 represented the 2004 FLU Map as the "No Action Alternative." "No action" meant that no changes in the UGA boundaries or land use designations were made, although population

and employment growth would continue since the current UGAs have infill potential. This alternative could accommodate about 862,000 residents by the year 2025. This alternative was based upon development densities and housing unit yields that had been increasing over the past five years and had effectively increased the 1995 plan's buildable land capacity. This alternative required an estimated \$600 million in arterial road improvements by 2025 and the development of nine new community parks.

Alternative 2 represented a mid-point alternative in terms of population growth and UGA expansions. This alternative expanded the Southwest, Marysville, Arlington, Sultan, Gold Bar, Granite Falls and Stanwood UGAs by a total of about 2.4 square miles and could accommodate approximately 895,000 residents by 2025. About 3.5 square miles of land within existing unincorporated UGAs were proposed for higher density residential plan designations in various infill locations. Alternative 2 required about \$640 million in arterial road improvements and 11 new community parks over the next 20 years.

Alternative 3 represented the high-growth alternative. This alternative included the UGA expansions of Alternative 2 and expanded the Monroe, Maltby, and Snohomish UGAs for total expansion of 11.5 square miles. Within the UGAs, approximately 6 square miles of infill areas were proposed for higher residential plan designations. This alternative could accommodate about 950,000 residents and a population reserve of 15,000 in future fully contained communities in as of yet undefined locations. The required arterial road improvements for this alternative were estimated to cost about \$900 million. The projected population required 16 new community parks by 2025.

#### Environmental Impact Statement:

All three alternatives were evaluated in the Draft Environmental Impact Statement (DEIS) for the 10 Year plan update. The DEIS covered this possible range of plan choices and allowed a comparative analysis of different UGA expansion and infill scenarios. The key planning issues explored in the alternatives and illuminated by the environmental analysis included:

- Amount and distribution of growth.
- Accommodating infill and then expanding UGAs.
- Changes in allowable development types and intensities when compared to current plan, policies and zoning classifications.
- Level and cost of capital improvements needed to support the projected growth.
- Extent to which impacts could be expected and could be mitigated.

#### Preferred Alternative:

The Preferred Alternative was developed following the public DEIS review process and additional public workshops. It was based on elements of all three alternatives and followed principles that were based on public and agency comments. It was characterized by the following features:

- Maintained designated resource lands of long-term commercial significance (agricultural, forestry and mineral lands).
- Supported the projected population.

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- ~~Encouraged employment growth.~~
- ~~Supported infill development in appropriate locations within UGAs.~~
- ~~Included higher density development such as multi-family, condominium, and multi-story buildings in appropriate areas.~~
- ~~Allowed modest expansion of UGAs adjacent to existing urban areas and where urban services can be efficiently extended.~~
- ~~Provided policies and standards to evaluate potential proposals for a fully contained community.~~
- ~~Included policies that promote livable communities in cities and in unincorporated areas.~~
- ~~Provided for high quality development with people-oriented design standards.~~
- ~~Built on infrastructure already in place or readily available for new development, including transportation, surface water, drainage, water supply, sanitary sewers and parks facilities.~~

~~The Preferred Alternative was the basis for the final EIS and the 2005 update of the plan following some additional modifications by the planning commission and the county council.~~

~~In addition to incorporating numerous policy changes and other textual amendments to the plan documents, this plan includes some final refinements to the preferred alternative map of October 2004, including refinements to reflect technical corrections to better align zoning and land use and to better reflect parcel lines. Other refinements include: 1) additional UGA expansions to the northwest of Monroe; 2) adjustments to the infill designation changes in the Southwest UGA to better reflect existing conditions and new permits; and 3) additional refinements to reduce split parcels and in response to new information.))~~

### ~~((Key Changes between the 1995 and 2005 Plans))~~

~~((The 2005 plan represents a logical evolution of the existing 1995 plan and builds on and further develops the Diversified Centers concept of the 1995 GPP. Projected population and employment growth will be accommodated primarily within existing cities and unincorporated urban areas through various infill strategies, including changes in urban land use designations in appropriate locations:))~~

~~((Approximately five square miles of land area within the former UGAs are re-designated to more intense urban development. Included within that total are new areas designated as Village Centers that will encourage the development of neighborhood scale focal points with a mix of retail, office, public use and some medium to high density residential development with increased design standards.~~

~~The UGAs have been expanded by approximately 3.5 square miles as a result of the update. Seven cities including Arlington, Granite Falls, Marysville, Monroe, Snohomish, Stanwood and Sultan experienced modest UGA expansions needed to accommodate their new 2025 population growth targets as determined after a land capacity analysis. The UGA expansion areas are about equally dedicated to new residential areas to accommodate population growth and new commercial or industrial areas to accommodate and encourage employment growth, consistent with the county's desire to retain and attract new job growth.~~

Additional opportunities for new economic development projects are provided through the designation of additional industrial land within expansion of the Marysville and Maltby UGAs and through a potential master-planned development at the county's Cathcart site, located northwest of the intersection of SR 9 and SR 96.

The 2005 GPP also provides the framework for the potential development of a new "fully contained community" (FCC). Such new communities are provided for in the GMA which envisions the development of new towns outside of existing urban growth areas that include significant business development as well as residential development. Residents can find employment and have their daily service needs met within the "fully contained community." The plan includes FCC policies that require the establishment of high standards for urban infrastructure and urban design with appropriate mitigation of impacts on adjacent lands, the environment and public infrastructure systems.

Since the 2005 Ten-Year Update, the county revisited the FCC policies and implementing development regulations in response to the Puget Sound Regional Council's Vision 2040 plan. In 2009, the county eliminated provisions for FCCs in the comprehensive plan and implementing development regulations.

The 2005 GPP provides for continued vitality of resource lands. Goals and policies ensure commercial forestry may continue. Changes have been made to the mineral lands policies and maps to enable the industry to permit and operate more efficiently. New programs and policies have been initiated in the 2025 plan to encourage the agricultural industry in Snohomish County.

Finally, the 2025 GPP recognizes the need for more innovative land uses such as mixed-use centers and the need for better design and development standards in unincorporated urban areas. The transition of these areas to cities is also the subject of the Interjurisdictional Coordination section of the plan:))

### **Consistency with Other Plans**

The ((2005)) GPP is consistent with and continues to implement ((and is consistent with)) the GMA and several other policy directives. The GPP addresses each of the GMA goals and applies them to unincorporated Snohomish County in a balanced manner ((:)).

- ((Encouragement of development and/or redevelopment in urban areas with existing or planned public facilities and services.
- Reduction of urban sprawl.
- Adequate provision of efficient multi-modal transportation systems.
- Availability of affordable housing for citizens of all income levels.
- Promotion of economic opportunity.
- Respect for private property rights.
- Predictability and timeliness of permit review processes.
- Conservation of natural resources.
- Retention of open space and provision of recreational opportunities.
- Protection and enhancement of the environment.

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- ~~Citizen participation in the planning process.~~
- ~~Adequate provision of necessary public facilities and services.~~
- ~~Preservation of historic and archaeological resources.~~
- Utilization, protection, restoration and preservation of shorelines of statewide significance.))

The GPP also implements and is consistent with the regional vision as expressed in the ~~((multi-county policies))~~ Multicounty Planning Policies maintained ~~((that were adopted))~~ by the Puget Sound Regional Council (PSRC). These policies call for focusing population and employment growth ~~((to be focused))~~ in mixed-use centers that are served by a multi-modal transportation system. The policies and land use designations in the GPP represent local implementation of these ideals. ~~((The GPP designates several locations as centers and provides policy guidance for their development, consistent with the PSRC Vision 2020 document)).~~

The GPP is consistent with the Countywide Planning Policies (CPPs) for Snohomish County. ~~((The CPPs were originally adopted in 1993 and have been amended several times to meet changing GMA requirements.))~~ The CPPs consist of policy statements that establish a county-wide framework from which county and city comprehensive plans are developed. Original adoption of the CPPs was in 1993 and there have been several amendments to meet changing GMA requirements, including a major revision in 2011 to increase alignment with the Multicounty Planning Policies.

~~((They))~~ Countywide Planning Policies ensure that city and county comprehensive plans are consistent with each other (RCW 36.70A.210). The ~~((initial 2025))~~ population and employment growth targets and their distribution throughout Snohomish County are one of the most significant components of the CPPs. ~~((The updated GPP, which retains the overall policy direction of the original GMA Comprehensive Plan through the diversified centers concept, remains consistent with the planning framework and the updated growth targets of the CPPs.))~~

The GPP also strives for consistency with the plans of adjacent jurisdictions. During the ~~((preparation of the 2005))~~ most recent comprehensive plan update, the county sought to coordinate plan development with the cities, Native American tribes, and other affected public agencies. The county attempted to respond to the concerns of these jurisdictions and made appropriate changes to the plan. Since many cities had not completed their own ~~((10-year))~~ updates at the time of county plan consideration and adoption, and since some city plans may not have been completely compatible with county goals and objectives, a plan reconciliation process may be appropriate. ~~The ((countywide planning policies))~~ CPPs anticipate and provide for such a reconciliation process ~~((following plan adoption by all GMA planning jurisdictions in the county))~~ in the policy CPP GF-5 and the procedures in CPP Appendix C. The process ~~((is intended to allow))~~ allows the county and any affected cities to work out significant differences in their selected growth targets and any corresponding plan differences. The reconciliation process could produce plan amendments to one or several jurisdictions' comprehensive plans during the annual cycles for such amendments.

### Continuing Plan Development

An effective comprehensive plan cannot be a static document, but must be a dynamic guide to the future - one that ~~((is continually monitored))~~ the county monitors and ((refined)) refines in response to changing circumstances and events. ~~((While the 10-year update represents a significant milestone in the development of the county plan, there))~~ There will certainly be adjustments and refinements over the coming years for reasons such as (-):

- (1) Changes in the GMA;
- (2) New decisions from the Growth Management Hearings Board and courts;
- (3) Direction from policy makers; and
- (4) Input from citizens and stakeholders.

~~((In addition to changes in the GMA itself, which have occurred several times since its adoption in 1990, there are changing interpretations through new decisions from the three state hearings boards. The numerous courts of competent jurisdiction that review complaints based on comprehensive plans or implementing development regulations also render such decisions. These legal forces, as well as external economic and political forces at the local, state and federal levels all shape the environment in which the comprehensive plan must operate.~~

~~Among the many circumstances that could produce changes to this plan, the following must certainly be included: the growth target and plan reconciliation process with selected cities; a master planning process anticipated for the county's Cathcart site; further development and refinement of the Centers program; further development and refinement of the Transfer of Development Rights (TDR) program; and emerging county initiatives in the areas of agricultural practices and economic development. An update to the critical areas ordinance, and the county's shoreline master program now in process, and an update to the county's buildable lands report that is due in 2007, are also possible sources of future comprehensive plan amendments.))~~

~~((Finally, the))~~ The ((annual)) docketing process ensures that the general public – as well as the county itself – has a regular opportunity to propose plan amendments for formal consideration. ~~((These and other considerations will help ensure that this plan remains an effective guide for the county in an ever-changing world.))~~

### **Technical Reports**

The ~~((2005 update of the))~~ GPP was prepared using several plans and technical reports as a reference. Some of these reports are required by GMA. These documents are listed in Appendix I at the back of this document and are available from the Department of Planning and Development Services and the Department of Public Works.

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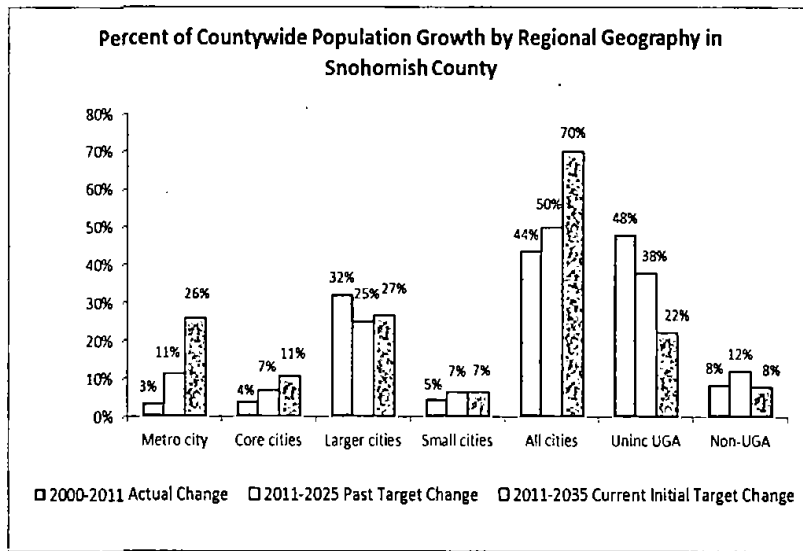
#### Demographic Trends and Projections

After first providing some background on the planning guidance that establishes the amount and geographic distribution of projected growth in Snohomish County throughout the 20-year plan horizon, the following sections discuss both past and projected changes in the characteristics of Snohomish County's population.

#### VISION 2040 Regional Growth Strategy

With the 2015 GMA Plan Update, Snohomish County must address implementation of the VISION 2040 regional plan. VISION 2040 was adopted by the Puget Sound Regional Council (PSRC) in 2008, and contains the Regional Growth Strategy (RGS). The RGS outlines a new strategic framework for accommodating future population and employment growth in the region which builds upon the urban growth area (UGA) emphasis provided in the GMA. It does this by shifting the geographic distribution of future growth, especially population, towards major cities, and away from unincorporated urban and rural areas, compared with past trends and past growth targets.

Specifically within Snohomish County, the distribution of population growth under the RGS changes significantly by shifting more growth towards cities with regional growth centers – metropolitan (Everett) and core cities (Lynnwood, Bothell) – and away from the unincorporated UGA than in the past.



*Figure 1. (Source: PSRC, VISION 2040 Regional Growth Strategy)*

In June 2013, the Snohomish County Council adopted initial 2035 population targets that are consistent with the RGS into the Countywide Planning Policies. Figure 1 depicts the shifts

<sup>1</sup> The geographic distribution of future employment growth in Snohomish County is not altered as significantly as the population distribution is under the RGS.

called for under the RGS, as represented by the initial targets, for the VISION 2040 regional geographies<sup>2</sup> (a categorization by PSRC of different jurisdictions, based on similar size and function).

The metropolitan city (Everett) is allocated 26% of the county's population growth to 2035, up considerably from the 3% countywide share it accommodated between 2000 and 2011, and the 11% assigned under past targets to 2025. A similar but less pronounced pattern is shown for the core cities (Bothell and Lynnwood). Conversely, with only 22% of the county's population growth to 2035 assigned to the unincorporated UGA, this is less than half the countywide growth share (48%) these areas accommodated between 2000 and 2011. The unincorporated UGA was also assigned a smaller share of countywide population growth than had been previously assigned (38%) under past targets to 2025.

Even though these shifts in the future growth distributions will be challenging to implement, there are several demographic trends currently underway or projected to occur by 2035 which appear to help facilitate the Regional Growth Strategy's planned shift in the distribution of future residential growth. These trends, along with a description of other general demographic trends, are described below.

### **Overall projected population growth in Snohomish County slows**

Snohomish County's population is projected to continuing growing, but by lesser amounts and at a slower rate than in the past (Figure 2).

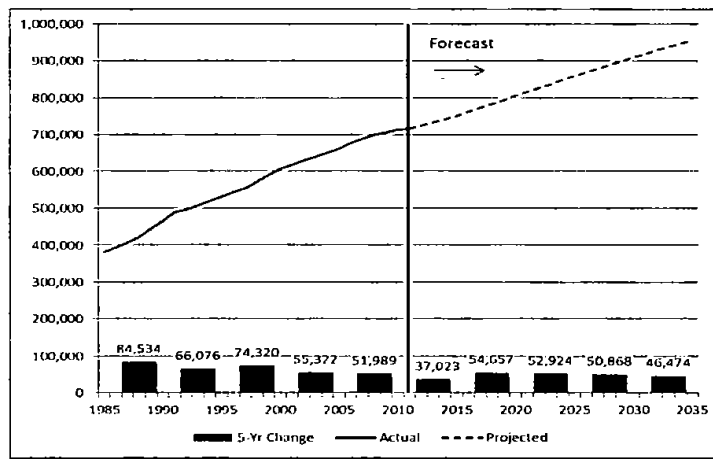


Figure 2. Snohomish County Total Population (Source: OFM)

The 2015 plan update is based on accommodating 955,257 total residents, which is very close to the medium state Office of Financial Management (OFM) population projection to 2035 of

<sup>2</sup> Metropolitan City – Everett

Core Cities – Bothell, Lynnwood

Larger Cities – Arlington, Edmonds, Lake Stevens, Marysville, Mill Creek, Monroe, Mountlake Terrace, Mukilteo

Small Cities – Brier, Darrington, Gold Bar, Granite Falls, Index, Snohomish, Stanwood, Sultan, Woodway

Unincorporated UGA – Snohomish County (unincorporated urban areas)

Non-UGA – Snohomish County (rural/resource/tribal areas).



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955,281 total residents. OFM's medium projection represents a 241,946 population gain between 2010 and 2035 (+33.9%, or 1.2% per year on average), compared with the 332,241 gain (+87.2%, or 2.5% per year on average) experienced during the previous 25 years. This translates into a lower projected average decadal population increase of 96,778 in the county through 2035, compared with the average of 132,896 population gain experienced per decade during 1985-2010.

### Projected reductions in both natural increase and net migration drive slower growth assumptions

Snohomish County's slower projected population growth is driven by a combination of reductions in both natural increase and net migration (Figure 3).

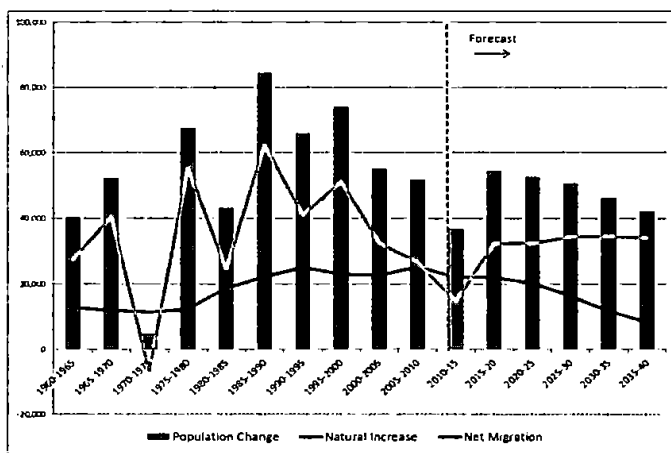


Figure 3. Snohomish County - Total Population Change Components (Source: OFM)

After the sharp downturn in net migration to Snohomish County experienced during and following the Great Recession of 2007-2009, net migration during the period 2015-2035 is projected to rebound to an average of 6,706 net migrants per year. However, this increased level of net migration is not expected to reach the level of net migration experienced during 1985-2010, when Snohomish County averaged 8,570 net migrants per year.

Similarly, natural increase (births minus deaths) is projected to drop to an average of 3,540 per year during the period 2015-2035, compared with the earlier period 1985-2010 when it averaged 4,720 per year. While projected births continue to climb at roughly the same rate exhibited since 1990, deaths are expected to rise rapidly over the next 20 years. This combination will cause natural increase to drop continuously during the forecast period, most notably after 2025 when the number of deaths of county residents increases rapidly as the baby boomers age (Figure 4).<sup>3</sup>

<sup>3</sup> References to different generation names in the U.S. in this section use the following categorizations of birth years: World War II Generation: 1945 and before; Baby Boom Generation: 1946-1964; Generation X/Baby Bust: 1965-1981; Millennials/Echo Boom/Generation Y: 1982-1999; and Generation Z: 2000-present.

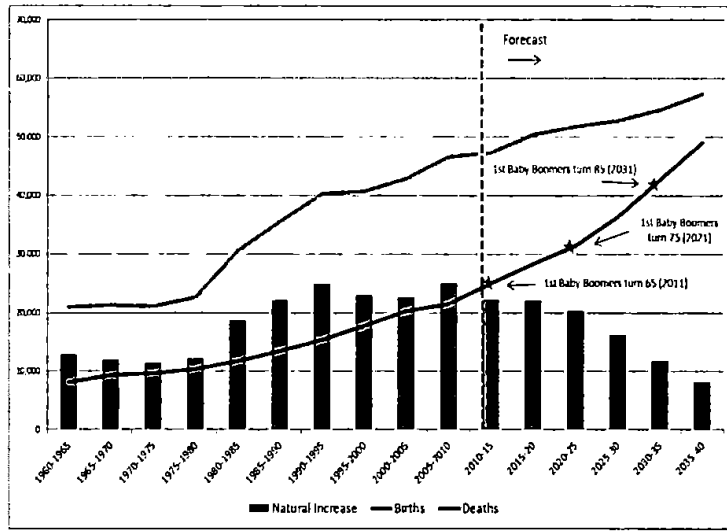


Figure 4. Snohomish County - Natural Increase (Source: OFM)

### Snohomish County population pyramids: 1985, 2010 & 2035

The aging of Snohomish County's population can be readily visualized in the series of population pyramid graphs below (Figures 5, 6 & 7) which depict the age and sex distributions of the county's total population for the years 1985, 2010 and 2035, respectively. Each pyramid builds on the previous one, allowing a visual depiction of population change by age group that has occurred (or is projected to occur) in Snohomish County at three points in time across 50 years.

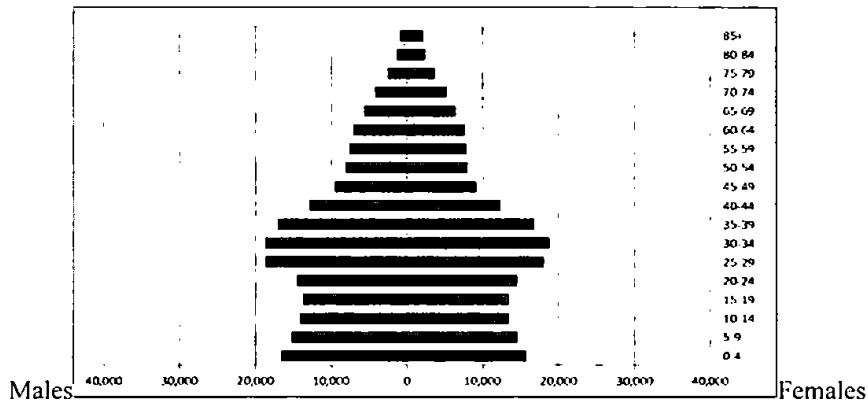


Figure 5. 1985 Snohomish County Population Pyramid (Source: OFM)

In 1985, there is a clearly pronounced baby boomer population bulge (at roughly ages 21-39). The Boomer "Echo" also begins to appear in the 0-4 age group, as the baby boomers start to have children (who eventually become part of the millennial generation).

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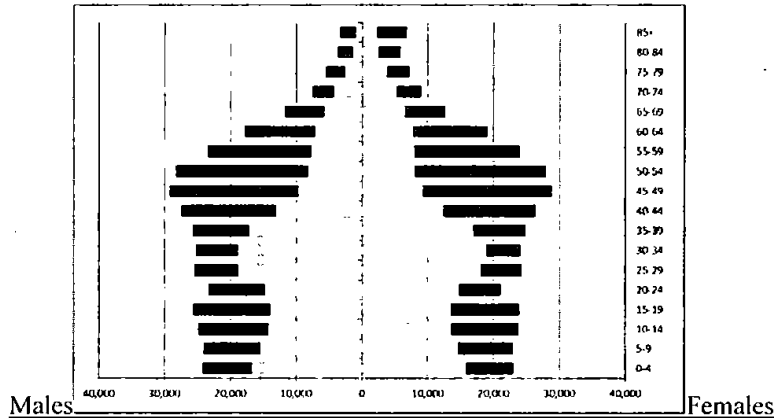


Figure 6. 2010 Snohomish County Population Pyramid (Source: OFM)

By **2010** (with 1985 still shown in light green for comparison), the baby boomer population bulge has grown significantly and moved into the 46-64 age groups. These pre-retirement age groups account for the largest amount of population change by age group since 1985, driven by a combination of the baby boom generation reaching middle age, and the sizable in-migration to the county of baby boomers that responded to the substantial job growth the county experienced during this period. Population change in the <30 age groups is also relatively large as the millennial and younger population grew through a combination of increased births and in-migration.

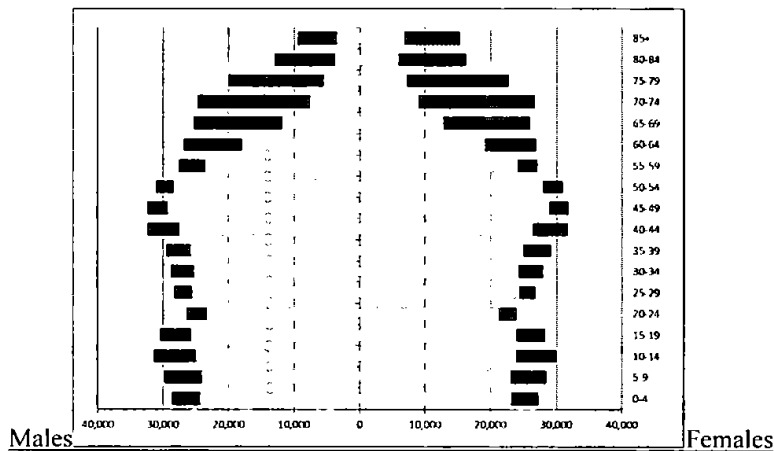


Figure 7. 2035 Snohomish County Population Pyramid (Source: OFM)

By **2035** (with 1985 still shown in light green and 2010 still shown in light purple for comparison), the age groups which show the biggest gains are projected to be in the 65 and older age groups, as the entire baby boom generation moves into their senior years (roughly 71-89). Population gains in the <60 age groups are also projected to occur, but due to reduced levels of natural

increase and net-migration, their impact on the county's age distribution is expected to be less pronounced than the unprecedented impact created by the aging baby boomers.

**Oldest age groups are projected to grow the fastest**

The OFM projections clearly show that the age characteristics of the population that Snohomish County is planning for by 2035 will be significantly different from those of previous GMA planning efforts when most of the county's population growth was in their prime working years.

Figure 9 shows that the age groups which are projected to experience the greatest population increases by the year 2035 in Snohomish County will be 65 years of age and above. In fact, most (52%) of the county's population increase by age group is projected to be in these older age groups. This compares with only 12% of the county's population gains by age group occurring in these older age groups between 1985 and 2010 (Figure 8) – a time period during which a large majority of the county's population growth (66%) was in the prime working age groups (ages 20-65).

For the 2010 – 2035 planning period, Snohomish County is still projected to experience modest gains in population within the prime working age groups, as a result of both the aging of the millennial population and continued in-migration to the county due to projected job growth conditions. However, at 30% of the total county population gains by age group between 2010 and 2035, this is less than half the share experienced by the 20-65 year old age groups during the previous 25 years.

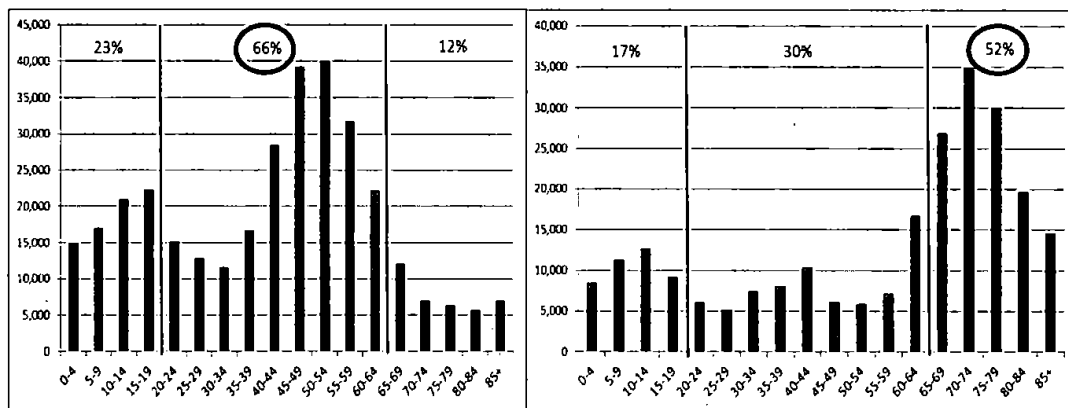
**Past and Projected County Population Change by Age Group: (Source: OFM)**

**Figure 8. 1985 – 2010:**

Prime Working Age Groups Accounted for  
a Majority of the County's Population  
Change by Age Group

**Figure 9. 2010 – 2035:**

65 and Older Age Groups Will Account  
for a Majority of the County's Population  
Change by Age Group



The emergence of greatly increased shares of population change by age group in the 65+ age category is shown over time below in Figure 10, beginning between 2010 and 2020. In that decade, the share of total county population change in the 65 and older age groups is projected to be 46%

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– up from just 17% experienced during the previous decade (2000-2010). The share of total county population change that is in the 65 and older age groups after the 2010-2020 decade is projected to rise even further and peak at 60% between 2020 and 2030. Figure 11 shows this same information, expressed in terms of average annual population gains by age group over time.

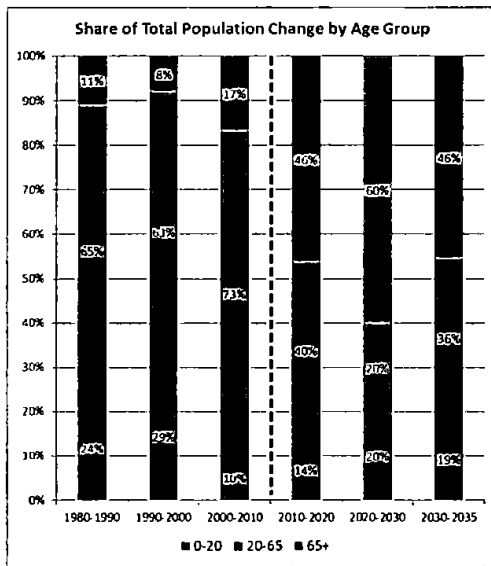


Figure 10. (Source: OFM)

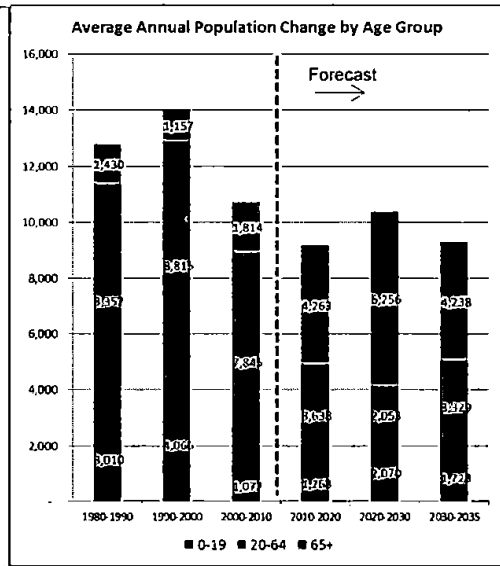
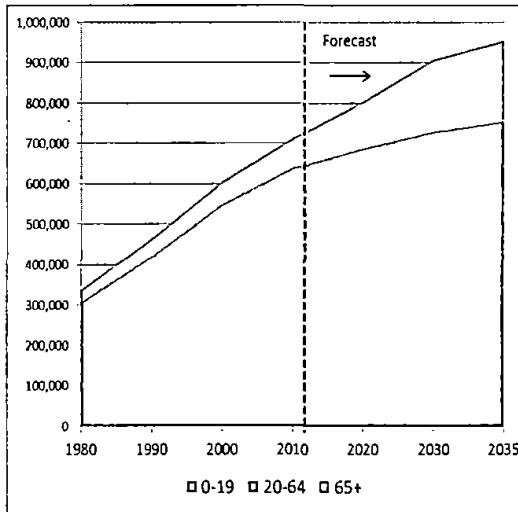


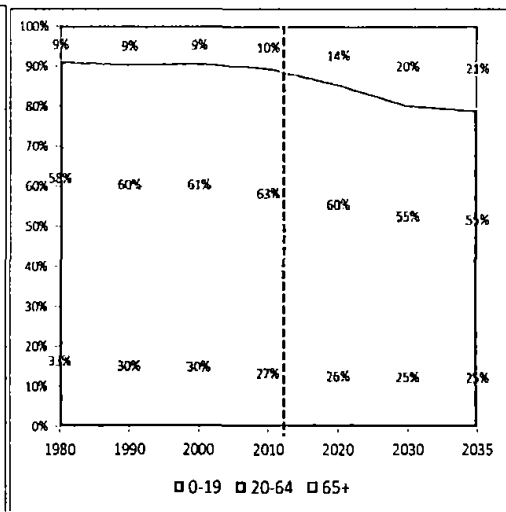
Figure 11. (Source: OFM)

Looking at the age characteristics over time from the total population perspective, Figures 12 & 13 show that the population age 65 and older is expected to nearly triple by 2035 – from 73,544 in 2010, to 199,920 in 2035 – causing this age group's share of total county population to rise from 10% to 21% during this time period.

### Snohomish County Total Population Projection by Age Group:



*Figure 12. (Source: OFM)*



*Figure 13. (Source: OFM)*

*OFM Medium Population Projection to 2035 by Age Group,  
Snohomish County:*

	1980	1990	2000	2010	2020	2030	2035
0-19	111,227	141,329	181,987	192,708	205,385	226,088	234,726
20-64	196,961	280,482	368,633	447,083	483,458	503,991	520,635
65+	29,532	43,831	55,404	73,544	116,172	178,728	199,920
Total	337,720	465,642	606,024	713,335	805,015	908,807	955,281

*Percent Distribution of OFM Medium Projected Population by Age Group to 2035, Snohomish County:*

	1980	1990	2000	2010	2020	2030	2035
0-19	33%	30%	30%	27%	26%	25%	25%
20-64	58%	60%	61%	63%	60%	55%	55%
65+	9%	9%	9%	10%	14%	20%	21%
Total	100%	100%	100%	100%	100%	100%	100%

With such changes in the age structure of Snohomish County's population anticipated over the next 20 years, what are some of the effects on future land use, housing and transportation needs that may be precipitated by these changes? With significant increases in the number of seniors projected by 2035, current demographic observations indicate that older residents will likely create (compared with past trends) more demand for:

- housing in urban/central city locations,
- rental tenure and multi-family housing arrangements, and
- public transit services.

#### Residential locations of older age groups are more concentrated in cities

Figure 14 shows the percentage of age groups for Snohomish County residents in 2010 living in cities, unincorporated UGAs, and the unincorporated rural/resource (non-UGA) areas. It clearly shows that the residential locations of the oldest age groups are most concentrated in cities, with cities being the locations for 62% of the population in their 70's, climbing further to 70% for the population 80 and older – the highest share of any age group found to reside in cities. In contrast, the percentage of county population residing in unincorporated areas (both in urban and non-urban areas) declines progressively among the oldest age groups.

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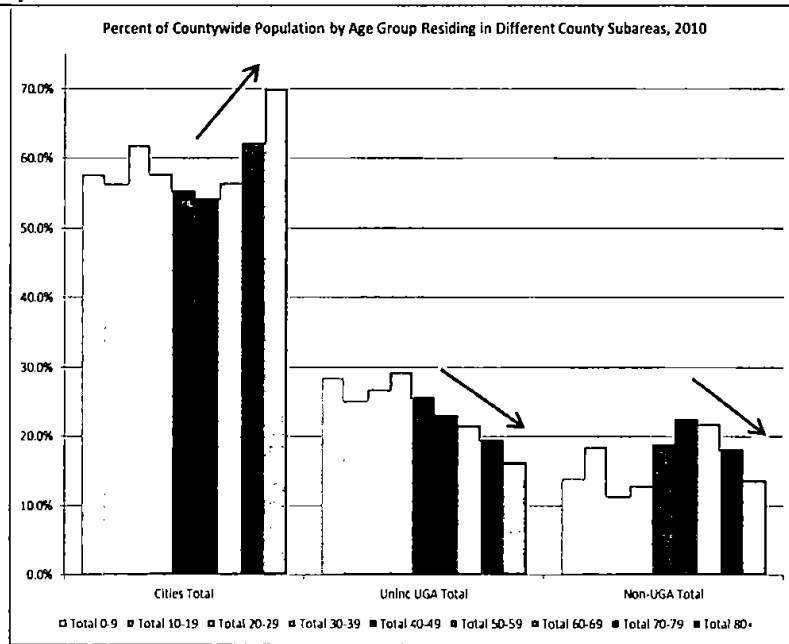


Figure 14. (Source: 2010 U.S. Census)

Based on this observed pattern, as baby boomers age, it is likely that greater concentrations of older residents will be located in cities within Snohomish County, and less in both unincorporated urban and rural areas. Access to medical facilities and services, through the use of public transportation options, will likely become an increasingly important determinant in the choice of cities as residential locations for a growing senior population.

Alone, this observed pattern of greater residential concentrations in cities for the oldest residents of the county is not enough to match the future population growth shares by regional geography anticipated by the RGS, especially with regard to specific metropolitan and core cities, but the pattern will still likely help to bolster the regional plan's attempts at greater centralization of future population within Snohomish County cities.<sup>4</sup>

Of note, the percentage of millennials living in cities in 2010, as indicated by the 20-29 age group, spikes at 62% (matching the same percentage of people in their 70's that live in cities), but then subsides for people in the 30 to 69 age groups. Recent opinion survey research suggests that there are stronger residential preferences for close-in, transit-connected, mixed-use urban communities among millennials than among older generations when in their 20's<sup>5</sup>. It remains to

<sup>4</sup> Assuming that the 2035 population by age group projected for Snohomish County aligns itself geographically as it did in 2010 (as shown in Figure 14), the resulting distribution of 2011-2035 population growth for cities overall would be 60%, up from the 44% total city share observed between 2000 and 2011, but short of the 70% share of 2011-2035 countywide population growth called for by the RGS.

<sup>5</sup> For examples, see: "Why urban demographers are right about the trend toward downtowns and walkable suburbs," *Switchboard, Natural Resources Defense Council Staff Blog*, February 25, 2014; "The Next Big Question Facing

be seen whether these current millennial preferences are maintained over time, especially if job prospects and economic conditions begin to improve for this generation. If they do hold up, then combined with the aging baby boom population, this cohort could further strengthen a market-based impetus towards greater centralization of future population within Snohomish County cities, consistent with the RGS direction.

**With older age groups, housing tenure and type shifts more towards rentals and multi-family housing**

The homeownership rate in Snohomish County peaks at 80 percent just after retirement age (65-74), and then gradually declines for each successively older age group (Figure 15). This same general pattern can be observed in 2000 and 2012, although the decline in homeownership rate after retirement age was less pronounced in 2012. The 2012 results however revealed lower homeownership rates for the younger age groups compared with 2000, indicating that the housing crash and Great Recession beginning in 2007 hit younger households the hardest.

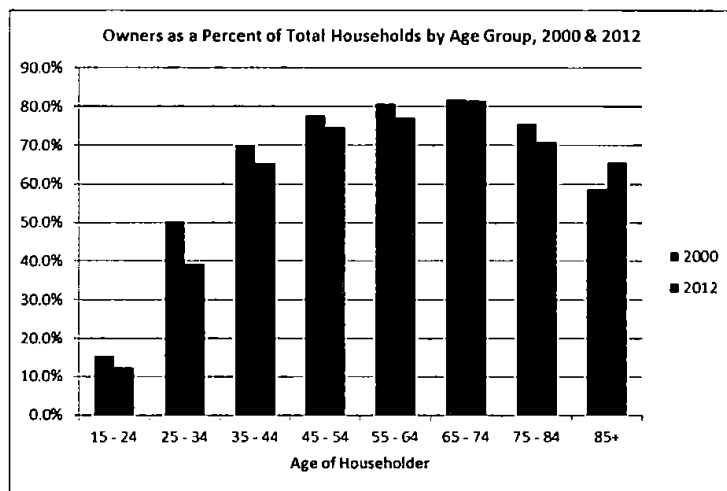


Figure 15. Homeownership rates by age group, Snohomish County, 2000, 2012 (2012 ACS)

Figure 16 shows renter households in Snohomish County as a percent of total households by age group – the mirror image of the 2012 homeownership rate graph. The highest percentages of renter households are in the youngest age groups, dropping to below 20 percent just after retirement age (65 to 74 years of age), then rising gradually to nearly 35 percent for householders 85 and above.

Cities: Will Millennials Stay?," *The Atlantic CityLab*, September 11, 2012; "Millennials & Mobility: Understanding the Millennial Mindset," *American Public Transportation Association*, October 2013.



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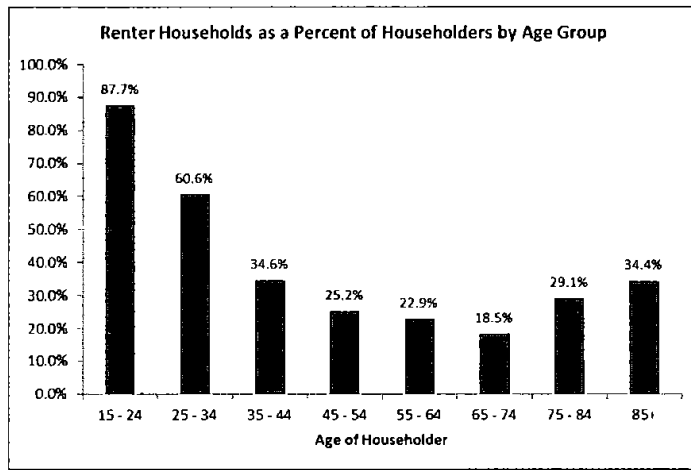


Figure 16. Renter households as a percent of total households by age group, Snohomish County, 2012 (Source: ACS)

Residence in multi-family buildings by age groups in Snohomish County generally resembles the same relationship described above between rental tenure and age. Figure 17 shows the break-down of county households by units in structure by age group, with the highest percentage of multi-family occupancy, 34 percent, in the youngest age group (15-34), dropping to 14 percent in prime working age group (35 – 64), but rising to 20 percent in the oldest group (65 and older).

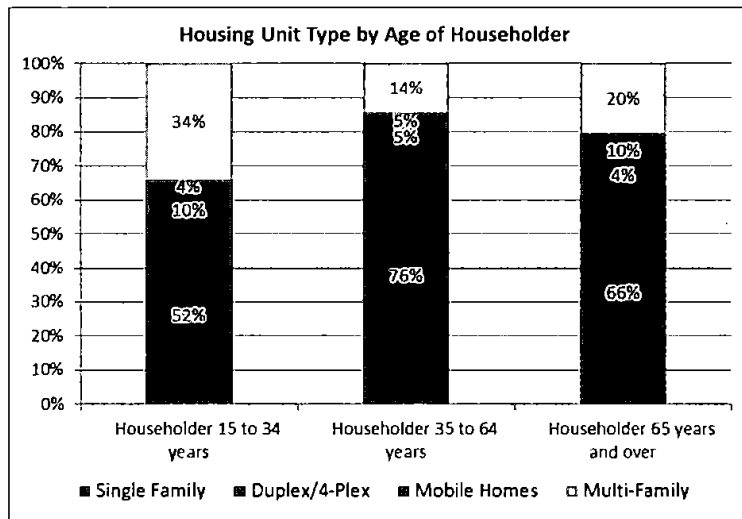


Figure 17. Households by structure type by householder age group, as a percent of total households, Snohomish County, 2012 (Source: ACS)

**Over the next twenty years, increasing numbers of residents 65 years of age and older will be selling their homes and seeking alternative living arrangements**

With significant increases in the senior population in Snohomish County as the baby boomers age over the next twenty years, it is expected that the number of housing units they release into the housing market will rise. This will occur as seniors move in with relatives, move to more senior-accessible owner-occupied or rental residences or group home facilities either within or outside the county, or pass away. With age, the increased physical and financial difficulties associated with upkeep and maintenance of typical large-lot single family housing will drive the demand for alternative living arrangements.

The already observed trends in increased rental tenure and multi-family housing arrangements with age, combined with the size of the projected increase in the number of older county residents, suggests a large, upcoming shift in housing needs. These needs will likely generate increased construction of senior housing over the next two decades, including assisted, independent, and congregate living residences. To meet the unique housing needs of an aging population, this new supply will need to be provided in central urban locations, ideally in walkable locations with good access to public transit, stores and medical facilities.

**With continued projected growth in the county's prime working age population, it is anticipated that there will be a market in Snohomish County for the housing that seniors will be selling**

The size of the millennial generation in Snohomish County is projected to be augmented by net in-migration over the next two decades in response to projected long-term job growth conditions. As a result, much of the demand for the housing released by the baby boomers will likely come from the projected growth in millennials as they transition to their prime working years and middle age over the next twenty years<sup>6</sup>. This housing market outcome, however, assumes improvement in the millennials' labor force participation rates and income, and a return to more traditional rates of new household formation for this age group. Also, reestablishment of first-time homebuyer potential for this age group also assumes an adequate resolution of their record student debt loads.

**Snohomish County's household types continue to change**

The past notion of Snohomish County as a community that primarily houses married-couple families with children has changed remarkably over time (Figure 18). In 1970, these households accounted for 46% of households countywide – the largest share of any household type at that time. By 2012, married-couple families with children had shrunk to representing only 22% of households countywide – now the third largest share of household types, behind married-couple families without children (30%) and single person households (25%). With the aging of Snohomish County's population, it is expected that the share of single person households will rise further, generating increased demand for smaller housing units.

<sup>6</sup> See Myers, D. & Ryu, S.H., "Aging Baby Boomers and the Generational Housing Bubble: Foresight and Mitigation of an Epic Transition," *Journal of the American Planning Association*, Vol. 74, No. 1, Winter 2008. This research article suggests that Washington State, based on population projections, will likely experience a greater balance between the supply of existing homes released by baby boomers and the demand for housing created by younger households over time, compared with many other parts of the nation.

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### General Policy Plan

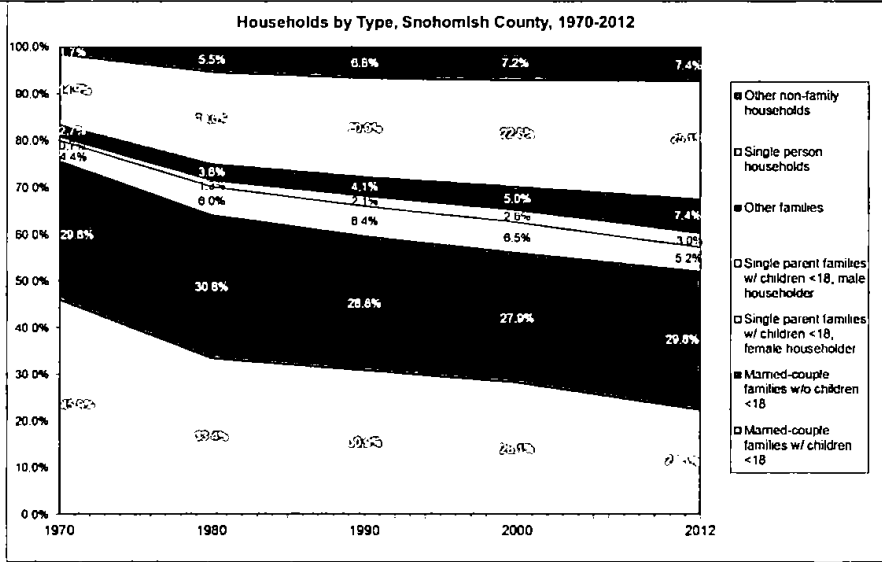


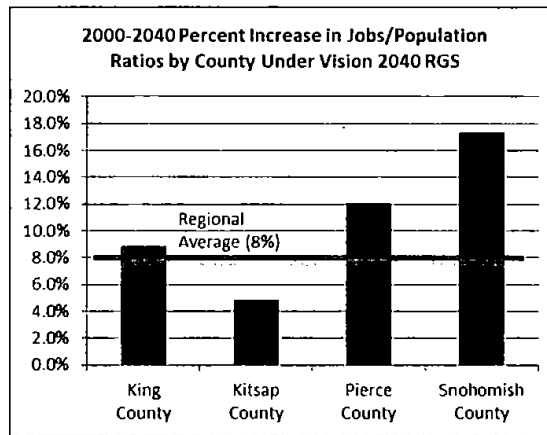
Figure 18. Snohomish County Households by Type, 1970 – 2012 (Source: U.S. Census and 2012 ACS)

### Trends in travel behavior

At the same time significant age-related demographic changes are occurring in Snohomish County, there are also significant changes underway in automobile usage, in which reduced driving trends are associated with trends towards a greater concentration of residential development in urban areas. After first providing some of the regional policy context for reducing travel demand, the following sections describe recent automobile usage trends, and assess their potential impact on the location of future housing demand in Snohomish County.

The Regional Growth Strategy of VISION 2040 promotes a growth pattern that improves the jobs-housing balance over time in the region. The concept strives towards relative proximity of jobs and housing supply within a geographic area, thereby improving accessibility to jobs and reducing commute distances for the local workforce.

For Snohomish County, this regional policy translated into a greater amount of future employment growth, in order to improve the county's jobs-housing ratio over time. Specifically, under the RGS, Snohomish County's share of the region's total employment rises from 12.5% in 2000 to 15.5% in 2040. To accomplish this, 1 in 5 new jobs created in the region from 2000 to 2040 would need to be in Snohomish County. Should this goal be achieved, Snohomish County would experience the largest boost in its jobs-population ratio among counties in the central Puget Sound region (Figure 19), consequently helping to reduce commute distances for the county's workforce.



	King County	Kitsap County	Pierce County	Snohomish County	Region TOTAL
Jobs/Population					
2000	0.74	0.39	0.40	0.39	0.58
2040	0.80	0.41	0.45	0.46	0.62
2000-2040 Pct Change	8.9%	4.9%	12.1%	17.4%	8.0%

Figure 19. (Source: Puget Sound Regional Council, VISION 2040 Regional Growth Strategy)

One possible outcome of progress towards this goal would be reduced cross-county commuter flows among Snohomish County workers over time. In percentage terms, some slight progress has been observed on this measurement since 2000. In 2000, 37% (111,534) of the county's workforce travelled to work locations outside the county. By 2012, the share dropped slightly to 36% (129,173). This volume, however, still represents the largest cross-county commuter flow in Washington State.

#### **Americans are driving less**

The most recent national estimates show that per capita vehicle miles traveled (VMT) has declined for the ninth consecutive year. After peaking in 2004, per capita VMT has dropped each year, translating into a total decline of 6.9% from 2004 through 2013 (Figure 20). This downward trend does not appear to correlate with the nation's recent economic recovery and gas price trends.

## EXHIBIT B

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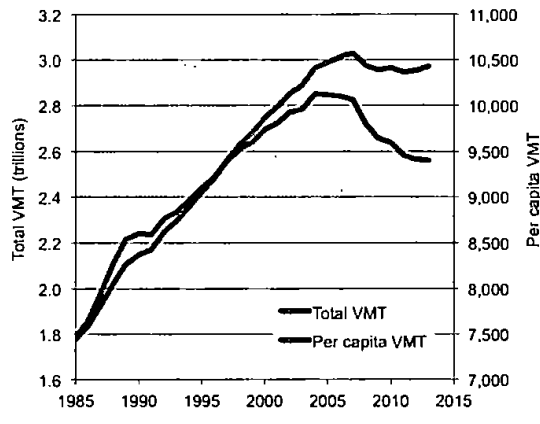


Figure 20. Annual VMT per capita trend for the United States, shown in red. (Source: FHWA)

Note also that Figure 20 indicates that total VMT in 2013 is roughly the same as it was in 2004 when the 9-year period of per capita VMT decline began.

#### Older age groups drive less, and are most likely to represent households without vehicles.

A key demographic factor underlying this trend is the aging of the U.S. population. Older persons drive less, and with the aging of the large baby boom generation, it is expected that the reduction in per capita VMT will continue. Figure 21 shows the substantial drop-off in per capita VMT in the older age groups, compared with the younger, prime working age groups.

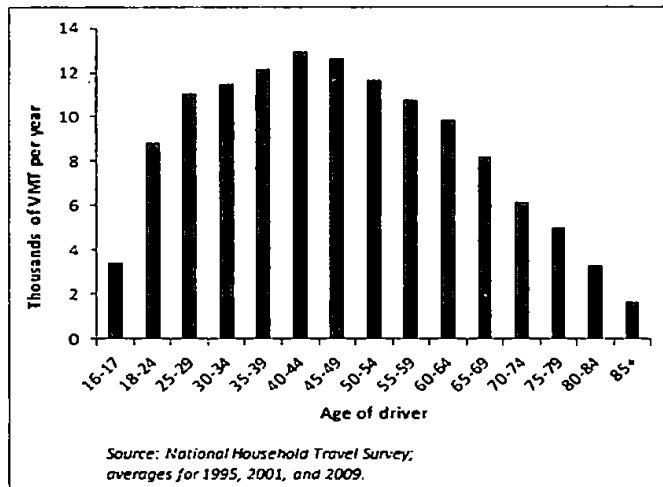
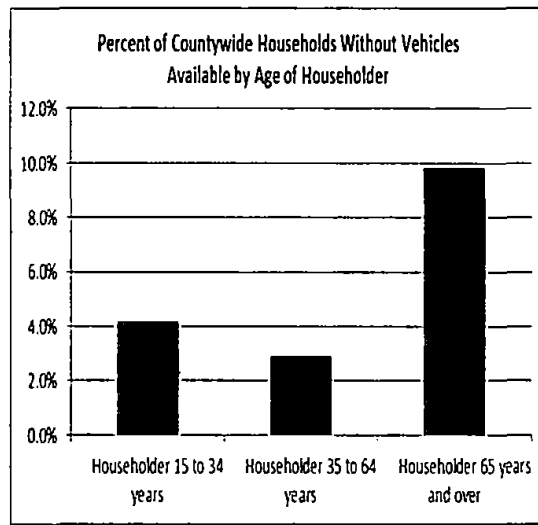


Figure 21. Per capita VMT by Age of Driver

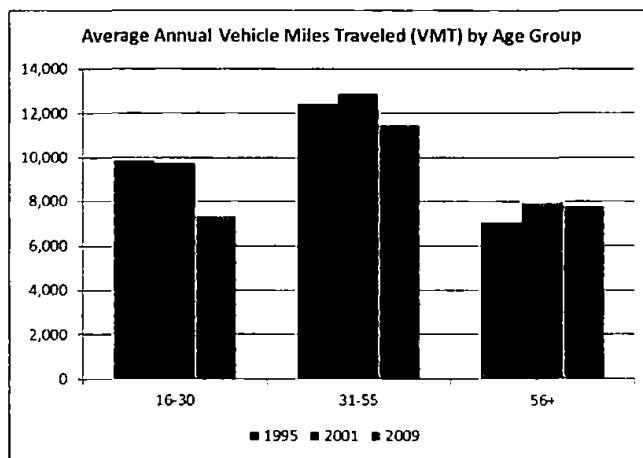
Within Snohomish County, Figure 22 shows the increase in percentage of households without vehicles available for householders age 65 and over, compared with younger households. As a

larger share of Snohomish County's population reaches age 65 and above over the next twenty years, there will be less reliance on automobile use, and greater reliance on public transportation options for these older age groups.



*Figure 22. Percent of Households without Vehicles by Age of Householder, Snohomish County, 2012 (Source: ACS)*

In Figure 21, also note that the youngest age groups show lower per capita VMT than those in their middle age years. The millennial generation may continue to show less reliance on automobile use compared with previous generations if current trends continue. Specifically, millennials have exhibited the largest per capita VMT drops by age group over the past decade, declining nationally by 25% from 1995 to 2009 (Figure 23).



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Survey Year	Average Annual VMT			Percent Change		
	(per person by age group)					
	16-30	31-55	56+	16-30	31-55	56+
1995	9,872	12,446	7,081	-	-	-
2001	9,748	12,892	7,951	-1.25	3.58	12.28
2009	7,319	11,493	7,781	-24.9	-10.8	-2.06

Source: National Household Travel Surveys 1995, 2001, 2009, FHWA

*Figure 23. Average annual vehicle miles (VMT) traveled by age group, United States (Source: FHWA)*

Combined with the aging of the baby boomers and the associated reductions in driving, reduced driving and car usage by the millennials, if sustained during improved economic conditions, could further augment demand for local public transportation options in the future. From a land use perspective, these public transportation options are best delivered within areas that have a more compact form of urban development.

#### ***What does all this mean for Snohomish County's 2015 Plan Update?***

Considering the combination of trends described above – the rapid growth of a new senior-driven housing market for senior accessible housing in close-in locations, the likely availability of a single family housing stock released by seniors to the millennial work force, the dramatic shift away from traditionally suburban household types (e.g., two parent families with children) that once dominated housing demand in this county, and the trend towards less driving – it would appear that there will likely be less demand than has been the case in the past for new, decentralized single family detached housing developments in Snohomish County. These same trends suggest greater demand for housing in urban/central city locations, accessible to medical facilities and commercial/community activities, and with good transit service connections during the next two decades.

Evidence of a more centralized pattern of residential development in Snohomish County has in fact already been noted for some years now under GMA. Rural areas as locations for new housing construction has generally trended downwards since 1990, and has dropped significantly since 2007, as can be seen in Figure 24. Even as unincorporated housing permit activity has rebounded since 2011 (driven solely by a sharp increase in urban multi-family permits), rural housing permits have stayed at reduced levels. Recorded lots in unincorporated rural areas, similarly dropped dramatically after 2007, and have remained low, even as recorded lots in unincorporated urban areas increased after 2011. As a sign of renewed interest in residential construction, recorded lot activity indicates that the development interest appears to be on the urban side of the UGA boundary (Figure 25).

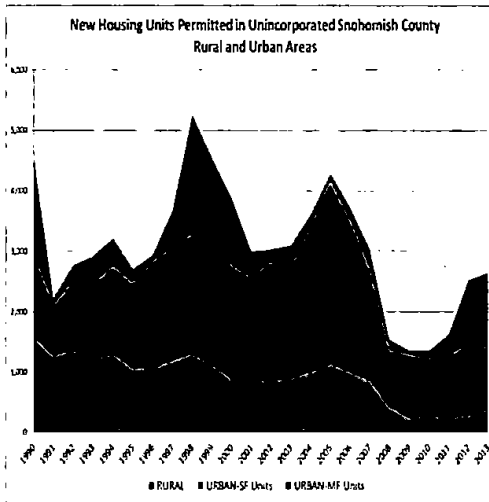


Figure 24. (Source: Snohomish County PDS)

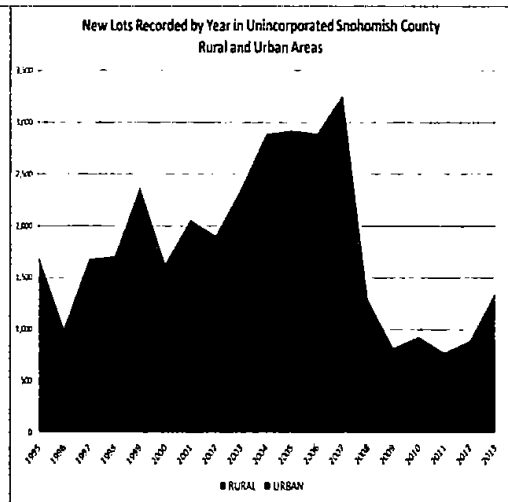


Figure 25. (Source: Snohomish County PDS)

### Caveats

Finally, as with all projections, there may be many conditions that unfold over the next 20 years that are unpredicted and unpredictable. Many of the land use, housing and transportation system responses to the demographic changes that Snohomish County will be experiencing during the next 20 years lack historical precedent. As a result, review of the assumptions used for this analysis for accuracy and potential refinement should occur periodically over time. The next opportunity for a major update of these demographic assumptions is in 2017, when the state Office of Financial Management is required to produce the next set of GMA population projections.

### Sources of potential forecast error:

- More out-migration of retirees than projected. The housing decisions that the baby boomers will make following retirement are not entirely understood at this point. Out-migration of retirees to areas of the U.S. with warmer climates has tapered off in recent years, but should this trend reverse and greater out-migration of older residents from Snohomish County occur, this would alter the projected population by age assumptions underlying the current GMA plan update.
- More job growth and more in-migration of working age population (including women of childbearing age, 15-44) than projected. Currently, the most recent OFM projections indicate a lower level of in-migration to Snohomish County than has occurred in the past (see Figure 3). Should Snohomish County experience greater job growth conditions, resulting in more in-migration of millennials into Snohomish County, the demand for new housing may exceed that provided by the potential supply of housing released into the market by baby boomers as they retire over the next two decades. In response, this would potentially create a market for new housing in locations with greater land supply, possibly in more traditional, decentralized locations of Snohomish County.



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- Resumption of increased commuting into King County by Snohomish County's workforce due to lack of progress towards the improved jobs-housing balance called for in the RGS. Should the shift of future employment growth to Snohomish County under the RGS not occur (Figure 19), and strong employment growth conditions be maintained in King County without corresponding residential increases, a return to the role of Snohomish County as the location for a significant portion of the housing for King County workers could result. This would fuel greater local housing demand, with the same potential effects as those under the second bullet above (which described the caveat of more Snohomish County job growth than projected).

## EXHIBIT C

Amended Ordinance 14-129

# Population and Employment

## Growth Targets

The GMA requires that the county designate UGAs based upon the 20-year population projection made for the county by the Washington State Office of Financial Management (OFM). Specifically, Urban Growth Areas (UGAs) are required to include areas and densities sufficient to accommodate the urban growth that is projected to occur in the county for the succeeding 20-year period. ~~((OFM released the original growth management population forecasts for counties in January 1992. They showed a total population of 714,244 by the year 2012 for Snohomish County, representing a nearly 220,000 (44.5%) population increase over the 1992 total county population estimate of 494,300. This forecast was the basis for the growth assumptions underlying the first round of city and county GMA comprehensive plans adopted in the mid-1990s.))~~

At least every ~~((ten))~~ eight years, the GMA requires ~~((counties))~~ Snohomish County to work with the cities to review and update the UGAs so that they are capable of accommodating the urban growth projected to occur in the county for the succeeding 20-year period. The most recent OFM ~~((forecasts))~~ population projections, released in ~~((January 2002 and extending to the year 2025))~~ May 2012, are currently being used by the county and the cities to satisfy the ~~((10-year))~~ 8-year plan update requirement. ~~((Unlike the 1992 OFM forecasts which included a single population forecast only, the 2002 forecasts included a low, medium, and high population projection for each county.))~~ For Snohomish County, the May 2012 OFM ~~((2025))~~ population ~~((forecast ranged))~~ projections for the year 2035 range from a low of ~~((795,725))~~

802,384 to a high of ~~((1,062,903))~~ 1,161,003, up from ~~((628,000))~~ 722,900 in ~~((2002))~~ 2012. The medium ~~((2025))~~ 2035 population ~~((forecast was))~~ projection is ~~((929,314))~~ 955,281 (defined as the “most likely” OFM ~~((forecast))~~ projection as specified in GMA).

Under GMA, OFM is required to provide 20-year population ~~((forecasts))~~ projections at the county level only. Subcounty allocations of the OFM ~~((forecast))~~ projection, essential for detailed comprehensive planning analyses (i.e., UGA determination, land use, housing, capital facilities requirements, and transportation), are developed collaboratively between the cities and the counties. In Snohomish County, the countywide planning policies (CPPs) define a process for allocating the OFM ~~((forecast))~~ projection to UGAs, cities, and rural areas through a cooperative and iterative planning process known as Snohomish County Tomorrow (SCT).

Snohomish County Tomorrow is an association of the 20 cities and towns in Snohomish County, Snohomish County government, and Tribal governments. It serves as a forum to develop and recommend growth management policies to the county council. SCT fulfills the Growth Management Act requirement that each county, planning under GMA, work in cooperation and collaboration with its cities, towns and federally recognized Indian tribes. SCT is the countywide group that develops and recommends amendments to the countywide planning policies.

The SCT growth allocation process eventually results in a set of population, housing, and employment “growth targets,” adopted into Appendix B of the countywide planning poli-

cies by the county council. The growth targets indicate the amount of growth each jurisdiction agrees to be able to accommodate over the 20-year planning period, as described in local comprehensive plans.

The countywide planning policies establish two types of growth targets. *Initial growth targets* are to be used for at least one of the plan alternatives evaluated by jurisdictions for their local plan updates. *Reconciled growth targets* are developed by SCT following the local plan updates. They are intended to resolve any discrepancies between county and city growth target choices shown in the updated local plans. The county council adopts the reconciled targets into the countywide planning policies subsequent to SCT's recommendation.

((The)) In addition to being based on the OFM projections, the CPPs state that initial subcounty allocations of ((both)) population, housing, and employment ((are based on)) must also address the Regional Growth Strategy (RGS) guidance contained in the Puget Sound Regional Council's (PSRC) ((small area forecasts. The PSRC's forecasts are based on the)) Vision ((2020)) 2040 ((growth management, economic and transportation strategy, which)) regional plan. The RGS outlines a new strategic framework for accommodating future population and employment growth in the region which builds upon the UGA emphasis provided in GMA. Specifically the RGS directs ((new regional growth to urban centers and UGAs located throughout the central Puget Sound region. High population and employment densities are assumed within centers in order to help reduce sprawl and link growth centers to a multi-modal transportation system. Within Snohomish County, PSRC modeled three urban centers (Downtown Everett, Lynnwood/Alderwood Mall, and Bothell/Canyon Park). A manufacturing/industrial center at Paine Field/Boeing was also included in PSRC's forecast mod-

el)) significantly greater amounts of population growth into cities with regional growth centers than past targets or trends suggested, while both unincorporated urban and rural areas play a much reduced role in accommodating future population growth than has been the case in the past.

Using the OFM ((population forecast range)) medium population projection for 2035 and the PSRC ((small area forecasts (developed during fall 2002))) Vision 2040 RGS, the SCT Planning Advisory Committee (PAC), composed of Snohomish County city and county planners, ((released draft initial 2025 population and employment growth target ranges for jurisdictional review in January 2003. Jurisdictions reviewed the targets based on relevant land capacity and urban capital facilities and service capacity information. Feedback from local jurisdictions was evaluated by the PAC through the end of summer 2003. The PAC's recommendation on the initial 2025 growth target allocation was reviewed and approved by the SCT Steering Committee and forwarded to the county council in the fall of 2003)) developed a set of draft recommended initial 2035 population and employment growth targets. The SCT Steering Committee recommended the PAC's initial 2035 growth allocation to the county council in March 2013. The county council adopted initial ((2025)) 2035 population and employment growth targets into Appendix B of the countywide planning policies in ((February 2004)) June 2013 (Amended Ordinance ((04-006)) 13-032). ((The adopted initial allocation amounted to a total 2025 countywide population of 914,239. A portion of the total 2025 population (15,000) was reserved for potential fully contained communities (FCCs).))

((As part of its current 10-year comprehensive plan update effort, the county evaluated the initial 2025 growth allocation contained in the countywide planning policies, as well as a lower and a higher growth alternative

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scenario for unincorporated areas. Growth targets for cities were held constant at their initial target preference levels in order to evaluate the impacts associated with changes to the county's future land use plan and growth target assumptions. The growth targets associated with the county's preferred plan, when combined with the city initial growth targets, resulted in a total 2025 countywide population target of 933,000, with a 15,000 portion of that total reserved for potential FCCs. As a result, the countywide 2025 population target associated with the county's preferred plan was nearly identical to the OFM 2025 medium ("most likely") population forecast of 929,314 for Snohomish County issued in 2002.

Following the 2005 comprehensive plan update, differences between city and county population growth targets were reconciled in consultation with Snohomish County Tomorrow. The countywide 2025 population growth target was increased to 938,434.

In 2007, OFM released updated forecasts that range from a low of 769,525 to a high of 1,027,905, with a medium ("most likely") 2025 population forecast of 898,715. As a result, the countywide 2025 population target was no longer nearly identical to the most recent OFM 2025 population forecast.

In 2008, the Puget Sound Regional Council adopted an updated regional growth strategy in Vision 2040. The regional growth strategy calls for a decrease in the share of Snohomish County population growth that goes into rural areas to approximately ten percent of the total county population growth.

To bring the countywide population growth targets into closer alignment with the most recent medium OFM forecast and the updated regional growth strategy, the amount of growth allocated to rural areas was reduced by 13,981. When combined with the elimination of the 15,000 FCC population reserve

from the 2025 overall countywide growth target, this lowers the countywide 2025 population growth target to 909,453. The revised rural 2002-2025 population growth target of 31,314 is based on estimated rural population growth between 2002 and 2008, plus 10 percent of countywide population growth between 2008 and 2025.)) The county council's adopted initial 2035 targets differed from the SCT recommendation by assigning 2035 population to jurisdictions in a way that more closely matched the numeric guidance provided in the Vision 2040 RGS.

### Long-Term Monitoring

The county and the cities will monitor the extent to which the ((2025)) growth targets are being realized in cities, UGAs, and rural areas. This continues several years of inter-jurisdictional growth monitoring work which started in 1997 with the publication of the first annual SCT growth monitoring report. If the growth monitoring reports show that geographic distribution of actual residential and non-residential development is not in line with the targets, then the targets may not be accurate or the GMA plans may not be having the intended effects. The development trend data, relative to the targets, become the indicator for a reevaluation of either the targets and/or the plans.

Monitoring the remaining capacity of land within UGAs to accommodate future growth is as important as monitoring the growth targets. This requires monitoring the actual density of new development along with the amount in order to evaluate the adequacy of the remaining land supply within the UGA to accommodate future growth. If actual development densities are lower than originally assumed in the land capacity analysis for the UGA, adjustments to the plan densities, or development regulations ((or the UGA boundary)) may be required to provide for

adequate future land supply throughout the remainder of the GMA plan horizon.

Both the target monitoring and UGA land supply monitoring efforts described above are consistent with the GMA's requirements for periodic review and evaluation of development patterns within UGAs. In 1997, the GMA was amended to include a new requirement for Snohomish County and its cities to establish a buildable lands monitoring program that provides for the periodic review and evaluation of residential, commercial and industrial lands ~~((every five years))~~. Through this program, the county and the cities are required to ensure a sufficient inventory of buildable land throughout the remaining portion of the 20-year plan horizon. GMA currently requires publication of an updated buildable lands report every eight years.

The assessment of the adequacy of the remaining urban land supply is to be based on

actual development densities observed within the UGA since GMA plan adoption or the previous buildable lands report. ~~((The first report was published in 2002, and the second in 2007))~~ Three buildable lands reports have previously been produced: the 2002, 2007, and 2012 reports.

Buildable lands monitoring may result in revisions to the population, housing, and employment targets in the CPPs. Adjustments to plan densities or ~~((UGA boundaries through the annual plan amendment process))~~ development regulations may also be necessary. Snohomish County will continue to work through Snohomish County Tomorrow to develop and refine specific criteria for monitoring and evaluating the need for target and UGA boundary adjustments.

The following pages list the goals, objectives, and policies for growth allocation, target reconciliation and long-term monitoring.

## GOAL PE 1

**Establish ~~((a))~~ subcounty allocations of projected population, housing, and employment growth to the planning horizon year ~~((2025))~~ 2035 that ~~((is))~~ are consistent with the goals of the Growth Management Act and the county-wide planning policies.**

### Objective PE 1. A

**Direct future growth in unincorporated Snohomish County primarily into urban areas.**

#### PE Policies 1.A.1

Snohomish County's portion of the urban growth areas shall receive the majority of the unincorporated county's projected ~~((population and employment))~~ growth as shown in Appendix D-Growth Targets.

#### 1.A.2

~~((New population and employment in unincorporated areas))~~ The allocations of unincorporated growth to urban areas shall be ~~((located in urban areas best suited to accommodating the growth. Urban areas having adequate existing or planned public facility and service capacities to accommodate the growth should be the prime recipients of future growth))~~ based on the Regional Growth Strategy guidance contained in Vision 2040, and shall reflect the urban centers designated in the county's comprehensive plan, and any future trans-

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it emphasis corridors established in the county's comprehensive plan.

1.A.3 The allocations of unincorporated ~~((population and employment))~~ growth to urban areas shall ~~((reflect the urban centers designated in the county's comprehensive plan))~~ be located in areas having adequate existing or planned public facility or service capacities to accommodate the growth.

1.A.4 The ~~((population and employment))~~ growth allocations for the unincorporated Southwest UGA shown in Appendix D shall include sub-totals for the municipal urban growth areas (MUGAs) associated with each of the nine cities in the Southwest UGA, as depicted in the countywide planning policies ~~((with each of the nine cities in the Southwest UGA)).~~

1.A.5 The population allocation shown in Appendix D ~~((shall))~~ may reserve a portion of the 20-year OFM population forecast for potential allocation to UGA expansions associated with TDR receiving areas designated pursuant to LU Policy ~~((14.A.6))~~ 1.A.15.

### Objective PE 1.B

**Reduce future growth rates in rural areas and resource lands of the county.**

PE Policies 1.B.1 The ~~((rural (non-tribal) population and employment))~~ growth ~~((forecast))~~ allocations shown in Appendix D for areas outside the UGA under county jurisdiction, and any future amendments to the ~~((forecast))~~ allocations, shall represent a reduction in the amount of ~~((rural))~~ assigned growth compared with pre-GMA ~~((rural))~~ growth trends.

1.B.2 The ~~((rural (non-tribal)))~~ population growth ~~((forecast))~~ allocation in areas outside the UGA under county jurisdiction, and any future modifications to the ~~((forecast))~~ allocation, shall ~~((result in a reduction in the share of total county population growth located within rural areas to no more than))~~ not exceed 8.5% (ten percent) of ((the)) projected countywide growth ((forecast after 2008)).

### Objective PE 1.C

**Maximize use of the remaining land capacity within cities for allocating future urban growth to cities within Snohomish County.**

PE Policies 1.C.1 ~~((Current))~~ In combination with the Regional Growth Strategy guidance contained in Vision 2040, information on the remaining land capacity of cities to accommodate additional growth shall be used to establish the allocations of future ~~((population and employment))~~ growth ~~((for))~~ to cities shown in Appendix D.

1.C.2 Each city's GMA reasonable measures program for accommodating additional ~~((population and employment))~~ growth shall be evaluated

and used to establish the capacity for and allocations of future ~~((population and employment))~~ growth ~~((for))~~ to cities.

## GOAL PE 2

**Maintain and support a process for monitoring and adjusting, if necessary, the ~~((population and employment))~~ growth targets.**

### Objective PE 2.A

**Maintain and support a target reconciliation process using the Snohomish County Tomorrow process to review and, if necessary, adjust the ~~((population and employment))~~ initial growth targets once the GMA comprehensive plans of jurisdictions in Snohomish County are updated to accommodate the succeeding 20 years of growth.**

#### PE Policies 2.A.1

The county and cities will jointly review the preferred growth targets in updated city comprehensive plans for discrepancies with the target allocation associated with the county's updated plan.

#### 2.A.2

The Snohomish County Tomorrow Steering Committee will review and may recommend to the county council an updated ~~((2025 population and employment))~~ growth allocation ~~((for cities, UGAs, and rural areas))~~. The updated allocation shall reconcile any differences revealed during the review of locally adopted targets. The allocation shall consider the plan of each jurisdiction and be consistent with the Growth Management Act and the countywide planning policies.

#### 2.A.3

The county council will consider the recommendation of the Steering Committee and ~~((will))~~ may replace Appendix B of the countywide planning policies with ~~((an updated 2025 population and employment allocation for cities, UGAs, and rural areas))~~ reconciled growth targets.

### Objective PE 2.B

**Maintain and support a long-term target monitoring process through Snohomish County Tomorrow to review annually and, if necessary, adjust the ~~((population and employment))~~ growth targets subsequent to target reconciliation.**

#### PE Policies 2.B.1

Snohomish County and the cities will jointly monitor ~~((the following))~~ several indicators within cities, UGAs, MUGAs, ~~((and))~~ rural areas, and resource lands, consistent with Appendix C (3) of the countywide planning policies (:

- ~~((a) estimated population and employment growth;~~
- ~~((b) annexations and incorporations;~~



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~~(c) residential and non-residential land consumption;~~  
~~(d) land supply and land values relative to demographic changes;~~  
~~(e) availability and affordability of all housing types; and~~  
~~(f) any other relevant indicator which may affect the growth target allocation, i.e., capital facilities capacity, land price escalation, or comprehensive plan changes)).~~

2.B.2 Snohomish County will continue to participate with cities through Snohomish County Tomorrow to refine the monitoring criteria.

2.B.3 Results of the target monitoring program will be published through Snohomish County Tomorrow in an annual growth monitoring report.

2.B.4 The Snohomish County Tomorrow Steering Committee will review, and may recommend to the county council, ~~((an))~~ adjustments to the ~~((2025 population and employment allocation for cities, UGAs, and rural area))~~ growth targets. The ~~((allocation))~~ adjustment shall be based on the results of the target monitoring program and be consistent with the Growth Management Act and the countywide planning policies.

2.B.5 The county council will consider the recommendation of the Steering Committee and may amend Appendix B of the countywide planning policies with adjusted ~~((2025 population and employment targets for cities, UGAs, and rural areas))~~ growth targets.

## Objective PE 2.C

**Review Snohomish County's comprehensive plan for internal consistency following adjustments to the growth targets introduced during either ~~((initial))~~ target reconciliation or long-term target monitoring.**

### PE Policies

2.C.1 The county shall evaluate through a cooperative process with the cities whether adjustments to planned densities or future land uses ~~((or UGA boundaries))~~ are necessary as a result of amendments to the growth targets.

2.C.2 Changes to the target allocation shall be fully incorporated ~~((, where necessary,))~~ into ~~((other Snohomish County comprehensive plan elements, specifically land use, housing, capital facilities, parks and recreation, and transportation))~~ Appendix D-Growth Targets of Snohomish County's comprehensive plan, and into other county comprehensive plan elements where necessary.

## EXHIBIT D

Amended Ordinance 14-129

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# Land Use

This land use element is comprised of interrelated land use goals which form the basis of the county's land use strategy and:

- provide for a supply and distribution of land use types to accommodate the majority of county population and employment growth within urban growth areas;
- reduce land consuming urban development patterns and provide structure for urban development within neighborhoods or urban centers;
- reduce development pressures and patterns of sprawl within rural areas;
- conserve agricultural, forest and mineral resource lands of long-term commercial significance; and
- preserve and protect open space, scenic and cultural resources.

The following sections provide more detailed explanations of the land use strategy. Each section includes various land use goals, objectives, policies, and implementation measures to carry out the strategy.

Policy framework for this chapter comes from the Growth Management Act RCW 36.70A (GMA), the Puget Sound Regional Council's Vision 2040 and Destination 2030 Policy Documents and the Countywide Planning Policies (CPPs).

## Urban Growth Areas

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The GMA requires that urban growth areas (UGAs) be designated through the county's plan. UGAs are to include areas and densities sufficient to permit the urban growth that is projected to occur in the county over the next twenty years. Urban growth should be

~~((The sections are Urban Growth Areas (with subsections of Urban Development Patterns; Urban Design, Centers, and Small Area and Neighborhood Structure); Rural Lands; and Resource Lands.))~~

The sections are:

- Urban Growth Areas:
  - Urban Development Patterns
  - Centers
  - Urban Design
  - Small Area and Neighborhood Structure
- Rural Lands
- Agricultural Lands
- Forest Lands
- Mineral Lands
- Open Space, Shoreline and Scenic Resources
- Cultural Resources
- Airport Compatibility
- Transfer and Purchase of Development Rights
- Future Land Use Map.

located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both

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existing public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas.

Planning for growth in this way accomplishes two GMA goals: 1) the efficient provision and utilization of public facilities and services, including public transportation; and 2) reduced conversion of undeveloped land into sprawling, low-density development.

~~((Individual))~~ UGAs have been designated to include each city and town in the county, with the nine cities in southwest county included in one large UGA. Each UGA contains both incorporated and unincorporated areas.~~((The total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans does not exceed the total 20-year forecasted UGA population growth by more than 15 percent.))~~ UGA boundaries will be re-evaluated ~~((at least once every five years))~~ as mandated by GMA to ensure they are adequate to accommodate 20-year growth projections. This assessment of UGA capacity is based upon developable lands, environmental constraints, city comprehensive plans, housing and economic development needs, public facility and service capacities and, lastly, the implementation of growth strategies aimed at developing and enhancing urban development patterns.

The county and the cities and towns within the county collaborated on a policy framework for designating UGAs and directing urban growth patterns. It is called the Countywide Planning Policies (CPP). This policy framework is informed by the multi-county planning policies (Vision 2040 and ~~((Destination 2030))~~ Transportation 2040) and the countywide planning policies.

~~((In the southwest area of the county the UGA includes nine cities and unincorporated urban area, all contiguous to one another. The entire area is known as the))~~ The Southwest Urban Growth Area (SWUGA)~~((This unincorporated urban area))~~ has been ~~((further))~~ divided to show ~~((that the appropriate adjacent))~~ where each city ~~((will))~~ may annex the area in the future. ~~((Hence, these))~~ These subdivided areas are labeled Municipal Urban Areas ~~((MUGA's))~~ MUGAs e.g. Lynnwood's MUGA; Mill Creek's MUGA.

This General Policy Plan provides additional direction, consistent with the multi-county and countywide planning policies, for urban growth within the unincorporated portions of all the UGAs.

The plan also provides for the designation of rural urban transition areas (RUTAs) outside of UGAs. Rural urban transition areas are intended to set aside a potential supply of land for employment and residential land uses for possible future inclusion in a UGA. The policies provide direction for the designation of rural urban transition areas.

This plan promotes the use of innovative techniques, such as transfer of development rights receiving area designations, to encourage the preservation of rural and resource lands and the efficient use of urban land.

This chapter of the GPP addresses: 1) locating, sizing, maintaining and expanding UGA boundaries; 2) establishing potential future UGA areas; 3) urban development patterns and design; 4) urban centers; 5) urban phasing; and 6) neighborhood structures.

**GOAL LU 1      Establish and maintain compact, clearly defined, well designed UGAs.**

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#### Objective LU 1.A

**Establish UGAs with sufficient capacity to accommodate the majority of the county's projected population ~~((and)), employment, and housing~~ growth over the next 20 years.**

#### LU Policies

- 1.A.1 UGAs shall contain sufficient land capacity for a variety of land uses and densities, including green belts and open space, in suitable locations to accommodate at least ~~((ninety percent))~~ 91.5% of ~~((the county's forecasted population growth after 2008))~~ the county's 20-year population and employment projections. No expansion of the UGA that increases population or employment capacity shall be permitted if the resulting ((The)) total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans ((shall not)) would exceed the total 20-year forecasted UGA population growth by more than 15 percent. A portion of the 20-year forecast UGA population may be reserved for allocation to Transfer of Development Rights (TDR) receiving areas. ((Following the initial establishment of the UGAs in the General Policy Plan, subsequent recalculation of the percent by which additional population capacity exceeds the 20-year forecasted population growth shall occur at the time of the mandatory 10-year comprehensive review and updating of UGAs.))
- 1.A.2 Snohomish County shall ensure no net loss of capacity to accommodate the amount and type of projected employment growth ~~((for 2025))~~ as adopted in Appendix D while ensuring an adequate supply of both new and existing affordable housing to meet the county's identified current and projected housing needs.
- 1.A.3 Snohomish County shall ensure a no net loss of housing capacity that preserves the County's ability to accommodate the ~~((2025))~~ growth targets, as adopted in Appendix D, while pursuing compliance with all relevant federal, state and local laws and regulations.
- 1.A.4 UGAs shall have existing or planned infrastructure capacity to adequately support urban growth over the 20-year period.
- 1.A.5 Determination of adequate land capacity shall be based on methodologies developed jointly with other jurisdictions and shall be consistent with Countywide Planning Policy DP-4.
- 1.A.6 ~~((All incorporated cities and towns shall be included within UGAs.))~~  
REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
- 1.A.7 Designated forest and agricultural lands shall not be included within the UGA unless the designated lands are maintained as natural resource lands and a TDR/PDR program has been enacted by the city or the county.

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|--------|---|
| 1.A.8  | UGA boundaries shall be periodically re-evaluated to determine whether or not they are capable of meeting the county's 20-year population and employment projections. This re-evaluation shall be consistent with Snohomish County's "buildable lands" review and evaluation program requirements established in Countywide Planning Policy GF-7.   |
| 1.A.9  | Ensure the efficient use of urban land by adopting reasonable measures to increase residential, commercial and industrial capacity within urban growth areas prior to expanding urban growth boundaries. The County Council will use the list of reasonable measures in accordance with the guidelines for review contained in Appendix D of the Countywide Planning Policies to evaluate all UGA boundary expansions.  |
| 1.A.10 | Expansion of the boundary of an individual UGA to include additional residential, commercial ((and)) industrial land capacity shall not be permitted unless it complies with the Growth Management Act, is consistent with the Countywide Planning Policies and complies with the criteria established in Countywide Planning Policy DP-2.  |
| 1.A.11 | Land use and capital facilities required for growth within the UGA shall be evaluated consistent with the schedule established in Countywide Planning Policy GF-7 for the "buildable lands" review and evaluation program to determine whether or not modifications to land use or facilities are required to more adequately meet the projected needs of the UGA.  |
| 1.A.12 | Urban growth areas which are located within the floodplain, as identified in 30.65 SCC (Special Flood Hazard Areas), shall comply with all provisions of that title, except that airports, and uses directly related to airports and sawmill storage yards, should be allowed in density fringe areas through a code amendment when located adjacent to existing airport or sawmill uses. Annexation agreements shall ensure the continued implementation of this policy. |
| 1.A.13 | <del>((Technology corridors should be considered as a strategy to direct jobs to areas within the UGA.))</del> <u>REPEALED BY ORDINANCE NO. 15-</u>   |
| 1.A.14 | Any action to expand an UGA while contracting the same UGA in another area without resulting in a net increase of population or employment land capacity shall comply with the Growth Management Act, be consistent with the Countywide Planning Policies and comply with Countywide Planning Policy DP-3.  |
| 1.A.15 | All UGA expansions that add residential land capacity shall be designated as TDR receiving areas and all development approvals in   |

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such areas shall be consistent with adopted TDR policies in this chapter.

#### Objective LU 1.B

**Designate rural urban transition areas outside of and adjacent to UGAs(~~to reserve a potential supply of land for residential and employment land uses for the next plan cycle~~)).**

#### LU Policies 1.B.1

The designation of rural urban transition areas (RUTAs) is an overlay that may be applied to rural lands adjacent to UGAs (~~as a result of the review of UGAs at least every ten years, as required by RCW 36.70A.130(3), in order to allow for possible future expansion of employment and residential lands~~)).

#### 1.B.2

Rural urban transition area boundaries shall not include designated farm or forest lands.

#### Objective LU 1.C

**Establish and maintain a UGA boundary that provides a distinct edge between urban and rural land uses.**

#### LU Policies 1.C.1

Unique topographical and physical features such as watershed boundaries, streams, rivers, ridge lines, steep slopes, roads, railroad lines and transmission lines (where they follow property lines) and special purpose district boundaries shall be used, if possible, to delineate and define the boundary.

#### 1.C.2

The design of development and the location of structures along the UGA boundary should use guidelines such as the Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992) which includes cluster development techniques.

#### 1.C.3

The designation and siting of new industrial, commercial, and public facility land uses along the UGA boundary should include vegetative buffers.

#### 1.C.4

Annexations and planned urban densities shall be prohibited outside of the UGA boundary.

#### 1.C.5

The county may consider the expansion of UGA boundaries as part of (~~a 10-Year Update~~) an update to the Comprehensive Plan as required by GMA, or as part of a growth target and plan reconciliation process that follows (~~a 10-Year Update~~,) an update. (~~while deferring implementing zoning in~~) In situations where urban infrastructure or special regulatory controls are needed and anticipated but are not in place to serve the population and employment allocated to the UGA the county may defer implementing zoning. Where such UGA expansions with deferred implementing zoning are approved, no rezoning of properties within the expansion area may occur until:

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(1) necessary capital facilities plan updates have been completed and adopted by the utility provider; or (2) the necessary development regulations have been adopted.

### **Objective LU 1.D**

**Continue to support the joint city/county planning process that may result in adjustments to UGA boundaries consistent with this plan and GMA.**

### **LU Policies**      1.D.1

Following the reconciliation of population and employment projections by Snohomish County Tomorrow and the county, make adjustments to UGA boundaries, if necessary. A UGA boundary adjustment shall be considered only when necessary to ensure adequate capacity for accommodating projected urban growth in the succeeding 20-year period, as required by Policy LU 1.A.10 and when it is consistent with GPP policies and the GMA.

### 1.D.2

UGA plans may be undertaken to provide greater detail as to the type and location of future land uses and shall address the following.

- (a) Analyze and designate locations for increased residential, commercial, and industrial densities.
- (b) Preserve and enhance unique and identifiable characteristics such as urban centers, cultural and historic resources, critical areas, open space areas and trails, distinctive development patterns, and neighborhood areas.
- (c) Provide for growth phasing areas within UGAs where appropriate.
- (d) Provide for any needed amendments to the General Policy Plan following adoption of the UGA plan.
- (e) Consider open space, parks, and recreational facilities needed for urban growth.



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### Urban Development Patterns

To promote efficient utilization of land within unincorporated UGAs, the county will encourage well-designed, more pedestrian-friendly urban development patterns. Within designated centers (described in the next section) and along their connecting network of transit emphasis corridors (as defined in the Transportation Chapter), the county will encourage a greater mix of uses and a more efficient, creative use of land and transportation assets. By improving land use and transportation integration and efficiency in UGAs, several GMA objectives can be accomplished:

- reduced dependence on the automobile;
- increased physical activity;
- increased support for public transportation;
- improved air quality;
- increased choice of housing types;
- improved efficiency of infrastructure provision and usage;
- reduced consumption of fossil fuels and associated emissions of greenhouse gases; and
- reduced transformation of rural lands to urban use.

In addition to the GMA, the Washington State *Integrated Climate Change Response Strategy* (Chapter 43.21M RCW), the *Vision 2040* multi-county planning policies and the countywide planning policies also support these objectives.

~~((Snohomish County's Opinion Survey and Visual Preference Assessment, Transit Oriented Development Guidelines (Snohomish County Tomorrow, 1999), the Residential Development Handbook for Snohomish County, the Snohomish County Tomorrow Urban Centers paper and Snohomish County centers studies all provide additional direction and support for these concepts.))~~

~~((To improve the efficiency of urban residential land utilization, planning within UGAs and development regulations will ensure that future residential subdivisions will achieve a minimum net density of 4 to 6 dwelling units per acre. Higher minimum densities will be pursued in appropriate locations, such as within designated centers and near transit facilities along designated transit emphasis corridors. Only in areas within or near critical areas that are large in scope, have a high rank order value, and are complex in structure and function will lower densities be permitted. In addition, the county will provide for mixed use and a broader range of housing types within centers and along transit emphasis corridors. The county will also encourage infill and intensification within UGAs while respecting the vitality and character of established residential neighborhoods. A mix of housing types with a range of densities will be encouraged throughout UGAs, as long as they are carefully sited, well designed, and sensitively integrated into existing communities.))~~

For all commercial and industrial developments, the ~~((intent is))~~ County intends to encourage the expansion, revitalization, redevelopment, and intensification of ~~((these))~~ existing commercial and industrial areas before ~~((establishing new sites))~~ re-designating new properties for commercial and industrial development. The county also intends to ~~((limit))~~ discourage new strip commercial development and focus the majority of new commercial growth within mixed-use commercial centers or revitalized strip commercial areas.

To ensure efficient expansion of infrastructure and services, the plan provides for the designation of urban growth phasing overlay areas. This overlay designation, when used, will direct development into areas where existing infrastructure capacity is available before infrastructure is extended into predominantly undeveloped areas.

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~~((The growth phasing overlay was originally applied to rural areas added to several urban growth areas with the adoption of the GPP in 1995. It served to phase development in these areas until plans for land use, public facilities and services to serve urban development were complete. There may be no areas within the growth phasing overlay on the Future Land Use map at any given time. However, the policies and designation remain for future use should similar circumstances arise as a result of comprehensive plan updates or UGA expansions.))~~

Mobile home parks and manufactured home parks provide affordable housing to many

county residents. In many cases, they provide the opportunity of home ownership to households which cannot afford to purchase more traditional types of housing. Mobile and manufactured home parks provide a transition between traditional single family detached dwellings and higher density attached housing. Preservation of mobile and manufactured home parks is an important goal of the county. However, preservation requires a careful balance between the rights of park owners and the rights of the tenants living within in them.

### **GOAL LU 2      Establish development patterns that use urban land more efficiently.**

#### **Objective LU 2.A      Increase residential densities within UGAs by concentrating and intensifying development in appropriate locations, particularly within designated centers and along identified transit emphasis corridors.**

**LU Policies      2.A.1**      ~~((Within UGAs, development regulations shall be adopted and maintained which))~~ 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 (1) in the UGAs of Darrington, Index, and Gold Bar as long as those cities do not have sanitary sewer systems and (2) in areas without sanitary sewers which the sewer purveyor with jurisdiction, or in nearest reasonable servicing proximity will certify are either an unsewered urban enclave or are not capable of being connected to public sewers via annexation within the next six years or by the improvements provided pursuant to its adopted six year capital facilities plan, (3) where regulations for development on steep slopes require reduced lot or dwelling unit yields, or (4) where a lower density is necessary because of the existence of critical areas that are large in scope, with a high rank order value, and are complex in structure and function. Lot size averaging, planned residential developments, sewerage regulations and other techniques may be used to maintain minimum density or to insure later development at minimum densities is not inhibited when sanitary sewers become available.

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- 2.A.2 The county shall not support any proposed annexation by a city unless and until an annexation agreement has been signed by the county and said city ensuring the continued implementation of Policy LU 2.A.1 for the area to be annexed.
- 2.A.3 Any UGA shall provide for a variety of residential densities identifying minimum and maximum allowable. Density ranges shall consider the presence of critical areas.
- 2.A.4 ~~((Any UGA))~~ UGAs shall provide opportunities for a mix of affordable housing types (e.g. small lot detached, townhouses, duplex, triplex, 6 to 8 unit apartment and small group housing units) within ~~((medium density))~~ designated residential areas.
- 2.A.5 Within UGAs, alternatives to standard single family designs such as zero lot line housing and cottages on small lots around a central courtyard, shall be considered in development regulations for residential areas.
- 2.A.6 ~~((Rezoning and subdivisions in areas designated Other Land Uses shall only be allowed when a detailed UGA plan and, if required by the General Policy Plan, a master plan has been adopted for the area.))~~ REPEALED BY ORDINANCE NO. 15-

### Objective LU 2.B

**Plan for future land use and development patterns that are consistent with countywide and regional planning policies and that complement and support the future transportation system outlined in the Transportation Element.**

### LU Policies 2.B.1

In association with affected local, regional, tribal, and state agencies, the county shall pursue integrated land use and transportation planning along transit emphasis corridors. Corridor planning and corridor plans will include the following features consistent with the direction in the Transportation chapter, and may also address other topics relevant to each particular corridor:

- (a) Potential comprehensive plan changes along the corridor – and particularly around stations/stops - to strengthen ridership on existing and planned transit services;
- (b) Potential land use regulation changes along the corridor, including the development of one or more new zoning classifications and/or overlays appropriate to mixed-use development; possible regulatory changes may address height and bulk limits, incentives for public amenities, mixing of uses and transit-supportive features, parking requirements, and permitted and prohibited uses;

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- (c) Any appropriate adjustments to UGA and/or MUGA boundaries;
- (d) Potential changes to transit service or facility design to improve connections with neighboring development to stations and stops;
- (c) Phasing of land use and regulatory changes with planned transit service additions/enhancements and capital facility improvements;
- (f) Non-motorized facility improvements within and adjacent to the corridor needed to strengthen neighborhood connections with transit facilities and corridor businesses.
- (g) Other transportation improvements and policy implementation measures consistent with the direction in the Transportation Element.

LU 2.B.2 The county shall encourage, and may require, higher minimum densities within designated urban centers, urban villages, and along connecting transit emphasis corridors to support planned transit service.

LU 2.B.3 Through corridor-based planning, the county shall identify opportunities for mixed use and medium and high density residential development (including housing for the elderly and disabled). These uses shall be encouraged to locate within walking distance of transit facilities, particularly along transit emphasis corridors, and, where possible, in close proximity to medical facilities, urban centers, parks, and recreational amenities.

### Objective LU 2.C

#### **Encourage intensification and revitalization of existing and planned commercial and industrial areas.**

- |                    |  |
|--------------------|--|
| <b>LU Policies</b> | <p>2.C.1 The county shall encourage the expansion, revitalization, redevelopment, and intensification of existing areas, with special focus on those located within designated centers and along transit emphasis corridors, before new sites are designated and zoned.</p> <p>2.C.2 The majority of new commercial development shall be accommodated as mixed use in urban centers, and/or urban village or adjacent to transit stations or within transit emphasis corridors (see also policies under objectives LU 2.B, LU 3.A, LU 4.A and 4.B).</p> <p>2.C.3 The intensification or redevelopment of existing strip commercial developments shall be encouraged including changing to mixed use in appropriate locations, particularly along transit emphasis corridors.</p> <p>2.C.4 New strip commercial development shall be discouraged.</p> |
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- 2.C.5 New industrial areas within the UGAs shall be designated only where direct access to existing and/or proposed transportation facilities (airports, highways, rail and transit lines), utilities and services has been adequately planned and programmed.

### **Objective LU 2.D Preserve mobile and manufactured home parks within urban growth areas.**

- LU Policies** 2.D.1 The county shall ~~((create))~~ maintain development regulations to encourage the preservation of mobile and manufactured home parks. ~~((Development regulations shall allow a variety of uses while fulfilling this policy.))~~

- 2.D.2 Whether to allow the rezoning of mobile and manufactured home parks to other zones should involve a balancing of the property rights of mobile home parks owners and the rights of owners of mobile homes who are renting space in mobile home parks. Some of the factors to consider are: (1) the cost to the mobile home park owner of maintaining the property as a mobile home park or related use; (2) the cost to the mobile home park tenant of the closure of a mobile home park; (3) whether the uses allowed under the proposed rezone are compatible with the existing neighborhood; (4) whether there are available spaces in other mobile home parks in the vicinity that can accommodate relocating the mobile home park tenants that would be displaced by the closure of the mobile home park; and (5) whether there is relocation or financial assistance for the parks' tenants.

### **Objective LU 2.E Provide for reasonable flexibility in land use regulation and planned mixing of uses, where appropriate, while maintaining adequate protection for existing neighborhoods.**

- 2.E.1 Land use designations on the Future Land Use Map are used to indicate general locations of land uses by broad categories, such as residential, commercial and industrial. In limited situations within UGAs, it may be appropriate to designate certain areas with two overlapping designations. The following criteria shall be used in evaluating the suitability of any proposal that includes overlapping FLU Map designations. All criteria must be met before any proposal for FLU Map amendment that includes overlapping designations may be approved.

- (a) The proposal involves property or aggregated properties under unified development control that is likely to develop or redevelop over an extended period (five years or more) comprising at least 50 contiguous acres. The area of overlapping designations must cover no more than 50% of the proposal area (50 contiguous acres or more).

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- (b) The public facilities necessary to support development from any of the implementing zones for either of the proposed overlapping designations are in place, planned, or proposed by the applicant as part of the proposal.
- (c) At least 75% of the perimeter of the area proposed for overlapping designations, whether on-site or off-site of the overall proposal, is bounded by lands having – or proposed for – the same land use designations as those in the proposed overlapping designation area (i.e., the area of overlapping designation occurs along the boundary of the two overlapping designations). And
- (d) The proposal and site exhibit a comparable situation where both of the proposed overlapping designations would be individually compatible with the surrounding land use designations and neighborhood character.

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### Centers

Centers have been identified by the county and its cities where significant population and employment growth can be located, a community-wide focal point can be provided, and the increased use of transit, bicycling and walking can be supported. These Centers are intended to be compact and centralized living, working, shopping and/or activity areas linked to each other by transit emphasis corridors. Centers are pedestrian and transit oriented with a focus on circulation, scale and convenience with a mix of uses.

An important component of Centers is the public realm. The public realm is the area that the public has access to for informal rest and recreation activities such as walking, sitting, games and observing the natural environment. The public realm along with residential and employment uses help define a sense of place and give Centers an identity.

The pedestrian and transit-oriented design of Centers helps reduce single-occupancy auto trips and promote physical activity, which can reduce obesity. Similar attention to the transit emphasis corridors that connect the Centers can further reduce such trips and the resulting greenhouse gas emissions – a main contributor to climate change. A reduction in vehicle miles traveled helps the county in meeting its goals for climate change as detailed in the Natural Environment chapter of this comprehensive plan.

Specific Centers also promote the county's goals for sustainability by incorporating environmentally friendly building design and development practices ((according to)) into the development process such as Leadership in Energy and Environmental Design (LEED) ((building certification)), Built Green and low impact development (LID) techniques ((into the development process)).

~~((The primary direction for the development of Centers came from the Puget Sound Regional Council's (PSRC) Vision 2020 regional growth strategy (as subsequently refined in Vision 2040). Specific guidelines for development were also derived from the Snohomish County Tomorrow Urban Centers paper and Transit Oriented Development Guidelines Report and are updated based on recent regional center development and the SW Snohomish County Urban Center Phase 1 Report (February 2001). The PSRC is an association of cities, towns, counties, ports, and state agencies that serves as a forum for developing policies and making decisions about regional growth and transportation issues in the central Puget Sound region encompassing King, Kitsap, Pierce and Snohomish counties. The PSRC is responsible for the long range growth management, and the economic and transportation strategy for the four county central Puget Sound region most recently captured in Vision 2040. PSRC's Vision 2040 and the countywide planning policies provide further direction for the development of Centers.))~~

~~((Snohomish County initially designated Centers as a circle on the Future Land Use Map in the 1995 GMA Comprehensive Plan to provide a starting point for more detailed planning. Centers were also designated in adopted UGA plans.))~~

Snohomish County has four types of Centers in unincorporated UGAs that are differentiated by purpose, location, intensity, and characteristics:

- Urban Centers ~~((A subcomponent of Urban Centers is the Transit Pedestrian Villages))~~
- Transit Pedestrian Villages
- Urban Villages

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### ■ Manufacturing and Industrial Centers

~~((Urban Centers provide a mix of high-density residential, office and retail development with public and community facilities and pedestrian connections located along a designated high-capacity route and/or a transit emphasis corridor. The plan designates Urban Centers at the following locations:~~

- ~~● Interstate 5 and 128<sup>th</sup> St SE;~~
- ~~● Interstate 5 and 164<sup>th</sup> St SW;~~
- ~~● State Route 527 and 196<sup>th</sup> St SE;~~
- ~~● State Route 99 and State Route 525;~~
- ~~● State Route 99 and 152<sup>nd</sup> St SW; and~~
- ~~● Interstate 5 and 44<sup>th</sup> Avenue West;~~

~~Transit Pedestrian Villages are the areas within designated Urban Centers that surround an existing or planned high-capacity transit station. They feature uses that enhance and support the high-capacity transit station. Emphasis is placed on a compact walkable area that is integrated with multiple modes of transportation. The plan designates a Transit Pedestrian Village at the following location:~~

- ~~● 164<sup>th</sup> St SW and Ash Way~~

~~Urban Villages like other centers, promote a reduction in vehicle miles traveled by emphasizing pedestrian-oriented, mixed-use design within close proximity to transit. They are smaller scale than urban centers, have lower densities, allow mixed uses and may be located on or outside a high-capacity transit station.~~

~~Of special note is the planning process for the Urban Village at Cathcart Way and State Route 9, which incorporates principles of sustainability and “green” building in accordance with Leadership in Energy and Environmental Design (LEED) certification. The goal is for the development at this site~~

~~to serve as a model for “green” building and sustainable neighborhood development in Snohomish County.~~

~~The plan designates Urban Villages at the following locations:~~

- ~~● Point Wells~~
- ~~● State Route 99 and Airport Road;~~
- ~~● State Route 99 and Center Road;~~
- ~~● 112<sup>th</sup> St SE and 4<sup>th</sup> Ave W;~~
- ~~● 164<sup>th</sup> St SW and 33<sup>rd</sup> Ave W;~~
- ~~● Cathcart Way and State Route 9;~~
- ~~● 148<sup>th</sup> St SE and Seattle Hill Road;~~
- ~~● State Route 527 and 185<sup>th</sup> St SE;~~
- ~~● Filbert Road and North Road;~~
- ~~● Maltby Road and 39<sup>th</sup> Ave SE; and~~
- ~~● 80<sup>th</sup> Ave NW and 284<sup>th</sup> St NW;~~

~~Manufacturing/Industrial Centers are major existing regional employment areas of intensive, concentrated manufacturing and industrial land uses which cannot be easily mixed at higher densities with other land uses and located with good access to the region’s transportation system. The plan designates a Manufacturing and Industrial Center at Paine Field.))~~

Whenever possible, it is the county’s intent to support the efforts of the cities to preserve, enhance, or develop centers within their city limits. Centers within unincorporated UGAs will be established with special emphasis on areas within the Southwest UGA cognizant of the cities’ efforts for their own centers. The county will explore incentives and develop other techniques to make center development viable in the long term. Careful attention must be given to the recreational and cultural needs of those who will live and work in unincorporated county areas.



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<b>GOAL LU 3</b>	<b>Establish a system of compact, clearly defined mixed-use centers (<del>((, linked by well-planned transit emphasis corridors,))</del>) that promote <u>((a)) neighborhood identification, reduce vehicle miles traveled, promote physical activity, and support the county's sustainability goals.</u></b>
<b>Objective LU 3.A</b>	<b>Plan for Urban Centers within unincorporated UGAs consistent with Vision 2040 and the CPP's.</b>
<b>LU Policies</b> 3.A.1	The Future Land Use Map (FLUM) and UGA land use plans shall include designations and implementation measures for Urban Centers, based on the characteristics and criteria below.
3.A.2	<p>Urban Centers shall <del>((be compact (generally not more than 1.5 square miles), pedestrian-oriented areas within designated Urban Growth Areas with good access to higher frequency transit and urban services. Pedestrian orientation includes pedestrian circulation, pedestrian scaled facilities and pedestrian convenience. These locations are intended to develop and redevelop with a mix of residential, commercial, office, and public uses at higher densities, oriented to transit and designed for pedestrian circulation. Urban Centers should also include urban services and reflect high quality urban design. Urban Centers shall emphasize the public realm (open spaces, parks and plazas) and create a sense of place (identity). Urban Centers will develop/redevelop over time and may develop in phases.))</del> <u>be located within a UGA and:</u></p> <ul style="list-style-type: none"><li>• <u>Be sized up to 1.5 square miles;</u></li><li>• <u>Contain a mix of high-density residential and high-intensity commercial, office, and public uses;</u></li><li>• <u>Be pedestrian and transit-oriented;</u></li><li>• <u>Include urban services;</u></li><li>• <u>Reflect high quality urban design;</u></li><li>• <u>Emphasize open spaces, parks, and plazas to create a sense of place;</u></li><li>• <u>Develop/redevelop over time and in phases;</u></li><li>• <u>Plan for "complete streets" that are designed and operated to allow safe access for users of all modes and ability levels with a street center line mile average of no less than 30 center line miles per square mile, as a measure of street connectivity. Street grids should strive to have blocks no larger than three hundred feet by three hundred feet square. In areas where this is not possible, well-designed mid-block</u></li></ul>

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pedestrian and bicycle pathways could be used to accomplish a similar result;

- Plan for sidewalks and bicycle infrastructure commensurate with population and traffic patterns, including measures of street type, vehicle volume and speeds;
- Plan for housing affordable to low-income and moderate-income households commensurate with the identified need through Snohomish County's fair share housing methodology;
- Include plans and regulations that encourage no net loss of affordable housing;
- Plan and zone for a balance of residential, commercial, retail, and recreational uses. At least one housing unit shall be allowed for each employment unit in the center;
- Develop with the community design guidelines and standards for buildings and streets that include criteria to make safe and active streetscapes, discourage uses and designs that disrupt pedestrian and bicycle flow and access, incorporate locally important characteristics and historic structures, and promote good building design;
- Prohibit surface parking lots and at-grade parking, with the exception of on-street parking; and
- Have good access to the local and regional transportation and transit system.

3.A.3 Urban Centers shall be located adjacent to a ~~((freeway/highway and a))~~ principal arterial road, and ~~((within one-fourth mile walking distance from a transit center, park and ride lot, or be located on a regional high capacity transit route.))~~ meet one of the following additional locational criteria (measured along existing road rights-of-way):

- Be within ½ mile of an existing high capacity transit station;
- Be within ½ mile of an existing transit center; or
- Be within ¼ mile of an existing bus stop on a major transportation corridor.

3.A.4 Residential net densities shall not be less than 12 dwelling units per acre; maximum densities may be established as part of more detailed planning. Population and employment size will be consistent with criteria in the Countywide Planning Policies and General Policy Plan.

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- 3.A.5 Urban Centers are designated on the FLUM and additional Urban Centers may be designated in future amendments to the Comprehensive Plan.
- 3.A.6 Desired growth within Urban Centers shall be accomplished through application of appropriate zoning classifications, provision of necessary services and public facilities, including transit, sewer, water, stormwater, roads and pedestrian improvements, parks, trails and open space, and protection of critical areas. The County will identify and apply methods to facilitate development within designated Urban Centers, including supportive transit, parks, road and non-motorized improvements.
- 3.A.7 All Urban Centers are designated as TDR receiving areas and all development approvals in Urban Centers shall be consistent with adopted TDR policies in this chapter.

### **Objective LU 3.B**

#### **Plan for Transit Pedestrian Villages within Urban Centers.**

### **LU Policies**

- 3.B.1 Transit Pedestrian Villages are areas (~~within designated Urban Centers~~) that surround an existing or planned high capacity transit center. Transit Pedestrian Villages may be designated on the FLUM.
- 3.B.2 Transit Pedestrian Villages will be located around existing or planned transit centers.
- 3.B.3 Minimum densities within Transit Pedestrian Villages shall be determined through more detailed planning and implementing development regulations.
- 3.B.4 The county shall develop and adopt a detailed master plan for each Transit Pedestrian Village as an amendment to the GPP. State Environmental Policy Act review shall be conducted for each plan. The plan and planning process shall include the following elements:
- (a) a survey of local residents and property owners to identify local issues;
  - (b) analysis of land use, including an assessment of vacant and redevelopment land potential, ownership patterns, and a ranking of sites based on their potential for development/redevelopment in the near and long terms;
  - (c) analysis of demographic and market conditions, to help identify the most feasible mix of land uses;
  - (d) assessment of environmental constraints and issues (e.g., wetlands, streams, views);

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- (e) identification and mapping of the geographic boundaries for each Transit Pedestrian Village ((center));
  - (f) identification of and creation of a conceptual plan for ((the)) each Transit Pedestrian Village ((area)), indicating the general location and emphasis of various land uses including residential, employment and the public realm, and any potential phases of development;
  - (g) review and allocation or reallocation of targets for population and employment growth and affordable housing, in conjunction with land use planning;
  - (h) identification of public service and capital facility needs (e.g., drainage, sewerage facilities, parks, cultural/educational facilities, transit facilities), and development of a targeted, phased capital improvement program;
  - (i) development of a circulation plan, including street improvements, parking management, and pedestrian and bicycle improvements;
  - (j) recommendations to address specific design concerns and planning or regulatory issues; and
  - (k) analysis of existing and potential transit service.
- 3.B.5 Transit Pedestrian Villages shall be regulated through appropriate zoning classification(s).
- 3.B.6 Snohomish County will work with key service providers and agencies to develop coordinated capital facility plans for each designated ((village)) Transit Pedestrian Village. The county will also use its budgeting process to target and prioritize provision of adequate county services and facilities to designated centers.

### Objective LU 3.C

#### LU Policies 3.C.1

#### Plan for Urban Villages within unincorporated UGAs.

Urban Villages shall be planned as compact pedestrian-oriented areas within designated Urban Growth Areas. Urban Villages are generally smaller than an Urban Center and provide an intermediate level of commercial or other services for an existing community, or take advantage of unique characteristics of an area that provide opportunities for higher intensity development with public benefits of open space or other public amenities. The development will include a variety of small-scale commercial and office uses, public buildings, high-density residential units, and public open space. Pedestrian orientation includes circulation, scale and convenience with connections between neighborhoods, communities and other centers. Urban Villages should also include urban services and reflect high quality urban design. Urban Villages serve

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- several neighborhoods within a radius of about two miles. Urban Villages will develop/redevelop over time and may develop in phases.
- 3.C.2 Urban Villages shall be located where access to transportation facilities ~~((are))~~ is available or can be improved based on the demands of the specific site and intensity of development and shall be designed to maximize use of nearby transit facilities. Locations may be on or adjacent to a minor arterial road, or within one-fourth mile of existing or planned access to local transit service, or within one-half mile of a high capacity transit station.
- 3.C.3 Residential net densities shall be at least 12 dwelling units per acre; maximum densities may be established as part of more detailed planning.
- 3.C.4 Additional Urban Villages may be designated in the future through amendments to the comprehensive plan.
- 3.C.5 Urban Villages will be implemented through application of appropriate zoning classifications, provision of necessary services and public facilities (including transit, sewer, water, stormwater, roads and pedestrian improvements, parks, trails and open space) and protection of critical areas. The county will identify and apply methods to facilitate development within designated Urban Villages, including targeting of public facilities such as transit, parks and road improvements. Provision of needed public services provided by entities other than the county shall be incorporated in the Capital Facilities Plans of the service providers and may be planned and programmed in phases. Capital Facilities Plans shall provide for urban services needed at the time of development approval of specific phases of a project. The intensity of development may be tied to implementation of specific elements of Capital Facilities Plans including provision of roadway, transit, utility and public service facilities.
- 3.C.6 The urban village at the county Cathcart site will be developed with principles of sustainability (~~("green" building design)~~) that conserve resources, use materials that consider occupant health, and provide opportunities for physical activity, such as Leadership in Energy and Environmental Design (LEED) and Built Green, to serve as a vibrant community focal point for the surrounding neighborhoods in the northeast areas of the Southwest UGA. Neighborhood-serving businesses and service providers – including public services such as library and postal service - will be especially encouraged to locate at the village.
- 3.C.7 The Urban Village at Point Wells is singularly unique due to its location, geography, access points and historical uses. The site is a

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relatively isolated area of unincorporated Snohomish County, bounded by Puget Sound to the west and a steep bluff to the east. It is bisected by a rail line running north/south and is accessible only by a two-lane road from the south that passes through a low-density residential community and across the Snohomish/King County line to Point Wells. In addition, the re-designation of Point Wells from its longstanding industrial status to that of Urban Village poses unique challenges to its re-development. Due to its uniqueness, Point Wells requires a land use policy that applies to it alone. The Urban Village at Point Wells will be developed to provide a location for high intensity residential development oriented to the amenities of Puget Sound with a mix of uses to serve the development and the surrounding neighborhoods. It will provide neighborhood-serving businesses and service providers. The urban village will provide public access to Puget Sound available to the larger regional population and provide for ecological restoration appropriate to the site. Uses proposed must be supported by adequate transportation facilities including local bus service or customized transit. Public services and infrastructure required to support Urban Village development at Point Wells shall be incorporated in the Capital Facilities Plans of the County; or if provided by entities other than the County, the property owner must successfully negotiate binding agreements with other entities to provide such services, utilities or infrastructure prior to the County approving a development permit that necessitates the provision of services, utilities or infrastructure. Urban Village development projects at Point Wells may be planned and programmed in phases. The intensity of development shall be consistent with the level of service standards adopted by the entity identified as providing the service, utility or infrastructure.

### **Objective LU 3.D**

**Identify and plan a network of transit emphasis corridors to link significant concentrations of population and employment, which may be in new and redeveloped neighborhoods, centers, or existing neighborhoods, commercial development, and employment areas.**

#### **LU Policies      3.D.1**

The county shall work with affected cities, transit service providers, and other stakeholders to pursue integrated land use and transportation planning along identified transit emphasis corridors, consistent with policy direction concerning these corridors in the Transportation chapter.

#### **3.D.2**

The county shall work to create pedestrian, bicycle, and public transportation linkages between new and redeveloped areas within

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the corridors and adjacent neighborhoods to reduce the dependence on the automobile and promote improved human health through increased physical activity.

- 3.D.3 The county shall work to link new and existing neighborhoods within and near identified transit emphasis corridors creating a sense of community and shall include sidewalks and paths, where practicable, for safe passage to schools and other places of activity in the community.

### **Objective LU 3.E Plan for Manufacturing and Industrial Centers within the unincorporated UGA.**

- LU Policies** 3.E.1 Manufacturing and Industrial Centers shall ~~((be one to two square miles in size and))~~ allow a mix of nonresidential uses that support the center and its employees.
- 3.E.2 The Manufacturing and Industrial Centers shall be sized to allow a minimum of ~~((10,000))~~ 20,000 jobs ~~((at an))~~. Development regulations should allow an ((average)) employment density of at least 20 employees per employment acre for new growth.
- 3.E.3 The Manufacturing and Industrial Centers shall be shown on the Future Land Use Map as an overlay.
- 3.E.4 Within Manufacturing and Industrial Centers large retail or non-related office uses shall be discouraged.
- 3.E.5 Manufacturing and Industrial Centers shall be supported by adequate public facilities and service, including good access to the regional transportation system.
- 3.E.6 The county shall designate the Paine Field-Boeing area as a Manufacturing/Industrial Center in coordination with the City of Everett.
- 3.E.7 Land uses and zoning of Paine Field will continue to be governed by the Snohomish County Airport Paine Field Master Plan and Snohomish County Zoning Code consistent with federal aviation policies and grant obligations.

### **Objective LU 3.F Support city efforts to preserve enhance or develop urban or small town centers and main streets.**

- LU Policy** 3.F.1 Coordinate land use planning efforts with towns and cities and encourage development within the unincorporated area that enhances the vitality of a city's center or main street.

### **Objective LU 3.G Investigate and develop techniques to ensure the long-term success of center development.**

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LU Policies	3.G.1	The county shall recognize the importance of centers in setting high priorities for development and installation of capital improvements within urban centers, and shall encourage similar recognition by other service providers.
	3.G.2	The county shall coordinate the design and development of centers and their connecting transit emphasis corridors in unincorporated areas with developers, transit planning agencies, and service providers, and other stakeholders to achieve compatibility of land use, transportation, and capital facility objectives within centers. (See Urban Design Section)
	3.G.3	The county shall develop and implement techniques within designated centers that allow the phasing of development and ensure the centers' long-term development potential.
	3.G.4	The county shall investigate innovative methods that will facilitate center development such as land assembly, master planning, and urban redevelopment.
	3.G.5	Centers should be located and designed to be connected to bicycle and pedestrian trails.
	3.G.6	The county shall explore the suitability of incentives used by other jurisdictions to encourage mixed-use development for use in appropriate locations within unincorporated UGAs, such as along transit emphasis corridors connecting urban centers, in urban villages, and in other concentrations of employment and population.
	3.G.7	The county shall codify suitable incentives for mixed-use development.
	3.G.8	<del>((The county shall explore the use of floor-area ratio (FAR) to determine density in centers. FAR is the relationship between the total amount of floor space in a multi-story building and the land area occupied by that building.))</del> <u>REPEALED BY ORDINANCE NO. 15-_____.</u>
	3.G.9	Snohomish County shall support city annexation of areas designated Urban Center, Transit Pedestrian Village, or Urban Village after the annexing city and the county adopt an interlocal agreement consistent with the annexation principles developed by Snohomish County Tomorrow. The interlocal agreement shall address the smooth transition of services from the county to the city and shall ensure that the city comprehensive plan and development regulations provide capacity for at least the same overall density and intensity of development provided by the county comprehensive plan and development regulations. If the area to be annexed includes an area designated as a receiving area under the county's Transfer of Development Rights(TDR) program, then the interlocal agreement shall



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also ensure that the area remains a TDR receiving area or that other areas of the city are designated TDR receiving areas so that the city development regulations provide equivalent or greater capacity for receiving TDR certificates and equivalent or greater incentives for the use of TDR certificates.

3.G.10 The county shall pursue lease, purchase and/or development agreements with all development partners at the county Cathcart site to support that county objectives for the site, generally, and the urban village in particular, are achieved.

3.G.11 The county shall explore potential incentives for small to medium-sized businesses that commit to employing local residents to locate at the county Cathcart site as a means to reduce commute trips and strengthen the local economy.

## Objective LU 3.H

**Encourage transit-supportive land uses that are compatible with adjacent neighborhoods to locate and intensify within designated centers and along transit emphasis corridors.**

### LU Policies 3.H.1

The county shall encourage mixed-use and/or higher density residential development in appropriate locations along transit emphasis corridors. Corridor planning can help identify those locations where higher densities and mixed uses can best support transit and non-motorized access.

3.H.2 Projects within or near designated centers or along transit emphasis corridors shall provide pedestrian and bicycle connections to transit facilities and/or the center to encourage pedestrian activity, support transit use and decrease auto trips.

## Urban Design

To enhance the character and quality of development within UGAs, the county ~~((intends to develop and implement))~~ has developed comprehensive design guidelines. The intent of these guidelines ~~((will be))~~ is to ensure that urban residential, commercial, industrial, and mixed use developments relate to and are compatible with their surroundings, and provide a safe and desirable environment for residents, shoppers, and workers. Documents found in Appendix I serve as the basis for the policies of this chapter.

~~((The primary direction for establishing urban design guidelines comes from county-wide planning policies. In response, the county and the cities prepared the Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992). The focus of the handbook was on enhancing pedestrian accessibility and connectivity and compatibility between uses. Specifically, the urban design strategies and guidelines of the handbook addressed: building location, orientation and setbacks; screening and reduction of visual clutter; architectural variation; orientation of parking areas; enhanced pedestrian, bicycle~~

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~~and transit linkages; and design concepts enhancing the identity of and activity within centers.~~

~~In addition to the handbook, the following documents served as a basis for the policies of this chapter and will direct the preparation of urban design guidelines and criteria:~~

- ~~• A Guide to Land Use and Public Transportation for Snohomish County, Washington (Snohomish County Transportation Authority, 1989);~~
- ~~• Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt-Isley, 1993);~~
- ~~• Transit Oriented Development Guidelines (Snohomish County, July 1999);~~
- ~~• SW Snohomish County Urban Centers Phase I Report (Huckell Weinman Associates, Inc. and Snohomish County, February 2001); and~~
- ~~• Sound Transit Swamp Creek Station Area Plan: 164th Street & Ash Way, Snohomish County, Washington (Huckell Weinman Associates, Inc. & Sound Transit, April 2002).))~~

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<b>GOAL LU 4</b>	<b>In cooperation with the cities and towns, create urban developments which provide a safe, <u>healthy, active, and desirable</u> environment for residents, shoppers and workers.</b>	
<b>Objective LU 4.A</b>	<b><del>((Develop and implement))</del> <u>Improve the quality of residential, commercial, and industrial development through comprehensive design ((guidelines)) standards and a design review process ((that improves the quality of residential, commercial, and industrial development))</u>.</b>	
<b>LU Policies</b>	4.A.1	The county shall work with architects, builders, and others to <del>((establish a))</del> <u>ensure that the</u> design review process, innovative and flexible design <del>((guidelines))</del> <u>standards</u> , and development regulations for site planning and the design of buildings <del>((;))</del> <u>are</u> consistent with the urban design policies of the GPP <del>((and utilizing reports such as the reports referenced in the introduction to Goal LU 4))</del> .
	4.A.2	<p>The county shall <del>((explore and consider))</del> <u>ensure that</u> design <del>((guidelines))</del> <u>standards</u> for residential, commercial, and industrial development <del>((that))</del> meet the following criteria:</p> <ul style="list-style-type: none"><li>(a) Residential developments should support family households and children by providing adequate and accessible open space and recreation, and encouraging opportunities for day care, preschool and after school care services within close proximity.</li><li>(b) Where increased density housing is proposed, the height, scale, design and architectural character should be compatible with the character of buildings in the surrounding area.</li><li>(c) New buildings oriented onto the street, maintain or create streetscape and pedestrian qualities and reduce the visual impact of parking lots, garages and storage areas.</li><li>(d) Where high rise buildings are developed, street level uses are limited to commercial activities, entertainment services, public services, and other related public-generating activities.</li><li>(e) The appearance of existing areas should be improved by:<ul style="list-style-type: none"><li>1. encouraging well maintained landscaping on streets and in parking areas;</li><li>2. reducing the visual clutter of utility poles, overhead powerlines, and suspended traffic signals;</li><li>3. encouraging improvements to entrances, facades, and lighting; and</li></ul></li></ul>

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4. grouping together signs and ensuring they are scaled and designed in a manner appropriate to the street frontage.

- (f) Developments should provide adequate setbacks, buffers and visual screens to make them compatible with abutting residential and other land uses.
- (g) Urban design is sensitive to the preservation of existing cultural resources.
- (h) Consideration of design guidelines should include consideration of costs and impacts on affordable housing.

### Objective LU 4.B

~~((Establish and implement specific design guidelines for))~~ **Improve the quality of mixed use areas ((--)) (Urban Centers and Urban Villages) through comprehensive design standards and a design review process.**

### LU Policies 4.B.1

The county shall work with neighboring cities, architects, builders, and others to ~~((establish a))~~ ensure that the design review process, innovative and flexible design ~~((guidelines))~~ standards, development regulations, and incentives for the development of Urban Centers and Urban Villages, are consistent with the urban design policies of the GPP ~~((and utilizing reports referenced in the introduction to Goal LU-4))~~. Where appropriate, the design review process may include an administrative design review panel composed of qualified design professionals to review and make recommendations on design ~~((guidelines))~~ standards, development regulations, and incentives.

### 4.B.2

The county shall ~~((explore and consider))~~ ensure that design ~~((guidelines))~~ standards for urban centers and villages ~~((that))~~ achieve the following objectives:

- (a) Centers that are visible and accessible to pedestrians from the streets and clearly defined through lighting, landscaping, street furniture, landmarks, changes in land use, and/or open space.
- (b) The design of new buildings that result in the creation of quality pedestrian spaces and that are compatible with planned architectural scale, massing, building orientation, height, articulation, and materials.
- (c) Open spaces that are incorporated into the design of centers and situated in a manner that complements other land uses.
- (d) Where increased density housing is proposed, the height, scale, design, and architectural character of the proposed units is compatible with the character of buildings in the surrounding area and may require taller buildings to be located in the core of the Village or Center, or at an edge adjacent to non-

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- residential uses, with heights stepping down towards existing lower density housing.
- (e) High quality developments and a mix of housing and commercial uses that allows for the use of creative and innovative design and fosters joint development strategies.
  - (f) Building setbacks that create public spaces with visual interest.
  - (g) Off-street parking that is within structures or underground, where feasible. Where underground parking or structures are not feasible, off-street surface parking within a center should be located at the sides or the rear of buildings and well landscaped to reduce the visual impact of large parking areas. Surface parking in front of a building (between the building and the street) should be avoided, whenever possible.
  - (h) Shared parking among various land uses and provision of bicycle parking.
  - (i) Centers that are connected with nearby residential, parks, schools and employment areas by well-landscaped and barrier-free pedestrian, bicycle, and transit linkages (see also transportation element).
  - (j) Well designed urban centers and urban villages that are sensitive to natural and cultural resources so as to preserve them.
  - (k) Emphasis shall be placed on the public realm, which may include parks, plazas, play area and trails, such that they create a sense of place within centers.
  - (l) Consideration of design guidelines should include consideration of costs and impacts on affordable housing.
  - (m) Centers that support healthy, active lifestyles among residents, shoppers and workers by providing opportunities for regular physical activity.

#### 4.B.3

The county recognizes the importance of the implementation of specific design guidelines for mixed use areas in urban centers and urban villages to the cities in whose MUGA they are constructed. The development regulations which implement the urban centers and urban village mixed use areas shall include mechanisms for city participation in the review of urban center development permit applications.

If cities with urban centers situated within their respective MUGAs develop recommendations to provide design guidance to property owners, surrounding neighborhoods and development interests for those urban centers situated within their MUGAs, the county may consider and incorporate some or all of the cities' recommendations in the county's development regulations for Urban Centers and Urban Villages.

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- 4.B.4 The county shall encourage high-quality architectural and landscape design that features northwest materials and forms for all new development at the county Cathcart site. This will be accomplished through a) the creation of building and site design standards and/or guidelines addressing both residential and commercial development, and b) their enforcement through design review processes specified within the lease and purchase agreements with all development partners at the site. Principles of sustainability and “green” building as set forth in Leadership in Energy and Environmental Design (LEED) certification will be included within these standards/guidelines.

### Small Area and Neighborhood Structure

This section of the Land Use chapter incorporates policies contained in subarea plans adopted by the county prior to the enactment of GMA or in urban growth area plans adopted by the county following the adoption of the initial 1995 GMA comprehensive plan. These plans were repealed by the county with the adoption of either the 1995 plan or 2005 Ten Year Update. It also identifies the potential for future small area/neighborhood plans and provides a way to integrate these plans into the overall GPP.

Land Use ((Policies)) Goals 1-4 address overall development patterns, location, type, and design. Large areas and single development sites are guided by those principles.

~~((However, in))~~ In the past, smaller areas of the county have needed and future areas may need planning studies and attention, in a way that is not addressed through ((Policies)) Goals LU 1-4. These small areas are cohesive because of a variety of factors such as early history, topography, shared facilities such as schools, roads and crossroads, types of land uses, natural features, and human interactions. For example, there are a number of discreet neighborhoods within the larger Southwest unincorporated UGA. ~~((Even within a discreet city's UGA, there may be several neighborhoods, such as Mill Creek East Area and Mill Creek A area.))~~

~~((This section of the Land Use chapter acknowledges and treats earlier smaller area plans done by the county. It also identifies the potential for future small area/neighborhood level plans and provides a way to integrate these plans into the overall GPP.))((In the past, the county completed plans for 13 subareas. Some plans date from the early 1980s, pre-GMA and five were adopted from the 1995-2005 period, under the GMA. But some of the more recent plans have established goals and policies that address special structures and needs of the neighborhood and are retained. The pre-GMA plans no longer have any legal effect and are repealed. Some plans are outdated and are repealed. This section of the plan addresses these issues.~~

~~Beginning in 1995, the county initiated and adopted more detailed planning with several cities and the unincorporated portions with adjacent UGA's. These plans provide important background information on land uses, infrastructure and policy direction. They include the Gold Bar UGA Plan; Snohomish UGA Plan; Mill Creek "A" UGA Plan; Lake Stevens UGA Plan; and the Mill Creek "East" UGA Plan. The plans also provided a framework for enhancing the neighborhood structure specifically through localized policy direction. Although these UGA plans were~~

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~~repealed in the 2005 update of the GMA comprehensive plan, some important land-use policies in these UGA plans have been incorporated within this section, as well as other sections of the GPP, and are intended to provide guidance for the adoption of development regulations that lead to the enhancement of neighborhood structure within the respective UGA.))~~

Policies which enhance specific neighborhood structures and address specific needs are retained in this section of the Land Use Chapter. ~~((for)) This includes the Maltby area, the Cathcart area ((, the area around 35<sup>th</sup> Avenue SE and 132<sup>nd</sup> Street SW in the SW UGA, in the Marysville area,)) and the Tulalip ((area)) Reservation.~~

The southeast portion of the Tulalip Reservation, a federally designated reservation of a federally recognized Indian tribe, at the Marine Drive NE and I-5 interchange has traditionally been the main entry onto the reservation to access businesses, residential areas and tribal government offices. This particular area of the reservation contains a small viable commercial community with a pattern of urban development that is served by urban infrastructure including sanitary sewer and is outside of an urban growth area. This unique commercial community is a jurisdictional patchwork of lands held in trust by the federal government for tribal members and the tribe, fee-simple lands under tribal member ownership and not subject to county jurisdiction and fee-simple lands under non-tribal ownership which are subject to county jurisdiction. Land use policies are contained in the Neighborhood Structures section, including the recommendation of a Reservation Commercial designation that apply only to this unique commercial area of the reservation. Neither a UGA designation nor a designation as a Limited Area of More Intense Rural Development (LAMIRD) is appropriate for this area. A

UGA designation implies annexation to a city. The subject lands within the Reservation Commercial designation are integrally associated with Tribal lands and not city areas. Because the area is urban in nature and served by urban services, it is not appropriate for a LAMIRD designation. Applying the Reservation Commercial designation is more appropriate because it fits the character of the existing land uses and is compatible with adjoining parcels that are held in trust by the United States government for the benefit of the Tulalip Tribes.

Finally, this section gives overall policy guidance for potential neighborhood plans, which may be needed in the future. These plans would be integrated into the GPP through inclusion in the Small Area and Neighborhood Structure section and would not be stand-alone documents.

The county's challenge will be to further define and enhance existing neighborhood areas and create new neighborhoods in the unincorporated UGAs. Specifically, the county's approach to neighborhood development will:

- ensure an adequate distribution and variety of land uses necessary to establish neighborhood identity and functionality including a mix of residential densities, focal points, centers and villages, and nearby employment areas;
- coordinate more detailed land use, transportation, parks, open space, and capital facilities plans to ensure the creation of viable neighborhood areas;
- encourage that natural features, open spaces, environmentally sensitive areas, and landscaped boulevards are integrated into neighborhoods to enhance their identity; and
- encourage new neighborhoods with distinctive geographic, historic or cultural

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features to be connected to existing neighborhoods with similar distinctive features.





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**GOAL LU 5**      **Encourage land use patterns that create connected, identifiable neighborhoods and communities in UGAs through a consolidated system of past and future neighborhood plans.**

**Objective LU 5.A**      **Revitalize or create identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other.**

- LU Policies**
- 5.A.1      ~~((Repeal subarea land use plans dated prior to 1995.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
- 5.A.2      ~~((Use of former subarea plans dated prior to 1995 should be for reference purposes only.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
- 5.A.3      ~~((Consolidate portions of former subarea plans dated 1995-2002 that are applicable countywide into appropriate chapters of the 2025 plan.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
- 5.A.4      ~~((Recognize unique land use issues within UGAs as identified in former sub area plans dated 1995-2002 in the Neighborhood Structure section.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
- 5.A.5      For planning and zoning proposed within Urban Growth Areas, more detailed planning processes may be developed for identified neighborhoods with the following characteristics:
- (a) areas encompassing 200 to 500 acres and a population of 4,000 to 8,000 people;
  - (b) varied densities and character;
  - (c) a mix of housing types and architecturally compatible styles yielding an average of at least 6 dwelling units per acre; and
  - (d) focal points such as parks, meeting halls, churches, libraries, fire stations, schools and other uses within one quarter mile of neighborhood residents.
- 5.A.6      For planning and zoning proposed within Urban Growth Areas more detailed planning processes may be developed for identified Neighborhood Commercial Centers with the following characteristics:
- (a) a variety of small-scale commercial uses, public buildings, and mixed-use development within one-half mile or a fifteen minute walking distance for the majority of neighborhood residents;
  - (b) approximately 3 acres in size;

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- (c) served by public transportation; and
  - (d) compatible with adjacent uses.
- 5.A.7 For planning and zoning purposes within Urban Growth Areas, more detailed planning processes may be developed for identified Commercial Centers with the following characteristics:
  - (a) approximately 20 to 25 acres in size;
  - (b) serving several neighborhoods within a radius of approximately two miles;
  - (c) providing for public open space;
  - (d) accommodate mixed-use commercial and multi-family residential; and
  - (e) served by public transportation, including connections between neighborhoods and major urban centers.
- 5.A.8 Natural features, open space and critical areas shall be preserved to enhance neighborhood identity.
- 5.A.9 Infrastructure improvements shall be coordinated and shall be provided, where financially feasible, to support the creation of neighborhoods, focal points, and Neighborhood and Community Commercial Centers.
- 5.A.10 Large-scale, auto-oriented commercial uses and employment areas shall be located on the periphery of centers or else, where feasible, linked to centers by pedestrian and bicycle paths and public transit.
- 5.A.11 Cultural and historical resources shall be preserved to enhance neighborhood identity.
- 5.A.12 Urban and site design features will be employed at the county Cathcart site to encourage and promote access to the urban village via transit, bicycle and walking, as well as the automobile, and to enhance the village's function as a neighborhood gathering place.

### Objective LU 5.B

**Recognize unique land use issues within specific Urban Growth Areas as identified in previously adopted sub-area plans and/or studies.**

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|--------------------|--|
| <b>LU Policies</b> | <div>5.B.1 New development on property within the Snohomish UGA and designated Urban Industrial and zoned General Commercial (GC) shall be approved with site development plan according to the standards and procedures for the Planned Community Business (PCB) zone. The site development plan shall delineate limited access points to properties and demonstrate compatibility with existing adjacent commercial and residential uses through such measures as landscaping, natural buffers, berms, fencing, sign and lighting control.</div> |
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- 5.B.2 Industrial development within the Mill Creek UGA that involves construction of new building, expansion of existing buildings, or a change of use that is clearly visible from adjacent residential property shall provide adequate screening and buffering along the common property lines. Adequate screening and buffering shall generally mean any one or combination of dense plantings, decorative walls or solid fences, and landscaped berms that serve to visually screen and acoustically shield the residential property from the industrial uses.
- 5.B.3 ~~((The county should adopt incentive programs to encourage the reservation or dedication of land through either fee or easement for a pedestrian trail corridor with the general alignment depicted on the parks and open space map of the former Mill Creek East UGA Plan. The actual location of the trail shall be determined on a site-by-site basis, and may vary from the general alignment due to site-specific natural features or project design as long as the connectivity of the entire trail is not compromised.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
- 5.B.4 ~~((Within the Southwest County UGA, the Urban Commercial designations in the northeast and southeast quadrants of the intersection of 35th Ave. SE and 132nd St. SE shall be zoned to the Planned Community Business zone. Transportation impacts of development within these Urban Commercial designations shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
- 5.B.5 ~~((Within the Southwest County UGA, the Urban High Density Residential designations in the northwest quadrant of the intersection of 35th Ave. SE and 132nd St. SE shall be rezoned to the Multiple Residential zone. Those parcels that will be zoned Multiple Residential only partially due to flood-prone areas within those parcels may be rezoned by an applicant in their entirety to a Planned Residential Development Multiple Residential zone. Unit yield for the entire Planned Residential Development zone shall be based on the Multiple Residential zone in the Urban High Density Residential designation and the R-9,600 zone in the Urban Low Density Residential designation with an additional Planned Residential Development bonus as permitted by the zoning code. The unit yield allowed in the Urban Low Density Residential designation shall be transferred to the non-flood-prone portions of a rezoned site. Transportation impacts of development within these Urban High Density Residential designations shall be mitigated consistent~~

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~~with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works)) REPEALED BY ORDINANCE NO. 15-~~

#### 5.B.6

The county shall develop an action program for the county's Cathcart site to guide the development of a mix of public and private uses. Consideration will be given to the following objectives:

- provide a model for environmentally-sensitive development practices in Snohomish County;
- create a mix of uses that complements and strengthens the predominantly single-family residential neighborhood that surrounds the site;
- create a model "urban village," following the policy direction of GPP Objective LU 3.C by providing a neighborhood focal point with a mix of community services, retail opportunities, and expanded residential choices;
- provide opportunities for local employment that can help reduce commuter traffic in the local area;
- through partnerships with local transit agencies, develop new transit facilities and enhanced transit services for the area; and
- protect natural areas of the site to preserve wildlife habitat and to enhance open space opportunities for local residents;
- assess the need for a year-round farmers market and ball fields for kids (either public or private) during development planning, and provide opportunities to address identified unmet needs; and
- undertake an affordable housing demonstration project.

The county shall keep area residents and the general public informed of progress made in implementing the action program. In creating this program the county will address on-site and off-site circulation for all forms of motorized and non-motorized travel modes, land use, public services and utilities, design and development standards, and other factors related to the development of the site.

#### 5.B.6a

~~((The county shall assess the potential impacts of the planned development of the Cathcart site on surrounding properties as part of the environmental review process for the site. In particular, the properties to the northeast of the Cathcart site currently designated "Other" on the Future Land Use map will be included in this assessment, and alternative land use designations for those properties will be explored and evaluated. Issues to be evaluated include ac-~~

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~~cess and circulation, utilities, future land use, and environmental protection. In planning the access and circulation for the county Cathcart site, the county shall make no decisions which preclude the future development of these properties. Additional changes to the Transportation Element, Capital Improvement Program, and other elements of the Comprehensive Plan may result from this assessment.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

- 5.B.7 Within the Maltby UGA, only industrial uses shall be allowed in areas that are designated on the Future Land Use Map for industrial use and are served or can be served by a railway spur line.
- 5.B.8 Within the Maltby UGA, the Urban Industrial plan designation shall be implemented through the Light Industrial or Industrial Park zones. Areas zoned Light Industrial are those areas located (1) under the Bonneville power line transmission easement and between Broadway and the eastern boundary of the SR-522 right-of-way, (2) between 206th St. SE, Broadway, 207th St. SE, and 88th Dr. SE or their extensions; (3) north of 212th St. SE in which the Light Industrial zone existed as of December 12, 1996; and (4) south of 212th St. SE and designated Urban Industrial by the Future Land Use Map. The Urban Commercial plan designations within the Maltby UGA shall be implemented through the Planned Community Business zone
- 5.B.9 Within the Maltby UGA, the parcel located at the terminus of 219<sup>th</sup> St. SE and west of 85<sup>th</sup> Avenue SE shall be designated as Urban Industrial and zoned to the Light Industrial zone. Transportation impacts of development within this Urban Industrial designation and Light Industrial zone, shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in Addendum No. 16 to the County's GMA Comprehensive Plan/General Policy Plan.
- 5.B.10 Within the Maltby UGA, any future development of urban industrial land which abuts the UGA boundary shall provide the following undeveloped buffer: visual screening comprised of dense plantings, decorative walls, landscaped berming and/or other buffering techniques to make urban development compatible with adjacent rural residential uses.
- 5.B.11 ~~((Within the Marysville UGA, parcels zoned light industrial located between 43<sup>rd</sup> Ave. NE and the railroad right of way shall be limited to no more than 50% lot coverage for new developments or as defined by environmental analyses. All new developments shall mitigate for all drainage impacts, degradation of water quality and loss of fish and wildlife habitat.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

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5.B.12 ~~((Within the Southwest UGA, parcels designated Urban Industrial (on-Point Wells) shall be considered for future redesignation from Urban Industrial to Urban Village designation upon issuance of a programmatic non-project environmental impact statement addressing environmental impacts, infrastructure and the provision of urban services.)) REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.~~

5.B.13 REPEALED BY AMENDED ORDINANCE NO. 14-070.

### Objective LU 5.C

**Recognize the unique development characteristics of certain commercial lands located on fee-simple lands under County jurisdiction within the Tulalip Reservation.**

### LU Policies

5.C.1 Develop a Reservation Commercial (RC) designation and apply this designation to certain fee-simple lands under county jurisdiction located on the Tulalip Reservation in an area characterized by a unique patchwork of lands under tribal and county jurisdiction, containing urban commercial land uses, supported by urban infrastructure including sanitary sewer and public water, and bordered on the west and north by Quilceda Creek, on the south by Ebey Slough and on the east by Interstate-5. Due to its unique characteristics, this area is not appropriate for designation as a UGA or LAMIRD. The Reservation Commercial designation shall only apply to lands described in this policy within the Tulalip Reservation.

5.C.2 Vacant or under utilized properties designated Reservation Commercial shall be zoned General Commercial. All new development on any property designated Reservation Commercial shall be approved with an official site plan according to the requirements of Chapter 30.31B SCC.

5.C.3 New development on property designated Reservation Commercial and adjacent to Quilceda Creek and associated wetlands is subject to a minimum 150 foot wide buffer of undisturbed native vegetation as measured from the ordinary high water mark or wetland edge.

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### Rural Lands

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Rural lands are those areas outside of urban growth areas (UGAs), excluding agricultural and forest lands, which are discussed in separate subsections. Mineral resource lands, also discussed in a separate subsection, overlap with a small portion of rural lands. In Snohomish County, rural areas are traditionally used for hobby farms, tree nurseries, greenhousing, agricultural crops, livestock, mineral extraction and processing, timber production, and low-density residential development. The low intensity use of rural land also provides fish and wildlife habitat, open space, and other environmental benefits.

The Growth Management Act requires the county to include a rural element in its comprehensive plan. The county's rural element consists of the rural land use policies in this subsection of the Land Use chapter as well as other rural-related policies addressing utilities, transportation, housing, open space, parks and recreation, economic development, and natural resources, each discussed in separate sections of the county's comprehensive plan.

- The utilities element discourages urban development patterns in the rural area by restricting public sewer systems outside designated UGAs.
- The transportation element establishes rural standards and rural levels of service to support low density/low intensity development in rural areas consistent with the rural land use policies.
- The capital facilities plan lists facilities that are "necessary to support rural development" and corresponding

minimum levels of service for each facility.

- The housing section promotes provision of a broad range of housing types in urban and rural areas to ensure all segments of the population have the opportunity to obtain safe, sanitary and affordable housing.
- The open space section in the Land Use chapter provides a policy framework linking open space preservation and development of low intensity recreational and residential opportunities in rural areas.
- Policies in the economic development and natural resource sections in the GPP provide a foundation supporting rural and resource-based economic activities in the rural areas.

The countywide planning policies for Rural Land Use and Resource Lands (agricultural, forest, and mineral lands) provide the policy framework for preparing the rural element of the county comprehensive plan. (~~While at least 90% of the county's forecasted population growth will be directed into cities and urban growth areas after 2008, rural areas may absorb no more than 10% of the county's forecasted population growth after 2008.~~) The rural land use policies provide for ((this)) limited growth in rural areas, strive to be sensitive to existing land uses and development patterns, preserve rural character and lifestyle, and protect the environment and natural resource lands.

Rural land use policies describe and accommodate a wide array of land uses and a variety of residential densities that are compatible with the character of rural areas; support rural



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and natural resource-based industries; provide economic opportunities for rural residents; promote low intensity recreational uses consistent with rural surroundings; and preserve the rural lifestyle and traditional rural activities which contribute to the county's overall quality of life.

A major portion of the county's rural planning work was completed as part of the GPP amendments that were adopted and became effective on December 12, 1996, in response to Growth Management Hearings Board decisions. The amendments modified and refined the rural residential plan provisions of the GPP. On December 16, 1998 the county adopted additional plan refinements concerning rural commercial and rural industrial land

uses as directed by the GPP, the countywide planning policies, and amendments to the GMA passed by the state legislature in 1997.

The rural policies were reviewed in 2005 as part of the 10-year update cycle. Rural policies and the resulting rural development patterns were evaluated to ensure that patterns of urban development were not occurring in the rural area; that rural character has been preserved; and that the rural element provides a balanced approach for satisfying the goals of the GMA. Based on this evaluation, policies were updated to strengthen the county's commitment to preservation of rural lifestyle and to reflect completed planning efforts and evolution of the rural planning work program.

### GOAL LU 6

**Protect and enhance the character, quality, and identity of rural areas.**

#### Objective LU 6.A

**Reduce the rate of growth that results in sprawl in rural and resource areas.**

#### LU Policies 6.A.1

((Accommodate no more than ten percent of the county population growth forecast, as adopted in Appendix D, in rural areas after 2008 at appropriate rural densities and using rural development standards.)) To help ensure that the rural population target is not exceeded, rural growth trends shall be monitored using the process and criteria established under Objective PE 2.B. If rural growth trends indicate that the rural population target may be exceeded, the county shall evaluate whether incentive programs or adjustments to planned densities or land uses are necessary to bring rural growth trends back into alignment with the adopted target.

#### 6.A.2

Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities.

#### 6.A.3

The Warm Beach Health Care Center/Senior Community may be expanded into an area that includes parcels with the following tax account numbers: 183104-1-002, 2-007, 2-008, 2-009, 2-018, and 2-022. Densities within the expansion area may exceed the density allowed by the GPP Future Land Use Map and/or the zoning classification for these parcels but may not exceed 2 dwelling units per acre, provided that a planned residential development (PRD) con-

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sistent with this density allowance is approved for the site prior to the issuance of building permits. The official site plan required by the PRD shall meet applicable requirements of the zoning code. The following additional requirements shall be met:

- (a) no new lots are created;
- (b) housing shall be limited to rental housing units for senior citizens;
- (c) senior housing does not unduly disrupt or alter the visual character of rural uses in the immediate vicinity;
- (d) impacts concerning traffic, sewage disposal, water supply, and nearby wells are mitigated consistent with county code and policies; and
- (e) the development will not lead to more non-rural development.

### Objective LU 6.B

**Encourage land use activities and development intensities that protect the character of rural areas, avoid interference with resource land uses, minimize impacts upon critical areas, and allow for future expansion of UGAs. (See the resource sections of the land use element for protection of resource lands and the natural environment element for protection of critical areas.)**

#### LU Policies 6.B.1

Use of a clustering subdivision technique should be encouraged by the County in rural residential areas to 1) preserve the rural character of Snohomish County; 2) avoid interference with resource land uses; 3) minimize impacts upon critical areas; 4) allow for future expansion of the UGAs, where appropriate, and 5) support the provision of more affordable housing in rural areas. The primary benefit of clustering is the preservation of open space. Modest density incentives should be provided in a manner which encourages use of the technique and maximum preservation of open space and maintenance of rural character. The open space tracts in rural cluster subdivisions shall be preserved in perpetuity, except for those located now or in the future within the Rural/Urban Transition Area. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that it may be used for future urban development. Rural cluster subdivision regulations implementing this policy shall include performance standards to ensure that:

1. The number, location and configuration of lots will constitute compact rural development rather than urban growth. Performance standards shall include the following:

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- (a) Preservation of a substantial percentage of total site area in open space to be held in single ownership and in a separate tract or tracts;
- (b) Provision of a density incentive which is tied to the preservation of open space;
- (c) Connection of open space tracts with open space tracts on adjacent properties;
- (d) Density at no greater than the underlying zoning density together with a modest density bonus as an incentive for use of the clustering technique;
- (e) Allowance of open space uses consistent with the character of the rural area;
- (f) Division of the development into physically separated clusters with a limitation on the maximum number of lots per cluster;
- (g) Physical separation between clusters consisting of a buffer of wind resistant vegetation;
- (h) Design that configures residential lots to the greatest extent possible to maintain rural character by:
  - (i) maximizing visibility of open space tract and minimizing visibility of clusters from adjoining collector roads, arterial roads, or state and federal highways through the placement of lots in the interior of the site and through vegetative buffers; and
  - (ii) placing buildings and lots in a manner which does not intrude on the visual character of the rural landscape, in particular, avoiding placement of houses or buildings on forested ridgelines or other prominent physical features;
- (i) Submittal of a planting and clearing plan to ensure that any planting or clearing proposed will not interfere with the rural character of the site;
- (j) Submittal of a site plan to ensure that siting of lots and built areas will not interfere with the rural character of the site and is consistent with the performance standards of the ordinance. The site plan must include:
  - (i) location of clusters, roads and open space;
  - (ii) within clusters, location and placement of buildings, useable building areas, driveways, and drainage systems; and
  - (iii) location of critical areas and all buffers;

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2. The development minimizes adverse impacts to large-scale natural resource lands, such as forest lands, agricultural lands and critical areas. Performance standards shall include the following:
    - (a) Minimization of alterations to topography, critical areas, and drainage systems; and
    - (b) Adequate separation between rural buildings and clusters and designated natural resource lands;
  3. The development does not thwart the long-term flexibility to expand the UGA. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that the tract may be reserved for future urban development. When an open space tract is added to a UGA and adequate services can be provided, the County may allow redevelopment of the open space tract into additional lots to provide appropriate urban level density.
  4. The development has made adequate provision for impacts to transportation systems. Performance standards shall include:
    - (a) controls for access to the rural cluster subdivision from public roads;
    - (b) requirements to meet rural concurrency standards; and
    - (c) requirement that the development be located within a rural fire district.
- 6.B.2 The retention of small forest, farming, horse farm and other live-stock based farm operations and hobby farms shall be encouraged in rural areas.
- 6.B.3 Resource-based industries that help sustain rural communities, require only rural levels of service, support the conservation of natural resource lands, and complement rural character shall be promoted in rural areas.
- 6.B.4 Resource-dependent tourism and recreation-oriented uses such as commercial horse stables, guide services, golf courses, and group camps should be allowed on a conditional use basis in rural areas provided they do not adversely impact adjoining rural uses.
- 6.B.5 Nonresource-dependent tourism-related uses such as motels and restaurants serving rural and resource areas should be located within commercial zones.
- 6.B.6 Development standards in rural areas shall be consistent with the cultural resources policies in the plan so as to preserve them.

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- 6.B.7 Except for athletic facilities located near urban growth areas, campgrounds, parks, recreational facilities, and trails shall consist of low intensity and density uses and be sited and designed to avoid adverse impacts on residents and the environment.
- 6.B.8 Monitor the rate and pattern of development created by rural cluster subdivisions and report to the county council annually to ensure that a pattern of urban development is not established in rural areas.

### Objective LU 6.C

**Identify and designate as Rural Resource Transition rural lands with natural resource values between designated resource and rural lands.**

### LU Policies

- 6.C.1 Designate as Low Density Rural Residential those areas which are currently zoned Forestry requiring 20 acre minimum lot sizes in new subdivisions but are not included in the Forestry designations of the General Policy Plan.
- 6.C.2 The county shall consider the establishment of a Rural Resource Transition designation which would serve as a transition area between rural residential and natural resource lands.
- 6.C.3 The Rural Resource Transition designation should initially incorporate the Low Density Rural Residential and Rural Residential-10 (Resource Transition) designations of the General Policy Plan and may include other lands which provide an appropriate transition between rural and resource lands.
- 6.C.4 The county should work with willing landowners to designate lands as Rural Resource Transition which have productive soils, are surrounded by very low intensity land uses, and have parcel sizes of 10 acres or greater.
- 6.C.5 Through subsequent implementation measures, rural cluster subdivision of Low Density Rural Residential and Rural Resource Transition lands shall be encouraged on tracts 40 acres or larger.
- 6.C.6 Designate as Rural Residential-10 (Resource Transition) those areas outside of the Tulalip Reservation which were formerly included in Forestry designations on pre-GMA subarea plans but not zoned Forestry. These areas shall not be subdivided into lots less than 10 acres except through the use of cluster subdivision or housing demonstration program using PRD provisions at a maximum density of 1 dwelling unit per 5 acres.
- 6.C.7 Designate as Rural Residential-10 (Resource Transition) those fee-simple lands on the Tulalip Reservation which are adjacent or in close proximity to lands designated for forestry or agricultural use by the GPP or the Tulalip Tribes' comprehensive plan and lands adjacent to the estuary of Quilceda Creek. The Rural Residential-10

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(Resource Transition) designation will serve as a density transition between 5-acre rural residential uses and natural resource lands on the Reservation. The Rural Residential-10 (Resource Transition) areas on the Tulalip Reservation shall not be subdivided into lots less than 10 acres except through the use of the rural cluster subdivision technique.

#### Objective LU 6.D

**Designate as Rural Residential-10 those areas outside the Marysville-Arlington Urban Growth Areas east of I-5 to maintain large parcel patterns for small farm and low density rural uses.**

#### LU Policies 6.D.1

Provide that the portion of the Rural Residential-10 area bounded on the south by 108th and on the north by the diagonal railroad line be maintained in rural status and specialty agriculture through cluster provisions and a specialty agriculture priority.

#### Objective LU 6.E

**Within rural residential areas, recognize existing businesses that are an integral part of the rural character and provide for small-scale, commercial developments that support the immediate rural population with necessary goods and services.**

#### LU Policies 6.E.1

Within the rural residential designations of the Future Land Use Map, limited commercial uses shall be permitted within a Rural Business zone that provide opportunities for retail sales and services to the surrounding rural population.

#### 6.E.2

The county shall develop Rural Business zoning and development standards that facilitate small-scale retail and service uses at appropriate locations within rural residential areas and minimize impacts to residential areas, resource lands, and critical areas.

#### 6.E.3

In order to maintain the character of surrounding rural residential areas, the Rural Business development standards shall restrict the building size, height, and setback; the size, location, and type of uses; and the areas of impervious surfaces.

#### 6.E.4

Rural Business development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include domestic water, septic systems, and transportation facilities.

#### 6.E.5

Existing small-scale commercial uses within rural residential zones may be zoned Rural Business whether or not they meet the locational criteria listed in Policy LU 6.B.7 only if they are uses allowed within the Rural Business zone. If existing uses do not meet the locational criteria, no future expansion of the zone shall be al-

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- lowed. This policy is not intended to preclude legal non-conforming uses from expanding consistent with Snohomish County Code provisions.
- 6.E.6 The county shall rezone existing commercial zones within rural areas and outside the Rural Commercial and Rural Freeway Service designations to the new Rural Business zone.
- 6.E.7 New Rural Business zones may only be approved in Rural Residential plan designations if they meet the following locational criteria:
- (a) A minimum of six hundred residential dwelling units should be located within a two and one-half mile radius of the proposed site.
  - (b) The site is located along a county road or state highway with at least one hundred feet of street frontage or at an intersection of two public roads.
  - (c) No new areas designated or zoned for commercial uses should be located closer than two and one-half miles in the rural area.
  - (d) The total area zoned for Rural Business at any given location should not include more than five acres of net usable area. Net usable area should be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales. Parcels within a Rural Business location should have common boundaries unless separated by public rights-of-way.
  - (e) The size and configuration of the area to be zoned should be capable of accommodating setbacks, buffers, critical area protection, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
- 6.E.8 Sites within a Rural Business zone should be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment should be provided.
  - (b) Site disruption such as excessive grading, filling, or clearing of vegetation should be minimized through landscaping and buffer requirements.
  - (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., should not exceed fifty percent of the net usable site area.

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- (d) Stormwater management facilities should be designed and landscaped to integrate them into the overall site design and the landscaped buffers on the site.
- (e) All structures should be set back fifty feet from residentially zoned properties. Structures should be set back one hundred feet from designated agricultural and forest lands.
- (f) Sites should retain all existing trees in all required buffers along side and rear property lines. Sites should retain all existing evergreen trees in all required buffers along property frontage excluding areas for access drives and sign locations, unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
- (g) Billboards should be prohibited within the Rural Business zone. Signage requirements should be similar to the signage provisions of the Neighborhood Business zone.
- (h) Adequate water supplies should be demonstrated for commercial use and fire protection including fire flow.
- (i) Refuse collection, fuel loading and storage areas, and large truck parking areas should be located at least one hundred feet from residential areas and screened by fence or landscaping.

**Objective LU 6.F**      **Provide areas for small-scale, freeway interchange commercial uses that support both local rural populations and the traveling public with necessary goods and services.**

- LU Policies**
- LU 6.F.1**      Within rural lands outside of urban growth areas (UGAs), and located along Interstate 5 at freeway interchanges, permit limited commercial uses that provide opportunities for retail sales and services to rural populations and the needs of the traveling public.
  - LU 6.F.2**      The Rural Freeway Service designation shall apply to areas that are located at the Interstate 5 interchanges north and west of, and outside of, the Arlington/Marysville UGA.
  - LU 6.F.3**      ~~((Existing commercial zones currently located at freeway interchanges outside UGAs and within Rural Freeway Service plan designations shall be rezoned to the Rural Freeway Service zone regardless of size.))~~ REPEALED BY ORDINANCE NO. 15-
  - LU 6.F.4**      Rural Freeway Service zoning and development, site, and location criteria shall be adopted that facilitate small-scale retail and service uses at appropriate locations that minimize impacts to rural residential areas, resource lands, and critical areas.



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- LU 6.F.5 In order to maintain the rural character of the area, Rural Freeway Service development standards shall restrict the building size, height, and setback, the areas of impervious surfaces, and the size, location, and type of uses.
- LU 6.F.6 Rural Freeway Service development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include domestic water, septic systems, and transportation facilities.
- LU 6.F.7 New Rural Freeway Service designations on the Future Land Use map may be approved only in rural areas and if the area meets the following locational criteria:
- (a) Sites should be located near an Interstate 5 interchange and shall abut a frontage or access road.
  - (b) Total land area designated for Rural Freeway Service at any given interchange shall not include more than ten net usable acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.
  - (c) Site conditions such as topography, soils, existing vegetation, critical areas, vehicular traffic sight lines and capacity for water, fire protection and septic systems shall be adequate to support Rural Freeway Service development without adverse impacts to adjacent sites or the natural environment.
  - (d) The size and configuration of the area to be designated must be capable of accommodating setbacks, buffers and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
- LU 6.F.8 Sites within a Rural Freeway Service designation shall be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment shall be provided.
  - (b) Site disruption such as excessive grading, filling, or clearing of vegetation shall be minimized through landscaping and buffer requirements.
  - (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed sixty percent of the net usable site area.
  - (d) Storm water detention facilities, such as ponds and grassy swales, shall be designed and landscaped to integrate them

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- into the overall site design and the landscaped buffers on the site.
- (e) All applicable State Highway regulations related to access shall be met.
  - (f) All structures shall be set back fifty feet from rural residential zoned properties and from designated farmland. Structures shall be set back one hundred feet from designated forest land.
  - (g) Type ((HH)) B landscaping (as defined by the county's landscaping code), which may include native vegetation with an average width of twenty-five feet but not less than ten feet, shall be required along all frontage and access roads abutting the property and between other Rural Freeway Service or Rural Business zoned properties. Type ((H)) A landscaping (as defined by the county's landscaping code), which may include native vegetation with a width of fifty feet, shall be provided along property lines adjacent to rural residential zoned areas.
  - (h) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage, excluding areas for access drives and sign locations, unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
  - (i) Billboards shall be prohibited within the Rural Freeway Service zone. Signage requirements shall be similar to the signage provisions of the Freeway Service zone.
  - (j) Adequate water supplies shall be demonstrated for commercial use and fire protection including fire flow.
  - (k) Refuse collection, fuel loading and storage areas, and large truck parking areas shall be located at least one hundred feet from residential areas and screened by fence or landscaping.

### Objective LU 6.G

**Provide for small-scale industrial uses in the rural areas of the county that are primarily dependent on the natural resources derived from the rural and resource areas.**

### LU Policies LU 6.G.1

Within rural lands outside of urban growth areas (UGAs), permit limited rural industrial land uses in areas previously designated or zoned for rural industrial uses and permit limited rural industrial uses in areas which have not been previously designated or zoned for rural industrial uses but contain uses or existing structures pre-

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- viously devoted to rural industry. Provide opportunities for small-scale industrial development that relates to other rural uses and natural resource production, processing and distribution of goods.
- LU 6.G.2 Recognize the existing rural industrial designations and zones in the county that contribute to the economic diversity of the unincorporated areas of the county and provide employment opportunities to nearby rural populations.
- LU 6.G.3 ~~((Existing industrial zones outside UGAs shall be rezoned to the Rural Industrial zone regardless of size.))~~ REPEALED BY ORDINANCE NO. 15-
- LU 6.G.4 Rural industrial areas should be developed in a manner which supports the rural character of the county and protects sensitive natural features of the environment. The scale and character of rural industrial development shall be smaller and less intense than urban industrial development.
- LU 6.G.5 Rural Industrial development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include water, septic systems, and transportation facilities.
- LU 6.G.6 Expansions of Rural Industrial designations on the Future Land Use map may be approved only if they meet the following locational criteria:
- (a) Site conditions such as topography, soils, existing vegetation, critical areas, and capacity for water, fire protection and septic systems shall be adequate to support intensive resource-based industrial production without significant adverse environmental impacts.
  - (b) Designation size and configuration shall allow for setbacks, buffers, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
  - (c) Total land area designated for Rural Industrial at any given location shall not include more than twenty net usable acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.
  - (d) Rural industrial development shall not require the construction of long access roads or other transportation improvements such as bridges and roads.
- LU 6.G.7 Sites within a Rural Industrial designation shall be developed according to development regulations which incorporate the following criteria:

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- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment shall be provided.
- (b) Site disruption such as excessive grading, filling, or clearing of vegetation shall be minimized through landscaping and buffer requirements.
- (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed sixty percent of the net usable site area.
- (d) Stormwater management facilities shall be designed and landscaped to integrate them into the overall site design and the landscape buffers on site.
- (e) All structures shall be set back one hundred feet from rural residential zoned properties, designated farmland, and designated forest land.
- (f) Type ((H)) B landscaping (as defined by the county's landscaping code), which may include native vegetation with an average width of twenty-five feet but not less than ten feet shall be required along all frontage and access roads abutting the property and between other Rural Free-way Service or Rural Business zoned properties. Type ((H)) A landscaping (as defined by the county's landscaping code), which may include native vegetation with a width of one hundred feet shall be required along property lines abutting rural residential areas.
- (g) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage excluding areas for access drives and sign locations unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
- (h) Billboards shall be prohibited within the Rural Industrial zone. Signage requirements shall be similar to the signage provisions of the Neighborhood Business zone.
- (i) Adequate water supplies shall be demonstrated for commercial use and fire protection including fire flow.
- (j) Refuse collection, fuel loading and storage areas, and large truck parking areas shall be located at least one hundred feet from residential areas and screened by fence or landscaping.
- (k) Disruption to adjacent rural residential areas by noise, dust, odors, operating hours, vehicular movement and traffic, or

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adverse visual alteration of the natural landscape by industrial activities shall be minimized.

**Objective LU 6.H**      **Within the rural Clearview area and along State Route 9, establish two limited areas of more intense rural development within logical outer boundaries that are based on commercial uses in existence as of July 1, 1990, and which permits limited infill, development or redevelopment within existing areas.**

**LU Policies LU 6.H.1**      Recognize the existing commercial and residential settlement pattern in the area of southeast Snohomish County along State Route 9 between 184<sup>th</sup> and 172<sup>nd</sup> Streets SE and at 164<sup>th</sup> Street SE as limited areas of more intense rural development (LAMIRD) that provide retail goods and services to the immediate population and a larger surrounding service area and allow limited infill adjacent to existing commercial development.

LU 6.H.2      Areas with an existing commercial designation or zoning within LAMIRD boundaries shall be designated Clearview Rural Commercial (CRC).

LU 6.H.3      Areas designated Rural Residential within LAMIRD boundaries shall retain the existing Rural Residential designation.

LU 6.H.4      Rural residents should have access to a mix of small scale retail sales, personal services and job opportunities within the CRC designation.

LU 6.H.5      Prevent strip development by minimizing and containing infill and redevelopment within the logical outer boundaries of two distinct commercial nodes in the Clearview area.

LU 6.H.6      The boundaries of the Clearview LAMIRDs are shown on the Future Land Use map. The boundaries are based on those found in the Cathcart-Maltby-Clearview area plan, generally follow parcel lines, and include parcels which meet the following criteria:

- (a)    The area does not contain extensive critical areas, and
- (b)    The area is developed with a commercial use which was in existence on or before July 1, 1990; or
- (c)    The area is zoned Neighborhood Business or Community Business and is a cohesive part of the existing commercial settlement pattern; or
- (d)    The remaining area constitutes infill, as it is located between and adjacent to two larger areas meeting criteria b) or c) above, or is along the boundary edge and its exclusion would create an irregular boundary.

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LU 6.H.7 Implement the CRC designation through zoning and development standards which reduce impacts of new infill development or redevelopment to adjacent rural residential areas and rural character:

- (a) Require a twenty-five foot wide sight-obscuring landscape buffer adjacent to the LAMIRD boundaries. The buffer should be designated to preserve native vegetation and existing trees of three-inch caliper or larger; and
- (b) New uses shall be limited primarily to those uses similar to and compatible with uses that existed on July 1, 1990, and which serve the local rural population.

LU 6.H.8 Development within the CRC designation shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include water, septic systems, and transportation facilities.

**Objective LU 6.I Develop voluntary and incentive-based programs to promote and preserve agricultural activities in rural areas.**

**LU Policies** LU 6.I.1 Allow owners of qualifying rural land to opt into the TDR program and have their land redesignated as resource land consistent with adopted policies for TDR.

LU 6.I.2 Provide informational materials to the public that will help preserve and promote agricultural activities in the rural area. Public education efforts or materials should include:

- (a) Voluntary site planning measures for improving the compatibility between new rural development and agricultural activities;
- (b) A central information distribution site to help local farmers make the public aware of when, where and how to purchase local farm products;
- (c) Support for local efforts to disseminate information about new farming methods, markets and products that can add value to agricultural businesses; and
- (d) The criteria for qualifying for, and the process for enrolling in, property tax reduction programs available for agricultural lands.

LU 6.I.3 All rural areas where changes in zoning increase the maximum allowable number of residential lots or units shall be designated as TDR receiving areas and all development approvals in those areas shall be consistent with adopted TDR policies in this chapter.

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### Agricultural Lands

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Geological forces, glacial action and great river systems have created soils of fertility and depth within Snohomish County. These soils, a mild climate and an abundance of water brought early farming pioneers and settlers. Along with forestry and mining, agriculture dominated the earlier history of Snohomish County. From the early 1800's through to the 1980's, Snohomish County farms produced milk, eggs, chickens, hogs, beef, berries, vegetables such as corn, peas, pumpkins and other row crops, hay and nursery stock among other crops.

Since agriculture had a place of prominence in the economy of the county, the county prepared an agriculture plan in 1982. When the Growth Management Act came into effect in the early 1990's, the county was positioned to amalgamate the GMA requirements into its framework of agricultural planning.

The Growth Management Act (GMA) states that cities and counties should "assure conservation of agricultural land of long-term commercial significance."

The Act also requires local government to assure that land uses adjacent to designated resource lands not interfere with the continued resource use. These statements provide a clear directive to conserve agricultural lands for the future of the state.

The GMA required the county to prepare and adopt an interim agricultural conservation plan and development regulations. The interim agricultural conservation planning process began in 1990 and has relied heavily on the farmland-use inventory, documented farmland loss, and issues discussion completed for the 1982 Agricultural Preservation Plan.

The GMA interim plan mapped and characterized farmlands included in the 1982 plan, as well as other identified areas fulfilling state and local criteria for designation as agricultural lands of long-term commercial significance. Three types of agricultural land were classified and designated:

- Riverway Commercial Farmland,
- Upland Commercial Farmland, and
- Local Commercial Farmland.

Protective measures were adopted for each of the three farmland classifications together with supplemental policies for land use and zoning, adjacent land uses, innovative land use techniques, road and utility restrictions, water management, and industry enhancements. Where appropriate, future policy needs were identified along with a strategy to ensure their timely consideration.

Formal public participation for GMA agricultural planning was initiated in August 1991. The Citizen Agriculture Committee consisted of eleven farm-related positions and an equal number of non-farm related positions.

The committee generally met every two weeks from August until it completed a recommendation in early February 1992. During that same period, five public meetings were held in five locations throughout the county. The 1993 Interim Agricultural Conservation Plan provided the basis for the agricultural land designations in the General Policy.

Agriculture in Snohomish County has been undergoing significant changes over the last two decades. It has shifted from dairy farms that have traditionally been a cornerstone of agriculture in Snohomish County to smaller

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diversified crop farms; agri-tourism and There has been an overall decline in agriculture in the county due to shifts in the global economy; changing markets, increased conversion of agricultural lands to non-agricultural uses and environmental regulations - all played a part in the overall decline of dairying in particular and agriculture in general in the county.

To respond to the challenges facing Snohomish County farmers, the Agricultural Advisory Board, county staff, the county council and the Executive's office together with local farmers began to take steps to increase the economic viability of agriculture in Snohomish County. Some of these early actions were:

- Harvest Celebrations;
- Participation in a regional agriculture product marketing campaign - Puget Sound Fresh;
- Regional agricultural summits;
- Transfer of Development Rights Program;
- Purchase of Development Rights program; and
- Farmers' markets and farm stands as a new outlet for farm products.

In 2004, staff was dedicated solely to agriculture as a liaison to encourage agriculture overall and individual farms. Staff works directly with farmers as well as other agencies and groups within the county, region and state to increase the economic viability of farming. The Focus on Farming website was developed to bring together information pertinent to the agricultural community and to provide a multitude of resources that were previously not available or hard to locate.

The Executive's Citizen Cabinet which met in late 2004, formally recommended in its Citizens Cabinet Final Report that the county should increase support for agriculture. In

pumpkin patches.

early 2005, the Agriculture Action Plan, which was generated from the Focus on Farming Conference held in the fall of 2004, was also released. Together, these two documents will work to increase the viability of agriculture, clearly showing the county's emphasis on preserving and conserving both the land and the farming livelihood. Some of the measures and topics outlined are:

- Implement the Transfer of Development Rights and Purchase of Development Rights Programs;
- Improve information access and communications with farmers;
- Provide clear definition and clarity as to what agriculture is;
- Conduct regulation reforms to increase efficiency and clarity on agricultural issues;
- Increase agricultural economic development efforts;
- Strengthen public outreach and education efforts on the importance of agriculture and its contributions;
- Recognize agriculture's cultural heritage and historic importance;
- Acknowledge that growth impacts agriculture and work to define measures for assistance and mitigation;
- Educate the next generation of farmers;
- Create the Agriculture Action Plan Advisory Group; and
- Emphasize the importance of the Agriculture Advisory Board.

In 2010, the county co-sponsored and launched, along with funding partners including state agencies and the Tulalip and Stillaguamish Tribes, the Sustainable Lands Strategy Initiative. Founding members of the SLS Executive Committee included representatives from Futurewise, Forterra (for-



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merly Cascade Land Conservancy), the Tulalip Tribes, Stillaguamish Tribe of Indians, Snohomish County Agricultural Advisory Board, Snohomish Conservation District and an independent farm operator. The goal of the initiative is to accommodate both habitat restoration for threatened and endangered species and protection of agricultural resource lands, in a manner that would generate net gains for the agricultural, tribal cultural and ecological productivity and health in Snohomish County. Through this initiative, the general guidelines and principles upon which to base future actions to preserve farmlands and restore fish and wildlife have been developed.

Snohomish County agriculture gives life and diversity to our local, regional and international economies, and provides open space as well as fish and wildlife habitat. It also contributes to a level of food security for the region and provides access to affordable and nutritious food and fiber for animal and human use.

Collectively, these measures, programs and other endeavors have helped bring about a new level of cooperation between the agriculture community, county staff, council and executive. These policies are based on these growing efforts and work to preserve farmland and increase the viability of agriculture, while at the same time striving to protect the farmer, the essential key to sustaining agriculture in Snohomish County for the next generation.

In 2005 the state legislature amended the GMA to authorize the limited redesignation of Commercial Farmland to Recreational Land to permit the continued use of grass playing fields and supporting facilities in existence as of July 1, 2004. The amendment to the GMA specifies the criteria for redesignation and establishes a limited timeframe for the registration of pre-existing playing fields and supporting facilities and redesignation to Recreational Land.

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**GOAL LU 7**      **Conserve agriculture and agricultural land through a variety of planning techniques, regulations, incentive and acquisition methods.**

**Objective LU 7.A**      **Classify and designate agricultural land of long-term commercial significance.**

- LU Policies**      7.A.1      The county shall classify and designate farmlands in three classes: Riverway Commercial Farmland, Upland Commercial Farmland, and Local Commercial Farmland as shown on the Future Land Use map and shown in greater detail on a set of assessor's maps which will be part of the implementation ordinances.
- 7.A.2      Landowners may request in writing a review of the farmland designations as part of the county's annual GMA comprehensive plan amendment process.
- 7.A.3      The county shall designate farmland as required by the GMA, and consider the guidance provided for designating agricultural lands of long term commercial significance adopted by the State. In addition, farmland designations and expansions of such designations on contiguous lands should be made considering all of the following criteria:
- (a) The land is prime farmland as defined by the U.S. Soil Conservation Service (SCS) or consists of other Class III soils in the SCS capability classification;
  - (b) The land is shown to be devoted to agriculture by:
    - 1. the adopted future land use map;
    - 2. a current zoning classification of Agriculture-10 acre; and
    - 3. was identified in the 1982 agriculture land inventory, the 1990 aerial photo interpretation, or the 1991 field identification of land devoted to agriculture;
  - (c) The land is located outside a UGA;
  - (d) The land is located outside a sewer service boundary; and
  - (e) The land consists of a parcel of 10 acres or greater in areas designated as Upland Commercial Farmland or Local Commercial Farmland.
- 7.A.4      If requested by a landowner, the county shall consider adding farm lands to the commercial farmland designation if they meet the one of the following criteria:
- (a) the lands are adjacent to designated farmland and are a minimum of 10 acres;
  - (b) the lands are not adjacent to designated farmland and they are a minimum of forty (40) acres; or

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- (c) the redesignation request is part of an application to opt into the Transfer of Development Rights program and the lands are a minimum of five acres.

### Objective LU 7.B

**Conserve designated farmland and limit the intrusion of non-agricultural uses into designated areas.**

#### LU Policies 7.B.1

Areas designated Local Commercial Farmland and not zoned Agriculture-10 shall not be divided into lots of less than 10 acres except when used exclusively for agricultural purposes.

#### 7.B.2

Conversion of Riverway Commercial and Upland Commercial Farmland to ultra-light fields, churches, or new government facilities shall not be allowed.

#### 7.B.3

The county development regulations shall require residential dwellings, with the exceptions of existing dwellings and when rebuilding on the previous dwelling site, be set back from the property line abutting designated farmland as follows:

- (a) dwellings within or adjacent to designated farmland shall be setback 50 feet
- (b) if the size, shape, and/or physical site constraints of an existing legal lot do not allow for the required setback, the new dwelling shall maintain the maximum setback possible within the physical constraints of the lot as determined by the department; or
- (c) the owner of the land proposed for residential development and the owner of the adjacent designated farmland each legally record and file signed covenants running with the land and a document establishing an alternative setback for one or both of the properties which meets the intent of this policy.

#### 7.B.4

The county should work to find alternatives to the planning or construction of public or private infrastructure improvements such as electrical substations, sewer lines and treatment facilities and services on designated farmland. If located on or adjacent to designated farmland the county shall ensure that impacts on commercial agriculture are minimized.

#### 7.B.5

Recreational uses that do not preclude future agriculture use shall be allowed consistent with the Growth Management Act, as now exists or hereafter amended, through implementing development regulations, which incorporate conditions ensuring compatibility with surrounding agricultural uses and limiting loss of prime agricultural soils.

#### 7.B.6

In cases where a sewer line has been installed through farmland, residences shall be prohibited from connecting to the sewer line, unless a public health emergency is declared.

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- 7.B.7 The county shall coordinate the use of agricultural resource lands with the preservation of ecological functions and values by incorporating incentives into reach scale plans.

### Objective LU 7.C

**Enhance and encourage the agricultural industry through development and adoption of supporting programs and code amendments.**

### LU Policies

- 7.C.1 The Agricultural Advisory Board shall provide advice on and recommendations for goals, policies, programs, incentives and regulations related to agriculture and agricultural conservation.
- 7.C.2 The county shall work with the cities to develop interlocal agreements that apply standards that include Right to Farm noticing and setback requirements to developments which occur in cities and are adjacent to designated farmlands.
- 7.C.3 The county shall promote the expansion of agricultural enterprises, such as agri-tourism, specialty and niche agriculture, and especially greenhouses and hydroponic farming on Local and Upland Commercial Farmland and Rural Residential areas.
- 7.C.4 The county shall ensure that permitted uses in designated agricultural lands adjacent to airports are compatible with airport operations and requirements of the Federal Aviation Administration.
- 7.C.5 The county shall continue to educate the public on the importance of, and many benefits associated with, the long-term commercial viability of Snohomish County's local agricultural economy.
- 7.C.6 The county shall support the use of innovative agricultural technologies, procedures and practices that protect existing land, soil and water resources.
- 7.C.7 The county shall support programs and partnerships that recognize and promote public awareness of the economic, historic and cultural importance of local agriculture.
- 7.C.8 The county shall expand opportunities for the agriculture community to participate in economic development, code development and public policy initiatives related to agriculture and agricultural practices.
- 7.C.9 The county shall consider grade separations, frontage roads, or other methods to safely move vehicles and livestock when new or improved roads are proposed in designated farmland or on roads that receive substantial farm vehicle traffic.
- 7.C.10 The county shall support and participate in programs that promote and market locally grown and processed products.

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- 7.C.11 The county shall participate in the development of a farm product processing facility (USDA certified) to be located within the county.
- 7.C.12 The county should assist with establishing a permanent public farmers market in Snohomish County to promote the county's agriculture industry and improve consumer access to local food.
- 7.C.13 The county should promote and encourage the use of Snohomish County agricultural products in local institutions and venues.

### Objective LU 7.D

**Initiate and continue studies which may result in improved conservation of agricultural lands.**

### LU Policies

- 7.D.1 The county shall continue to study the effectiveness of the Transfer of Development Rights program for conservation of agricultural land in the county.
- 7.D.2 Incentives for agricultural industry enhancement such as improved permit processing for designated farmlands and value assessment of farm residences in designated farmland areas at farm rates shall be investigated.
- 7.D.3 The impacts of siting public facilities such as schools, fire stations, and community centers adjacent to designated farmland should be studied and, if necessary, plan and code amendments should be initiated.
- 7.D.4 The county shall investigate improvements to development regulations that will reduce the stormwater run-off and water quality impacts of upstream developments on designated farmland.
- 7.D.5 The county shall investigate ways to simplify the permit process for routine maintenance and repair of dikes/levees and drainage systems on designated farmland.
- 7.D.6 The county shall investigate funding mechanisms such as grants to help fund the maintenance and repair of agricultural drainage systems.
- 7.D.7 The county shall conduct a traffic study to identify and assess where traffic interferes with farming.
- 7.D.8 The county shall study methods to decrease and mitigate the negative effects of residential development adjacent to or on designated agricultural land.
- 7.D.9 The county shall investigate programs that have the potential to convert farmland for habitat restoration, mitigation or flood storage and their resulting long term effects on agriculture. This investigation shall provide the basis for a subsequent analysis of the effects of such programs on farmland and shall be followed with appropriate

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ate policies and regulations to protect designated commercial farmlands.

7.D.10

The county may scope and conduct an analysis of designated farmlands and lands that could be utilized for agriculture. This analysis shall provide the basis for subsequent analysis of the land's future use, and designation.

## Objective LU 7.E

~~((Designate as Recreational Land playing fields and supporting facilities historically located on commercial farm land.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

LU Policies LU 7.E.1

~~((Pursuant to state legislation (Laws of Washington 2005, chapter 423), the county shall consider proposals for the Recreational Land designation consistent with the GMA, chapter 36.70A RCW, using the following criteria:~~

- ~~a. The property is designated as Commercial Farmland on the Future Land Use Map at the time the county considers redesignation.~~
- ~~b. Grass playing fields and supporting facilities for sports played on grass playing fields were in existence on the property proposed for redesignation prior to July 1, 2004.~~
- ~~c. The property proposed for designation is not currently in use for commercial production of food or other agricultural products.~~
- ~~d. The proposed property is not included in a UGA.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

LU 7.E.2

~~((The opportunity to redesignate Commercial Farmland to Recreational Land shall expire June 30, 2006.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

LU 7.E.3

~~((Designated Recreational Land may be used only for playing fields and supporting facilities for sports played on grass playing fields or for agricultural uses.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

LU 7.E.4

~~((Continued operation of playing fields and supporting facilities on lands designated Recreational Land shall not affect other natural resource lands designated under RCW 36.70A.170 (1) (b), and shall not preclude reversion to agricultural uses.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

LU 7.E.5

~~((Lands designated Recreational Land are agricultural lands appropriate only for playing fields or agricultural use and not for future transition into UGAs, and subsequent land use actions must be consistent with the Commercial Agriculture of Long Term Significance designation.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

LU 7.E.6

~~((Reconsideration of the Recreational Land designation and possible redesignation to Commercial Farmland can occur through a subsequent comprehensive plan amendment when:~~

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- a. ~~Use of playing fields and supporting facilities on designated Recreational Land ceases as the result of a voluntary action by the property owner for two consecutive years; or~~
- b. ~~Use of playing fields on Recreational Land interferes with surrounding Commercial Farmland or agricultural uses or activities.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

## Open Space, Shoreline and Scenic Resources

Open space is defined as any parcel or area of land that remains essentially unimproved and which may be devoted to or used for public or private use or enjoyment, or the protection of environmentally sensitive areas. Open space includes a wide variety of lands with many types of uses that can support an open space function as a partial or supplemental use. Examples include publicly owned lands and parks useful for either active or passive recreation, schools, water bodies, utility corridors, fish and wildlife conservation areas and other types of critical areas, trails, resource lands, cemeteries, and scenic or open space easements on private land.

The GMA establishes the following planning goal (9) concerning open space and resource lands: Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

The GMA also requires the county to identify open space corridors within and between urban growth areas. The open space corridors are to include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. In urban areas, open space provides relief from intense urban land uses. Open space needs must be balanced with other land uses in urban planning.

The Open Space Corridor/Greenbelt Map (Map 4 in the map portfolio and described in

the Open Space Corridor/Greenbelt Areas map section of this plan) depicts a county-wide open space network.

Multi-county policies have been adopted by the Puget Sound Regional Council which place emphasis on funding countywide networks of permanent urban and rural open space. Other multi-county policies require planning for open space areas and corridors of regional significance.

The multi-county policies also call for regulatory and acquisition programs to protect scenic resources of unique or outstanding value.

In 2001, the county completed the Southwest UGA GreenSpace Project. This report, developed with the assistance of representatives from throughout the Southwest UGA, identified funding strategies for preserving open space. This document is advisory and can provide a resource for policy decisions on incentives to encourage the preservation of open spaces in the Southwest UGA.

Other documents which may also provide guidance in determining open space corridors are WRIA plans, Critical Areas maps, and the Parks and Recreation Plan. The latter document provides implementation measures to meet GMA goal 9.

It is important to note that not all open space areas are mapped – i.e., small forest lots, cemeteries, archeological sites, small critical

## EXHIBIT D

### General Policy Plan

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areas or land preserved as buffer in a development agreement.

### **GOAL LU 10 Identify and protect open space, natural and scenic resources and shoreline areas.**

#### **Objective LU 10.A Identify and preserve an integrated open space network.**

**LU Policies 10.A.1** The county shall consider the following features for inclusion in an open space system:

- (a) natural or scenic resource areas;
- (b) water supply protection areas (public watersheds) and natural drainage easements;
- (c) urban and rural landscaped areas, such as public or private golf courses, public or private school yards, cemeteries, active parks and arboretums;
- (d) public and private low intensity park and recreation sites such as wildlife preserves, nature reservations, sanctuaries, or hiking, equestrian and biking trails;
- (e) land reserved as open space or buffer as part of development;
- (f) cultural, archaeological, geologic, and historic sites;
- (g) major multi-functional river corridors (Snoqualmie, Snohomish, Skykomish and Stillaguamish valleys) and other water bodies including Puget Sound, major lakes, and major tributaries;
- (h) linear open space such as utility and trail corridors;
- (i) land designated open space under the Open Space General Criteria established according to SCC 4.28.040 for tax assessment purposes;
- (j) lands that link existing open space and recreation areas; and
- (k) lands that form open space corridors within and between urban growth areas.

#### **Objective LU 10.B Develop plans and techniques to preserve open space and scenic resources.**

**LU Policies 10.B.1** The county shall use a variety of land development techniques to preserve and maintain open space corridors that define urban growth boundaries and provide separation between communities, and between urban and rural areas where feasible.



## EXHIBIT D

### General Policy Plan

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- 10.B.2 The county shall consider various land acquisition techniques in the development of cooperative management plans and implementation strategies for open space areas of inter-jurisdictional significance.
- 10.B.3 The county shall pursue joint ventures with cities, school districts, and private land developers to exploit joint use opportunities for open space and recreation.
- 10.B.4 The county shall work with cities to create an integrated system of passive and active parks, open spaces, and trails in areas which are accessible to all residents of the county and cities, and provide for a variety of recreational activities, and contribute to neighborhood or community identity.
- 10.B.5 The county shall work cooperatively with public and private groups to identify, protect, and enhance open space areas and corridors of regional significance, such as the Stevens Pass Greenway.
- 10.B.6 The county shall integrate open space planning and the protection of scenic resources with innovative programs, such as purchase or transfer of development rights, cluster development, open space tax assessment, and acquisition of easements.
- 10.B.7 The county shall consider development of code and site design standards that encourage the preservation of natural and scenic resources.
10. B.8 The county shall ~~((create))~~ consider creating a county parks and open space zone that ~~((shall))~~ could be applied to county-owned parks and open space properties that are to be conserved in perpetuity.
10. B.9 The county shall establish conservation easements for county-owned parks and open space properties that are to be conserved in perpetuity.
- 10.B.10 The county shall preserve environmentally sensitive areas of the county Cathcart site in accordance with the adopted "Critical Areas Regulations." The county will also enhance, as appropriate, and promote sensitive areas as site amenities to potential developer-partners, residents and business tenants at the Cathcart site.

### Objective LU 10.C

**Preserve and enhance public access and recreational opportunities through the Shoreline Master Program. See Shoreline Master Program for Goals and Policies related to areas of Snohomish County subject to the Shoreline Management Act.**

## Cultural Resources

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Snohomish County is blessed with rich historical, archeological and arts resources. These valuable resources mark the collective culture of the people in the county. Located within the county are several historic districts, hundreds of historic and archeological sites, outstanding privately and publicly owned works of art, and an active arts community consisting of several symphonies, choral and dance groups, theatres, art schools and arts councils. Numerous cultural festivals occur throughout the county during the year. In addition, Snohomish County has cultural landscapes, landmarks and areas of special locational character, which are worthy of study and preservation. In order to address all these resources, Snohomish County has grouped historical, archeological and arts resources under the collective label of "cultural resources."

A number of benefits result from cultural resource preservation and enhancement:

- Cultural resources contribute materially to the aesthetics of a community, fostering a sense of place and identity for all ages.
- They are important components of the civic pride found in stable, successful communities.
- Economic dividends come from cultural tourism and downtown revitalization done under historic preservation and artistic guidelines. The economic development element of this plan refers to the benefits, which can come from these programs.
- Strong cultural resources programs meet the legal obligation of the federal laws such as the Native American Graves Protection and Repatriation Act and the state

procedures for protection of archaeological resources.

The county values all these resources, and considers them worthy of preservation, enhancement and encouragement.

One of the thirteen goals of the GMA which states: "identify and encourage preservation of lands, sites and structures, that have historical and archeological significance," provides the framework for implementing the county's values for historic and archeological resources. Pursuant to that goal, and goals and policies on this same topic in the 1995 General Policy Plan (GPP), Snohomish County adopted Title 33 of the Snohomish County Code on April 3, 2002. Title 33 outlines the procedures by which the county will identify, evaluate and protect archaeological and historic resources. Specifically, through the ordinance the county created the Historic Preservation Commission and outlined its powers and duties. The county also adopted rules to ensure the protection of archaeological resources.

In September 2003, Snohomish County received Certified Local Government status. This certification recognizes the county's professionally staffed historic preservation program. The certification also makes the state's tax incentive program available for properties that meet certain criteria for rehabilitation and are on the Local Register of Historic Places. The first property was placed upon the register in October 2003.

This program also works in conjunction with the federal, state and county regulations, which require the county to cooperate with the tribal governments in the county to protect their archaeological and cultural sites from disturbance.

In addition, the county has elected to identify and preserve works of art and to encourage the work of arts councils and performing arts, dance and theater groups, including their festivals and special events. While this effort is not addressed specifically in the Growth Management Act, it is consistent with the overall goals of the act of preserving neighborhoods and the quality of life in the county. On July 24, 2004, the Snohomish County Council adopted Ordinance No. 04-063, which creates the

Snohomish County Arts Commission, and the accompanying code chapter outlines their duties and powers. The Commission was recreated to build upon the precedent set by the first Arts Commission in the county in the early 1990s.

This section of the GPP reinforces the value of cultural resources, adds new policies to the 1995 plan and updates others, based on the progress made since 1995. The cultural resources are addressed through the goals, objectives and policies below.

**GOAL LU 11      Identify and encourage the preservation and enhancement of cultural resources in Snohomish County, including archaeological, historic and arts resources.**

**Objective LU 11.A      Identify and document archaeological and historic resources throughout Snohomish County.**

- |                    |               |  |
|--------------------|---------------|--|
| <b>LU Policies</b> | <b>11.A.1</b> | The Snohomish County historic resource inventory shall be used in conjunction with the State's list of registered archaeological sites as the county's vehicles for identifying and documenting historic and archaeological resources.                     |
|                    | <b>11.A.2</b> | The county's historic resource inventory and its copies of the State's list of registered archaeological sites shall be updated on a continuing basis to ensure the inventories' usefulness as historic preservation and land use tools.                   |
|                    | <b>11.A.3</b> | The county's resource inventories shall be coordinated with similar programs maintained by municipalities and indigenous people within the county to ensure the comprehensiveness of the inventories.  |
|                    | <b>11.A.4</b> | Consistent with its resources and based on the standards of the resources inventories, the county shall provide technical assistance to local groups whose work can be incorporated into the county's inventories.   |
|                    | <b>11.A.5</b> | The county shall encourage the protection and use of cultural resources which have the potential to further economic development initiatives.  |
|                    | <b>11.A.6</b> | Since lands designated Reservation Commercial are located in a culturally significant area, development applications on any property in this designation shall include an archeological assessment in order to avoid impacting any archeological resource. |

**Objective LU 11.B      Preserve, protect, and enhance archaeological, cultural, and historic resources.**

<b>LU Policies</b>	11.B.1	The county shall maintain its certified local government status under the 1966 National Historic Preservation Act by carrying out the requirements of its historic preservation ordinance.
	11.B.2	The county shall meet its historic and archaeological resource management obligations under federal, state, and local regulations in an efficient and effective manner.
	11.B.3	Commensurate with its resources, the county shall provide technical assistance on historic and archaeological resource matters.
	11.B.4	The county shall promote preservation of identified archaeological and historic resources.
	11.B.5	On projects under its authority, the county shall consistently seek to mitigate unavoidable negative impacts to historic and archaeological resources and to discourage demolition of culturally significant structures and sites.
	11.B.6	The county shall develop incentives to promote preservation and adaptive reuse of historic resources.
	11.B.7	The county shall continue coordinated long-range planning to identify the best strategies for preserving and enhancing historic and archaeological resources.
	11.B.8	The county shall participate in an ongoing community cultural planning process with representatives of arts, heritage, and tourism organizations.
	<u>11.B.9</u>	<u>The county should work with Indian tribes to protect cultural resources in support of enduring tribal traditions.</u>

**Objective LU 11.C      **Ensure that Snohomish County's policies encourage the social, economic and quality of life benefits of the arts.****

<b>LU Policies</b>	11. C.1	The county shall encourage the identification, documentation, protection and enhancement of arts resources which have the potential to further economic development initiatives.
	11.C.2	The county should seek to integrate the arts and aesthetic values with government action through the guidance of the General Policy Plan and other appropriate documents.
	11.C.3	The county shall cooperate with arts and tourism organizations to promote inclusion of the arts in community planning and development as well as cultural tourism efforts.
	11.C.4	The county shall cooperate with the Snohomish County Arts Commission in their discussions and research regarding the poten-

tial for cultural tourism, economic development, and acquisition of public art through the commission's arts program.

- 11.C.5 Commensurate with its resources, the county shall provide technical assistance on arts resource matters.
- 11.C.6 On projects under its authority, the county shall consistently seek to mitigate unavoidable negative impacts to arts resources and to discourage demolition of works of art.
- 11.C.7 The county shall undertake, through its arts commission, coordinated long-range planning to identify the best strategies for preserving and enhancing arts resources.
- 11.C.8 The county shall participate in an ongoing community cultural planning process with representatives of arts, heritage, and tourism organizations.

**Objective LU 11.D Recognize the value of promoting cultural tourism as an economic development tool and as a stimulus to cultural resource preservation and enhancement.**

- LU Policies**
- 11.D.1 The county shall ensure that cultural tourism projects remain eligible for funding assistance through its hotel/motel tax fund program.
  - 11.D.2 The county shall continue to cooperate with cultural groups and the organized representatives of the tourism industry to promote cultural tourism.
  - 11.D.3 Commensurate with its resources, and in addition to the official Local Register of Historic Places program, the county shall provide honorary recognition programs, such as Centennial Farms and Landmark designations, in order to stimulate efforts to preserve cultural resources.

## Airport Compatibility

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Aviation is important to the economic health of Snohomish County and the quality of life of its citizens, businesses and visitors. One of the major challenges is to balance aviation needs with the needs of local communities. The Growth Management Act requires that every county discourage within its jurisdiction the siting of incompatible land uses adjacent to public use airports. The GMA also identifies airports as essential public facilities and requires jurisdictions to adopt a process for siting such facilities. Public use airports such as Arlington Municipal Airport and Harvey Field are transportation facilities key to the County's economic vitality. Paine Field is one of the most important public facilities in the region, state and nation, providing crucial support to the local aerospace industry. Both Paine Field and Harvey Field are FAA designated reliever airfields for SEATAC International Airport.

((Public Use Airports in Snohomish County are:

- ~~The Snohomish County Airport~~  
~~Paine Field, southwest of Everett~~
- ~~The City of Arlington Municipal Airport~~
- ~~Harvey Field, just south of the City of Snohomish~~
- ~~The Darrington Municipal Airport~~
- ~~Firstair Field, Monroe))~~

Protection of these facilities is of importance to both the economic viability and the quality of life in Snohomish County. With the population and development increases experienced in Snohomish County, airports are coming under increasing pressure from encroaching development. State law requires every city and county having a general aviation airport in its jurisdiction to discourage the siting of land uses that are incompatible with the airport.

Public use airports in Snohomish County vary in size, runway capacity, complexity of airspace, and sophistication of airport improvements. One example is Paine Field, the only airport in the County with a permanent air traffic control tower. Aircraft approach slopes vary by airport. Additionally, Snohomish County's public use airports vary in location from urban to rural. The scope and extent of what amounts to an incompatible land use adjacent to an airport varies from airport to airport depending upon the size and scope of airport activities. Both the FAA and the Washington State Department of Transportation, Aviation Division, have identified criteria for evaluating land use compatibility adjacent to public use airports. In the course of planning and conducting operations, public use airports have evaluated specific land use compatibility issues for areas adjacent to the respective airports. One area is called the Airport Influence Area (AIA), which is defined as the property within the environs of the airport where land uses are either influenced by, or will influence, the operation of the airport in a positive or negative manner. An additional area adjacent to an airport to be addressed is that where height restrictions on new construction should be required to prevent potential conflicts with air operations. To ensure compatibility with airport operations, proof of an airspace analysis should be required for any structure to be constructed adjacent to a general use airport in accordance with 14 CFR Part 77. The configuration and extent of these areas differ depending on the size and configuration of the airport and its airfields.

Paine Field is owned and operated by Snohomish County, and additional policies regarding this facility are set forth in the Capital Facilities Chapter of the GPP.

The following goals and policies are intended to guide the development of regulations that will protect each of the County's public use airports and the adjacent properties from

conflicts that can arise between incompatible uses. Also included are policies that encourage actions that support the economic health of airports.

## **GOAL LU 12**

**Protect public use airports in the county from nearby incompatible land uses and developments.**

### **Objective LU 12.A**

**Discourage incompatible uses in the vicinity of public use airports.**

#### **LU Policies 12.A.1**

The county shall work with the owners and managers of public use airports to identify and designate criteria identifying incompatible land uses in the vicinity of public use airports and how they should be discouraged through the adoption of zoning and development regulations.

#### **12.A.2**

The county shall work with the owners and managers of public use airports to identify ~~((and designate))~~ areas ~~((on the Future Land Use Map))~~ where incompatible uses should be discouraged.

#### **12.A.3**

When adopting amendments to the comprehensive plan the county shall consider the compatibility of the amendments with public airport uses.

### **Objective LU 12.B**

**Notify surrounding properties of proximity to public use airports.**

#### **LU Policy 12.B.1**

The county shall develop a process to notify property owners within Airport Influence Areas that their property is located adjacent to a public use airport and may experience impacts from airport operations.

### **Objective LU 12.C**

**Discourage development in areas adjacent to public use airports that may negatively impact airport operations.**

#### **LU Policies 12.C.1**

The county shall discourage the siting of uses that attract birds, create visual hazards, discharge any particulate matter in the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and/or instrument landing systems, or otherwise obstruct or conflict with aircraft patterns within airport influence areas.

#### **12.C.2**

The county shall consult with stakeholders to develop regulations that require proof of an airspace analysis pursuant to Federal Aviation Administration regulations before issuing permits for projects that are developed adjacent to public use airports.

**GOAL LU 13**

**Recognize and support county public use airports as essential public facilities and significant economic resources.**

**Objective LU 13.A**

**Support actions that make public use airports economically viable.**

**LU Policies    13.A.1**

The county shall encourage economic development opportunities and aviation-related uses adjacent to airports in urban growth areas.

**13.A.2**

The county shall promote the efficient, region-wide mobility of goods and services consistent with the economic development element of the Snohomish County GMA Comprehensive Plan and the regional transportation strategy developed by the Puget Sound Regional Council.



## Transfer and Purchase of Development Rights

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The GMA states that cities and counties should assure the conservation of agricultural and forestry lands of long-term commercial significance. The Act further specifies that, in assuring conservation, these jurisdictions should provide for innovative land use management techniques, such as the transfer of development rights. Both the Countywide Planning Policies and General Policy Plan encourage the use of innovative land use techniques for the protection of important resource lands and sensitive areas.

Snohomish County has established complementary Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs which provide resource landowners the opportunity to realize the development value of their lands, while retaining the right to use the land in ways that won't impair its natural resource functions. The central objective of both programs is the conservation of important natural resource lands, while keeping such lands in private ownership and in resource production.

TDR and PDR programs have much in common: 1) permanent protection of important natural resource lands through the use of conservation easements, 2) voluntary participation by landowners, 3) separation and sale of the right to develop land from other property rights, 4) continued land ownership by the resource manager, 5) continued use of the land for resource production, and 6) the ability to fulfill other community goals, such as economic development and open space retention.

The programs differ in how they provide funding for the compensation of landowners. PDR programs are quite straightforward - public monies are used to purchase and extinguish development rights. TDR programs, on the other hand, use market forces to fund

the conservation effort by allowing landowners within designated "sending areas" to sell the development rights from their land, which requires recording a protective conservation easement that restricts non-agricultural development. Developers who purchase those rights from sending area landowners can use them to obtain development incentives within designated "receiving areas." Thus, TDR programs have the ability to lessen public expenditure while achieving the same resource conservation benefits as PDR.

TDR and PDR programs in Snohomish County, while complementary, each have unique historical and operational characteristics, which are more fully described below.

### Transfer of Development Rights

#### *History of TDR in Snohomish County*

Snohomish County has long considered the need for a TDR program to help protect important natural resource lands. The January 1981 *Agricultural Preservation Plan* contained an analysis of TDR and advocated its use to protect important agricultural lands. The May 1993 *Evaluation of the Feasibility of a TDR Program* assessed, from both a regulatory and market perspective, if a TDR program could protect farm and forest resources in Snohomish County. Further analysis was included in the November 1997 *Feasibility Assessment of TDR and/or PDR Programs to Conserve Resource Lands in Snohomish County, Washington*.

A focused effort to develop a TDR pilot program followed the passage of Resolution 02-007, adopted by the county council in March 2002. Funds were reserved for the pilot program and two feasibility studies were completed later in 2002: *TDR Pilot Program Feasibility Study*, *Preliminary Conclusions* and *TDR Pilot Program Feasibility Study*.

In November 2002 the county council passed Motion No. 02-473 authorizing the county executive to establish a TDR pilot program. A policy framework for the TDR program, including general parameters and a pilot “sending area” (see definition in Appendix E) designation, was then established in September 2003 with adoption of Ordinance No. 03-100.

The adoption of Amended Ordinance No. 04-123 in December 2004 completed the initial phase of TDR by: 1) creating a new TDR code (Chapter 30.35A SCC); 2) delineating a pilot program sending area land on the zoning map; 3) establishing the methodology for determining the number of rights that can be transferred from a sending site; 4) providing for the certification of development rights and issuance of TDR certificates; 5) requiring a conservation easement; 6) authorizing the conveyance of certified development rights; 7) authorizing the county to purchase, hold and sell certified development rights; and 8) creating a TDR advisory committee to advise the county on the purchase of development rights. Additionally, a TDR population reserve was established in Appendix D of the General Policy Plan to support the expansion of urban growth areas in connection with the creation of future TDR receiving areas.

The 2005 amendments to the GMA Comprehensive Plan: General Policy Plan and its implementing regulations extend beyond the first phase of the TDR program by: 1) creating an initial, pilot TDR receiving area using a comprehensive plan land use designation and an implementing overlay zone within portions of the expanded urban growth area (UGA) for the City of Arlington; and 2) establishing a policy framework and regulatory requirements for use of TDR certificates as a condition to development approval within TDR receiving areas.

Ordinance No. 08-051 was adopted in June 2008 to provide greater flexibility in the TDR program. It allowed TDR sending areas to be designated by interlocal agreement, development agreement, or code amendment in addition to designations by comprehensive plan amendment. Ordinance No. 09-059 was adopted in June 2009. It added Chapter 30.35B to the development code, implementing the new flexibility in the policies and allowing the county council to designate sending areas by motion. This made it easier to designate sending and receiving areas so TDR can be used outside the pilot area when opportunities arise.

In 2010, the county council hired the Cascade Land Conservancy (now known as Forterra) to analyze and recommend options for enhancing the county’s TDR and PDR programs. Council also initiated comprehensive plan amendments to implement the Forterra recommendations. Based on those recommendations, the county created a countywide TDR program.

The county program is designed to work with the regional TDR program authorized under state law. The regional program authorizes a form of tax increment financing as an incentive for cities that provide receiving areas for regional TDR credits.

### **Purchase of Development Rights**

As with TDR, Snohomish County has long considered the need for a PDR program to help protect important natural resource lands, particularly farmlands. The TDR studies mentioned above often included a comparative analysis of PDR. PDR was typically found to be less complex and with more certain results. However, PDR was also found to require substantial public funding to address county-level conservation needs.

In December 2004 the county council passed Motion No. 04-461 relating to the establishment of a PDR program. The motion author-

ized the County Executive to implement a PDR program for designated agricultural lands outside of TDR sending areas. A limited amount of county and Federal grant funds were reserved for initial acquisitions.

The 2005 amendments to the GMA Comprehensive Plan: General Policy Plan establish a policy basis for a PDR program in Snohomish County.

**GOAL LU 14      Conserve important natural resource lands through Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs.**

**Objective LU 14.A      Develop and implement a countywide TDR program based on free market principles for the purpose of permanently conserving specified natural resource lands.**

- LU Policies**
- 14.A.1      Establish a countywide TDR program that promotes the transfer of residential development potential from designated resource lands to areas designated for urban and rural development.
  - 14.A.2      All land designated on the Future Land Use Map as Local Commercial Farmland, Upland Commercial Farmland, Riverway Commercial Farmland, Commercial Forest, Local Forest, and Commercial Forest – Forest Transition Area is designated as a sending area from which development rights in the form of TDR credits can be transferred under the countywide TDR program.
  - 14.A.3      To allow rural landowners to opt into the countywide TDR program and expand the permanently protected base of designated natural resource lands, land in other land use designations shall be designated as a sending area for the countywide TDR program if it meets all of the following conditions:
    - a. it is a minimum of five contiguous acres if proposed for redesignation to farmland or a minimum of 40 contiguous acres if proposed for redesignation to forest land;
    - b. the zoning of the land at the time of the TDR application has a minimum lot area of at least 200,000 square feet;
    - c. the land is enrolled in the open space tax program as Open Space Farm and Agriculture or Open Space Timber at the time of the TDR application;
    - d. the land is in active commercial agriculture or forest use; and
    - e. the land is redesignated to a farmland or forest land use designation and rezoned to a corresponding resource zone before or at the time of issuance of TDR credits.

- 14.A.4 The county may designate additional sending areas for the countywide TDR program by interlocal agreement, development agreement, or code amendment.
- 14.A.5 An application for TDR credits must propose a conservation easement eliminating the potential for subdivision and construction of new dwelling units on a parcel or parcels including at least five contiguous acres of land.
- 14.A.6 The number of TDR credits that can be issued in exchange for a conservation easement shall be:
- a. the number of legal, existing unimproved lots larger than 5,000 square feet but too small to get a credit based on the Future Land Use Map calculation in LU 14.A.6.b; plus
  - b. credits for additional land, not including lots counted in LU 14.A.6.a, based on the Future Land Use Map designations in effect at the time of the TDR application, minus any existing dwelling units on that additional land, with the total rounded down to a whole number. No fractional credits shall be issued. The calculation of credits for the additional land based on the Future Land Use Map designations shall be as follows:
    - i. one credit for every 80 acres designated as Commercial Forest, Local Forest, and Commercial Forest – Forest Transition Area;
    - ii. one credit for every 20 acres designated Low Density Rural Residential;
    - iii. one credit for every ten acres designated as Local Commercial Farmland, Upland Commercial Farmland, Riverway Commercial Farmland, Rural Residential-10, and Rural Residential-10 (Resource Transition); and
    - iv. one credit for every 200,000 square feet designated Rural Residential-5, Rural Residential, and Rural Residential RD;
  - c. provided that no credits shall be issued for any portion of a sending site already in a conservation easement or similar encumbrance.
- 14.A.7 Receiving areas shall include:
- a. all cities, consistent with the regional program and interlocal agreements;
  - b. all county-designated urban centers;
  - c. all rural areas where changes in zoning after the effective date of the countywide TDR program increase the maximum allowable number of residential lots or units; and

- d. all areas where legislative changes to the comprehensive plan or development regulations after the effective date of the countywide TDR program increase the maximum allowable number of multi-family residential ~~((lots or))~~ units or provide other incentives for the use of TDR. Property designated or zoned for single family residential development and townhouse unit lot subdivisions are exempt from TDR requirements.~~((;))~~
- 14.A.8 Without TDR credits, the maximum number of multi-family ~~((lots or))~~ units that may be permitted in receiving areas other than urban centers shall be limited to the number that could have been permitted under the comprehensive plan and development regulations in effect as of November 10, 2012.
- 14.A.9 The maximum number of multi-family~~((lots or))~~ units in receiving areas other than urban centers may be increased up to the maximum allowed by the current or proposed comprehensive plan and development regulations including bonuses, if TDR credits are used.
- 14.A.10 Within urban centers, the maximum floor to area ratio that may be permitted without TDR credits is limited to the allowable amount with bonus, but not including super bonus, in effect as of November 10, 2012. The maximum floor to area ratio may be increased to the amount allowed by the super bonus level if TDR credits are used.
- 14.A.11 The additional amount of development allowed in unincorporated Snohomish County receiving areas for each TDR credit from farmland is as follows:
  - a. 10,000 square feet of floor area in an urban center;
  - b. eight units in a multifamily development with a density of 12 or more units per acre;
  - c. ~~((four))~~ five units in a single family residential development inside the Urban Growth Area, including cottage housing and planned residential developments.
- 14.A.12 The additional amount of development allowed in unincorporated Snohomish County receiving areas for each TDR credit from land use designations other than farmland, including from land that is being redesignated as farmland, is as follows:
  - a. 5,000 square feet of floor area in an urban center;
  - b. four units in a multifamily development with a density of 12 or more units per acre; or
  - c. two units in a single family residential development inside the Urban Growth Area, including cottage housing and planned residential developments.

- 14.A.13 Snohomish County shall support city annexation of a TDR receiving area only when an adopted interlocal agreement provides that the area shall remain a TDR receiving area or that other areas of the city shall be designated as TDR receiving areas so that the city will provide equivalent or greater capacity for receiving TDR credits as provided by the county for that area.
- 14.A.14 Create a citizens policy advisory committee to identify and recommend((Consider creating)) additional incentives for TDR, possibly including but not limited to a public benefit rating system, an in-lieu fee program as an alternative to purchasing TDR credits on the open market, and form-based zoning. The advisory committee recommendations shall include a timeline for consideration of additional incentives.

**Objective LU 14.B**

**Establish an administrative system that facilitates the transfer of TDR credits.**

**LU Policies**

- 14.B.1 Form an expedited administrative process to create, transfer and extinguish TDR credits.
- 14.B.2 TDR credits will be created and issued in exchange for recorded conservation easements prohibiting additional dwelling units and prohibiting subdivision on the sending parcels. When the sending site is opting into the program from a land use designation other than farmland or forest land, redesignation to a farm or forest land use designation and rezoning to an appropriate resource zone are also required.
- 14.B.3 TDR credits shall indicate the land use designation of the land for which they were issued.
- 14.B.4 TDR credits may be sold or otherwise transferred by a deed of transfer that must be reviewed and approved by the county and then recorded with the county.
- 14.B.5 TDR credits shall be extinguished upon approval of the development activity or land use decision for which TDR credits are required, or following exhaustion of all administrative and judicial appeals if the approval is appealed.
- 14.B.6 Conduct outreach to farmers and developers about TDR opportunities, encourage participation in the TDR program, and facilitate contact between potential buyers and sellers of TDR credits, to the extent that resources are available for these efforts.
- 14.B.7 Monitor the creation and extinguishment of TDR credits.
- 14.B.8 Allow for the possible establishment of private TDR banks and brokerages.

14.B.9 Create a county TDR/PDR bank that can buy, hold, and resell TDR credits. The purchase and sale of TDR credits shall be subject to a competitive process, pursuant to chapter 30.35A SCC, which ensures that the county receives fair market value for the sale of TDR credits and that decisions concerning potential purchases are based on the goals of this chapter. The focus of the program shall be on selling TDR credits for multifamily development.

14.B.10 Pursue funding to capitalize, promote, and administer the county TDR/PDR bank. Administration may be done by the county or through a contract.

**Objective LU 14.C Encourage cities in Snohomish County to create receiving areas and participate in any regional TDR program.**

- |             |        |   |
|-------------|--------|---|
| LU Policies | 14.C.1 | Encourage cities to participate in any regional TDR program.  |
|             | 14.C.2 | Encourage cities to permit additional residential density and commercial and industrial development through the use of TDR credits. |
|             | 14.C.3 | Encourage cities to create additional receiving area incentives based on city and developer interests.                              |

**Objective LU14.D The Arlington Pilot TDR Program shall be administered independently of the countywide TDR Program.**

- |             |        |   |
|-------------|--------|---|
| LU Policies | 14.D.1 | The pilot TDR program established in partnership with the City of Arlington shall continue and may be revised by agreement of the city and the county.  |
|             | 14.D.2 | TDR credits issued under the pilot TDR program may be transferred and used under the rules of the pilot TDR program but they cannot be used under the rules of the countywide TDR program or in any regional program.   |
|             | 14.D.3 | TDR credits issued under the countywide TDR program may be transferred and used under the rules of the countywide TDR program or any regional program but they cannot be used under the rules of the pilot TDR program. |
|             | 14.D.4 | The policies established for the countywide TDR program will also apply to any regional program but they will not apply to the sending and receiving areas established under the pilot TDR Program.                     |
|             | 14.D.5 | Land that is designated as a sending area under both the pilot TDR program and the countywide TDR program may choose to participate in either program, but cannot participate in both programs.                         |
|             | 14.D.6 | <del>((The county intends for TDR transactions to occur predominantly in the private sector, directly between sending area and receiving</del>  |

~~area landowners. However, to))~~To promote and encourage use of the TDR program, the county shall be authorized to buy, hold, and resell TDR ~~credits ((certificates issued for sending sites within the TDR pilot program sending area located in the Stillaguamish River Valley)).~~ The purchase and sale of TDR ~~((certificates))~~credits shall be subject to a competitive process, pursuant to chapter 30.35A SCC, which ensures that the county receives fair market value for the sale of TDR ~~((certificates))~~credits and that decisions concerning potential purchases are based on the goals of this chapter.

**Objective LU 14.E**

**Develop and implement a Purchase of Development Rights (PDR) program utilizing available funding sources for the purpose of permanently preserving natural resource lands.**

**LU Policies**

- 14.E.1 A PDR program may, at the option of the county, be used for the purpose of permanently preserving natural resource lands.
- 14.E.2 The PDR program shall be coordinated with, and be designed to complement, the TDR program.
- 14.E.3 Agricultural and forest lands as defined in RCW 36.70A.170 shall be eligible for conservation through the PDR program. Other lands having high natural resource, environmental or open space values may also be determined eligible for conservation.
- 14.E.4 An application process, application forms and review criteria shall be developed and utilized to consider landowner proposals to sell developments rights.
- 14.E.5 A public outreach and education process, focusing on sending area landowners, shall be implemented to inform potential program participants and to encourage participation in the PDR program.
- 14.E.6 Sources of funding for any PDR program shall be identified. The use of county Conservation Futures fund monies, grant, and local bond revenues should be considered. Where appropriate, applications for grant monies should be prepared and submitted.
- 14.E.7 The effectiveness of the PDR program shall be evaluated and adjustments made to the program as determined appropriate:
  - a. indicators or measures of program success shall be developed;
  - b. the level of development rights sales shall be monitored; and
  - c. based on an assessment of the measures of program success, changes to the PDR program shall be considered and implemented, when appropriate.



## Future Land Use Map

### ~~((Interpreting the Future Land Use Map))~~

The ~~((future land use map))~~ Future Land Use Map (FLUM) provides generalized ~~((urban and rural residential, commercial, and industrial))~~ land use designations.

The map includes urban growth area (UGA) boundaries ~~((between))~~ and specific designations of urban ((and)), rural, and resource land uses. ~~((The locations of several centers, consistent with plan policies, are also identified.))~~

### Implementing Zoning

The appropriate implementing zoning classifications for the ~~((GPP land use))~~ FLUM designations are identified in the following subsections.

~~((The county completed areawide rezones in rural areas to make the zoning map consistent with the rural plan designations and their density and lot size requirements. Within urban residential plan designations, the county will continue to adopt zoning to ensure consistency with future land use map designations.))~~ Property owners may individually request rezones ~~((to higher urban residential densities))~~ consistent with the GPP policies, Title 30 SCC, and the ~~((GPP Future Land Use Map))~~ implementing zones identified below for the FLUM. ~~((Within urban commercial and industrial designations, property owners may individually request rezones consistent with the GPP policies and the GPP Future Land Use Map. The exception is the Maltby UGA, where additional planning was conducted in response to a GMHB remand order and final zoning is in place. Within UGAs, implementing zoning may be further limited in the designations described below.))~~

### Floating Zones

Forestry and Recreation (F & R) is not identified as an implementing zone ~~((within the applicable General Policy Plan))~~ for any of

the FLUM designations. Property owners may request ~~((this zoning classification, and their requests will be considered as provided for under existing policies and regulations))~~ a rezone to F & R consistent with applicable GPP policies and Title 30 SCC.

Mineral Conservation (MC) zone is not identified as an implementing zone ~~((within the applicable General Policy Plan))~~ for any FLUM designations. Properties already zoned MC may develop as provided for under ~~((existing))~~ applicable GPP policies and ((regulations)) Title 30 SCC.

~~((County Parks and Open Space (CPOS) zone is not identified as an implementing zone within the applicable General Policy Plan designation. This zone will be applied to county-owned park and open space areas that are to be conserved in perpetuity for the enjoyment of the public.))~~

## URBAN PLAN DESIGNATIONS

### Urban Residential Designations

These designations encompass residential lands within the unincorporated UGA and are intended to provide for urban housing opportunities. The density ranges are defined by zoning classifications that implement the ~~((Future Land Use Map))~~ FLUM. The allowable density for a development will be determined by the provisions of ~~((the GMA zoning code rather than the density values associated with the plan designations))~~ Title 30 SCC, except that the minimum density in UGAs may not be less than 4 dwelling units per net acre except as specified in Policy LU ~~((2.B.1))~~ 2.A.1.

~~((There are no other minimum density requirements imposed by these plan designations. Rezones to any of the zoning categories listed below for urban residential designations may be approved consistent with~~

general zoning criteria and GPP policies, except as described below.))

~~((Densities may be exceeded by the bonus density provided by the zoning code such as in planned residential development zones and Transfer of Development Rights (TDR) receiving areas. The urban residential designations include some areas where land use, and public facilities and services to serve urban development have not yet been planned. These areas may be identified on the Future Land Use Map by a growth phasing overlay. In these areas, preliminary subdivisions, PRDs, short plats, and binding site plans may be discouraged or disallowed unless criteria specified in the GPP's land use policies are met.))~~

**Urban Low Density Residential (ULDR: 3 dwelling units per acre).** This designation allows detached housing developments on larger lot sizes. This designation is applied only in the Darrington and Gold Bar Urban Growth Areas due to the absence of sanitary sewers. Implementing zones: R-20,000 and R-12,500.

**Urban Low Density Residential (ULDR).** This designation allows mostly detached housing developments on larger lot sizes. Implementing zones: MHP, R-7,200, PRD-7,200, R-8,400, PRD-8,400, R-9,600, PRD-9,600 and WFB. Except within the Lake Stevens UGA, areas containing critical areas that are large in scope, with a high rank order value, and are complex in structure and function, the implementing zoning shall be R-9,600.

**Urban Medium Density Residential (UMDR).** This designation allows a combination of detached homes on small lots, townhouses, and apartments in medium density, multi-family residential developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB.

**Urban High Density Residential (UHDR).** This designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses. Implementing zones: MHP, MR, PRD-MR, LDMR, and PRD-LDMR.

### **Supplemental Designations of ULDR Areas (Map 6)**

Map 6 provides additional detail regarding allowed residential densities within the Urban Low Density Residential plan designation for the Mill Creek ((, Marysville)) and Lake Stevens UGAs. Within these UGAs, implementing zoning shall be limited in the designations described below.

~~((Marysville Urban Low Density Residential—Limited (ULDR-L (4-5)): 4 to 5 dwelling units per acre. Like the ULDR designation, the ULDR-L (4-5) designation allows mostly detached housing development on larger lot sizes. This designation is applied in a portion of the Sunnyside area that is confined to the lowest density urban zone because of environmental constraints and difficulties in service provision. Implementing zones include R-9,600 and R-8,400 and PRD-9,600.~~

~~Marysville Urban Low Density Residential—Limited (ULDR-L (5-6)): 5 to 6 dwelling units per acre. The ULDR-L (5-6) designation allows mostly detached housing development on larger lot sizes. It is applied to portions of Sunnyside area in the Marysville UGA. Land in this category may be developed at a density of five to six dwelling units per acre. Implementing zones include R-8,400 and R-7,200 and PRD-7,200.))~~

**Lake Stevens Urban Low Density Residential - Limited (ULDR-L (4)): 4 dwelling units per acre.** Like the ULDR designation, the ULDR-L (4) designation allows mostly detached housing development on larger lot sizes in the Lake Stevens UGA. This design-

nation is applied ~~((in a portion of the Sunnyside area, around Lake Stevens and southeast of the City that are))~~ to areas along South Lake Stevens Road, north of Lake 205 and southeast of the intersection of 131st Avenue NE and 16<sup>th</sup> St NE. The implementing zoning in these areas is confined to the lowest density urban zones because of environmental constraints and difficulties in ~~((service provision))~~ in providing urban services. Implementing zones: include R-9,600 and R-20,000.

**Lake Stevens Urban Low Density Residential - Limited (ULDR-L (6)): 6 dwelling units per acre.** The ULDR-L (6) designation allows mostly detached housing development on larger lot sizes. It is applied to most of the non-constrained ULDR land in the Lake Stevens UGA. Land in this category may be developed at a density of six dwelling units per acre. Implementing zones: include R-7,200 and PRD-7,200.

**Mill Creek East Urban Low Density Residential - Limited (ULDR-L (6)): 6 dwelling units per acre.** The area designated ULDR (6) is located south of Seattle Hill Road, east of 35<sup>th</sup> Avenue SE, north of the Seattle City Light utility corridor and west of the Village Center/Urban Center designation. This area is relatively free of existing development, with the exception of scattered single-family residences, one single-family plat and a mobile home park. It is located adjacent to an existing transit route on 35<sup>th</sup> Avenue SE, and generally consists of large parcels. Although the Tambark Creek riparian corridor divides this area, the area east of the corridor is directly adjacent to higher densities within the Urban Village designation, where single-family development at slightly higher densities will complement the urban village. The area west of the riparian corridor is directly adjacent to the transit route on 35<sup>th</sup> Avenue SE, and has enough contiguous undeveloped area to ensure that future development will have con-

sistent densities. The existing manufactured home park would provide a well-established, compatible alternative to single family housing in this area. Implementing zone: R-7,200.

### **Commercial and Industrial Designations**

The Urban Commercial (UC) and Urban Industrial (UI) designations of the GPP provide for a wide range of implementing zones and, in some cases, provide specific locational criteria or recommendations as to how the zones should be applied within the designation.

**Urban Commercial (UC).** This designation identifies commercial designations within the UGA which allow a wide range of commercial as well as residential uses. Implementing zones: Neighborhood Business, Planned Community Business, Community Business, General Commercial, Freeway Service and Business Park. ~~((In the Lake Stevens UGA, the implementing zoning shall be limited to Neighborhood Business, Community Business and Planned Community Business.))~~ In the Southwest County UGA, no rezones to General Commercial shall be approved outside of the State Route 99 corridor.

~~((Reservation Commercial (RC). This designation identifies a unique commercial designation that is limited only to fee-simple lands under county jurisdiction that are located on the Tulalip Reservation in an area bordered on the west and north by Quilceda Creek, on the south by Ebey Slough and on the east by Interstate 5. This area of the reservation is served by urban infrastructure including public sewer and water and contains existing urban development under county and Tulalip Tribes jurisdiction. The implementing zone for new development on vacant or under-utilized property designated Reservation Commercial is General Commercial, subject to approval of an official site plan according to the requirements of Chapter 30.31B SCC.))~~

**Urban Industrial (UI).** This designation identifies industrial ~~((designations within the UGA and was based on the various light industrial, heavy industrial, industrial park and business park designations of pre-GMA sub-area plans))~~ and manufacturing areas in UGAs. Implementing zones: Business Park, Light Industrial, Heavy Industrial and Industrial Park. In the Lake Stevens UGA, the implementing zoning is limited to Business Park and Heavy Industrial and in the Snohomish UGA, the implementing zoning is limited to Business Park and Industrial Park.

### CENTER DESIGNATIONS

The Future Land Use Map identifies the specific locations for Urban Centers, Transit Pedestrian Villages, Urban Villages and Manufacturing and Industrial Centers.

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

**Urban Center.** This designation identifies a higher density area that contains a mix of residential and non-residential uses, and whose location and development are coordinated with the regional high capacity transportation system. The implementing zone is Urban Center.

**Transit Pedestrian Village.** This designation identifies a compact, walkable area around an existing or planned high capacity transit station. The county shall prepare and adopt a conceptual or master plan showing how the area could enhance and support the high capacity transit station. The implementing zone is Urban Center.

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

**Manufacturing/Industrial Center (MIC).** This overlay identifies the unincorporated portion of major ~~((regional))~~ regionally-designated employment areas. ~~((of))~~ MICs are intended to include intensive, concentrated manufacturing and industrial land uses which are not easily mixed with other uses. ~~((These centers serve as high density employment areas.))~~ Notwithstanding the Vision ~~((2020))~~ 2040 guidelines for MIC designations, land uses and zoning of Paine Field continue to be governed by the Snohomish County Airport Paine Field Master Plan and ~~((Snohomish County Zoning Code))~~ Title 30 SCC consistent with federal aviation policies and grant obligations.

### OTHER URBAN DESIGNATIONS

~~((Development Phasing Overlay. Where parts of an Urban Growth Area lack revenues from public and/or private sources to provide adequate public facilities necessary to support development, the county may apply a Development Phasing Overlay suffix to implementing zoning. This suffix may be applied along with any urban zone based on direction from a more detailed plan process. Once in place, the development phasing overlay regulation will require that urban development of the overlay area be delayed until a commitment is in place to fund and construct public facilities necessary to support development.))~~

**Public/Institutional Use (P/IU).** The Public/Institutional Use designation can be applied to existing or planned public and privately owned and/or operated properties including churches, schools, parks, government buildings, utility plants and other government operations or properties within UGAs or adjacent to UGAs. The P/IU designation can be applied to existing areas within a UGA, as well as areas being added to a UGA concurrent with a re-designation to P/IU. When applying the P/IU designation, the following requirements apply:

- (1) Use of P/IU designation for existing areas within a UGA.

The P/IU designation is appropriate for existing or planned government owned and/or operated properties, including schools, parks, government buildings, utility plants, and other government operations or properties as requested. There are no specific implementing zones for this designation since zoning will vary from site to site. However, only zones that allow schools, parks, government buildings, utility plants or other government operations either outright or conditionally may implement this designation. Implementing zoning should be consistent with surrounding zones. When a school district surpluses property that was in the UGA before it was designated P/IU and notifies the county that the school district no longer needs the land for school district purposes, the designation should be changed to a designation corresponding to the underlying zone as a technical correction in the next comprehensive plan update cycle.

- (2) Use of P/IU designation in conjunction with a UGA expansion.

All residential, commercial, or industrial UGA expansions are subject to the requirements of LU 1.A.10. Institutional UGA expansions are allowed subject to the requirements of LU 1.A.10, provided that the land added to a UGA is designated P/IU concurrent with or prior to the UGA expansion. Subsequent redesignations of land added to a UGA under the P/IU designation are subject to the applicable requirements of LU 1.A.10 for residential, commercial, or industrial UGA expansions.

Where land added to a UGA is designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-9,600. When applied to land designated P/IU concurrent with or prior to a UGA expansion, these implementing zones shall allow only churches, ~~((and school instructional facilities))~~ schools, parks, government buildings, utility plants and other government operations or properties unless the land is re-designated to urban commercial, residential, or industrial in compliance with the UGA expansion requirements of LU 1.A.10.

**Urban Horticulture (UH).** This designation is intended for low density, low impact, non-residential land uses adjacent to agricultural areas that do not require extensive structures or development. Examples of UH uses include agricultural operations, sales of farm products, and sales of landscape materials. Implementing zoning for areas designated UH is Agriculture-10 acre.

~~((Other Land Uses. This designation includes areas within UGAs that will be studied for their potential as future residential or employment land. Subdivisions or rezones within the Other Land Uses designation will be delayed until the development potential of these areas is determined through a more detailed planning process with appropriate urban land use designations:))~~

**Overlapping Designations.** There may be sites within the UGA where more than one land use designation is appropriate to permit a greater range of potential implementing zones. In particular, some sites meeting the criteria enumerated in Policy LU 2.C.1 may be appropriately developed or redeveloped for a land use permitted in the implementing zones for either designation. In these situations, the county may utilize overlapping land use designations for particular sites or

areas on the Future Land Use Map. On sites having overlapping land use designations, a change of zoning from an implementing zone in one designation to an implementing zone in the other designation may requested through a rezone application without the need for a comprehensive plan amendment.

### **PLAN DESIGNATIONS UNIQUE TO THE TULALIP RESERVATION**

**Reservation Commercial (RC).** This designation identifies a unique commercial designation that is limited only to fee-simple lands under county jurisdiction that are located within the exterior boundaries of the Tulalip Reservation in an area bordered on the west and north by Quilceda Creek, on the south by Ebey Slough and on the east by Interstate-5. This area of the reservation is served by urban infrastructure including public sewer and water and contains existing urban development under county and Tulalip Tribes jurisdiction. The implementing zone for new development on vacant or under-utilized property designated Reservation Commercial is General Commercial, subject to approval of an official site plan according to the requirements of Chapter 30.31B SCC.

**Local Forest (LF).** This designation includes productive fee simple forest lands which are an integral part of the Tulalip Tribes' designated forest lands and are intended to contribute to the preservation of a large contiguous area of land within the interior of the Tulalip Reservation for management of sustainable natural resources. Local Forest lands and adjacent tribal forest lands collectively provide timber production, surface and ground water resources, fisheries and wildlife habitat, and recreation opportunities. The Local Forest designation provides landowners a means of residing on their property while providing protection from ru-

ral residential activities that could conflict with forest practice operations. The implementing zone for the Local Forest designation is the Forestry (F) zone (1 dwelling unit per 20 or more acres). The rural cluster subdivision technique may be used in the Forestry zone.

## **RURAL PLAN DESIGNATIONS**

### **Rural Residential Designations**

These designations encompass residential land outside of UGAs and are intended to provide rural housing opportunities while preserving the rural character of these lands. Land in the six rural residential designations may be served by public water supplies but development may not be connected to sanitary sewers except for necessary public facilities or when public health emergencies exist.

**Low Density Rural Residential (LDRR: 1 dwelling unit per 20 acres).** This designation includes lands that have been zoned Forestry but are not designated as Commercial Forest Land in the GPP. This designation is intended to be a partial basis for a future Rural Resource Transition designation which could provide for transition areas between rural residential lands and natural resource lands of long-term commercial significance. Future GPP amendments will determine the feasibility of such a designation as well as its extent and future minimum lot size requirements. The existing Forestry zone will continue to remain in place until any GPP amendments and implementing regulations for this designation are adopted.

**Rural Residential-10 (Resource Transition) (RR-10-RT: 1 dwelling unit per 10 or more acres).** This designation includes lands which were included in Forestry designations on pre-GMA subarea plans but not zoned Forestry and includes: (1) lands on the Tulalip Reservation adjacent to or in close proximity to lands designated for forestry or

agriculture use by the GPP and the Tulalip Tribes' Comprehensive Plan, and (2) lands adjacent to the estuary of Quilceda Creek. The implementing zone is the RRT-10 zone.

Existing zones within this designation, except where located on the Tulalip Reservation, may remain, but zoning regulations shall limit the minimum lot size in new subdivisions within this designation to 10 acres with an option for using the rural cluster subdivision technique. On the Tulalip Reservation only, lands designated RR-10-RT are zoned RRT-10. The RRT-10 zone requires a minimum lot size of 10 acres for each house in a new subdivision. The rural cluster subdivision technique may be used in the RRT-10 zone.

**Rural Residential-10 (RR-10: 1 dwelling unit per 10 or more acres).** This designation includes lands which have been previously designated agriculture in pre-GMA subarea comprehensive plans or zoned Agriculture-10 Acre. The existing Agricultural-10 Acre zone will continue to remain in place until the GPP is amended in the future and implementing regulations for this designation are adopted.

This category provides for an alternative rural lot size and possible set of uses which can accommodate a wider variety of rural uses and lots, be used where hazardous and critical areas require lower density and be applied as a transition category between resource lands/critical areas and rural residential/urban areas.

**Rural Residential-5 (RR-5: 1 dwelling unit per 5 or more acres).** This designation includes lands that were designated Rural on pre-GMA subarea comprehensive plans and zoned Rural 5. As the result of a joint planning effort between the county and the Tulalip Tribes, the RR-5 designation also applies to certain lands on the Tulalip Reservation that were previously designated Rural Residential. The implementing zone in this designation will continue to be the R-5 zone.

**Rural Residential (RR: Base density of 1 dwelling unit per 5 or more acres).** This designation includes lands which were designated as Rural or Residential Estates on pre-GMA subarea comprehensive plans. The implementing zones within this designation are the Rural-5 Acre zone and other zones with a minimum lot size requirement larger than 5 acres.

**Rural Residential RD (RR- RD: 1 dwelling unit per 5 or more acres).** This designation applies only to the rural residential areas that were designated as Rural Diversification in the pre-GMA Darrington Area Comprehensive Plan. This designation will continue to allow a mix of rural residential housing and small home-based, rural industrial/commercial uses. The implementing zone is the Rural Diversification zone.

## **RURAL COMMERCIAL AND INDUSTRIAL DESIGNATIONS**

**Clearview Rural Commercial (CRC).** This designation generally allows for neighborhood, community, and rural commercial uses including, but not limited to, small grocery stores, restaurants, service stations, hardware stores, art galleries, antique stores, and nurseries to serve the needs of the rural population. The implementing zone within the Clearview Rural Commercial designation consistent with LU 6.H.6 and LU 6.H.7 is the Clearview Rural Commercial zone.

**Rural Freeway Service (RFS):** This designation includes land that has previously been designated or zoned as Rural Commercial land at the rural Interstate 5 interchanges in north Snohomish County. The designation and implementing zones require rural development standards that make rural freeway service development compatible with adjacent rural residential uses.

**Rural Industrial (RI).** This designation includes existing industrial zones and industrial

plan designations on subarea comprehensive plan maps in rural areas. These designations allow rural industries which need locations close to the natural resources in rural areas. They are located in areas where urban services, particularly sanitary sewers, will not be provided. The designation is implemented through GPP policies and ~~((code provisions that))~~ Title 30 SCC to ensure industrial development is compatible with surrounding rural residential land uses.

## RESOURCE PLAN DESIGNATIONS

### Agricultural Designations

The designations listed below include land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, fruit, or animal products. These designations were based on the Interim Agricultural Conservation Plan.

**Local Commercial Farmland (LCF).** This designation includes farmland areas outside of the floodplain or shoreline areas which are generally characterized by a mixture of prime farmland and other soils as defined by the Soils Conservation Service.

**Upland Commercial Farmland (UCF).** This designation includes farmland areas on the Tulalip Reservation and outside of the floodplain or shoreline area and is generally characterized by having nearly continuous prime farmland soils and more than fifty percent of the land area in parcels of ten acres or larger. New subdivisions in this designation may not create lots smaller than ten acres. The UCF designation also provides protection for the drainage basin of the West Fork of Quilceda Creek within the Tulalip Reservation. The Agricultural-10 Acre (A-10) zone is the implementing zone for the UCF designation.

**Riverway Commercial Farmland (RCF).** This designation includes farmland areas generally characterized by being in a river valley, floodplain or shoreline area, having

continuous prime farmland soils, and having approximately fifty percent or more of the land area in parcels of forty acres and larger. The Agricultural-10 Acre zone is the implementing zone.

**Recreational Land (RL).** This designation applies only to lands ~~((previously designated Commercial Farmland, not in use for the commercial production of food or other agricultural products, occupied by playing fields and supporting facilities prior to July 1, 2004 and))~~ designated Recreational Land in accordance with RCW 36.70A.170(1). The designation is implemented through ~~((GPP policies and code provisions))~~ Title 30 SCC and ensures the recreational use does not affect surrounding agricultural lands of long term commercial significance designated under 36.70A.170(1). The implementing zone is the Agricultural-10 Acre (A-10) zone.

### Forest Land Designations

The designations listed below include state and private forest lands. These designations are based on the Interim Forest Land Conservation Plan and the Forest Advisory Committee Findings and Conclusions on the Designation of Commercial Forest Lands, January 5, 1995. The text of these documents is incorporated into this document by reference. Designated Commercial Forest lands within the Mt. Baker-Snoqualmie National Forest and other selected forest lands will be further evaluated for their ability to meet the criteria described in Policy 8.A.2 and the County's GMA Comprehensive Plan Future Land Use map will be amended as necessary.

**Commercial Forest (CF).** This designation includes primarily large forest land tracts that may not be subdivided for residential development. This designation also includes smaller forest land tracts that are permanently protected from residential development through the Transfer of Development Rights program. These lands may be segregated only into tracts of eighty acres or larger. The



Forestry zone is the implementing zone for this designation.

~~((Local Forest (LF).—(Tulalip Reservation Only) This designation includes productive forest lands which are an integral part of the Tulalip Tribes' designated forest lands and are intended to contribute to the preservation of a large contiguous area of land within the interior of the Tulalip Reservation for management of sustainable natural resources. Local Forest lands and adjacent tribal forest lands collectively provide timber production, surface and ground-water resources, fisheries and wildlife habitat, and recreation opportunities. The Local Forest designation provides landowners a means of residing on their property while providing protection from rural residential activities that could conflict with forest practice operations. The implementing zone for the Local Forest designation is the Forestry (F) zone (1 dwelling unit per 20 or more acres). The rural cluster subdivision technique may be used in the Forestry zone.))~~

**Forest Transition Area (CF-FTA).** This designation is an overlay to the Commercial Forest (CF) designation. The FTA consists of a one quarter mile wide band of Commercial Forest land on the edge of the Commercial Forest Land designation bordering non-resource lands but it does not apply to forest lands that are permanently protected from residential development through the Transfer of Development Rights program. The use of FTA lands is the same as Commercial Forest lands, unless adjacent land uses prevent normal forest practices, in which case limited low density development options also apply.

#### **Mineral Resource Overlay (M) (Map 2)**

This designation is an overlay to the Future Land Use Map. Designated Mineral Resource Lands include those lands identified through a comprehensive inventory and assessment process as not being characterized by urban growth and as having long-term significance

for the extraction of minerals. The designation includes bedrock, sand/ gravel and precious metals mineral resources. The implementing zone in this designation is dependent on the underlying zone.

#### **OTHER GMA COMPREHENSIVE PLAN MAPS OR OVERLAYS**

##### **Municipal Urban Growth Areas (Map 3)**

This map identifies municipal urban growth areas (MUGAs) within the Southwest UGA. A MUGA contains all the land within a city's current incorporated limits, plus adjacent, unincorporated territory which the city and county have identified as potentially appropriate for annexation at some time in the future. The map is also reflected in the countywide planning policies (CPP) Appendix B which is adopted through Snohomish County Tomorrow. The MUGA will be used by Snohomish County in planning for future population and employment growth.

##### **Open Space Corridors/Greenbelt Areas Map (Map 4)**

The countywide Open Space Corridors/Greenbelt Areas map geographically depicts various types of largely "open" land in Snohomish County that, taken in the aggregate, can serve as greenbelts to help structure land development patterns. This map is incorporated herein by this reference. Many of the land categories listed under Policy LU 10.A.1 have been included in this map.

The purpose of the map is to provide a geographical framework to guide present and future implementation strategies for preserving open space and developing greenbelt corridors within and between urban growth areas.

The map is a long-range planning tool that does not, by itself, create any regulatory impact. Certain underlying designations, such as forestry and agricultural land designations, may have regulatory implications. This map, however, is not intended to be used in the re-

view of development applications, nor does it imply or anticipate public ownership of, or public access to, these lands.

The several categories of lands depicted on the map include both public and privately owned parcels. In some cases (i.e., utility corridors) the lands may not be held in fee simple ownership by the primary user. Not all lands appearing on this map - either public or private - will become a part of a permanent open space system. Similarly, lands not presently shown on this map may later become permanent open space as the result of future public action or acquisition.

Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. This approach avoids the possibility of jeopardizing such acquisitions by calling them out in advance, thereby potentially inflating their asking price and narrowing options.

Although certain types of parks and other categories of open space lands within city limits have been depicted on the map, the plans of the respective cities should be considered the primary source of open space information within their municipal boundaries.

The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small scale neighborhood parks, subdivision detention or recreation sites, and the like have not been included on this map.

Finally, the accuracy and completeness of this map is dependent on data from many sources, some of which may be dated and/or incomplete. It is the intent of Snohomish County to regularly review and refine this data to reflect changes in ownership and un-

derlying use, and to produce continual improvement in the accuracy and completeness of this map. This regular review shall occur ~~((at least once every ten years or))~~ as needed pursuant to ~~((other))~~ the requirements of the Growth Management Act.

### **Lands Useful for Public Purpose (Map 5)**

A countywide map depicting "lands useful for public purpose" is included (Map 5 in the map portfolio) to show various types of public land that presently accommodate public facilities. This map is incorporated herein by this reference. It is a long-range planning tool that will be regularly updated as future land acquisitions occur.

The purpose of the "Lands Useful for Public Purpose" map is the identification of site locations for existing and potential future public facilities. The primary focus is on the identification of public lands in the unincorporated areas - which consist primarily of county and state properties, but also include some city and federal properties.

Public roads, however, are not highlighted on this map, but are identified on the maps included with the Transportation Element. Similarly, public land used for resource management, wildlife refuge, or other open space uses are not included on this map, but are shown on the Open Space Map.

Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. The reason for this is to avoid the possibility of jeopardizing such acquisitions by calling them out in advance, thereby inflating their asking price and narrowing siting options. As new sites for public facilities are added through conventional acquisition or by use of the common siting process, they will be added to this map.

Although certain types of parks and other public lands within city limits have been depicted on the map, the plans of the respective cities should be considered the primary source of information within their municipal boundaries.

The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small neighborhood parks, subdivision scale stormwater detention or recreation sites, and the like have not been included on this map. It is the intent of Snohomish County to regularly review and refine the source data to produce continual improvement in the accuracy of this map. This regular review shall occur ~~((at least once every ten years or))~~ as needed pursuant to ~~((other))~~ the requirements of the Growth Management Act.

**Rural/Urban Transition Area (RUTA).**

This designation is intended to reserve a potential supply of land for future addition into the UGA. Developments utilizing rural cluster subdivision will have the option of redeveloping required open space tracts upon inclusion within an urban growth area.

**TRANSFER OF DEVELOPMENT RIGHTS DESIGNATIONS**

**Transfer of Development Rights Sending Area Overlay.**

This designation is part of the county's Transfer of Development Rights (TDR) pilot program in partnership with the City of Arlington. The designation overlays other Future Land Use Map designations in order to provide clarity on applicable land use policies and regulations beyond the TDR program. It applies to lands that allow the voluntary sale and transfer of development rights to designated receiving areas pursuant to the county's TDR pilot program in partnership with the City of Arlington. The sending area designation does not limit or otherwise affect

development rights or zoning. ~~((--))~~ Specific sending area provisions are established by implementing regulations.

Sending areas for the countywide TDR program are designated by policies LU 14.A.2, LU 14.A.3, and LU 14.A.4, and are not shown on the Future Land Use Map. Receiving areas for the countywide TDR program are designated by policy LU 14.A.7 and are not shown on the Future Land Use Map.

## EXHIBIT E

Amended Ordinance 14-129

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# Housing

## Background

The availability of healthy and safe housing that people can afford is pivotal to the success of our communities. Decent housing in a suitable living environment - our nation's housing goal - is essential to the pursuit of a vital economy and a healthy community. While nearly two-thirds of Snohomish County households are currently enjoying home ownership, this rate is falling and is expected to fall further in the future. In addition, many low and moderate income households are paying more for housing than they can afford.

Durable and safe housing located in areas that promote healthy living is essential to the pursuit of a vibrant economy. Housing should be built to last beyond 50 years and be built mindful of energy demands and environmental impacts to protect housing investments and resources. Moreover, there is a direct link between housing and the well-being of Snohomish County communities. Indoor air quality is a major contributor to asthma and other indoor-related health illnesses. Establishing walkable communities and equitable distribution of neighborhood amenities such as parks, schools, and community centers can help address health issues such as childhood obesity.

The GMA requires a housing element ensuring the vitality and character of established residential neighborhoods, that:

(a) includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;

(b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;

(c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities; and

(d) makes adequate provisions for existing and projected housing needs of all economic segments of the community.  
(RCW 36.70A.070)

The inventory and analysis is included in the Housing Needs Analysis technical report prepared for the Comprehensive Plan. It includes an inventory and analysis of existing and projected housing needs for the planning horizon. The Needs Analysis also includes the analysis of the adequacy of the capacity of lands zoned in various residential categories to meet the needs of all economic segments of the population. This analysis is called the residential land use needs analysis (RLUNA). Additional information on housing (((trends)) supply and demand, both countywide and by jurisdiction, is found in the ((County Profile, Appendix A,)) Introduction of the Comprehensive Plan, and in the Snohomish County Housing Characteristics and Needs Report prepared in collaboration with Snohomish County cities through Snohomish County Tomorrow. This report is the common data foundation for all housing elements among Snohomish County jurisdictions. The focus

for affordable housing is on the three lowest HUD groupings for household incomes:

- Extremely Low Income (less than 30% Area Median Income (AMI));
- Very Low Income (30% to 50% AMI); and
- Low Income (51% to 80% AMI).

Goals, objectives, and policies are based on the Needs Analysis, the other requirements of the GMA, the recommended procedural criteria included in WAC 365-196-410, the countywide planning policies, other documents prepared by the county and cities cooperatively, and public input.

The Countywide Planning Policies (CPPs) coordinate county and city efforts to meet GMA housing goals. They set requirements for the county and the cities to report on housing characteristics and needs, utilize consistent definitions of housing income classifications, monitor the effectiveness of housing actions, and reconcile neighborhood preservation with special needs housing. The CPPs also encourage infill housing, support a relationship between the location of housing and jobs, environmental sensitivity in housing development, and consideration of the impact of regulations, mitigation fees and processing time on housing costs.

The Countywide Planning Policies are addressed, though not duplicated, in the goals and policies of the Housing Element.

The CPPs provide guidance for a housing report prepared by the county and cities to prepare for conducting comprehensive plan updates and assessing progress on achieving policies relating to housing. This report monitors the performance of jurisdictions in meeting housing needs, particularly of low and moderate income households. It also monitors the supply of housing units, includ-

ing the availability and location of housing and the number of housing units to meet the various housing needs of the projected population.

Also included in the Housing Element are policies and measures which the county intends to implement to ensure that sufficient land for housing is identified and will be available in an efficient and competitive land market.

The housing element assumes that the market place will guarantee adequate housing for those in the upper economic brackets but that some combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative planning techniques will be necessary to make adequate provisions for the needs of ~~((middle-and))~~ lower income ~~((persons))~~ households.

The GMA Housing Element provides the overall housing policy guidance to the county. Other policy documents deal with more specific policies and implementation devices for housing programs funded under state and federal legislation. Chief among these is the Consolidated Plan, prepared by the county's Office of Housing and Community Development every five years. It focuses on the housing needs of low and moderate income households. The county's Homeless Policy Task Force prepares a plan to deal with homelessness from prevention to provision of permanent housing.

While government policies and programs alone cannot ensure that everyone is adequately housed, attention has been given to removing regulatory barriers to affordable housing where such action is otherwise consistent with the Act.

#### Relationship to other GPP elements

The Housing Element relates closely to many elements of the Comprehensive Plan. The

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Land Use Element determines the types and locations of various types and densities of residential uses. This is part of the Land Use Element's function of laying out all land uses in suitable amounts, locations and relationships to each other.

The Housing Element is also closely tied to the county's land capacity evaluation program, particularly efforts to use urban land more efficiently (RCW 36.70A.215). Residential land uses are analyzed to assure that there is sufficient land devoted to the more dense housing types where low and moderate cost housing development typically takes place.

The Housing Element and Economic Development Element are closely related. Affordable, well-planned housing located with good accessibility to employment is an essential part of a healthy economy.

The Housing Element is related to Utilities, Capital Facilities and Transportation, as well as education and government services. All these facilities and services are necessary to support households directly, or support their ability to connect to jobs and government support programs.

The integration of housing and transportation planning is especially important because of the inter-connection between housing and transportation costs in the household budget.

The ability of transportation projects to transform land use patterns, and of land use to either support or subvert transportation investments, particularly in mass transit projects, is another key factor in crafting housing policy and programs. The federal government has recognized these relationships in its Sustainable Communities Initiative. These and similar federal policy initiatives will likely exert a significant influence on local comprehensive planning.

### Current Housing Trends

The ~~((County Profile, Appendix A,))~~ Introduction includes description and analysis of significant demographic trends that affect housing policies. Most critical are the changes in household composition. While in 1990 close to half the households were traditional married couples with children, by ~~((2000))~~ 2012 the proportion was ~~((only a bit over))~~ under one-quarter.

Other trends: aging of the population; increasing ethnic diversity; and high mobility all point toward increasing flexibility in the types and locations of housing that the county should permit and encourage.

## GOAL HO 1

**Ensure that all county residents have the opportunity to obtain safe, ~~((sanitary))~~ healthy, and affordable housing.**

### Objective HO 1.A

**Ensure fair and equal housing opportunities.**

#### HO Policies 1.A.1

County regulations shall continue to be in compliance with state and federal fair housing laws.

- 1.A.2 The siting of group homes shall be facilitated, especially those designed to house special needs populations.
- 1.A.3 Broader public understanding of fair housing shall continue to be promoted through support of educational and informational outreach programs.
- 1.A.4 Information regarding the development of ADA-accessible housing units, or units that can be easily modified to meet the individual needs of a person with disabilities, shall be developed and promoted.

**Objective HO 1.B**      **Ensure that a broad range of housing types and affordability levels is available in urban and rural areas.**

- HO Policies**
- 1.B.1 The county shall facilitate affordable home ownership and rental opportunities by promoting an increased supply of safe and healthy lower-cost housing types, such as housing on small lots, townhouses, multiplexes, manufactured housing, mobile homes, and mixed-use housing.
  - 1.B.2 The county shall recognize the increasing diversity in the cultural and economic backgrounds of its residents and shall encourage a broad range of affordable ownership and rental housing opportunities.
  - 1.B.3 The county shall support the development and preservation of mobile and manufactured home parks.
    - a. Create a comprehensive plan designation and development regulations that will encourage the long-term preservation of mobile and manufactured parks.
    - b. Investigate the development of site size and buffering standards for mobile and manufactured parks that permit development in all medium and high density residential zones and conditional development in low density residential zones.
  - 1.B.4 The county shall encourage and support the development of innovative housing types that make efficient use of the county land supply such as residential units in mixed-use developments, accessory dwelling units, cottage housing, co-housing, and live/work units.
  - 1.B.5 The county shall allow for new residential development at the county Cathcart site that incorporates a mix of housing types and densities and is supported by public and private infrastructure, including transit, pedestrian facilities and adequate parking. This development shall provide complementary housing types not generally available within the neighborhood.



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### Objective HO 1.C

**Make adequate provisions for the existing and projected housing needs of all economic segments of the population.**

#### HO Policies

- 1.C.1 The county shall cooperate with public, private and non-profit providers in applying techniques for increasing the supply of owner-occupied homes, including affordable home ownership opportunities.
- 1.C.2 ~~((To increase the cost effectiveness of special needs housing programs, the county shall amend the codified definition of "family" to permit up to eight persons not related by blood or marriage to reside in a dwelling.))~~ REPEALED BY ORDINANCE NO. 14-129.
- 1.C.3 The county shall encourage private sector production of new housing units that are affordable to and occupied by low income households.
- a. Provide incentives that encourage residential developers to address low- and moderate-income housing needs, such as priority permit processing and exemptions or reductions in impact fee mitigation payments for low-income projects with long-term affordability commitments.
- b. Evaluate the feasibility of reducing minimum permitted lot sizes in non-PRD developments.
- 1.C.4 The county has implemented and shall maintain the Snohomish County Affordable Housing Trust Fund to develop and maintain housing affordable to households with incomes below 50 percent of median.
- 1.C.5 The county shall continue to support the efforts of the Housing Authority of Snohomish County to increase the supply of low and moderate income housing
- 1.C.6 The county shall encourage the capacity of nonprofit housing and community development organizations to develop and manage low income housing.
- 1.C.7 The county shall pursue techniques to minimize the displacement of low and moderate income households resulting from losses in the county's existing stock of low-cost housing.
- 1.C.8 The county shall evaluate the feasibility of implementing a mitigation program for low-income households (<50 percent of median income as defined by the Department of Housing and Urban Development, the agency that defines eligibility for assistance based on that definition) displaced as a result of manufactured or mobile hous-

- ing community closures, or the conversion of public assisted housing stock to market rate housing.
- 1.C.9 The county shall investigate methods of ensuring that redevelopment will not result in a net loss of affordable housing; i.e. every unit of affordable housing lost to redevelopment is replaced with like, affordable housing, suitable for and in a location beneficial to the same demographics as those displaced by redevelopment. To this end, the county shall consider requirements for the inclusion of low-income housing or fees in lieu of providing low-income housing.
- 1.C.10 The county should consider measures that avoid concentrations of low-income and special needs housing.
- 1.C.11 The county shall, through the *Snohomish County Housing Characteristics and Needs Report*, update the demographic changes and housing needs of county residents, as required by the county's Consolidated Plan and in other planning efforts, to identify the gaps in housing availability for low-income households, special needs populations, and the homeless.
- 1.C.12 The county should encourage developments that include units affordable to a spectrum of incomes, including low and moderate income households.

**Objective HO 1.D      Maintain an adequate supply of appropriately zoned developable land.**

- HO Policies**      1.D.1 The county shall establish a mix of densities in residentially zoned land that is served with adequate infrastructure based on the public's housing preferences, demonstrated need of low and moderate income households, preservation of critical areas, and coordination with the transportation system.
- 1.D.2 The supply and mix of residentially zoned developable land that is served with adequate infrastructure shall be sufficient to accommodate the needs of low-income, moderate income and special needs households and support an efficient and competitive market for market-rate housing to meet the county's changing demographic profile.
- 1.D.3 The county shall encourage expeditious and efficient infill development in urban growth areas.
- 1.D.4 The county shall encourage housing in mixed-use and mixed-income developments in designated Urban Centers in unincorporated Snohomish County.
- 1.D.5 The county shall assure that there is sufficient zoned land allowing group homes to accommodate the demand for this type of residence.

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**Objective HO 1.E**      **Strengthen interjurisdictional cooperative efforts to ensure an adequate supply of housing is available to all economic segments of the county.**

**HO Policies**      1.E.1      Snohomish County in cooperation with cities, public housing agencies, and other public, non-profit and private housing developers shall continue to strive to meet the housing needs of all income groups and demographic groups within the county as provided in the joint housing report as prescribed in countywide planning policy HO-5.

1.E.2      In cooperation with the cities, the nonprofit housing development community, and local housing advocacy organizations, investigate the feasibility of initiating an effort to pass a voter-approved countywide low-income housing levy.

1.E.3      The county should ~~((consider participating))~~ continue to participate in ((a)) the multi-jurisdictional affordable housing ((program)) collaboration known as the Alliance for Housing Affordability, and other cooperative efforts to promote an adequate and diversified supply of housing countywide.

**Objective HO 1.F**      **Encourage and support housing programs and policies that promote healthy living and improve occupant health and safety.**

**HO Policies**      1.F.1      The county shall encourage housing developments that incorporate healthy living features such as non-toxic building materials and green design, access to transit and healthy foods, pedestrian-friendly environments, and safe routes to school.

1.F.2      The county shall promote public understanding of healthy homes, through programs such as the Healthy Homes Initiative from the U.S. Department of Housing and Urban Development (HUD) that educate on issues regarding indoor air quality, safe drinking water, and mold and moisture.

1.F.3      For affordable housing projects supported by county funding, the county should encourage, and where applicable, require green building design and practices that promote sustainability, such as the Evergreen Sustainable Development Standard, Leadership in Energy and Environmental Design (LEED), or Built Green consistent with county and state building codes.

- 1.F.4      The county shall provide support, subject to funding availability, for weatherization, repairs, and/or replacement of substandard units to benefit occupant health and safety.

**GOAL HO 2      Ensure the vitality and character of existing residential neighborhoods.**

**Objective HO 2.A      Promote opportunities for all county residents to reside in safe and decent neighborhoods.**

- HO Policies      2.A.1      The county should preserve the character of stable residential neighborhoods through selective and innovative land use measures.**
- 2.A.2      The county shall continue programs to repair and maintain existing housing in neighborhoods to reduce blight and deterioration and preserve and enhance the housing stock.**
- 2.A.3      The county shall encourage the distribution of assisted rental housing in communities where less than 30 percent of the housing stock is assisted rental housing.**
- 2.A.4      The county shall encourage development and maintenance of safe and secure outdoor environments, including the development of sidewalks in new subdivisions.**

**Objective HO 2.B      Encourage the use of innovative urban design techniques and development standards to foster broad community acceptance of a variety of housing types affordable to all economic segments of the population.**

- HO Policies      2.B.1      The county shall encourage a variety of housing types and densities in residential neighborhoods.**
- 2.B.2      The county shall facilitate the development of urban centers and urban villages in appropriate locations within UGAs.**
- 2.B.3      The ~~((Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992) shall continue to be broadly distributed and other documents))~~ county shall work to develop and update, as needed, technical resources, such as those in ~~((the following list, may be used as references))~~ Appendix I, to encourage innovative residential design and development practices(~~:~~**
- ~~• "The Report of the Partnership for Tomorrow's Low Cost Housing Opportunities Subcommittee" (May 1992) Information on housing needs and opportunities;~~
  - ~~• Strategies to Achieve Affordable Housing Objectives (accepted by the SCT Steering Committee on January 26, 1994). Provides examples of housing design and streetscapes;~~

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- ~~2007 Snohomish County Tomorrow Housing Evaluation Report (May 2008). Analysis of housing needs and progress in meeting them;~~
- ~~Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt-Isley, 1993). Preferences of residents on the shape of future county growth including housing types and community livability;~~
- ~~Transit Oriented Development Guidelines (Snohomish County, July 1999);~~
- ~~SW Snohomish County Urban Centers Phase 1 Report (Huckell Weinman Associates, Inc. and Snohomish County, February 2001); and~~
- ~~SNOTRAN's A Guide to Land Use and Public Transportation for Snohomish County, Washington (1989)).~~

2.B.4

The county shall encourage the integration of a variety of dwelling types and intensities in residential neighborhoods.

## GOAL HO 3

**Land use policies and regulations should contribute as little as possible to the cost of housing.**

### Objective HO 3.A

**Encourage land use practices, development standards, and building permit requirements that reduce housing production costs.**

#### HO Policies 3.A.1

The county shall complete an economic analysis of all proposed building and land use regulations. The economic analysis shall evaluate the regulations' impact to the cost of housing and the county's fair-share housing goals. The county shall ensure that the intent of proposed building and land use regulations be achieved in a manner that imposes the least amount of additional economic costs to development, including infill development, redevelopment, new housing, and renovation of existing housing.

3.A.2

Development standards and building permit requirements shall be reviewed every five years to ensure clarity and consistency while providing for a timely, fair, and predictable application processing outcome.

3.A.3

The county shall encourage cluster housing in order to minimize land and infrastructure costs.

3.A.4

Snohomish County shall endeavor to process completed development applications within 120 days.

- 3.A.5 The county's impact fee program shall be based on a fair assessment of the cost of new public facilities needed to accommodate each housing unit.

**Objective HO 3.B Evaluate the feasibility of reducing housing development costs.**

- HO Policies** 3.B.1 The county shall analyze alternative funding methods to finance low-income housing, such as local improvement districts, bond levies, partnerships with non-profit agencies and housing authorities, and grants.
- 3.B.2 The county shall consider reducing residential parking requirements in neighborhoods with high levels of public transportation.
- 3.B.3 The county shall determine the feasibility of preparing programmatic areawide environmental impact statements for housing developments in communities where residential development is targeted.
- 3.B.4 The county shall evaluate mechanisms to facilitate land assembly for residential developments in UGAs.
- 3.B.5 The county shall continue the demonstration program that provides for the use of environmentally sensitive housing development practices that minimize the impacts of growth on the county's natural resource systems without adding to the cost of housing.

**GOAL HO 4 The county shall monitor progress toward achieving the housing goals, objectives and policies of this General Policy Plan and the countywide planning policies.**

**Objective HO 4.A Maintain a long-term monitoring process through Snohomish County Tomorrow to evaluate the progress of housing strategies and the need for adjusting housing goals and policies.**

- HO Policies** 4.A.1 The land capacity analysis of urban and rural unincorporated areas shall continue to include housing data.
- a. The county shall monitor the adequacy of the supply of appropriately zoned developable land within urban and rural areas including land and housing prices and rents, in comparison with trends in household income.
- 4.A.2 Based on the evaluation of housing data and the adequacy of the supply of developable residential land, the county shall, if necessary, apply reasonable measures and revise county comprehensive plan designations, housing densities, and zoning regulations to increase

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land capacity. If these measures do not suffice, the county may consider expanding UGA boundaries, consistent with RCW 36.70A and Snohomish County policies and codes.

- 4.A.3 The county shall monitor housing discrimination complaints in Snohomish County.

**GOAL HO 5** **The county shall support efforts to generate additional housing finance resources and programs that assist in addressing the housing goals, objectives and policies of this General Policy Plan and the countywide planning policies.**

**Objective HO 5.A** **The county shall pursue new local resources necessary to leverage federal and state programs that support the development and preservation of affordable housing and increase the capacity of the county to meet the identified housing needs in the county.**

**HO Policies** **5.A.1** **The county shall support the continuation of existing affordable housing financing programs to the county, including those enabled by state authorizing law.**

- 5.A.2** **The county shall work to secure new local resources for affordable housing, particularly dedicated and on-going funding sources, including those enabled by state authorizing law.**

## EXHIBIT F

Amended Ordinance 14-129



# Transportation

The transportation element of the plan is required by the State Growth Management Act (GMA) to encourage efficient multimodal transportation systems that are based on regional priorities and coordination with county and city comprehensive plans.

The transportation element has to be consistent with and supportive of the land use element of the comprehensive plan. The GMA provides detailed guidance on what the transportation element should present, including:

- land use assumptions used in estimating travel, and an inventory of transportation facilities and services;
- level of service standards and actions necessary to allow transportation facilities and services to meet the standards;
- identification of transportation system needs to meet current and future travel demand;
- a multi-year finance strategy that balances needs against available funding;
- strategies for intergovernmental coordination and transportation system impact assessment; and
- strategies for reducing travel demand.

Additionally, the Regional Growth and Transportation Strategies, adopted by the Puget Sound Regional Council (PSRC) in VISION 2040 provide a basis for coordination of growth management and transportation policies across the central Puget Sound region. Implementation of the Transportation 2040 strategy within Snohomish County greatly depends on the collaborative and countywide planning process established un-

der Snohomish County Tomorrow. To make this collaborative process work, Snohomish County will strive for an inclusive planning process.

The county recognizes that transportation and land use are profoundly interrelated. The type, intensity, and timing of land development will largely determine the mode of transportation, its effectiveness in moving people, and the travel behavior of people using the land. Transportation resources are limited; therefore, the county must achieve a balance among various modes of travel to maximize person-carrying capacity instead of vehicle-moving capacity. Most important, the county must give priority to preserving and maintaining the existing transportation system through state-of-the-art maintenance practices.

The county provides for different types and levels of transportation services to urban areas versus rural areas. People living in low-density areas traveling to employment dispersed throughout the county tend to use the automobile over other modes of transportation. It is very difficult to serve these types of trips with traditional, fixed route, public transportation (i.e., bus or rail). Ridesharing services such as vanpools and personalized ridematching for carpools may be the most appropriate form of mass transportation for rural areas. Public transportation is most effective in moving people where population and employment are concentrated in denser neighborhoods and Activity Centers. Urban site design needs to accommodate public transportation by allowing efficient access and circulation of transit vehicles. The development of Transit Emphasis Corridors (TEC), that serve and link urban centers, is a

critical new plan concept the county needs to pursue with transit agencies, cities and the WSDOT.

The county will plan for and accommodate travel alternatives to the single-occupant vehicle. Bikeways can be provided as separate recreation facilities or as transportation routes on major roadways. There must be an effective proportion of high-occupancy vehicle treatments versus purely general-purpose lanes on freeways and some major arterials.

Providing a wide range of choices in transportation services can ensure that all citizens have the ability to travel regardless of age, sex, race, income, disability or place of residence.

Lastly, the county will work to make level of service, transportation location, and design standards more consistent across state, regional, and local agencies; to ensure effective and efficient transportation investments; and to provide transportation services adequate to serve planned land use.

## **GOAL TR 1      Develop transportation systems that complement the land use element, natural environment element, and the economic development element of the county comprehensive plan.**

**Objective TR 1.A      Prepare, in cooperation with the cities, the Washington State Department of Transportation (WSDOT), regional agencies, Sound Transit, Community Transit, and Everett Transit, standards for public transportation services and facilities consistent with adopted road standards, the land use element, and the natural environment element of the county's comprehensive plan.**

<b>TR Policies</b>	1.A.1	Public transportation planning shall be integrated with land development review and the design and maintenance of public roads.
	1.A.2	Public transportation shall be extended throughout the urban area at a level of service appropriate to the planned form and intensity of development.
	1.A.3	Public transportation shall be limited, outside the urban area, to a level of service appropriate for low density population.

**Objective TR 1.B      Prepare long-range plans for future highway and arterial roadways providing direct connections and adequate rights-of-way in consideration of existing and future development.**

# EXHIBIT F

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<b>TR Policies</b>	1.B.1	Future land use projections shall be based on comprehensive plans so that adequate rights-of-way for all modes of travel can be identified and preserved as areas develop.
	1.B.2	Types and levels of transportation facilities within the county shall be based on the types and levels of future development intensity adopted in city and county comprehensive plans.
	1.B.3	Land use designations shall be reviewed where roadway construction or upgrading to serve designated land use intensities is not physically or financially feasible or where concurrency cannot be achieved.
	1.B.4	Transportation facilities or levels of service which generate pressures for land use change shall not be programmed or adopted where they are inconsistent with local comprehensive plans.
	1.B.5	Future roadways and improvements of existing roads shall be planned to enhance multimodal traffic flow and the connectivity of countywide arterial roadways.
	1.B.6	The Transportation Element shall be revised following the population and employment target reconciliation described in Objective PE 2.A., if the resulting targets are substantially different from the targets described in Appendix D.
	1.B.7	<u>To maintain rural character, major new rural roads and major expansions of existing rural roads should be avoided. Where increased roadway capacity in rural areas is warranted to support safe and efficient travel, measures should be taken to prevent unplanned growth.</u>

**Objective TR 1.C      Establish access and on-site circulation standards to maintain the safety and integrity of the arterial roadway system.**

<b>TR Policies</b>	1.C.1	A countywide network of principal and minor arterials shall be identified that provide for multimodal transportation services between centers designated on the comprehensive plan.
	1.C.2	Adequate access to and circulation within all developments shall be maintained for emergency service and public transportation vehicles.
	1.C.3	Roadway standards shall be adopted that are compatible with other jurisdictions in Snohomish County.
	1.C.4	Local residential streets shall be designed that link neighborhoods and complementary land uses for efficient circulation and discourage high speed vehicular traffic.

- 1.C.5 Roadway networks shall be designed with direct routing and connections to avoid concentrating the burden of traffic flow on a few roadways.
- 1.C.6 Bus stops, bus pullouts and on-site circulation shall be located and designed to accommodate public transportation where potential ridership warrants such improvements.
- 1.C.7 Permanent cul-de-sacs, private access ways and private roads shall be approved only where road connectivity within and between adjacent neighborhoods has been established.
- 1.C.8 Access to a single roadway shall be limited as determined necessary to protect public safety and minimize traffic conflicts and delay.
- 1.C.9 Existing roadways shall be improved to meet adopted design standards in order to enhance the safety and mobility of pedestrians, transit users, bicyclists and motorized traffic as part of construction of frontage improvements by developments and by the county as funding allows within the county's capital improvement program.
- 1.C.10 Developments taking access from existing roadways shall be required to make offsite improvements to improve them to at least minimum standards for vehicular access based upon such factors as the volume and other characteristics of existing and newly-generated traffic.
- 1.C.11 Access and circulation provisions shall be pursued that reduce traffic congestion and lessen the need for arterial capacity improvements and shall include, but are not limited to: (a) allowing for more than one travel route to residences and/or businesses to facilitate emergency vehicle access and circulation, (b) allowing nonmotorized access to schools, activity centers and neighborhoods along alternative travel routes, and (c) allowing automobile access to schools, activity centers and neighborhoods along alternative travel routes.
- 1.C.12 The county shall require that development make access and/or circulation provisions for arterials designated by the comprehensive plan and for needed local roadways to include, but not be limited to: (a) dedication of right-of-way, (b) reservation of right-of-way, (c) design for potential way of access, (d) recording of easements, (e) location of public or private roads, (f) design and construction of public or private roads (including stub-roads), and/or (g) improvements to existing roads.

**Objective TR 1.D**

**Regulate the design, location and public access of private access ways and roads that impact the public roadway.**

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<b>TR policies</b>	1.D.1	A private road or access way shall not be permitted where a public road is required to meet public road access and circulation standards.
	1.D.2	When a public road is not required, as per TR 1.D.1, a private road or access way shall be permitted where:  (a) a public benefit is evident that outweighs potential liabilities,  (b) it is clearly established that the private road would not attract public use,  (c) it would not obstruct or undermine the safety of any existing or planned public roadway, or become part of a public road, and  (d) in lieu of a public road, construction of a private road would not landlock any existing or future parcel of land.

**GOAL TR 2**      **Provide public transportation services that support and are supported by the land use element, natural environment element, and economic development element of the county comprehensive plan.**

**Objective TR 2.A**      **In cooperation with the cities and transit operating agencies, make the designated centers the focus of residential and employment growth and transportation investment in unincorporated county areas.**

<b>TR Policies</b>	2.A.1	Roadways serving designated centers shall be redesigned, improved, and maintained as principal and minor arterials for multimodal travel.
	2.A.2	A transit-supportive transportation system shall be provided that links designated centers.
	2.A.3	Regional and metropolitan centers shall be connected with high-capacity transit and HOV lanes on state routes.
	2.A.4	An interconnected system of high-occupancy vehicle (HOV) lanes and treatments shall be provided to serve the designated centers and transportation centers within the urban area.
	2.A.5	A regionally coordinated system of bikeways and walkways shall be planned to serve the designated centers and transportation centers.

**Objective TR 2.B**      **In cooperation with the cities, promote a variety of convenient transportation services to compact and attractively designed centers.**

<b>TR Policies</b>	2.B.1	Access and mobility for transit users and pedestrians without reliance on automobiles shall be enhanced through the design of pedestrian-scale neighborhoods and activity centers.
	2.B.2	High-occupancy vehicle use and alternatives to single-occupancy vehicles shall be promoted in centers through higher density single-family and multi-family developments.
	2.B.3	Single-occupant vehicle use shall be discouraged through parking management (e.g., preferential parking for high-occupancy vehicles, limiting maximum allowable parking for employment-intensive land uses, or shared parking requirements).
	2.B.4	Site design criteria shall be used to ensure land development supportive of high-capacity vehicle use.
	2.B.5	Preference shall be given by the county to transit-supportive development forms when selecting development partners and creating design standards and guidelines for the county. Catcart site. Development that reduces the demand for single-occupant vehicles and stimulates increased transit service to benefit the surrounding community will be strongly encouraged.
	2.B.6	Criteria shall be prepared for locating park-and-ride lots, transit stations, and similar components of a regional transportation system.

**Objective TR 2.C**

**In cooperation with transit operating agencies, cities, and WSDOT, identify transit emphasis corridors that are served, or planned to be served, by public transportation and will pursue effective and integrated land use and transportation planning.**

<b>TR Policies</b>	2.C.1	Transit-compatible and transit-oriented land uses and densities within transit emphasis corridors shall be implemented that recognize and reflect appropriate activity zones and walking distances, generally within ¼ to ½ mile of the transit emphasis corridor.
	2.C.2	Transit emphasis corridors shall connect designated compact and mixed-use urban centers and conform to urban design and infrastructure standards that accommodate and enhance the operation of transit services, and planned for mixed-use commercial and residential developments that are designed to be transit-oriented.
	2.C.3	Transit emphasis corridors shall be supported and enhanced through programs that implement or achieve: a) vehicle access management measures; b) reductions in travel delay and vehicle-miles of travel; c) adherence to concurrency level of service standards; d) improvements to traffic safety and flow; e) transportation

# EXHIBIT F

## General Policy Plan

		demand management (TDM); and f) transportation system management (TSM).
	2.C.4	The county, cities, WSDOT, and transit agencies shall collaborate to identify transit emphasis corridors to ensure consistency among respective long-range transportation plans.
<b>Objective TR 2.D</b>		<b>The county, cities, and transit agencies, within the Southwest Urban Growth Area (UGA), will collaborate with Sound Transit to ensure planning and right-of-way preservation for a future phase of light-rail corridor development that will extend to the Everett Regional Growth Center as funding allows.</b>
<b>TR Policies</b>	2.D.1	Planning will be compatible with Sound Transit's Sound Transit 2 Plan for Snohomish County, which <del>((could include))</del> <u>includes</u> stations in Lynnwood and Mountlake Terrace <del>((;))</del> .
	2.D.2	Planning will recognize and be compatible with local land use planning and urban design objectives within the Southwest UGA.
	2.D.3	Planning will include consideration and evaluation of additional transit services to major employment centers within the Southwest UGA.
<b>Objective TR 2.E</b>		<b>In cooperation with transit agencies and cities, the county will identify the general locations of major planned transit facilities in the Transportation Element and enact transit-oriented policies and development standards for locations.</b>
<b>TR Policies</b>	2.E.1	Transit-oriented development shall be located to support the development of designated growth centers and existing or planned transit emphasis corridors and include pedestrian-scale neighborhoods and activity centers to stimulate use of transit and ridesharing.
	2.E.2	Transit service shall be supported by planning for the appropriate mix of development that includes both employment and housing uses.
	2.E.3	Safe, pleasant and convenient access shall be provided for pedestrians and bicyclists as well as efficient transfer between all modes of travel.
	2.E.4	Pricing or regulatory mechanisms (e.g., metered parking and tolling) shall be considered in order to encourage transit use and reduce reliance on automobiles.

<b>Objective TR 2.F</b>	<b>To improve transit service throughout the county, local governments and transit agencies should evaluate the potential to expand Community Transit's Public Transportation Benefit Area (PTBA) and/or Sound Transit's Regional Transit District (RTD) to urban growth areas beyond the current boundaries.</b>	
<b>TR Policies</b>	2.F.1 Revenues that will be generated from expanded areas should be calculated thoughtfully using professionally accepted methods.	
	2.F.2 Transit service improvements and benefits to the community should be determined prior to considering expansion of the PTBA and RTD.	
	2.F.3 Roles of countywide and regional transit agencies should also be determined in providing transit services and facilities.	
	2.F.4 Consistency with local comprehensive plans, related transportation elements, and regional growth and transportation plans should be maintained.	
<b>GOAL TR 3</b>		<b>Improve nonmotorized transportation facilities and services.</b>
<b>Objective TR 3.A</b>	<b>Plan, design, program, construct, and promote use of nonmotorized transportation facilities in Snohomish County in cooperation with WSDOT and the cities.</b>	
<b>TR Policies</b>	3.A.1 Compatible bikeway and walkway standards shall be developed jointly with other jurisdictions in Snohomish County.	
	3.A.2 Continuous and/or direct bicycle routes shall be coordinated as part of comprehensive plans among all jurisdictions and major centers in Snohomish County and the region.	
	3.A.3 A safe system of bicycle and pedestrian facilities shall be planned for, tying together residential areas, schools, recreation areas, business areas, transit stops and transfer points, and centers.	
<b>Objective TR 3.B</b>	<b>Ensure that new development accommodates nonmotorized transportation facilities in its site planning.</b>	
<b>TR Policies</b>	3.B.1 Adequate nonmotorized transportation access to and circulation within all developments shall be designed and maintained.	
	3.B.2 Convenient and secure bicycle parking shall be provided within centers, at major destinations, and at transportation centers to accommodate inter-modal connections.	



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- 3.B.3 Bicycle paths and trails shall be designed in a way that promotes the security and safety of adjacent residences and businesses.

**GOAL TR 4 Provide transportation services that enhance the health, safety, and welfare of Snohomish County citizens.**

**Objective TR 4.A Cooperate with WSDOT, the cities, and transit operating agencies to design facilities and provide for services that enhance the mobility of all citizens regardless of age, disability, or income.**

- TR Policies**
- 4.A.1 Pedestrian facilities shall be encouraged that maintain access between public facilities and residential areas, especially where they serve a safety purpose.
- 4.A.2 Pedestrian facilities shall be encouraged that will also accommodate elderly persons and persons with disabilities.
- 4.A.3 Safe and direct pedestrian and disabled access shall be designed to and from public rights-of-way, structures, and adjacent developments.
- 4.A.4 A system of paths and walkways shall be developed within the county Cathcart site to provide safe, efficient and attractive pedestrian connections between all uses on the site and the surrounding neighborhoods.
- 4.A.5 Access to new development at the county Cathcart site shall rely on an internal road and trail network, intersecting Cathcart Way at signalized intersections.
- 4.A.6 The county will work with transit providers to ensure that: 1) local and regional transit service is provided to the Cathcart site and the surrounding neighborhood; and 2) that transit facilities at Cathcart are located to support the site's development and enhance the efficient operation of the overall transit system.
- 4.A.7 Affected jurisdictions and transit agencies shall prepare compatible rules and procedures for locating transportation facilities and services to minimize potential adverse impacts on low income, minority, and special need populations.
- 4.A.8 In cooperation with transit operating agencies, cities, WSDOT, and social service agencies, ensure mobility choices for people with special transportation needs, including persons with disabilities, the elderly, the young, and low-income populations.

**Objective TR 4.B      In cooperation with WSDOT and cities, develop programs to identify and mitigate any roadway hazards that may result in accidents and threats to public safety.**

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| <b>TR Policies</b> | 4.B.1 | Safe and effective traffic control or grade separation shall be maintained at railroad crossings where practicable.   |
|                    | 4.B.2 | Sufficient general-purpose and high-occupancy vehicle lane capacity shall be provided to safely move traffic within primary roadway corridors.  |
|                    | 4.B.3 | State-of-the-art traffic control devices, signalization, and signing shall be used, consistent with professionally accepted geometric and structural standards that reduce the risk of serious accidents. |

**Objective TR 4.C      Coordinate with the cities and state to prepare procedures to monitor and control the movement of hazardous cargos or materials on transportation facilities within the county.**

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| <b>TR Policies</b> | 4.C.1 | Enforcement of federal and state regulations for transportation of hazardous materials shall be supported.  |
|                    | 4.C.2 | The transport of hazardous cargo or materials shall be minimized through residential areas and centers by restrictive routing and scheduling where practical. |

**Objective TR 4.D      Restrict direct vehicle access from public and private property onto designated principal and minor arterials to maintain and improve the integrity of traffic flow.**

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| <b>TR Policies</b> | 4.D.1 | In order to promote public safety and operations efficiency, access to principal, minor and collector arterials shall be limited.  |
|                    | 4.D.2 | Vehicle access shall be limited to collector arterials and local roads as a condition of development whenever practicable.   |
|                    | 4.D.3 | Preparation and approval of vehicle access, pedestrian access, and circulation schemes shall be required for major public or private developments.                                 |
|                    | 4.D.4 | Adequate distance of driveways from intersections shall be required in order to promote safe and efficient flow of vehicular traffic.  |
|                    | 4.D.5 | Joint driveway access and internal site circulation shall be achieved wherever practical as a condition of new development for adjacent properties that have compatible land uses. |

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- 4.D.6 Driveways shall be located in a manner that provides adequate sight distance for all traffic movements and does not interfere with traffic operations at intersections.
- 4.D.7 On-site traffic circulation shall be designed in a way that allows safe and efficient storage and movement of driveway traffic.
- 4.D.8 Driveway and traffic flow restrictions shall be used to allow safe and efficient access for emergency vehicles when needed.
- 4.D.9 Vehicle access to state highways by land development shall be limited where necessary to maintain adopted WSDOT highway design standards.

**Objective TR 4.E**      **Provide and maintain transportation facilities that enhance the safety of motorized and nonmotorized transportation.**

- TR Policies**
- 4.E.1 Design standards, improvements and right-of-way shall be provided that vary by functional class of roadway in order to ensure safe and efficient flow of traffic..
  - 4.E.2 A high priority shall be given to improvements that enhance the safety of transportation facilities and services.
  - 4.E.3 Pedestrian facilities shall be encouraged that maintain access between public facilities and residential areas especially where they serve a safety purpose.
  - 4.E.4 Roadway and other transportation facility standards shall be maintained which enhance the safety for all users of the transportation system.
  - 4.E.5 Safety improvements needed on roads due to the impact of new land development shall be provided concurrent with development.
  - 4.E.6 The long term goal of zero fatalities and disabling injuries shall be pursued to improve the safety of the overall transportation system.

**Objective TR 4.F**      **Collaborate with cities to maintain and preserve transportation facilities by developing common management procedures, identifying predictable funding, and implementing contemporary safety practices.**

- TR Policies**
- 4.F.1 Effective maintenance and preservation programs shall be pursued to protect investments in existing transportation facilities and achieve lower overall life-cycle costs.

- 4.F.2 Investments in operations, pricing programs, demand management strategies, and system management activities shall be pursued to reduce the need for transportation capital improvements.
- 4.F.3 The transportation system shall be protected against disaster by developing preventative and recovery strategies, and coordinating emergency responses with local and regional agencies.
- 4.F.4 Adaptive transportation responses shall be pursued with local and regional agencies to deal with threats and hazards arising from the impacts of climate change.

## **GOAL TR 5      Design transportation systems that are efficient in providing adopted levels of service.**

**Objective TR 5.A      To comply with the Growth Management Act, cooperation will be established with the cities, transit operators, and WSDOT, regarding concurrency and level of service requirements.**

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| <b>TR Policies</b> | <ul style="list-style-type: none"> <li>5.A.1 The county shall identify additional transportation mitigation for proposed developments that impact roadways determined to be at ultimate capacity.</li> <li>5.A.2 Transportation level of service shall be used in a manner that is consistent with growth management tools, which manage the rate of growth in rural areas and offer incentives to encourage more intense development within existing urban areas.</li> <li>5.A.3 Different levels of service shall be allowed depending on development form and intensity and density of land use.</li> <li>5.A.4 Concurrency requirements for land developments in unincorporated areas shall be pursued by considering adopted level of service standards and the financial resources available to make needed transportation improvements for county roads.</li> <li>5.A.5 Professionally accepted measures and methods shall be used in determining transportation level of service and other travel-related information on county and state facilities.</li> <li>5.A.6 A systematic method shall be employed in calculating transportation level of service as opposed to a single quantitative measure or single location technique.</li> <li>5.A.7 Access to nonmotorized and high-occupancy vehicle transportation in addition to automobiles, should be considered in making concurrency decisions.</li> </ul> |
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### General Policy Plan

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5.A.8 Level of service shall be monitored on county arterials and performance of state highways shall be reported as required by the Growth Management Act.

5.A.9 Monitoring of multimodal level of service shall be coordinated with WSDOT, transit agencies, and adjacent local jurisdictions.

**Objective TR 5.B Participate in statewide and regional programs aimed at reducing peak period traffic congestion, discouraging the use of single-occupant vehicles, and increasing use of public transportation.**

**TR Policies** 5.B.1 Employers in the urbanized area shall be encouraged to offer trip reduction programs for employees.

5.B.2 Transportation facilities and equipment such as park-and-ride lots, park-and-pool lots, buses, and vanpool vehicles shall be planned and used to allow efficient delivery of transportation services.

5.B.3 A regional program shall be maintained to promote and facilitate ridesharing in cooperation with city, state and transit agencies.

5.B.4 Reasonable statewide and regional efforts to reduce commuter trips by single-occupant vehicle shall be supported by Snohomish County.

5.B.5 Developments shall be required to provide, or contribute to, reasonable transportation demand management measures that improve roadway efficiency and operations.

**Objective TR 5.C Work to reduce parking demand by requiring accommodation within site plans for pedestrians, public transportation, ridesharing, and bicycles.**

**TR Policies** 5.C.1 Minimum and maximum off-street parking stall ratios shall be considered for different land uses to provide safe and adequately sized parking facilities.

5.C.2 Preferential and convenient parking shall be provided for applicable land uses as an incentive for using carpools, vanpools, and bicycles.

5.C.3 Transit stops and transit access shall be provided for applicable land uses where they attract large numbers of employees and/or customers.

5.C.4 Parking in business districts shall be managed to favor shoppers and clientele and discourage long-term employee parking.

5.C.5 Developers of new sites shall accommodate mobility of pedestrians.

**Objective TR 5.D Participate with the cities, transit agencies, Sound Transit and WSDOT in a cooperative planning pro-**

**cess for public transportation and high-capacity transit.**

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| <b>TR Policies</b> | 5.D.1 | The design and location of bus transit facilities and other transportation modes shall be coordinated with ferry terminals.   |
|                    | 5.D.2 | A system of secure, conveniently located park-and-ride lots shall be provided to encourage use of bus, ridesharing, and high-capacity transit services.                       |
|                    | 5.D.3 | Development review shall be performed with transit agency participation to ensure site plan compatibility with public transportation and other high-occupancy vehicles.       |
|                    | 5.D.4 | The development of small park and ride lots in or near residential area should be encouraged so that individual jurisdictions are not impacted with large park and ride lots. |
|                    | 5.D.5 | The county and cities should encourage transit supportive land uses in non-contiguous UGAs in order to help preserve transit service between non-contiguous cities.           |

**Objective TR 5.E Sponsor education programs regarding alternative modes of transportation.**

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| <b>TR Policies</b> | 5.E.1 | An ongoing public awareness program for ridesharing and public transportation shall be established in cooperation with Sound Transit, Community Transit and Everett Transit.   |
|                    | 5.E.2 | Workshops for community and business groups shall be sponsored to promote high-occupancy vehicle use in cooperation with Sound Transit, Community Transit and Everett Transit. |
|                    | 5.E.3 | Local school districts shall be encouraged to develop formal education programs on alternative modes of transportation.  |

**GOAL TR 6 Implement transportation improvements that are consistent with the natural environment element of the comprehensive plan and have positive or minimal adverse impacts on the natural environment, air quality, water quality, climate change, and energy consumption.**

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| <b>Objective TR 6.A</b> | <b>In cooperation with the cities, prepare consistent criteria and procedures to avoid or mitigate adverse environmental impacts of transportation systems according to guidance provided by the State Environmental Policy Act.</b> |
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### General Policy Plan

<b>TR Policies</b>	6.A.1	Transportation facilities shall be designed to include mitigation of adverse impacts on shorelines, water and soil resource and drainage patterns.
	6.A.2	Transportation systems, including circulation roadways and drive-ways, shall be located and designed to minimize the disruption of natural habitat, floodplains, wetlands, geologically hazardous areas, resource lands, and other elements of environmentally sensitive areas. Where disruption cannot be avoided, designs shall minimize the disruption and impacts shall be mitigated.
	6.A.3	Aesthetic and visual values shall be considered in the location and design of transportation facilities.
	6.A.4	Alternative modes of travel to the single-occupant vehicle shall be encouraged in order to reduce energy consumption, air and water pollution, climate change, and noise levels.
<b>Objective TR 6.B</b>		
<b>Comply with the requirements of the Federal Clean Air Act in developing the transportation system.</b>		
<b>TR Policies</b>	6.B.1	Transportation plans and programs shall be in conformity with the Clean Air Act, and consistent with goals to reduce carbon monoxide and ozone levels to national air quality standards, and to adapt to the effects of climate change.
	6.B.2	Rules and procedures will be prepared in cooperation with the Puget Sound Clean Air Agency, PSRC, and local jurisdictions to ensure consistency with the transportation control measure requirements of the most current Clean Air Act amendments.
<b>Objective TR 6.C</b>		
<b>Comply with the requirements of the Safe Drinking Water Act and the Clean Water Act in development of the transportation system (motorized and non-motorized). Water quality for municipal water supplies shall be preserved at the highest quality.</b>		
<b>TR Policies</b>	6.C.1	Transportation plans and improvements programs shall comply with appropriate state and federal legislation related to municipal water supply.
<b>Objective TR 6.D</b>		
<b>The county and cities, in cooperation with transit operating agencies and the WSDOT, will plan strategically to integrate concepts related to sustainability and climate change in transportation planning.</b>		

<b>TR Policies</b>	6.D.1	Transportation plans shall be developed and coordinated that support land use and other plan elements, and contribute to a flexible approach to promoting sustainability and adapting to the effects of climate change.
	6.D.2	Efficiency of existing transportation investments shall be maximized and measures to reduce vehicle miles of travel and greenhouse gas emissions shall be pursued.
	6.D.3	A transportation system that reduces pollution and the negative impacts on climate and the natural environment shall be encouraged.
	6.D.4	Energy efficient modes of transportation, fuels, and technologies that reduce negative impacts on the environment shall be developed and implemented.
	6.D.5	Investment in nonmotorized transportation improvements within and between urban centers that serve transit station areas within transit emphasis corridors shall be encouraged.
	6.D.6	Convenient and low-impact alternatives to single-occupancy vehicles shall be encouraged.
	6.D.7	A transportation system that minimizes negative impacts to human health shall be developed.

**GOAL TR 7      Prioritize and finance transportation improvements for the greatest public benefit.**

**Objective TR 7.A      Jointly plan, in cooperation with other transportation providers (cities, WSDOT, transit agencies, and ferry system) adequate transportation systems such that development can proceed with order and according to the land use elements of local comprehensive plans.**

<b>TR Policies</b>	7.A.1	First consideration shall be given to improvements that enhance the safety and effectiveness of existing transportation facilities and services and/or use of high-occupancy vehicles.
	7.A.2	Coordinated forecasts of road and highway needs and transit demand shall be produced based on the regional travel demand models and the land use elements of county and city comprehensive plans.
	7.A.3	A cost estimating process, compatible with other transportation agency processes, shall be used to estimate costs of proposed transportation system improvements.
	7.A.4	Transportation improvement programs shall consider the extent to which they fulfill the objectives of the regional transportation plan,



## EXHIBIT F

### General Policy Plan

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transit agencies' plans, and the county's and cities' comprehensive plans.

7.A.5 A locally and regionally coordinated six-year program shall be prepared that finances transportation improvements within projected funding levels and clearly identifies sources of public money.

7.A.6 A process shall be established for reassessing first the levels of service and then the land use elements of the county's comprehensive plan if transportation funding falls short of meeting the existing and projected needs.

7.A.7 The land use element, the planned transportation improvements, and the finance plan shall be coordinated and consistent.

### Objective TR 7.B

**Coordinate transportation improvement programming to equitably assign the costs of transportation system improvements associated with new development to developers, the county, and cities.**

### TR Policies

7.B.1 Interlocal agreements shall be negotiated and adopted that define a common system of multimodal transportation impact mitigation, including provisions for development/design review and the equitable assessment and sharing of mitigation costs.

7.B.2 Common standards for evaluating the impacts of development shall be considered in cooperation with the cities for new development, including guidelines on scope, content, and methodology.

7.B.3 The travel demand generated by a development shall be used as the primary measurement in establishing the proportionate share of roadway capacity-related improvements which a proponent shall be required to assure.

7.B.4 Each phase of development shall be accompanied by a program to provide for mitigation of off-site traffic impacts with its share of mitigation prorated among phases of the development and beneficiaries of any improvements.

7.B.5 Where proponents of land development commit to a feasible transportation demand management program, they shall receive credit for reductions in traffic impacts they generate.

7.B.6 The county shall monitor and adjust, when appropriate, its transportation impact fee program as authorized under the GMA to help fund the cost of road system capacity improvements required to serve new development.

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### Transportation

Effective Date February 1, 2006

Amended Effective Date October 13, 2011

TR-17

<b>GOAL TR 8</b>		<b>Plan, develop, and maintain transportation systems through intergovernmental coordination.</b>
<b>Objective TR 8.A</b>		<b>Achieve consistency between the transportation element of the county's comprehensive plan and the countywide planning policies developed pursuant to the requirements of the Growth Management Act.</b>
<b>TR Policies</b>	8.A.1	Interlocal agreements with the cities shall establish a framework for determining consistency among local transportation plans.
	8.A.2	Common transportation service areas shall be considered in order to establish a geographic basis for joint projects, mitigation programs, and finance methods.
<b>Objective TR 8.B</b>		<b>Achieve consistency between the long-range transportation plans and transportation improvement programs of the county and the region's growth management goals and policies.</b>
<b>TR Policies</b>	8.B.1	Coordination with adjacent counties shall occur through the Puget Sound Regional Council and interaction with Island, Skagit, and Peninsula regional transportation planning organizations.
	8.B.2	Long-range transportation plans and transportation improvement programs shall be compatible with the PSRC's regional transportation plan.
<b>Objective TR 8.C</b>		<b>Coordinate with state and regional transportation agencies the development of transportation facilities of statewide, regionwide, and countywide significance and take into account plans prepared under the Growth Management Act.</b>
<b>TR Policies</b>	8.C.1	Standard definitions and procedures shall be prepared for the designation of transportation facilities of regional and countywide significance.
	8.C.2	Policies to guide the planning, development, and management of state routes shall be prepared in cooperation with WSDOT.
	8.C.3	Localized impacts on communities shall be addressed cooperatively with transit agencies when designing and locating multimodal transportation centers.
<b>Objective TR 8.D</b>		<b>Participate with the cities, Sound Transit, Community Transit, Everett Transit, King County-METRO, Marine Division of WSDOT, and passenger and</b>

## EXHIBIT F

### General Policy Plan

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#### **freight railroad companies in establishing compatible schedules and terminal locations.**

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| <b>TR Policies</b> | 8.D.1 | Public transportation modes (bus and rail) shall be planned that are time-coordinated and interconnected to increase level of service and ridership.   |
|                    | 8.D.2 | Transportation centers and terminals shall be located and designed to permit use by multiple modes of travel (e.g., bus, aviation, intercity rail, ferry, auto, bicycle, pedestrian/disabled, and high-capacity transit).                              |
|                    | 8.D.3 | Transit routes and facility locations, schedules and passenger fares of public transportation services shall be coordinated for Skagit, King, Island, and Snohomish Counties.  |
|                    | 8.D.4 | Transportation facilities and services shall be cooperatively planned and developed to efficiently interface with marine and air transportation terminals and facilities, and accommodate and complement existing and planned local land use patterns. |
|                    | 8.D.5 | Multimodal intersection points shall be emphasized at efficiently designed terminals that include regionally coordinated fare and ticketing systems.   |

#### **GOAL TR 9      Enhance the movement of goods, services, employees and customers.**

##### **Objective TR 9.A      In cooperation with the cities, transit agencies and WSDOT, prepare congestion management solutions for areas where movement of employees, goods, and services are impeded by traffic congestion during peak and mid-day periods.**

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| <b>TR Policies</b> | 9.A.1 | Opportunities shall be encouraged and provided for the public and private-sector employers to share responsibility and participate in transportation demand and congestion management. |
|                    | 9.A.2 | The efficiency of key roadways that provide access to employment and community service centers shall be maintained.  |
|                    | 9.A.3 | Transit routes and schedules shall be planned to enhance customer and employee access to commercial centers.   |

##### **Objective TR 9.B      Ensure efficient movement and access of freight vehicles to/from designated centers, and across and through the Puget Sound region.**

<b>TR Policies</b>	9.B.1	Convenient truck routes for the rural and urban areas of the county shall be designated, designed, and maintained.
	9.B.2	The navigability and efficiency of the marine and inland waterways shall be maintained.
	9.B.3	Terminals shall be located and designed for efficient multimodal freight transfer and direct access to the state highway, interstate, rail and ferry systems.
	9.B.4	At-grade crossing of freight rail lines by roadway vehicle traffic shall be minimized as much as practicable.
	9.B.5	Natural and manmade incidents that undermine the movement of employees, goods and services shall receive a priority response in order to rectify problems.
<b>Objective TR 9.C</b>		
<b>Preserve railroad rights-of-way for alternative uses (i.e., recreation and transportation) when continued rail service is not practicable.</b>		
<b>TR Policies</b>	9.C.1	Acquisition of abandoned railroad rights-of-way shall be considered where economically practicable, to preserve these resources as future transportation corridors, such as rail lines, bikeways, pedestrian/equestrian trails, utilities and roadways.
	9.C.2	Land use regulation, environmental, and community impacts and agricultural lands shall be considered with regard to actions for preservation and use of abandoned railroad rights-of-way.
<b>GOAL TR 10</b>		
<b>Develop transportation systems that enhance the economic competitiveness of the county, Puget Sound region, and state.</b>		
<b>Objective TR 10.A</b>		
<b>Cooperate with other jurisdictions to ensure adequate transportation services to and from major air, rail and water transportation facilities.</b>		
<b>TR Policies</b>	10.A.1	Safe and efficient ground access on county arterials shall be maintained to the major air, rail and water transportation facilities.
<b>Objective TR 10.B</b>		
<b>In cooperation with WSDOT and the cities, encourage continued and enhanced freight rail transportation.</b>		
<b>TR Policies</b>	10.B.1	Railroad companies and shippers shall be encouraged to maintain rail freight service on lines that, if abandoned, would have a negative impact on the Snohomish County economy.

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### General Policy Plan

- 10.B.2 The Snohomish County Economic Development Council shall be supported in its work to attract businesses that increase the use of freight rail services and discourage rail line abandonments.
- 10.B.3 Nonrail shippers shall be informed as to the benefits of transporting their products by rail for long distance hauling.
- 10.B.4 Efforts shall be pursued in cooperation with WSDOT to preserve essential rail freight service that offers long-term economic benefits.

### **Objective TR 10.C In cooperation with WSDOT and the cities, encourage continued and enhanced passenger rail transportation.**

- TR Policies**
- 10.C.1 Programs shall be established, in cooperation with WSDOT and AMTRAK, to upgrade interstate passenger rail service.
  - 10.C.2 WSDOT shall be supported in pursuing development of a western Washington passenger rail corridor.
  - 10.C.3 Rail transportation operators shall be assisted in improving the market for passenger rail travel by making improvements to rail speed, safety, amenities, and connections to local public transportation.

### **Objective TR 10.D Pursue transportation programs and policies that directly enhance the operating and capital resources of freight and passenger rail transportation.**

- TR Policies**
- 10.D.1 WSDOT's efforts shall be supported in pursuing the Rail Bank Program to preserve and acquire essential abandoned railroad rights-of-way for future rail use and economic development.
  - 10.D.2 Linkages shall be coordinated between local transportation services, regional rail, and interstate rail services.
  - 10.D.3 Rehabilitation or construction of new rail facilities that enable services to be maintained or enhanced shall be encouraged and supported.
  - 10.D.4 Land use types and densities shall be established along rail corridors in Urban Growth Areas that support freight and passenger rail transportation consistent with other elements of the plan.
  - 10.D.5 Compatible land uses and densities shall be planned at key rural locations to support and enhance countywide rail corridors.
  - 10.D.6 Interim or co-existing uses, such as freight rail, nonmotorized transportation, and recreational activities shall be considered and planned for within commuter rail corridors.

- 10.D.7 Impacts on resource lands, the natural environment, and the surrounding area shall be considered with regard to preservation and use of abandoned railroad rights-of-way.

**EXHIBIT G**

**Amended Ordinance 14-129**

# Parks and Recreation

The Snohomish County park system is incredibly diverse and boasts more than 11,000 acres of parks and open space; 105 park properties; hundreds of miles of trails; and more than 47 miles of fresh and saltwater shoreline. Major regional park assets such as the Evergreen State Fairgrounds, Kayak Point Park, Lord Hill Park and the Centennial, Interurban, and Whitehorse trail systems host local, regional, and national events that draw more than 4.4 million visitors each year to Snohomish County parks.

Parks play a critical role in building livable and sustainable communities. They contribute to the health and wellness of individual residents and communities by providing safe places to walk, swim, ride, run, recreate, and play. County parks, events, trails, and open space are on the front line of regional economic development efforts. The region receives more than 30 million dollars each year in positive economic impact through the following activities which take place in county parks and recreation facilities: camping and overnight lodging, special events, tournaments, environmental education, and tourism. The Snohomish County Parks and Recreation Department (Parks) is the largest land steward in county government and its parks, trails, and open space contribute to the clean water, clean air, healthy forests, and great beaches that Snohomish County residents and visitors enjoy.

Parks has identified and developed park priorities through public planning processes since the department's inception in 1963. The public process seeks input from stakeholders, including county residents, cities and towns, school districts, user

groups, and others to assist in identifying park land and facility needs. These stakeholder-identified needs are paired together with further analysis to define long-term priorities to provide parks and park facilities.

Parks began summarizing park needs, and long-range strategies for meeting those needs, in a new Park and Recreation Element (PRE) beginning in 2015. The PRE is structured to more efficiently address issues related to the Growth Management Act (GMA) and provide more flexibility in updating planning documents.

Parks has previously published this information in Comprehensive Park Plans adopted in: 1965, 1984, 1986, 1990, 1993, 1994, 2001, and 2007.

Some of the content previously found in Comprehensive Park Plans has been relocated into a Snohomish County Parks and Recreation Visioning Plan (PRVP). This content emphasizes public feedback on recreation priorities and public satisfaction with park facilities. The PRVP will inform long-term planning exercises and short-term funding decisions. Parks anticipates the PRVP will be updated at least every six years and will help gauge changes in public priorities. The PRVP is not a component of the Comprehensive Plan.

The PRE summarizes long-term needs and strategies that have been developed to meet them.

The PRE provides the foundation for park land and facility level-of-service standards specified in the county Capital Facilities Plan (CFP). The Park Improvement Plan



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(PIP) identifies short-term projects to be completed within a six-year time period. These projects support and address the needs in the PRE. The County will use the PIP and the PRVP to identify projects that may be incorporated into the county's six-year Capital Improvement Program (CIP).

The primary funding sources available to the Parks Department are: local real estate excise taxes (REET), general fund revenues, impact/mitigation fees, Conservation Futures Tax Program revenues, and outside grant funding.

**GOAL PR 1**      **Provide recreation services to Snohomish County's residents in the most effective and efficient way possible.**

**Objective PR 1.A**      **Promote coordination among recreation providers in Snohomish County to efficiently deliver parks and recreation services and to collaborate on issues of shared concern.**

**PR Policies**      **1.A.1**      **Coordinate with cities, towns, school districts, park districts, and other junior taxing districts to develop an integrated system of passive and active parks, open spaces, and trails that are accessible to all residents of the county, cities, and towns.**

**1.A.2**      **Include cities and towns in the planning process for park facilities in areas that may be annexed.**

**1.A.3**      **Consider joint agreements with cities and towns for the maintenance and operation of parks facilities in areas that may be annexed.**

**1.A.4**      **Identify parks suitable for transfer to cities and towns and consider negotiating with cities and towns for the orderly transfer of those parks to those cities and towns.**

**1.A.5**      **Partner with park districts, school districts, cities, towns, and other recreational service providers and coordinate on service delivery.**

**Objective PR 1.B**      **Promote coordination among recreation providers outside Snohomish County to efficiently deliver parks and recreation services and to collaborate on issues of shared concern.**

**PR Policies**      **1.B.1**      **Coordinate with Skagit and King Counties' cities and towns and with Skagit and King Counties in planning and constructing Regional Trails.**

**1.B.2**      **Coordinate with state and federal entities to promote integration of park and recreational facilities and ensure continued public access to parks and recreational facilities.**

**GOAL PR 2**      **Provide diverse recreational opportunities through Neighborhood Parks, Community Parks, Special Use Parks, Regional Parks, and Regional Trails.**

**Objective PR 2.A      Maintain and develop a variety of park facilities.**

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|--------------------|--------------|---|
| <b>PR Policies</b> | <b>2.A.1</b> | <u>Consider input from residents, stakeholder groups, school districts, parks and recreation districts, cities, and towns in developing and determining maintenance priorities for Snohomish County's parks and recreation facilities.</u>  |
|                    | <b>2.A.2</b> | <u>Explore and develop programs to assist cities and towns in their efforts to acquire Neighborhood Parks within their UGAs.</u>  |
|                    | <b>2.A.3</b> | <u>Maintain adopted level-of-service standards by acquiring and developing new parks and park facilities and by expanding the capacities of existing parks and park facilities.</u>   |
|                    | <b>2.A.4</b> | <u>Renovate aging park facilities to maintain and improve their existing use. Priority for renovation should be given to park facilities that:</u> <ul style="list-style-type: none"><li>• <u>Require significant maintenance due to facility age.</u></li><li>• <u>Require or could significantly benefit from energy or water efficiency upgrades.</u></li><li>• <u>Are heavily used or are significant revenue generators, or</u></li><li>• <u>Are close to water bodies and do not meet current stormwater standards.</u></li></ul> |
|                    | <b>2.A.5</b> | <u>Prioritize developing Regional Trails.</u>   |

**GOAL PR 3      Maintain and monitor minimum level-of-service standards for parks and for park facilities that are necessary to support development.**

**Objective PR 3.A      Complete an annual "Statement of Assessment" for the Snohomish County CIP to track current level-of-service for park classifications and park facilities that are necessary to support development.**

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|--------------------|--------------|---|
| <b>PR Policies</b> | <b>3.A.1</b> | <u>Apply a level-of-service method to: monitor the level-of-service of park facilities necessary to support development; identify priority parks projects that are necessary to support development; and provide a basis for collecting and allocating park impact mitigation fees.</u> |
|                    | <b>3.A.2</b> | <u>The level-of-service necessary to support development is established by measurable units of the following categories of park facilities: active recreation facilities; passive recreation facilities;</u>  |

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regional trails; waterfront; campsites; and parking spaces. These park facilities contribute to the level-of-service necessary to support development when located in the following classifications of parks: Neighborhood Parks, Community Parks, Regional Parks, and Regional Trails.

3.A.3 Impact fees should be used to: (1) develop park facilities that are categorized as active recreation facilities, passive recreation facilities, regional trails, waterfront, campsites, and parking spaces in Neighborhood Parks, Community Parks, Regional Parks, and Regional Trails; and (2) acquire park properties for Neighborhood Parks, Community Parks, Regional Parks, and Regional Trails.

3.A.4 Review the level-of-service method periodically.

3.A.5 Standards for level-of-service necessary to support development should guide, but not limit, acquiring and developing parks and park facilities.

**Objective PR 3.B Consider improving developed park properties before improving undeveloped park sites.**

**PR Policies**      3.B.1 Acquire park properties and develop park facilities to meet level-of-service standards, priorities identified in the Parks and Recreation Element, priorities identified in other county plans, and emerging needs identified by the Parks Department.

3.B.2 Develop new parks and park facilities when opportune and appropriate even if minimum planning goals are achieved.

**GOAL PR 4 Acquire park properties and develop park facilities that meet existing and projected growth needs of the County and that meet priorities identified in other Snohomish County Plans.**

**Objective PR 4.A Prioritize park property acquisitions and acquire park properties that are consistent with the priorities of the Park and Recreation Element and CIP.**

**PR Policies**      4.A.1 Evaluate potential park acquisitions by considering the priorities identified in the Park and Recreation Element and the Capital Improvement Program.

4.A.2 Acquire, develop, or expand park facilities as identified in the Park and Recreation Element.

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4.A.3	<u>Evaluate, pursue, and develop unique, unanticipated acquisition opportunities that are presented to the Parks Department, as appropriate.</u>
4.A.4	<u>Acquire land and develop additional water access with a priority on providing saltwater access.</u>
4.A.5	<u>Work with the Parks Advisory Board to update the acquisition goals and guidelines to reflect priorities in the Park and Recreation Element and Capital Improvement Program.</u>
4.A.6	<u>Use the Snohomish County Parks Advisory Board's acquisition goals and guidelines process and the Parks Advisory Board's recommendations in evaluating potential park acquisitions.</u>
4.A.7	<u>Use the Conservation Futures Program Advisory Board's recommendations when applying funds from the Conservation Futures Tax Fund.</u>

<b>GOAL PR 5</b>	<b><u>Provide open space and natural areas with appropriate public access to promote understanding and support of the natural environment and of the benefits these lands provide.</u></b>
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<b>Objective PR 5.A</b>	<b><u>Manage and maintain open space and natural properties in Parks Department's inventory.</u></b>
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PR Policies	5.A.1	<u>Seek opportunities for natural resource enhancement within the Parks Department's inventory.</u>
	5.A.2	<u>Explore techniques to manage and protect forest lands in Parks Department's inventory.</u>
	5.A.3	<u>Partner with public and private organizations to assist in habitat improvement, monitoring, and research on county park lands.</u>

<b>GOAL PR 6</b>	<b><u>Support recreation programs and provide programs on a case-by-case basis.</u></b>
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<b>Objective PR 6.A</b>	<b><u>Develop and maintain parks and park facilities suitable for recreation programs.</u></b>
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PR Policies	6.A.1	<u>Offer recreational programs on a case-by-case basis.</u>
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6.A.2 Support recreation programs provided by external agencies, jurisdictions, and private vendors at Snohomish County parks and park facilities.

6.A.3 Provide recreation programs when they are unique to a park or park facility, they fulfill an identified community need, or they support overall objectives of the Parks Department.

**GOAL PR 7 Assist in preserving the cultural and historic resources of Snohomish County.**

**Objective PR 7.A Propagate the cultural and historic resources of Snohomish County through land acquisition, protection, and interpretation.**

**PR Policies** 7.A.1 Work with communities, historical organizations, and local tribes to identify culturally and historically significant properties appropriate for Snohomish County's park system.

7.A.2 Provide interpretive opportunities at parks when appropriate and feasible.

**GOAL PR 8 Promote sustainable operation by considering financial, environmental, and social implications of the Parks and Recreation Department's actions.**

**Objective PR 8.A Consider a variety of innovative funding methods, including, but not limited to, sponsorships, agreements with vendors, public and private partnerships, selling of naming rights, adjustments to user fees, and operational efficiencies.**

**PR Policies** 8.A.1 Prioritize methods such as sponsorships, agreements with vendors, and selling of naming rights over increased user fees for generating revenue.

8.A.2 Provide operational efficiencies by replacing aging infrastructure with updated energy and water efficient components and by implementing naturalization and sustainable operation initiatives when feasible.

**Objective PR 8.B Encourage recreational amenities in Recreation Areas.**

**PR Policies** 8.B.1 Coordinate with other recreational providers within the Recreation Areas and promote opportunities for collaboration.

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8.B.2	Consider additional Recreation Areas as promoted by outside groups, or within the department, when they are proposed.
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## EXHIBIT H

Amended Ordinance 14-129



# EXHIBIT H

## General Policy Plan

# Capital Facilities

A wide array of public services and facilities is needed to properly accommodate and integrate new population growth into existing communities. The Growth Management Act (GMA) places great importance on planning for public facilities, requiring local comprehensive plans to include capital facilities and utilities elements.

All Snohomish County services and facilities are included within the capital facilities element because there are connections and relationships between all capital facilities and population growth whether the facilities are “necessary to support development,” directly related to GMA Goal 12 or not. This section of the plan also addresses certain facilities and services provided by other local public agencies, such as cities and special districts, which serve development within unincorporated areas of the county.

The contents of this chapter reflect requirements and direction from the Growth Management Act, procedural criteria of the Washington Administrative Code and the ~~((countywide planning policies))~~ Countywide Planning Policies (CPPs). ~~((These countywide policies))~~ The CPPs provide the primary mechanism for achieving consistency of this element with the facility plans of the cities.

Other important original sources used in developing this chapter include:

- System plans and policy recommendations from the various provider agencies;
- County studies and plans, such as the Shoreline Management Program, the Solid Waste Management Plan, the Drainage Needs Report ~~((project))~~ and

the six-year Capital Improvement ~~((Plan))~~ Program (CIP); and

- The ~~((Countywide Comprehensive Park))~~ Parks and Recreation ((Plan)) Element, Park Improvement Plan, and joint school capital facilities ((plan, and the Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993))) plans.

The Shoreline Management Program, the Solid Waste Management Plan, the six-year Capital Improvement Program, and the Countywide Comprehensive Park and Recreation Plan are updated on a regular basis.

The projected growth and distribution of population and employment over the next 20 years is the primary driver of capital facility needs. These forecasts determine the amount of additional urban land and the public infrastructure for which planning is needed. Use of the forecasts in all elements of the plan guarantees internal consistency. Most of the facility needs identified in this capital facilities element are relatively unaffected by variations in land use pattern. The county may, in the future, adjust either the level of service standards (for elements where LOS standards are adopted) and/or the facility service guidelines identified for planning purposes for other elements, thereby providing a means to achieve balance and fiscal realism in the required financing program. Modifications to the land use element and corresponding land use map may also be used to achieve the same result. Adjustment of service levels may occur either through amendments to the GPP or the capital facilities plan.

This chapter of the ~~((comprehensive plan))~~ General Policy Plan (including future plan phases and implementation measures that deal with public services and facilities) is intended to carry out and be evaluated against the following fundamental principles:

- Public facilities should be planned to support projected population growth and land use patterns;
- Levels of service standards should be developed for public facilities and services necessary to support development and they should be periodically reassessed as the basis of need for future public facilities;
- Facility service guidelines (used for planning purposes only) should be developed for other elements of this plan and periodically reassessed as one of the factors used to determine the need for future public facilities;
- Public facilities and services within urban growth areas should be provided at levels commensurate with the demands of urban densities and development intensity while reflecting the realities of limited funding resources and prioritization between those facilities and services;
- Public facilities and services within rural areas should be provided at levels reflecting the reduced demands and higher costs of serving these lower density, more dispersed patterns of development;
- Public facility expansion should be financed, in part, from revenues generated by new development as it occurs and contributes to the demand for such expansion;
- Snohomish County should play a major coordinating role in the planning of all regional public facilities that serve both

incorporated and unincorporated areas; and

- Public services and facilities should be provided in an efficient and cost-effective manner.

This element of the plan seeks to put these principles into effect through a series of goals, objectives, policies and implementing strategies which are organized as follows:

- ♦ county facilities and services including:
  - surface water management,
  - solid waste disposal,
  - law and justice,
  - general government,
  - parks and recreation,
  - airport, and
  - land transportation (see transportation element);
- ♦ non-county providers' facilities and services including:
  - public education,
  - fire suppression,
  - sanitary sewer (see utilities element),
  - public water supply (see utilities element); and
- ♦ essential public facilities - siting.

This chapter of the General Policy Plan provides the overall direction and detailed policy guidance for the Capital Facilities Element of the GMA comprehensive plan. The Capital Facilities Element also includes the Capital Facilities Plan and the 6-year Capital Improvement Program. The CFP contains more detailed information concerning the inventory of existing public facilities and a forecast of future needs for these facilities. The CIP presents a six-year program of public improvements that is reviewed, revised and adopted each year as part of the budget process.

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### County Facilities - General

The county functions as a regional and as a local provider of services and facilities depending upon the particular facility or service and area served. The county role as an urban service provider is expected to decline and the cities are to assume the dominant role in most urban services under the goals established by the GMA. The county, however, is expected to play a more important role as a regional service provider. Managing this transition is one of the principal challenges of the GMA and will take many years to achieve.

The county functions as a review agency for some public agencies and as a permitting agency and financial resource for others. These multiple roles make capital facility planning a special challenge for the county. Distinguishing between the several types of public facilities and services which the county may either provide, help plan, help finance, or regulate is necessary when developing goals, objectives, and policies to guide future decision-making.

This chapter will address those facilities for which the county must plan and budget as part of its six-year capital improvement program. They include land transportation (addressed in the transportation element), surface water management, solid waste disposal, law and justice (enforcement, prosecution, correction/detention, and related services), general government, parks and recreation, and the airport. Each of these functions will be considered in a separate section.

Snohomish County is committed to improving the adequacy of public facilities in its own facility planning as well as working with other key providers of public infrastructure, particularly sewer, water and school districts. The county prepares six-year capital improvement programs annual-

ly. This regular review and updating of capital investment has been significantly enhanced to comply with the requirements of the GMA.

The GMA places great importance on local determination of appropriate measures and extent of various facility needs as expressed through the concept of level of service. The county has established level of service (LOS) measures for land transportation, surface water management, and parks facilities necessary to support development, as described in the capital facilities plan and transportation element. The county has established facility service guidelines for other public facilities within the capital plan. These guidelines are for planning purposes only and do not obligate the county to achieve specific projects or service levels. The process used by the county in measuring and establishing levels of service standards for public facilities necessary to support development and guidelines for all other facilities was first presented in a report entitled, Capital Facility Requirements 1994-99 (and to 2013) (Snohomish County, 1994). ~~((An existing LOS for land transportation, park services and surface water facilities was produced as a reference point during the initial planning under the GMA in the early 1990's. This was done by compiling an inventory of existing county facilities and relating that inventory to existing measures of demand, generally the 1992 estimated county population. A similar process was used to develop the guideline ranges for other plan elements. Comparing projected growth in demand with projections of revenues clarifies the difficult trade-offs between desired facilities and revenue enhancements.))~~

This process was developed to be used by the county in evaluating the LOS for land transportation facilities and other facilities considered "necessary to support develop-

ment". Facilities necessary for urban development are distinguished from those necessary for rural development. There is a smaller listing of facilities necessary to support rural development and for some rural facilities, different levels of service. It also established the parameters for the 20-year facilities plan and the six-year financing program delineated in the CIP. These parameters may be revised as the specifics of the six-year financing program are developed. ~~((The process was further developed in the Capital Facilities Plan/Year 2000, 2001 and 2005 Updates.))~~ The county will periodically evaluate and refine LOS measures to improve the linkage between land transportation facilities, services and demand and to reflect changing fiscal and jurisdictional circumstances.

A similar process was used to establish the facility service guidelines for the other public facilities of this plan. These guidelines were then used in developing a forecast of future needs, the 20-year facilities plan and the six-year financing program. These guidelines are not prescriptive in nature and constitute only one of many factors to be used in making final decisions regarding facilities to be built or improved. The county will periodically evaluate and refine these guidelines to improve the usefulness of this planning tool in light of changing priorities, fiscal impacts, and inter-jurisdictional cooperation.

Snohomish County prepares annual six-year capital improvement programs (CIPs) to guide capital spending decisions. CIPs are directly linked to a longer term capital facilities plan and to the land use element of the comprehensive plan. They reflect a realistic assessment of future revenues to meet the GMA specifications for the six-year financing program. The CIPs should also reflect an assessment of the fiscal implications of capital projects on the county's operational budget.

~~((Snohomish County has taken advantage of low interest rates and a favorable bond rating in order to incur general obligation bonds and invest the proceeds in administration parking and office facilities. The county is funding the debt service for its new garage (opened in 2004) and administration building (opened in 2005) by redeploying funds that otherwise would have been used to pay office lease space and by utilizing parking revenues. In addition, the county borrowed funds for a much needed jail expansion and is funding the debt service by setting aside a constant stream of current revenues. Additional financing and funding options are discussed in the CFP and CIP.~~

~~Both revenue and general obligation bonds are available to the county for specific capital projects. Enterprise funds such as those supporting solid waste, airport, and surface water management can be used to retire revenue bond debt. User fees can also contribute to a revenue bonding approach.))~~

The GMA expressly gives cities and counties the authority and choice to impose impact fees on new development to help finance capital facility expansions required to serve that new development. This authorization applies to parks, schools, and transportation. Snohomish County has adopted GMA-based impact fee programs for parks, roads, and schools, which are codified at Chapters 30.66A, 30.66B, and 30.66C, respectively. ~~((The county will be converting its SEPA-based park mitigation program into a GMA-based program.))~~

The fee programs comply with GMA requirements and conditions concerning their basis in the six-year CIP, appropriate credits for future property tax payments for debt retirement, use of other supplemental funding sources, and use of fee receipts.

An important feature of comprehensive planning under the GMA is the concurrency requirement. This refers to the goal of

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## General Policy Plan

providing adequate public facilities at the time that private development or its direct impacts occur. This means that not only must the long-range plan provide for these necessary public facilities but also that they must be in place or planned to be in place within six years of (concurrent with) development.

This concurrency test must be met for transportation facilities in order for development to proceed. The Transportation Element and Chapter 30.66B SCC define the concurrency management system for Snohomish County's transportation facilities. Concurrency is encouraged but not expressly required for other types of public facilities. A concurrency system under the GMA requires a complete facilities plan and financing program in the capital facilities element in order to support a regulatory program that could result in denial or deferral of development permits. A formal concurrency system is only utilized for the county road system because of the difficulty for counties in meeting these specifications for the numerous independent providers of several important facilities (see the transportation element). Snohomish County (~~may~~) could consider expanding the concept to other public facilities through future amendments to this plan as it gains experience with the administration of concurrency management. A concurrency system for sanitary sewers, public water supply, drainage, and electric power veri-

tably exists because development proponents must demonstrate that such facilities are available to secure development approvals.

A less rigorous form of adequacy test for public facilities other than transportation facilities is needed to address GMA Goal 12. It directs that development not cause the level of service for those facilities and services necessary to support development to decline below established minimum levels. Such a test is utilized in reviewing development applications and updates to the six-year CIP. This generally involves a review of (~~proposals~~) development applications to ascertain their impact upon existing or planned infrastructure systems (~~for development applications~~). The county will require a solution, such as temporary or permanent facility construction by the developer, longer project phasing or build-out periods, or other appropriate measure where added capacity or other facility improvements to systems are needed to support a development proposal.

A form of facility/funding adequacy monitoring occurs each year during the county budget process. "Statements of assessment" are prepared to accompany updates to the CIP. These statements evaluate the adequacy of projected funding and current regulations to meet GMA Goal 12. This process is described in more detail in the Capital Facilities Plan (~~(Year 2005 Update)~~).

## GOAL CF 1

**Develop a carefully planned program of county services and facilities that provides urban service within urban growth areas, rural service outside UGAs, and is within the county's financial capacity.**

### Objective CF 1.A

**Establish, monitor, and maintain level of service standards for county roads (~~and transit~~) and other**

**public facilities and services necessary ~~((for))~~ to support development and establish facility service guidelines for other county facilities and services. Both LOS standards and facility service guidelines should differentiate between urban and rural areas for appropriate county facilities.**

**CF Policies**      1.A.1      The county shall extend facilities and services in a manner which directs future growth to urban growth areas.

1.A.2      The county shall periodically evaluate all of its facility types to determine whether they should provide urban or rural service pursuant to the GMA.

**Objective CF 1.B      Develop a six-year financing program for capital facilities that meets the requirements of the GMA, achieves the county's levels-of-service objectives for county roads ~~((and transit))~~ and is within its financial capabilities to carry out.**

**CF Policies**      1.B.1      The county shall prepare and adopt, a six-year capital improvement program (pursuant to County Charter) that identifies projects, outlines a schedule, and designates realistic funding sources for all county capital projects.

1.B.2      The county shall maintain consistency between the Transportation Element and the Capital Facilities Plan by incorporating the most recently adopted Transportation Improvement Program and Annual Construction Program into the 6-year CIP.

1.B.3      The county shall work with public and private providers of capital facilities and utility infrastructure to promote improved practices and standards to a level that would enhance economic development in the county.

1.B.4      The county shall actively pursue public/private partnerships for investment in the infrastructure needed to serve the Cathcart site, in part, through negotiation of lease, purchase and/or development agreements with development partners. County infrastructure investments at Cathcart will be reflected in future county capital improvement programs and capital budgets.

**Objective CF 1.C      Site county facilities which require urban infrastructure, serve primarily urban populations, and are urban in character within identified urban growth areas (UGAs).**

**CF Policy**      1.C.1      The county shall assess the urban character of all facilities ~~((except regional facilities,))~~ for which it requires a new site and shall

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## General Policy Plan

limit its search and selection of sites for urban projects to designated UGAs.

### GOAL CF 2

**Track the spatial distribution of GMA required services relative to population concentrations, population growth forecasts and the county's financial capacity.**

#### Objective CF 2.A

**Track and compare changes over time in established levels of service standards for land transportation and other public facilities and services necessary for development.**

#### CF Policy 2.A.1

The county should map the distributions of GMA-required services and facilities when the capital facilities plan is updated relative to the current population and note the financial capacity of the county or service district to provide the facility or service as stated in a current and adopted capital improvement program. All changes in levels of service of services or facilities necessary to support development should be documented in a county maintained database.

### Surface Water Management

Surface water management encompasses the structural and nonstructural work related to the public, health and safety aspects of capturing, conveying and safely discharging rainfall runoff. It also includes the protection and restoration of the natural surface water system that serves the county.

One of the vital facilities used to manage stormwater, particularly in the urban areas, is drainage systems. ~~((The county had inventoried a total of more than 200 miles of drainage ditches and more than 250 miles of drainage pipes within its urban growth areas as of August 2004.))~~ This includes both publicly and privately maintained systems. ~~((A backlog of repair work remains to establish an orderly system of public drainage facilities for which the responsibility is clearly established and for which current standards of flood protection are met. This is because the standards for drainage facility construction have varied and facilities for urban drainage~~

~~systems have been pieced together over decades. The estimated drainage infrastructure improvements that are needed is on the order of \$80 million. The system itself is aging and will need systematic replacement in the years ahead, in addition to the needed repairs to bring the system up to standard and resolve associated drainage problems.))~~

Dikes and levees have also been used to control surface water and reduce flooding, primarily along river corridors. ~~((The county is currently responsible for the maintenance of roughly 16 miles of existing dikes and levees.))~~ The federal government and special districts are responsible for maintaining many other dikes and levees in the county, though the responsibility for maintaining up to nine miles of existing dikes and levees is currently uncertain. The system of levees and dikes in the county has been steadily improved as flood hazard plans have been completed and implemented in cooperation with special districts in the county. It is unlikely that extensive new levees will be constructed given the

current threatened status of Puget Sound Chinook Salmon. However, ongoing inspection, maintenance, repair, and incorporation of features that reduce impacts to fish remain important capital work for flood hazard management along the major county rivers.

Overall capital costs may be reduced, to the extent that regulations can preserve the existing functions, corridors, and uses of the county's natural surface water systems. The county is also subject to major federal law with respect to the water quality and habitat of the county's surface water systems.

Discharge of the county's drainage system to the natural surface water system results in the county being subject to the provisions of the federal Clean Water Act: National Pollutant Discharge Elimination System (NPDES) permit program. The county's response to the NPDES permit includes, among other things, the provision of certain improvements, retrofits of existing facilities and programs to improve water quality.

The county is also undertaking a watershed - based planning ~~((that will prioritize areas and projects for aquatic habitat restoration))~~ project pursuant to the County's Phase I Municipal Stormwater Permit. The project will prioritize the Little Bear Creek area and projects for aquatic habitat restoration. This action is a part of the response to the federal Endangered Species Act listing of Puget Sound Chinook Salmon and bull trout.

Ultimately, the system of constructed and natural systems is interrelated and improvements to one part of the system are considered in the context of their benefits and impacts to other parts of the natural and constructed systems. Watersheds are the organizing principle for analyzing such systems, however, the jurisdictional boundaries that exist complicate ongoing overall improvements. This plan encourages the seamless provision of drainage, water quality and habitat improvements across jurisdictional borders to enhance the overall efficiency and effectiveness of public resources applied to this category of work.

The Surface Water Management Division of the county's Public Works Department implements numerous surface water capital facility projects. These projects address surface water problems reported by citizens, such as drainage or water quality complaints, as well as problems identified through basin-wide planning efforts conducted by the county and other agencies. Examples of basin-wide planning efforts that lead to capital facilities include urban stormwater master plans (such as the Drainage Needs Report), watershed plans (such as the French Creek Watershed Management Plan), salmon recovery plans (such as the Draft Snohomish River Basin Salmon Conservation Plan), and flood hazard reduction plans (such as the Stillaguamish River Comprehensive Flood Hazard Management Plan).

**Goal CF 3      Provide for the management of storm, flood, and base surface waters in Snohomish County in a manner that protects public health and safety, wisely uses public finances, and preserves a legacy of beneficial surface water uses for present and future generations.**



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**Objective CF 3.A**      **Provide a system of drainage that optimizes the use of constructed and natural drainage systems while preserving natural drainage ways and functions.**

- CF Policies**
- 3.A.1      The county shall consider constructing drainage projects that address the higher priority urban flooding problems identified in basin-wide drainage studies and watershed plans, such as the Drainage Needs Reports.
  - 3.A.2      The county shall consider constructing local drainage improvements that address the higher priority local drainage problems identified by citizen drainage complaints.
  - 3.A.3      The county shall consider identifying the life of current public facilities, developing a plan for systematic repair and replacement of facilities, and using the work to guide the standards for use of present and future materials used in stormwater facilities.
  - 3.A.4      The county shall consider identifying the public drainage corridors for which it has responsibility and ensuring that easements accurately convey such responsibility.
  - 3.A.5      The county shall consider constructing improvements that would provide a 2-year standard of flood protection (flooding would occur no more frequently than once every two years at the same location) for constructed public drainage facilities in the urban growth areas of Snohomish County.
  - 3.A.6      The county shall endeavor to maintain its drainage facilities in a manner that preserves the county's initial investment and leaves the facilities in reasonable condition at such time as annexation occurs.

**Objective CF 3.B**      **Provide a system of flood hazard management that protects public infrastructure investments and minimizes impacts to natural water resources.**

- CF Policies**
- 3.B.1      The county shall attempt to clarify the responsibility (special district, county or federal) for all dikes whose responsibility is uncertain within unincorporated Snohomish County.
  - 3.B.2      The county shall consider systematically maintaining all county-owned dikes. The county shall consider upgrading county-owned dikes where necessary or abandoning them where they no longer provide public service. The county shall consider incorporating habitat-friendly features into county-owned dikes.
  - 3.B.3      The county shall consider implementing a capital improvement strategy that maintains existing facilities, assists private property owners and special districts in addressing river flooding and erosion

		hazards, and encourages removal of existing structures from high hazard areas.
	3.B.4	The county should encourage setback or removal of structures in high hazard zones such as channel migration zones. The county shall consider identifying funding sources for and/or assisting the removal of structures from high hazard zones.
	3.B.5	The county shall consider relocating public roads and other public infrastructure located within floodplains, when feasible, to prevent future damage or loss of facilities.
	3.B.6	The county shall consider providing technical assistance, where public interest can be clearly demonstrated, to private landowners and special districts to design bank stabilization structures that meet the environmental criteria of permitting agencies.
	3.B.7	The county shall consider sustaining and improving, as new technology emerges, its advance flood warning system to ensure that the public is adequately notified during emergencies, and to ensure that public flood-fighting resources are directed towards public facilities at greatest risk during flood events.
<b>Objective CF 3.C</b>		<b>Provide a system of stormwater treatment and base flow water quality protection to protect water quality and habitat for present and future generations.</b>
<b>CF Policies</b>	3.C.1	The county shall consider developing a program intended to achieve water quality standards for beneficial uses of streams throughout unincorporated Snohomish County surface waters.
	3.C.2	The county shall consider a program to construct improvements that would provide stormwater treatment for runoff from county facilities discharging to natural surface waters.
	3.C.3	The county shall consider identifying high priority water quality problem areas for targeted water quality capital facilities.
	3.C.4	<del>((The county shall consider a program to identify high priority water quality problem areas for targeted water quality capital facilities.))</del> <u>REPEALED BY ORDINANCE NO. 14-129.</u>
<b>Objective CF 3.D</b>		<b>Provide for the restoration and protection of habitat for present and future generations.</b>
<b>CF Policies</b>	3.D.1	The county shall consider implementing recommendations and constructing improvements in coordination with property owners and other agencies to achieve the 20-year capital improvement goals of adopted watershed basin plans including Salmon Conservation Plans.

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|-------|--|
| 3.D.2 | The county shall consider correcting the highest priority fish passage problems in unincorporated Snohomish County to improve the conservation of ESA-listed and non-listed salmonid populations.                                  |
| 3.D.3 | The county should work with federal, state and tribal governments and agencies to fund and construct high priority aquatic habitat restoration projects as defined in WRIA based salmon recovery plans and other planning efforts. |
| 3.D.4 | The county shall consider implementing smaller stream restoration projects, where possible, with voluntary landowner participation to improve aquatic and riparian functions.  |
| 3.D.5 | The county shall consider acquiring properties, where feasible, for larger restoration projects or for the preservation of critical watershed functions.   |
| 3.D.6 | Habitat restoration projects adjacent to agricultural resource lands should be undertaken in a manner to prevent, if possible, net loss to the agricultural resource lands of the county.  |

### Objective CF 3.E

**Work with cities and public agencies to prioritize the expenditure of public resources on the drainage, flood hazard, water quality or habitat restoration capital improvement projects using watersheds as the organizing unit.**

### CF Policies

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|-------|---|
| 3.E.1 | The county should work with cities and other public agencies to establish clarity on the public drainage system, local and regional responsibilities for drainage facilities, and conditions for transfer of facilities as annexations occur. This may include joint planning, financing, and development of stormwater projects to mitigate runoff impacts on constructed and natural surface water systems, to reduce damage to adjoining properties, and to improve public safety along roads. |
| 3.E.2 | The county shall consider the implementation of regional and shared surface water management facilities, planned and financed through public and private partnerships in the Urban Growth Area, to support infill development, to preclude the need for individual on-site facilities, to provide development incentives, to encourage efficient use of land, to mitigate the cumulative impacts of past actions and to maximize the public benefits.   |
| 3.E.3 | The county shall consider developing interlocal agreements with jurisdictions to provide continued maintenance of regional drainage systems and to develop a plan to jointly fund capital projects on a watershed basis.  |

3.E.4 The county shall consider coordinating with local jurisdictions to implement projects that would improve water quality and habitat on a watershed basis.

3.E.5 The county shall consider designing, implementing and sustaining a program for adaptive management of construction and maintenance of drainage, water quality, and habitat projects to ensure public funds are used with the highest potential return on the investment.

**Objective CF 3.F Protect county resources and investments by providing technical assistance to private property owners such that private property owner responsibilities for drainage, habitat and water quality are clear; availability of public assistance resources are widely known; permit requirements are readily understood and public investments in drainage, habitat and water quality are not diminished by intentional or unintentional private actions.**

**CF Policies** 3.F.1 To protect county resources and investments, the county shall consider providing drainage and water quality investigators and watershed stewards to provide information and agency contacts to private property owners.

3.F.2 The county shall consider developing incentives for private property owners to promote land use practices compatible with county goals for drainage, water quality, and habitat management while respecting the rights of private property owners.

### Solid Waste Disposal

Solid waste disposal is a primary function of county government. Waste collection is managed at the municipal level. A system of rural drop boxes and transfer stations owned and operated by the county's solid waste division are the intermediary collection points between the waste generators (primarily homes, apartments, and businesses) and the ultimate disposal sites. Many residents in rural areas transport their own solid waste to one of these facilities.

About one-third of the county's solid waste stream is recovered presently through recycling. The remainder is deposited at a landfill outside of the county through a long term contract.

The Public Works Department's solid waste division published its updated Comprehensive Solid and Hazardous Waste Management Plan in January ((2004)) 2013. It looks at intermediate and long-term solutions to solid waste problems which will intensify as the population grows and available land diminishes. Major goals include recovering more of the waste stream through recycling and recovering waste that is escaping the county's solid waste system.

Other forms of waste recovery will also be explored to reduce the residual stream requiring landfill disposal. The primary facility focus is a critical review of existing transfer stations and drop box disposal sites for subsequent expansion and/or enhancement in

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order to facilitate recycling and cost-effective disposal of non-recyclables throughout the county.

<b>GOAL CF 4</b>		<b>Fund services and facilities for solid and moderate-risk waste disposal that result in cost savings and efficient re-use of waste resources.</b>
<b>Objective CF 4.A</b>		<b>Improve the overall county waste reduction and recycling rate <del>((as measured by weight) to 50 percent of the waste stream by the year 2008))</del>.</b>
CF Policies	4.A.1	The county shall provide <del>((or))</del> , encourage, <u>and/or support</u> source reduction activities through education <del>((programs))</del> , source reduction programs, <u>and material reuse</u> <del>((for county agencies, support of waste exchange and materials reuse, and promotion of home composting of yard debris))</del> .
	4.A.2	The county shall work to make source-separated recycling opportunities available to all residents in the county and develop strategies for providing comprehensive recycling collection services to businesses.
<b>Objective CF 4.B</b>		<b>Provide a system of environmentally compatible facilities of adequate number, geographic distribution, and capacity to encourage proper disposal of solid and moderate-risk wastes by county residents and businesses.</b>
CF Policies	4.B.1	The county shall ensure that adequate public and private facilities are operated and equipped to carry out the overall mission of the county's solid <u>and hazardous</u> waste management plan.
	4.B.2	The county shall continue to <del>((operate and/or))</del> monitor closed landfills and other solid waste disposal sites to minimize water pollution.
<b>Objective CF 4.C</b>		<b>Make available safe, effective, economical, and environmentally sound disposal techniques for moderate risk waste.</b>
CF Policies	4.C.1	The county shall encourage best management practices for disposal of household waste, resource waste, and moderate risk waste generated in small quantities by commercial generators and by households.
	4.C.2	The county shall work cooperatively with cities, the state Department of Ecology, and the Health District to achieve an environmentally safe and cost-effective solution to the disposal of catch basin wastes and street sweepings.
<b>Objective CF 4.D</b>		<b>Exercise authority to designate disposal locations for all solid waste generated within Snohomish County.</b>

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CF Policies	4.D.1	The county shall designate locations for disposal of all solid waste generated within Snohomish County.
	4.D.2	The county shall retain planning authority for solid waste disposal for Snohomish County geographic areas that are annexed into a city when a portion of such city is located in an adjacent county.

## Law and Justice

The county's law and justice system is a network of services including law enforcement, courts, detention facilities, alternative programs, and prevention programs. These responsibilities are currently fulfilled within the following divisions of county government:

- The Sheriff's Office
- The county's judicial system of courts (Superior Court, including Juvenile Services, and District Court)
- The county's correctional facilities (Superior Court's Juvenile Services Division and the Department of Corrections)
- The Human Services Department
- The Clerk's Office
- The Prosecutor's Office
- The Office of Public Defense (OPD)
- The Medical Examiner's Office

The components of the law and justice system are interrelated. Workload changes in one part of the system tend to influence the rest of the system.

The need for facilities is related to the rates of criminal activity and civil actions initiated. Factors contributing to increasing workload include population growth and continued urbanization of the county, mandatory sentencing legislation at the state level, and other wide-reaching policy changes. ((The impacts are reflected in the following statistics: from 1985 to 1992 the county population increased by 30 percent while the inmate population tripled. A study of correctional space needs

conducted in 1989 noted the incarceration rate in 1985 was 0.047 percent. In 2004, the incarceration rate is 0.12 percent. This increase is similar to that of other urban counties in the state of Washington.

The factors that drove the need for more jail beds also placed additional facility demands on the other components of the county law and justice system. Past studies assessed these needs and found the greatest immediate facilities need in the law and justice system was in the correctional category. These studies also identified a significant deficiency in the medical examiner's space and projected expansion requirements for the superior court.

The county undertook several capital projects to address those deficiencies and others in the law and justice area. In 1999, a new, state-of-the-art medical examiner facility was completed at the Snohomish County Airport (Paine Field). The county Records Storage Building located in Everett was completed in 2004. The 640-bed expansion and remodel of the county's main jail located on the east end of its central downtown campus in Everett was completed in 2005. A remodel of the Courthouse building and the construction of a new office administration building located at the county's central downtown campus were completed in 2005. The completion of the new administration building allowed the Human Services Department and entire Prosecuting Attorneys Office to be located on Campus. It also provides for the vacation of leased facilities in the downtown area.))

The county continues work to address the

need for law and justice facilities(~~(including a vehicle impound lot and a firearms range)~~). ~~((It will continue to monitor facility needs in the law and justice system. Future))~~ Past studies of operations and associated space

requirements ~~((would be needed to assess))~~have resulted in the necessity to address changing facility needs and to identify potential capital and non-capital solutions.

## **GOAL CF 5      Develop and implement a coordinated program of facility usage for the departments and agencies which together carry out the county's law and justice functions.**

### **Objective CF 5.A      Complete those capital improvement projects necessary to reduce existing space deficiencies in the law and justice facilities.**

**CF Policy      5.A.1**      The county should initiate future studies of operations and associated space requirements that would be needed to assess changing facility needs and identify potential capital and non-capital solutions.

#### **General Government**

County government provides numerous service and support functions which are performed by professional, administrative, managerial, and clerical staff working within general office space. These functions have been combined within this element because of their common requirement for general office space. All county departments' general office needs that are not addressed under other headings of this section are accounted for in this category.

Snohomish County currently utilizes ~~((general))~~ office space for employees involved in general government ~~((functions))~~ operations in county-owned buildings located at the county's central downtown campus at Rockefeller Avenue and Wall Street in Everett. ~~((The remaining general office space is located in various leased facilities located in the general downtown Everett area.))~~ Airport facilities, parks facilities, correctional facilities, courts and the ~~((sheriff's office))~~ Sheriff's Office are not considered in the category of general government facilities.

The primary county agencies that require general government facilities are large departments in the executive branch, such as Public Works, Planning and Development Services and the operating offices with elected officials such as the Assessor, Treasurer and the Auditor. Many of these county operations require customer counter areas to facilitate access by the general public to those services dispensed on-call to customers.

~~((The Campus Redevelopment Initiative Project was an effort to meet future space needs, demands and a desire to centralize general government functions at the county's central downtown campus located in Everett to aid in service level measures. The general government space requirements are met until a more extensive future evaluation, based on population estimates and forecasts provided by Snohomish County Long Range Planning Division, is undertaken.~~

~~Snohomish County commenced the planning, design and construction of a new underground parking facility and a new office~~



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~~administration building in 2001. This planning, design, and construction also involved the demolition of the county's existing Annex building and existing aboveground parking garage located on the county's central downtown campus. The new administration building and new underground parking garage were then constructed on the county's central downtown campus in the general area of where the demolition of the Annex building and parking garage were located. The new underground parking facility was completed in 2004 and the new office administration building was completed in 2005. The county has vacated a majority of~~

~~the leased facilities in the downtown Everett area after completion of the new administration building. The construction of the new administration building should meet the general office space growth needs for county employees performing general government functions for the next three to five years.))~~

More background and specific information is provided in the Capital Facilities Plan – a separate document that is also a component of the county's GMA comprehensive plan.

## GOAL CF 6

**Maintain a long-range capital program to efficiently accommodate the county's projected staffing requirements for the general governmental departments and agencies.**

### Objective CF 6.A

**Update the six-year CIP to include a capital program to efficiently provide quality work space for existing and projected future staffing levels through the year ((2025)) 2035.**

### Objective CF 6.B

**((Redefine county government to meet new)) Continue to develop the county role under GMA under the guidelines of the Regional Services Act.**

### **((Parks and Recreation**

~~Snohomish County Parks and Recreation has identified and developed priorities through a cyclical public comprehensive planning process since its inception in the late 1960's. This process seeks input from citizens living in unincorporated Snohomish County, as well as from those in incorporated cities. Cities, school districts, user groups and other stakeholders also assist in the identification of park land and facility needs. Once the needs are identified, strategies for meeting them are developed and prioritized. The Snohomish County Parks~~

~~and Recreation Comprehensive Parks Plan reflects those needs, and is updated every six years. Revised county park plans have been adopted in 1986, 1994 and, most recently, 2001. Regular updates allow Snohomish County Parks and Recreation to stay abreast of local needs and emergent trends, while satisfying the primary eligibility requirement of the Washington State Interagency Committee for Outdoor Recreation – the primary outside funding source available for park and recreation facilities.~~

The most recent adoption of a Comprehensive Parks and Recreation Plan update oc-

curred in December 2001, as a part of the Snohomish County Growth Management Act Comprehensive Plan. The plan explores the changing needs of the urbanizing county, and confirms the ongoing need for regional park land and facilities. Specifically, community parks are needed in urbanizing areas of unincorporated Snohomish County to provide opportunities for active and passive recreational activities for residents of the unincorporated UGAs. In addition, the need for regional non-motorized multipurpose trails identified in previous park plans—including walking, hiking, bicycling, and equestrian use—remains strong.

The expansion of Snohomish County's park system through the addition of new park lands and developed facilities requires ongoing

ing funding. The Comprehensive Park and Recreation Plan provides the foundation for parkland and facility level-of-service standards specified in the County Capital Facilities Plan. It is also the guidance document for project identification and selection in the county's 6-year CIP. The primary funding sources available to parks are: local real estate excise taxes and general fund revenues; impact mitigation fees for parks, and outside grant funding which typically is leveraged against the local funding sources. Ongoing maintenance and lifecycle replacement of park infrastructure generates additional funding needs. Finally, park operations require ongoing funding to ensure the safe and enjoyable use of park lands and facilities throughout the county.

**~~GOAL CF 7~~ — ~~Continue to develop and maintain a system of parks to meet the needs of current and future residents for both community and regional recreational opportunities.~~**

**~~Objective CF 7.A~~ — ~~Acquire parklands and develop recreational facilities to meet existing and projected growth needs in accordance with the guidelines and priorities specified in the Comprehensive Park and Recreation Plan.~~**

**~~CF Policies~~** — **~~7.A.1~~** — ~~Continue to regularly identify and prioritize community and regional park and recreational needs throughout unincorporated Snohomish County, using public input from citizens, stakeholder groups, school districts, park and recreation districts and cities.~~

— **~~7.A.2~~** — ~~The county shall use the Comprehensive Park and Recreation Plan as a primary guidance document in determining future projects and developing the 6-year CIP.~~

— **~~7.A.3~~** — ~~The county shall place high priority on using existing county park sites to their full potential and best use for passive or active recreation.~~

**~~Objective CF 7.B~~ — ~~Implement the capital park acquisition and development priorities, using a wide range of funding sources including park bond issues. Augment local funding~~**

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## General Policy Plan

		<del>with outside sources wherever possible in order to make the most efficient use of revenues.</del>
CF Policies	7.B.1	The county shall utilize impact fees as authorized under the GMA to help fund the cost of parkland and facilities expansion and as required to serve new development.
	7.B.2	The county shall monitor and adjust, when appropriate, its park impact fee program.
<del>Objective CF 7.C</del>		<del>Monitor and maintain minimum LOS standards, as defined in the Comprehensive Park and Recreation Plan and the CFP, through adequate CIP funding.</del>
CF Policy	7.C.1	The county shall perform annual assessments of its parkland acquisition and facility development programs as a part of the 6-year CIP.
<del>Objective CF 7.D</del>		<del>Ensure that park lands and facilities are maintained and operated in a safe and efficient manner.))</del> <u>GOAL CF 7, OBJECTIVE CF 7.A and POLICIES CF 7.A.1 THROUGH 7.A.3, OBJECTIVE 7.B and POLICIES CF 7.B.1 THROUGH 7.B.2, OBJECTIVE 7.C and POLICY CF 7.C.1, AND OBJECTIVE CF 7.D REPEALED BY ORDINANCE NO. 14-129</u>

## Airport

~~((The county initiated a planning study of the airport, in 1973, that generated significant public debate and eventually culminated in 1978/79 with the county adopting a Mediated Role Determination (MRD) for Paine Field. The MRD has as its objective to retain and enhance light aircraft general aviation as the dominant aeronautical activity at Paine Field. The MRD encourages the continuation and expansion of aircraft-related industries, business and corporate aviation, public service aviation, air taxi and commuter service. It also strongly discouraged expansion beyond 1978 levels of supplemental/charter air passenger service (per 14 CFR Part 121 SFAR 38.2 pp6), large transport crew training operations, air cargo aviation and military aviation while remain-~~

~~ing compliant with the covenants in deeds and grants of the United States Government.~~

~~The overall goal was to produce consistent plans for both the airport facility and the surrounding community.~~

~~An airport master plan was completed in 1982, following the 1978/79 Mediated Role Determination Policy direction from the county commission and the Paine Field Area Comprehensive Plan was completed in 1983. These documents charted a future for both the airport and the surrounding community that was predicated on a defined role for the airport that features continuation of Boeing's operations and expanding operations for general aviation.~~

~~By 1990, the worsening air traffic situation in the Pacific Northwest had prompted another regional planning effort to address the~~

~~increasing congestion at Sea-Tac and the failure to develop the new facility in Kitsap County as recommended twenty years earlier.~~

~~Recommendations emerging from this regional study suggested re-examining the role of Paine Field and considering it as a reliever facility for Sea-Tac. This disclosure generated considerable concern in the surrounding community, the cities, and the county. The county was at the same time, preparing to update its airport master plan, to address changing FAA regulations, the new planning environment created by the GMA, and the development patterns which have emerged. The Airport Master Plan update was completed in 1995 and was subsequently updated and adopted by the county council in 2002. The Master Plan identifies aviation demand and facility requirements at Paine Field through 2021. Regional Air Service consistent with the 1978/79 Mediated Role Determination for the airport is included in the forecasts and projections and capital facilities to accommodate demand are included in the approved Development Plan (CIP) portion of the Airport Master Plan.)) The Snohomish County Airport at Paine Field is a major economic asset to the county and region. Paine Field comprises 1250 acres with three runways including the 9,010' long Runway 16L-34R which provides service for the largest aircraft in all weather conditions. The Boeing Company operates its wide-body aircraft assembly plant on 1,100 acres adjacent to Paine Field and also leases significant portions of the airport for its operations.~~

Over 50 businesses operate at the airport with total employment between 35,000 and 40,000. Over 650 general aviation aircraft are based at the airport. The airport is home to significant tourist venues including the Boeing Company tour, Future of Flight, Museum of Flight Restoration Center, the His-

toric Flight Foundation, The Flying Heritage Collection, and Legend Flyers which attract over 250,000 visitors per year.

The Airport Master Plan update was completed in 1995 and was subsequently updated and adopted by the county council in 2002. The Master Plan identifies aviation demand and facility requirements at Paine Field through 2021. Regional Air Service consistent with the 1978/79 Mediated Role Determination (MRD) encouraging General Aviation for the airport is included in the forecasts and projections and capital facilities to accommodate demand are included in the approved Development Plan (CIP) portion of the Airport Master Plan.

The County Executive established a panel in 2006 to review the Mediated Role Determination in light of continuing controversy on whether scheduled passenger airline service should be accommodated at the airport. The panel report stated:

*The community panel process provided an understanding of three fundamental principles:*

- 1. Current federal law does not allow the County to prohibit or limit scheduled passenger air service.*
- 2. Current federal law does not require the County to encourage or subsidize scheduled passenger air service.*
- 3. The County can and should insist that an airline pay its own way and mitigate its impacts.*

*The MRD Document is neither a talisman that wards away scheduled passenger service, nor is it relic consigned to the dustbin of County history. It expresses a policy preferring general aviation and industrial use over scheduled passenger air service. This policy preference is consistent with federal law, grant assurances and deed restrictions.*

**GOAL CF 8      Develop investment strategies for Paine Field to support and enhance its role as a general aviation and industrial commercial facility consistent with the Airport Master Plan.**

**Objective CF 8.A      Maximize utilization of the existing land area at Paine Field to minimize the need for future site expansion.**

- CF Policies**      8.A.1      The county shall plan for capital facilities that support the best use of the airport's remaining undeveloped and underutilized areas for airport-related uses that fit within the airport's adopted role.
- 8.A.2      The county shall identify land acquisition priorities related to airport safety, future airport development, and land use compatibility in accordance with the airport's adopted role.

**Non-County Provided Facilities - General**

Snohomish County plans for, reviews, and permits rural and urban development that depends upon an array of local public agencies for support infrastructure. Among these types of facilities are schools, fire stations, ((libraries,)) water supply systems, and wastewater collection and treatment facilities.

Providing this infrastructure is the responsibility of an array of public agencies all of which have their own legislative bodies and staffs and operate more or less independently from the county. The challenge for the county's comprehensive plan-CFP is to coordinate these numerous public bodies, and arrive at mutually agreed upon capital facility decisions ((concerning level)) consistent with the land use element. Level of service, financing strategies, construction timing, and other required components of the capital facilities element are considered in making decisions, especially for those public facilities that are identified in the CFP as necessary to support development.

The county has been able to work closely with the school districts to develop GMA-compliant school capital facility plans ((to)).

These plans serve as the foundation for the GMA-based school impact fee program that began operating in 1999. Most school districts now participate in this program and prepare GMA capital facilities plans on a biennial basis. These plans are reviewed and adopted by Snohomish County as a part of its capital facilities element.

~~((Public agencies such as school and fire districts may also employ the level of service concept. The collaboration between school districts and the county in the original joint facility planning project, completed in 1997 and in subsequent updates to the district CFP's, has produced service targets for schools relating to building area and site area per student and percentage of capacity in modular classroom space. The county will also work with other facility providers to determine appropriate service measures and standards as a means of better quantifying existing and projected needs.~~

~~School districts have considerable experience with intermediate range capital planning as called for by the GMA. This experience allows them to meet the statutory requirements for the six-year financing program which serves as the basis for the impact fee pro-~~

~~gram. The joint schools project has produced a six year financing program for each of the participating districts which are collectively incorporated into this comprehensive plan with each biennial update.))~~

Impact fees are not part of the financial picture for most of the non-county capital facilities. Sewer and water supply systems have long utilized equity connection fees, hook-up charges, and similar funding mechanisms to recapture capital expenditures from new development.

These represent another form of impact fee, which are briefly discussed in the utilities element, as are other financial issues associated with these systems.

Financial strategies for facilities provided by other public agencies will be formulated by their staffs, consultants, and ultimately adopted by their own governing boards and commissions. The county may participate in these discussions to the extent that it can provide constructive assistance on possible consequences of particular strategies to the county itself.

~~((The Capital Facilities Plan/Year 2005 Update identifies public facilities and services that are necessary to support development, including some that are provided by other public agencies. Meeting GMA Goal 12 requires the county to monitor its development regulations and provider agency plans, as well as new development proposals. Concurrently review will not be utilized for any non-county facilities, however, an adequacy test will be utilized in reviewing development applications.~~

~~This generally involves a review of development proposals to ascertain their impact upon existing or planned infrastructure systems including water supply, wastewater, parks, schools, and stormwater systems. If formal LOS targets and capital facility plans are not yet in place for a particular facility, other data from the provider agency will be used, such as national or regional space standards and existing utilization rates. The county will require that a solution be worked out between the developer and the appropriate facility provider where additional capacity or other improvements are needed to support a development proposal. Solutions may involve temporary or permanent facility construction by the developer, longer project phasing or build-out periods, or other appropriate measures.))~~

## **GOAL CF 9**

**Coordinate with non-county facility providers such as cities and special purpose districts to support the future land use pattern indicated by this plan.**

### **Objective CF 9.A**

**Establish and sustain interagency planning mechanisms to assure coordinated and mutually supportive capital facility plans from special district and other major non-county facility providers which are consistent with cities' and county comprehensive plans.**

## **Public Education**

Public education represents a major public investment at both the local and the state level. Fifteen separate school districts in Snohomish County provide a variety of educational programs for the children of our residents. The three large districts of southwest county (Edmonds, Everett and Mukilteo) represent about one half of the county's public school enrollment and serve populations that are predominantly urban and suburban in character. The other twelve districts are generally smaller, more geographically dispersed, and serve a more diverse population including suburban, small town, and rural residents. ~~((All districts except Edmonds, Northshore and Darrington have seen substantial enrollment growth over the past five years, and all (including Edmonds) anticipate more growth over the next ten years. This growth has created significant demands on school facilities resulting in fluctuating average classrooms sizes, widespread use of portable classrooms, and aggressive building programs that may be challenged to keep pace with future need.~~

~~Snohomish County adopted a SEPA based impact mitigation fee program, for schools in 1991 originally referred to as Title 26C. The county replaced the SEPA mitigation program for school facilities in 1999 with a GMA impact fee program, now codified at chapter 30.66C, based on school district capital facilities plans, which are incorporated into the county's comprehensive plan and updated every two years.))~~

Snohomish County ~~((now))~~ operates a GMA-authorized school impact fee program that

~~began ((when the county council adopted Ordinance 97-095)) in 1997 and became fully effective on January 1, 1999. ((This ordinance amended Title 26C to convert the prior school mitigation program under SEPA to a school impact fee program under the GMA.))~~ The GMA requires that CFPs establish levels of service for all facilities/services that are deemed "necessary to support development." School facilities have been identified as meeting this requirement, ~~((in the 2004 Snohomish County CFP as "necessary to support development,")~~) therefore, each school district has defined levels of service that they will provide for the population they serve. The levels of service have also been referred to as educational program standards or standards of service for schools.

School districts must prepare and adopt CFPs that meet the specifications of RCW 36.70A and RCW 82.02.020 to meet the requirements of the impact fee program. A school district's CFP expires two years from the date of its adoption by the county council or when the county council adopts an updated plan that meets GMA requirements.

School districts must submit the CFPs to Snohomish County for adoption as a part of the county's comprehensive plan. ~~((The first CFPs prepared under the new Title 26C were reviewed by the planning commission and adopted by county council in 1998. Title 26C became 30.66C under the Unified Development Code on December 9, 2002. The most recent school CFPs were prepared and adopted in 2004.))~~

## **GOAL CF 10**

**Ensure that county growth and development anticipated under the comprehensive plan can be accommodated by present and future school facilities.**

**Objective CF 10.A**

**Assist school districts in developing capital facilities plans that clearly depict levels of service and how they will serve existing and projected student enrollments.**

**CF Policies 10.A.1**

The county shall monitor the rate of private residential development and demographic trends and assist the school districts in planning for the expansion of school facility capacity.

**10.A.2**

The county shall consider the adequacy of school facilities when reviewing new residential development.

**10.A.3**

The county shall review school district capital facility plans and include subsequent periodic updates to determine whether they meet the criteria contained in Appendix F. Those district plans which meet the criteria as determined by the Planning and Development Services Director will become a part of the county comprehensive plan - subject to Council review during the annual comprehensive plan amendment process.

**10.A.4**

The county shall monitor and adjust, when appropriate, its school impact fee program as authorized under the GMA to help fund the cost of school expansions required to serve new development. County acceptance of a district plan which proposes the use of impact fees may not by itself constitute complete approval of the proposed impact fees. Approval of impact fees must be secured in accordance with the provisions of county code and state statute in affect at the time.

**10.A.5**

The county shall review and consider modifications to ((~~modify~~)) its development regulations as necessary to facilitate school siting within urban growth areas and discourage the location of middle and high schools outside of UGAs.



### **Fire Protection**

Fire protection and emergency services are provided by either fire districts or city fire departments. Some cities, not large enough to support their own fire departments, contract for service with surrounding fire districts. There are currently 25 fire districts providing service in Snohomish County. Most do not prepare long range plans but respond to growth demands after the fact. Construction of new district fire stations is often funded by bonds approved by district residents, who thereby determine their acceptable level of service. Identifying a level of service for fire protection is difficult as services vary based upon the resources of the agency providing the services.

Service level standards can be expressed in terms of response times, equipment capacity, personnel training and fire flow. Response time is determined by geographic distribution of stations and access. Equipment capacity may limit ability to respond, for example some departments do not have equipment

that can be effective above three stories. Some districts provide 24 hour trained fire fighter coverage and emergency medical staff. Areas with lower levels of development depend on response from volunteer fire fighters.

One level of fire protection service which is consistent regardless of which agency provides protection is water system fire flow. The levels of fire flow and sprinkler requirements are established in the building and fire codes adopted by the county. Fire flow is not provided for large lot residential development, but it is required for urban levels of development, thereby, making the level of service commensurate with the intensity of development.

Moreover, the requirement for installation of sprinklers and fire resistant construction in new structures is shifting the proportion of calls from fire response to emergency service calls for other emergency situations where aid is required.

## **GOAL CF 11**

**Water supply systems shall provide sufficient fire flow, as established by county development regulations, in order to provide protection at a level of service commensurate with the planned intensity of future development adopted in the comprehensive plan.**

### **Objective CF 11.A**

**Match water system plans for providing fire flow with the future needs required by development as anticipated in the future land use plan.**

#### **CF Policies 11.A.1**

Fire flow standards shall be based on the building and fire codes adopted by the county.

- 11.A.2 The county shall work with water system owners and fire protection agencies to identify the fire flow capacity and water system improvements needed to provide the level of protection required for planned urban growth.
- 11.A.3 The county shall work with rural water system owners and fire protection agencies to define fire flow and water system improvements needed for rural areas based on desired level of service protection and financial capability.
- 11.A.4 ~~((The county shall periodically review and update for consideration in all rural areas the level of service standard developed in the North Snohomish County Coordinated Water System Plan.))~~ REPEALED BY ORDINANCE NO. 14-129.

### **Essential Public Facilities**

The GMA requires that the comprehensive plan of each county planning under RCW 36.70A.040 shall include a process for identifying and siting essential public facilities. The GMA provides that no comprehensive plan or development regulations may preclude the siting of essential public facilities. ~~((With respect to essential public facilities of a regional, statewide or federal nature, if the))~~ If an essential public facility is of a regional, statewide, or federal nature and its location ~~((have))~~ has been evaluated through a state, regional or federal siting process, the county cannot require the sponsor of the facility to go through any local siting process. The GMA allows counties to adopt comprehensive plan policies and development regulations related to the siting of essential public facilities of a local nature as long as those

policies and regulations do not preclude the siting of any such facility. The county may impose reasonable conditions on any local, regional, state, or federal essential public facility. The county can require appropriate and reasonable mitigation of that development as long as the effect of the conditions and/or mitigation does not preclude the siting of the facility.

Essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities, state and regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities.

## **GOAL CF 12**

**Ensure that the county does not preclude the siting of essential public facilities.**

### **Objective CF 12.A**

**Develop and implement a process for siting essential public facilities of a local nature.**

#### **CF Policies 12.A.1**

The county shall establish a process through its development regulations to identify and site local essential public facilities, consistent with the provisions of the GMA. This process should include:

- a. A definition of these facilities;
  - b. An inventory of existing and future facilities;
  - c. Economic and other incentives to jurisdictions receiving facilities;
  - d. A public involvement strategy;
  - e. Assurance that the environment and public health and safety are protected; and
  - f. A consideration of alternatives to the facility.
- 12.A.2 Local essential public facilities shall be sited to support the countywide land use pattern, support economic activities, reduce environmental impacts, provide amenities or incentives, and minimize public costs.
- 12.A.3 Local essential public facilities shall first be considered for location inside Urban Growth Areas unless it is demonstrated that a non-urban site is the most appropriate location for such a facility. Local essential public facilities located outside of an Urban Growth Area shall be self-contained or be served by urban governmental services in a manner that shall not promote sprawl.
- 12.A.4 The county shall collaborate with public agencies and special districts to identify opportunities for the co-location of local essential public facilities.
- 12.A.5 The county may impose reasonable conditions and/or mitigation of adverse environmental impacts on approval of a development agreement or other land use approvals as a result of the siting of local, regional, statewide, or federal essential public facilities.

~~((Objective CF 12.B — Identify and secure sites for county facilities that are consistent with the plans of the host community.))~~  
**REPEALED BY ORDINANCE NO. 14-129.**

## EXHIBIT I

Amended Ordinance 14-129

# EXHIBIT I

## General Policy Plan

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# Utilities

The ((GMA)) Growth Management Act (GMA) requires local comprehensive plans to include a utilities element. Capital facilities planning under GMA involves a significant measure of fiscal and financial planning ((~~analogous to but more rigorous than past capital-improvement-programming-efforts~~)). The utilities element, in contrast, does not require that these important financial issues be addressed directly.

The utilities element was primarily intended to assure proper coordination of public land use planning and infrastructure planning by the non-public system providers such as the natural gas distributors and the telephone companies. ((~~However, for planning units such as counties and many smaller cities, the critical facility systems of water and sewer may also be appropriately placed in the utilities element. Sewer and water are provided by other agencies (special districts or cities) for these jurisdictions.~~)) These agencies have their own independent utility planning and management operations and policy-making boards.

This element does include general policy direction concerning the public water supply and wastewater systems which are critical support infrastructure for urban development. However, the capital facilities plan, which addresses all public facilities necessary "to support development," includes sections devoted to the existing inventory and forecast of future needs for these infrastructure systems. The county has compiled an inventory of these systems with the cooperation of the provider agencies (see the reference to these technical reports in the introduction to this plan).

This utilities element draws heavily from a variety of sources including the multi-county planning policies of Vision 2040, the ((~~countywide planning policies~~)) Countywide Planning Policies, past subarea planning efforts, and the policy recommendations from the provider agencies and various advisory groups formed over the years. These sources supply both guidance and a consistency check for evaluating this element against the other elements of this plan. The set of assumptions and forecasts concerning population and employment growth over the next twenty years have provided the primary indicator of future demand for the systems addressed in this element.

Most of the distribution components of the utility systems are located within road and street rights-of-way, creating a direct link with the transportation element and an indirect link with the land use element. ((~~Some of the transmission facilities, as well as the central processing facilities such as power plants and treatment plants require their own corridors or sites which should be accounted for in the UGA plans and Phase 2 rural/resource land planning. Regional utility corridors to accommodate major links in the power grid or the primary fossil fuel pipelines should also be identified on the "Lands Useful for Public Purpose" and "Open Space" maps within the document.~~)) A major objective of this element is to stimulate advance planning of future corridor needs by utility system planners in order to give adequate notice to local jurisdictions.

### Utility Systems - General

The utility systems of water supply, wastewater collection and treatment, and electric power are widely considered as es-

sential infrastructure to support urban development, and will be treated accordingly in this plan. There are some general goals, objectives, policies, and implementation measures that apply to all three utility systems, and these are presented in this section and the next ((section)). Utility-specific issues and corresponding goals, objectives, and policies are discussed in sections to follow.

Snohomish County is not a provider of public water, wastewater or electric power infrastructure, however, as a major land use regulator, ((but)) it is well suited to play a leadership role in overall coordination of the provider agencies. The county is also ultimately responsible for water service (water supply) if a water district fails or becomes financially insolvent. The GMA calls upon counties to be regional service providers and inter-jurisdictional infrastructure planning coordination is one such service. The county has assumed this role by managing the preparation of the Coordinated Water System Plan which involved over 25 water system operators in north and east Snohomish County and through its compilation of the countywide sewer and water system inventory.

The county has statutory authority to review and approve sewer and water district comprehensive system plans which providers are required to prepare before undertaking capital projects. Snohomish County will exercise this authority to assure consistency with its own comprehensive plan. County review authority does not extend to municipal systems, but Snohomish County does participate in utility system planning conducted by cities that may impact development in unincorporated areas.

Concurrency review is not currently utilized for non-county facilities, however, an adequacy test for utility infrastructure is utilized by Snohomish County in reviewing development applications. This generally involves a review of development proposals to ascertain their impact upon existing or planned utility systems. ~~((The county should require that a solution be worked out between the developer and the appropriate facility provider such as temporary or permanent facility construction by the developer, longer project phasing or build-out periods, or other appropriate measures where additional capacity or other system improvements are needed to support a development proposal.))~~

## GOAL UT 1

**Enhance the efficiency and quality of service from utility providers through the review of utility, land use, transportation and natural environment planning documents.**

### Objective UT 1.A

**Pursue ~~((a more))~~ improved coordinated facility planning ~~((process))~~ processes among the various utility providers serving Snohomish County.**

#### UT Policy 1.A.1

The county shall ~~((provide))~~ perform coordinated and timely ~~((review))~~ reviews of utility system comprehensive plans, ~~((and))~~ amendments, and associated environmental documents proposed by the utility providers.

- 1.A.2 The county shall maintain the “Countywide Utility Inventory Report,” which summarizes key information from the utility system plans prepared by provider agencies.

**Objective UT 1.B Achieve and maintain consistency between utility system expansion plans and planned land use patterns.**

- UT Policies**
- 1.B.1 The county shall map future utility facility and corridor locations on the maps for UGA plans and rural/resource lands where feasible.
- 1.B.2 The county shall maintain consistency between district utility plans and the county's comprehensive plan; it shall also endeavor to maintain consistency between city utility plans that serve unincorporated areas and the county's comprehensive plan.
- 1.B.3 The county shall ensure that public facilities are located in compliance with the Shoreline Management ((Master)) Program.

**Public Water Supply**

The relative ease with which small public water systems ~~((have been))~~ were established in the past has resulted in numerous public and private water purveyors operating around the county. They range in size from the City of Everett, which operates a regional water supply system that wholesales water to many other systems, to two-household associations which are essentially shared wells. There are also numerous municipal, district, and private systems which may operate supply sources, treatment facilities, storage facilities, or simply the distribution network serving its customers.

~~((Thirteen of the twenty municipalities within Snohomish County operate public water systems for their citizens. The only exceptions are Mukilteo, Lake Stevens, Mill Creek, Edmonds, Mountlake Terrace, Woodway, and Brier, where public water is provided by separate water districts authorized to operate by the city governments. The City of Everett operates a regional water supply system which serves as a principal source for several other cities and water districts. The Everett system provides a major resource for most of urbanized Snohomish County. It is also large~~

~~enough to serve industrial users.))~~ The water purveyors in Snohomish County are primarily cities and water districts, which are both local governmental units with the power to raise revenues through taxes or user charges. Water associations are another (non-governmental) means for citizens to act collectively to operate and maintain a water supply system, particularly smaller systems that are not expecting to expand, and a few medium-sized associations are operating in Snohomish County. Sixteen of the county's twenty cities provide public water supply service directly to their citizens, while the remaining four cities contract with water districts to provide the service.

There are also ten water districts, and a large number of water associations and companies that service Snohomish County citizens. Most of the water companies and associations, however, only serve ten or fewer customers and are not included in the inventory report. Most of these smaller, private associations are accounted for in the North Snohomish County Coordinated Water System Plan.

~~((There are ten districts within Snohomish County providing public water to customers~~

~~within their respective service areas and contracting to provide water service outside of their district's boundaries.))~~ The Tulalip Tribes ~~((operate))~~ operates a public water system within the Tulalip Reservation. Several associations and private companies also operate water supply systems in the county. Some larger private systems are included in this element because of their size, potential for future expansion, and possible conversion to public district status.

The primary source of supply for much of the county is the Sultan River/Spada Lake/Lake Chaplain water works complex operated by the City of Everett. The North Snohomish County Coordinated Water System Plan (CWSP) provides the framework for system planning and resource management for most of the urbanizing areas of the county not served by the Everett system. This major planning effort emerged from state legislation adopted in 1977 which attempts to slow the proliferation of small systems and encourage

consolidation of existing systems to improve the overall management of the state's potable water resources and the health of its citizens.

~~((H))~~ This planning effort has resulted in improved dialogue between large and small providers to rural and small town residents in north and east Snohomish County on such topics as uniform construction standards, level of service in rural areas, and other issues.

The evolution of the water supply network through the state and Snohomish County demonstrates that public water supply systems are not exclusively urban services. This idea is further reinforced by ~~((recent))~~ recurring concerns over increasing levels of natural contaminants in groundwater supplies. The CWSP established the concept of a rural level of service for public water supply systems that is tied to domestic use rather than fire protection. This leads to smaller pipes, greatly reduced storage requirements, and generally less costly systems that can be economically supported in low-density rural areas.

## **GOAL UT 2      Work with provider agencies of Snohomish County ~~((and assist them in ensuring))~~ to help ensure the availability of a reliable, high quality water supply for all households and businesses within the county in a manner that is consistent with the comprehensive plan and protection of the natural environment.**

**Objective UT 2.A      ~~((AH))~~ Ensure that all new ((residential)) developments ~~((should be able to demonstrate the availability of))~~ have a potable water supply meeting state water quality standards ~~((and of))~~ with sufficient capacity to serve domestic requirements.**

**UT Policy      2.A.1      The county shall review ~~((new residential projects))~~ development proposals requiring land use or construction permit approval for the availability of an adequate water supply.**



## Objective UT 2.B

~~((Work with))~~ **Assist** provider agencies ~~((to assist them))~~ in modifying their system plans as required to support the land use element of the comprehensive plan.

### UT Policies 2.B.1

The county shall notify provider agencies of potential inconsistencies between their system plans and the comprehensive plan, and shall work with them to find acceptable solutions.

### 2.B.2

The county should continue to work with rural water system operators to achieve level of service and construction standards for rural systems that are consistent with rural densities and service expectations.

## Wastewater Collection and Treatment

State laws and environmental regulations play a major role in the design and construction of wastewater treatment facilities which create high system costs and special economies of scale. The resulting number of public wastewater collection and treatment systems in Snohomish County is considerably smaller than the number of public water supply systems. Residential densities of at least three dwelling units per acre are generally needed to financially support the construction costs for wastewater collection systems. Similarly, average flows of at least 0.5 million gallons per day are needed to support the construction and operation of secondary treatment facilities.

Conversely, lower flows and rural densities can usually be served, given satisfactory soil and slope conditions, by decentralized disposal systems such as individual septic systems and small package plants. The thresholds noted above support the position that sanitary sewers constitute an urban service that is necessary and appropriate within urban growth areas, but is usually inappropriate outside of them. Sanitary sewers are generally treated as urban facilities.

There are twenty-six providers of wastewater collection and/or treatment service in operation in Snohomish County. ~~((The 1990 U.S.~~

~~Census indicated that approximately 69 percent of the housing units in Snohomish County were served by one of these systems.))~~

The remaining housing units, most of which are in rural areas, are served by individual septic systems. The public systems are all owned and operated by a municipality, a sewer or water district, or King County (METRO).

Sixteen of these systems operate their own treatment facilities, several of which serve portions of other jurisdictions. This results from the importance of topography rather than political boundaries to these systems and a regionalization trend encouraged by the federal government during the 1970s and 1980s through its clean water grants for treatment plant construction and upgrading projects. More centralized approaches frequently makes good financial sense because of the high costs of treatment plant construction and operation.

Only the small rural towns of Index, Gold Bar, and Darrington are not served by municipal sewer systems. The City of Mill Creek is served by the Alderwood Water and Sewer District and the Silver Lake Water and Sewer District. The remaining 16 cities maintain their own collection systems serving all or part of their corporate limits, with 11 also operating their own treatment facilities.

Some of these city systems also extend service to unincorporated residents living within reach of their collection systems and within the established urban growth areas. There are, additionally, currently six sewer and/or water districts within Snohomish County providing wastewater collection to both city and county residents and businesses, four of which also operate treatment plants. The Tulalip ~~((Tribe))~~ Tribes also operates its own ~~((relatively new))~~ wastewater treatment plant.

Another important service provider is King County METRO which provides wastewater treatment for sections of south Snohomish County ~~((within drainage basins served by its West Point Treatment Plant. This is a major regional facility which serves large areas of northwest King County and north Seattle in addition to the relatively small but growing sections of south Snohomish County. King County METRO has upgraded its two large treatment plants in the last 10 years and is in the process of developing a third plant (Brightwater). The likely location for this plant is near the King/Snohomish County line))~~. There are 15 other wastewater treat-

ment plants serving the urban areas within Snohomish County. The Everett and Edmonds plants both serve as regional facilities serving areas and jurisdictions outside of their municipal boundaries. Treatment plants operated by the Alderwood Water and ~~((Sewer))~~ Wastewater District, Lake Stevens Sewer District, and the ~~((Olympus Terrace Sewer District))~~ Mukilteo Water and Wastewater District also serve areas within two or more municipal jurisdictions. The remaining treatment plants are city-operated plants serving their individual jurisdictions. The time, expense, and permitting difficulties involved in siting and constructing new wastewater treatment plants will limit the number of new plants built in Snohomish County during the next twenty years. Future increases in demand for wastewater treatment caused by growth and by conversion of existing development from individual systems to public sewers may likely be accommodated by expansion of existing plants or new wastewater treatment technologies.

### GOAL UT 3

Work with cities and special districts to produce coordinated wastewater system plans for both incorporated and unincorporated areas within UGAs that are consistent with the land use element (~~((, UGA area plans,))~~) and city plans.

#### Objective UT 3.A

Utilize wastewater system plans as a basis for orderly development or expansion within UGAs in accordance with the ~~((countywide planning policies))~~ Countywide Planning Policies.

##### UT Policies 3.A.1

The county shall review new ~~((residential projects))~~ development proposals within urban growth areas requiring land use or construction permit approval for the availability of an adequate public wastewater collection and treatment system. Package wastewater treatment plants and sanitary sewer systems shall be approved by the State Department of Health.

##### 3.A.2

The county shall only permit new individual wastewater treatment systems (such as septic systems) within UGAs to serve single-family homes on legal lots in existence at the effective date of this plan except as may be provided under development regulations which are consistent with LU Policy ~~((2.B.4))~~ 2.A.1 related to the phased implementation of minimum urban densities within the unsewered portion of UGAs, under limited conditions.

#### Objective UT 3.B

**Discourage inappropriate development patterns and densities in rural areas by restricting public sewer systems outside of designated urban growth areas.**

##### UT Policy 3.B.1

The county shall prohibit new municipal sanitary sewer systems beyond Urban Growth Areas except as allowed under ~~((countywide planning policy))~~ Countywide Planning Policy DP-6.

##### 3.B.2

Snohomish County should encourage the development and use of innovative technologies for the treatment of wastewater that support the comprehensive plan and enhance the environment.

#### Electric Power

All electric power in Snohomish County is provided by Snohomish County Public Utility District #1 (PUD), a special purpose public agency which is governed by an elected Board of Commissioners in accordance with state en-

abling legislation. ~~((The PUD is mandated by state law (as are all other utility districts in Washington) to provide service to everyone in its service area which is the entire county.~~

~~The PUD has joined with other electric power providers in the Puget Sound area to produce a~~

report entitled Regional-GMA-Utility-Report (November 1992). A Model Utilities Element was also developed by Puget Power for consideration by the GMA planning jurisdictions of the region.

These documents were utilized in compiling the original section of the utilities element. Other electric power providers including Puget Power and Seattle City Light, own and maintain major transmission facilities in Snohomish County which serve customers outside the county. Puget Power has prepared a planning document entitled Draft GMA Electrical Facilities Plan (October 1993) which has been particularly useful in preparing this section. The plans of these providers for facilities in Snohomish County must be coordinated with the county's comprehensive plan.)

Electric load forecasting and facility planning is conducted by the PUD as part of its regular planning and management operations. The peak load typically experienced on cold winter days is a primary design consideration in planning new generation, transmission, and the larger distribution facilities. Population and employment forecasts from the PSRC and the state ((OFM)) Office of Financial Management (OFM), which provide the foundation for GMA comprehensive planning, are also utilized by PUD and other providers for electric load forecasting. ((The peak load for the Snohomish County PUD is forecasted to reach 1,517 megawatts by the year 2006 which is about a 13 percent increase over 2004 levels.))

The Snohomish County PUD has a goal of meeting a portion of its projected increase in demand through aggressive conservation programs. These energy conservation investments will also create economic diversification opportunities and keep the money spent on conserva-

tion within the community. ((The PUD initiated development of an Integrated Resource Plan (IRP) in 2004 to evaluate a range of alternatives for its electric resource portfolio. The results will be used to update the PUD long-term strategy for providing reliable, low-cost electric service. The review and evaluation process has not been completed. Specific initiatives will be evaluated by the PUD, within the overall context of the county's comprehensive plan and its implementing regulations.))

Transmission line corridors of Puget Power and Seattle City Light occupy substantial lands within Snohomish County. ((The Puget Power facilities plan includes several upgrades to existing transmission lines and a new substation referred to as the Horse Ranch Transmission Switching Station to be constructed along the north/south corridor at a location southwest of Lake Stevens. Other future)) Future projects outlined by Puget Power to increase capacity and reliability of the regional power grid elements in Snohomish County utilize existing corridors and rights-of-way.

Electromagnetic fields (EMF) are associated with electrical appliances and facilities in general, and high voltage transmission lines, in particular, and have been the subject of considerable, but as yet inconclusive, research by ((the EPA and)) various health organizations. This EMF issue is being closely watched by the industry and by national health and environmental agencies. Snohomish County will also monitor this research for new findings that could impact the comprehensive plan.

## GOAL UT 4

**Assist electric utility providers in fulfilling their public service obligations through plan-**

ning for adequate system capacity to accommodate forecasted growth in a manner that is consistent with the comprehensive plan and protection of the natural environment.

**Objective UT 4.A**      **Update the utilities element at least every five years to reflect changing regulatory conditions, electric load forecasts, and technology in cooperation with the provider agencies.**

**UT Policy**      **4.A.1**      The county shall indicate the general location of existing and proposed major components of the electric system on the maps for UGA plans and rural/resource lands.

**Objective UT 4.B**      **Site transmission and major distribution corridors and substations to minimize potential adverse societal, environmental, and economic impacts on the community.**

**UT Policies**      **4.B.1**      The county shall encourage the joint use of utility corridors consistent with limitations of applicable law and prudent utility practice.

4.B.2      The county shall coordinate in the long term its roadway projects and other capital facility projects with planned electrical system expansions and extensions where shared sites or rights-of-way may be appropriate.

**((Private (franchise) Utility Systems – General**

~~Changes in state and federal regulations as well as advances in technology can produce significant modifications in utility system design which can, in turn, impact land use patterns and alter compatibility issues. The state is in the best position to monitor the regulatory and technological environment and provide early warning to local governments of these potential impacts. However, the counties may also be able to contribute to this effort and Snohomish County is prepared to participate in this endeavor.~~

~~The county, like most public agencies, has planning, design, construction management, and development review functions dispersed~~

~~among several departments and divisions. In order to reduce the opportunities for inconsistencies that this division of functions and responsibilities invites, the county will explore administrative and management mechanisms that can cut across traditional departmental lines to produce more comprehensive and internally consistent project reviews for both public facility projects and private development proposals with public utility components.))~~

**Natural Gas**

Natural gas is an energy resource whose historic role in the Pacific Northwest has been relatively small because of the abundance and low cost of hydroelectric power. That situation has changed with the region's grow-

ing awareness of hydroelectric power's limitations. Natural gas could have an expanding role in the Puget Sound region as a domestic space and water heating medium.

Natural gas is delivered to customers by means of pipelines usually located with other public infrastructure within street rights-of-way. Natural gas is produced and delivered by private companies subject to federal and state regulation. Natural gas companies are not required by statute to make their product available to all potential customers like electric utilities. This results in a market driven utility which must have a firm customer base before it will extend service into an area. Older neighborhoods that were developed without natural gas infrastructure must organize and demonstrate to the gas company that sufficient demand exists for the service to justify the expense of extending new lines.

Commitments from developers and builders to provide gas connections to new homes, apartments, and businesses are generally easier to arrange, particularly as the cost of electric energy continues to rise. Most developments in southwest Snohomish County near a supply pipeline are connected to the natural gas distribution network.

The principal distributor of natural gas in Snohomish County is Puget Sound Energy (PSE). The area in which it may provide service (Certified Boundary Area) includes all of the southwest UGA and extends north to Marysville, northeast to Granite Falls, and southeast along SR-2 to Gold Bar. PSE purchases natural gas from the Williams Northwest Pipeline Company whose principal line runs north and south through Snohomish County, east of Lake Stevens, and connects major gas fields in British Columbia with major demand centers to the south. PSE takes

its supply from gate stations located along the Northwest pipeline where pressures are reduced and from which the gas is transmitted to PSE's major demand centers via intermediate pressure lines. Pressures are further reduced at several town border stations before the gas is distributed to customer service lines.

### **Telecommunications**

Telecommunications networks are privately owned, publicly regulated utilities that are driven by market forces more than statutory requirements. The principal system providers in Snohomish County are Verizon (telephone) and Comcast (cable TV). Major system components include switching gear and satellite receiving stations for signal processing. These may be characterized by small to medium sized buildings and receiving towers which may have some limited environmental effects on neighboring properties.

Potentially significant issues for telecommunications planning concern emerging technologies and their impact on facility ((~~networks~~)) networks, and the importance of the information highway in federal infrastructure planning and investment decisions. It is too early to tell exactly how these changing circumstances may affect local comprehensive planning. ((~~Advances in cellular technology and deregulation of the telephone industry are already starting to have significant affects on system configuration and further changes seem inevitable. Telecommuting may become a viable alternative to traditional commuting for a significant number of workers. These changes could have a major impact on the next generation of land use and transportation plans.~~))

## **GOAL UT 5**

**Enhance the efficiency and quality of utility service by coordinating facility planning**

**among the various private utility purveyors serving Snohomish County.**

**Objective UT 5.A      Utilize existing transportation and utility corridors to accommodate necessary transmission system expansions.**

UT Policy      5.A.1      The county shall promote, where feasible, the co-location of public and private utility distribution facilities in shared trenches, and coordinate construction timing to minimize disruptions and costs.

**Objective UT 5.B      Facilitate utility system design practices that maximize user options and minimize the frequency and duration of service disruptions.**

UT Policy      5.B.1      The county shall establish standards and regulations which permit the development of alternative energy and communications infrastructure.

**Objective UT 5.C      Accommodate regional utility corridors and facilities through the siting process for essential public facilities.**

**Objective UT 5.D      Achieve and maintain consistency between private utility system expansion plans and planned land use patterns.**

UT Policies      5.D.1      ~~((Where feasible, the))~~ The county ~~((shall))~~ should identify future private utility facility and corridor locations on the maps for UGA plans and rural/resource lands.

5.D.2      The county shall maintain consistency between private utility system plans and the county's comprehensive plan.

5.D.3      The county ~~((shall))~~ should ensure that private utilities are located in compliance with the Shoreline Management ~~((Master))~~ Program.

## EXHIBIT J

Amended Ordinance 14-129



# Economic Development

## ~~((A Shared Vision — the Economic Environment))~~

Snohomish County views economic development as an organizing principle of urban activity. People need to have living wage jobs and income to *afford* to live in a community. Economic development ~~((is also a measure of))~~ contributes to quality of life: services, facilities, jobs, urban design and other features that make Snohomish County a place where people *want* to live and work.

~~((The county is emerging from a bedroom and bedroom-building economy focused on a small number of industries into a sustainable, resilient, diverse, recession-proof economy. The new economy includes large numbers of small businesses that generate the majority of jobs in the county. The county is focusing policy decisions and implementing actions on supporting and facilitating this economy for the future.))~~

A healthy economic environment requires a ~~((shared))~~ long-term vision of Snohomish County's future ~~((The vision generated must be grounded in reality in order to survive the cyclical nature of the economy,))~~ that is flexible enough to serve the community in ~~((both))~~ periods of growth and recession ~~((;))~~ and is open to periodic review and refinement. ~~((This vision also extends to the responsibility of the community to provide employment, housing, and supportive services to individuals and families with special needs.))~~

Snohomish County has significant economic advantages and opportunities including: a superior deep water port, rail facilities, airports, regional transportation nodes – all of which ~~((give))~~ position the county ~~((access to))~~ competitively for national and interna-

tional trade – renewable resources, leading edge industries, ~~((an independent well educated))~~ a highly skilled business management and labor force, ~~((opportunities))~~ a fertile environment for the development of businesses and industries in support of ~~((aero-space and high technology))~~ the region's advanced manufacturing and high-tech employers, and ~~((a strong competitive advantage because of the))~~ high quality of life that ~~((has been a major part of))~~ makes Snohomish ~~((County's reputation and attractiveness))~~ County an attractive and desirable location.

~~((The first step on the quality of life ladder is the opportunity to secure living wage employment. Other steps include affordable housing, well designed communities, quality health care, access to parks and open space, and educational and cultural opportunities:))~~

As Snohomish County moves through the twenty-first century, it must secure its role as regional resource in a society that is increasingly dependent on accurate, timely, and quick accessible information. Snohomish County recognizes the need for systems designed to share information. There is an ongoing restructuring of work in progress. In a service oriented society there are greater opportunities for telecommuting and home-based, independent employment.)

Although forecasts project significant future job growth in the service sector, traditional industrial and commercial development ~~((; while playing a smaller role;))~~ represent a substantial part of the economic future of Snohomish County. This type of ~~((industrial))~~ development requires substantially greater infrastructure availability and faces substantial scrutiny by the community due to its real or potential impacts on the environment. ~~((The real challenge is to find))~~ Finding ways

## Amendments to the Economic Development Chapter of the General Policy Plan

### General Policy Plan

to provide for and encourage this ~~((type of))~~ development while maintaining the quality of the environment, minimizing the impact on infrastructure, and avoiding pricing industrial and commercial development out of this market. is an important challenge.

Efforts to compile specific actions to further Snohomish County's economic development vision have been conducted, ~~((most recently by the Executive's Citizen Cabinet in 2004. These))~~ resulting in recommendations that focus on:

- Regulatory Reform - removing barriers that prevent businesses from getting things done;
- Taxes and Fee Structure - demonstrating and rationalizing the value of government services to people and business;
- Physical Infrastructure - implementing needed improvements; and
- Human Capital - education, training and other human services.

The county ~~((already))~~ has a good track record of cooperation on economic development with cities, including using the public facility district mechanism and establishing tourism promotion areas.

The county's efforts to focus and enlist support for maintaining and enhancing agriculture ~~((are))~~ also serve as a model for other sectors of the economy.

~~((The county is forming an interdepartmental Economic Development Team to organize a countywide approach to economic development. The team will coordinate county assets — property, skills, organizations to further the county's economic goals.))~~ The Office of Economic Development was established to coordinate county resources with other agencies and municipalities to further the goals, objectives, and policies of this chapter.

The Economic Development Element is closely tied to other sections of the plan:

Transportation and utilities providing the infrastructure to support economic development activities;

~~((Land use: providing))~~ Providing sufficient land zoned to accommodate ((the)) a variety of employment needs and urban centers for higher density mixed use development;

~~((Resource lands: opportunities))~~ Opportunities for economic activities in resource land (agriculture, forestry, and mineral) as well as recreational and tourist pursuits in these lands ((; and mineral extraction));

~~((Housing: affordable))~~ Affordable housing ((in functionally organized communities)) for a variety of workforce households;

Human services and workforce training to improve workforce productivity; and

~~((Natural Environment:))~~ A healthy natural environment draws tourism and recreation dollars ((into)) to Snohomish County((; and)).

~~((The description of the economy is found in Appendix A — County Profile.))~~

In addition to the comprehensive plan elements, the Consolidated Plan, prepared by Snohomish County for HUD eligible activities, provides grants to build communities and support residents to participate in their communities.

### **~~((Broader Context))~~**

The economy in Snohomish County relates closely to the Puget Sound Region, Washington State, and ~~((trade with))~~ other states and nations around the world. These broader relationships play an ever greater role in the county's economy, particularly as it relates to trade.

The goals, objectives and policies describe how Snohomish County is working to facilitate the provision of jobs and the enhancement of a healthy economy.

General Policy Plan

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**GOAL ED 1** ~~((Promote the maintenance and enhancement of))~~ **Maintain and enhance a healthy economy.**

**Objective ED 1.A** Snohomish County shall endeavor to provide a good quality of life for residents and business – recognizing that business can thrive only in a healthy community.

**Objective ED 1.B** Snohomish County shall balance economic and environmental concerns – recognizing that a healthy environment is essential to quality of life.

**Objective ED 1.C** Snohomish County shall recognize and address the needs of small and minority owned businesses as well as larger, established enterprises.

**GOAL ED 2** **Provide a planning and regulatory environment which facilitates growth of the local economy.**

**Objective ED 2.A** **Develop and maintain a regulatory system that is fair, understandable, coordinated and timely.**

**ED Policies**      2.A.1 Snohomish County shall work to ensure that ~~((revisions to))~~ the Snohomish County Code ~~((results in a more))~~ is an understandable, accessible, and user friendly document ~~((which eliminates unnecessary and clarifies confusing code provisions)).~~

2.A.2 Snohomish County should stress predictability but maintain enough flexibility in the Comprehensive Plan and development codes to allow for timely response to unanticipated and desirable developments.

2.A.3 To ensure timeliness, responsiveness, and increased efficiency, the county shall develop and maintain a program of periodic review of the ~~((permit process system))~~ permitting process to eliminate unnecessary administrative procedures that do not respond to legal requirements for public review and citizen input.

**GOAL ED 3** **Encourage the retention and expansion of existing businesses and jobs ~~((and))~~ while working to attract new businesses and jobs.**

**Objective ED 3.A** ~~((Assure))~~ **Promote and support the availability ~~((and suitability))~~ of suitable land for employment.**

**ED Policies**      3.A.1 Snohomish County shall analyze the attributes ~~((of))~~ and availability of vacant and redevelopable land for a range of employment uses to meet employment targets adopted in the Comprehensive Plan.

## Amendments to the Economic Development Chapter of the General Policy Plan

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- 3.A.2 Snohomish County shall ensure a sufficient base of appropriately designated and zoned land for employment targets as delineated in the Future Land Use Map of the Comprehensive Plan. The vitality of the economy calls for large sites as well as parcels suitable for the large number of small businesses ~~((in))~~ within the county.
- 3.A.3 Snohomish County shall strive to provide assistance and incentives for the intensification and re-use of existing employment areas~~((; both in the))~~ in incorporated and unincorporated areas.
- 3.A.4 ~~((The county shall designate additional land with large parcel capabilities for industrial use in two areas of Snohomish County: North Marysville and Cathcart.))~~ REPEALED BY ORDINANCE NO. 14-129.
- 3.A.5 Snohomish County shall ~~((develop))~~ consider developing a program to prescreen industrial sites to facilitate environmental review and subsequent land use approval.
- 3.A.6 Snohomish County shall support existing industry by planning for compatible adjacent land uses.
- 3.A.7 The county shall encourage ~~((water dependent))~~ water-dependent and ~~((related development and use))~~ water-related uses of shorelines as an economic development effort ~~((through the))~~ that is consistent with the Shoreline Management ((Plan)) Act and the county's Shoreline Management Program.

### **Objective ED 3.B** ~~((Assure Economic Development))~~ Ensure economic development efforts of the county are coordinated.

- ED Policies** 3.B.1 Snohomish County shall ~~((develop))~~ consider developing a capital investment strategy to focus investments in existing and planned areas with greatest potential for living wage job creation.
- 3.B.2 Snohomish County shall ~~((target))~~ focus recruitment efforts ~~((on groups of))~~ on those industries that share and provide services and goods to one another (clusters) and other special opportunities consistent with Countywide Planning Policy ED-1.
- 3.B.3 Snohomish County shall analyze and maximize the utilization of its assets, such as property, access to grant and loan funds, organizational capacity, and human resources, to assist in economic development.

### **Objective ED 3.C** Support efforts that partner Snohomish County with other public, ~~((and))~~ private, and non-profit economic development entities to advance economic development activities that are consistent with this plan.

## Amendments to the Economic Development Chapter of the General Policy Plan

### General Policy Plan

<b>ED Policies</b>	3.C.1	Snohomish County shall partner with other organizations to promote and enhance the county's national and international trade position, <u>and its attractiveness as an investment destination.</u>
	3.C.2	Snohomish County shall work with public and private and non-profit groups to preserve and nurture the growth of existing local industries and businesses and maintain a business environment conducive to <del>((preserve))</del> <u>preserving and growing</u> jobs at large manufacturers and the <del>((estimated 50,000+))</del> large and small business operations in the county.
	3.C.3	Snohomish County shall encourage retention and expansion of existing industries and attraction of new industries by: <ul style="list-style-type: none"><li>• Partnering with local economic development entities to gauge and respond to changing industry needs.</li><li>• Partnering with cities to ensure seamless planning and encourage retention and attraction of living wage jobs.</li><li>• Partnering with organizations that provide venture capital and technical assistance to startup businesses and existing small and minority-owned businesses.</li></ul>
	3.C.4	<del>((Snohomish County shall work with other public and private and non-profit organizations to implement the appropriate recommendations of the Technology Corridor Study and with the cities and EDC to support the Evergreen Crescent Initiative.))</del> <u>REPEALED BY ORDINANCE NO. 14-129.</u>
	3.C.5	Snohomish County shall <del>((aggressively))</del> market the availability of industrial revenue bond financing through the Pilchuck Development Public Corporation, a public corporation chartered by Snohomish County for the purpose of issuing industrial revenue bonds.
	3.C.6	The county shall encourage, and assist with, the adoption of economic development programs in central business districts in the county.
	3.C.7	The county shall <del>((collaborate on the formation and))</del> <u>continue to support</u> funding of public facility districts <del>((to develop projects such as the Everett Events Center, Snohomish County))</del> <u>at</u> Paine Field <del>((Future of Flight, and centers in))</del> <u>and within the cities of Everett, Lynnwood and Edmonds.</u>

### Objective ED 3.D

**Provide opportunities for job creation through promoting the expansion of existing and future potential port and airport industries and industrial areas.**

<b>ED Policies</b>	3.D.1	Snohomish County shall maximize the growth potential of local port and airport resources through continued commitment of <del>((pub-</del>
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## Amendments to the Economic Development Chapter of the General Policy Plan

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- lie financial)) resources, improved transportation access to the physical sites, and effective marketing.
- 3.D.2 Snohomish County shall promote greater industrial and commercial development at the Paine Field and Arlington airports.
- 3.D.3 Snohomish County shall institute appropriate zoning and infrastructure for sites which have potential as business distribution and warehousing parks because they maintain excellent transportation linkages to the Port of Everett, Paine Field, or the Arlington Airport.
- 3.D.4 Snohomish County shall support the expansion of public sector port and airport assets to fully utilize economic development advantages provided by state or federal laws, investigate the creation of foreign trade zones, and consider the creation of a potential Port of Snohomish County.
- 3.D.5 Snohomish County shall prioritize the redevelopment of existing industrial areas and investigate potential incentives that may make redevelopment a greater financial opportunity.
- 3.D.6 ~~((Snohomish County shall support the development of a technology corridor project.))~~ REPEALED BY ORDINANCE NO. 14-129.

### **GOAL ED 4 Support economic development by providing adequate levels of infrastructure and promoting technological advancements consistent with this plan.**

- ED Policies**
- 4.A.1 The county should target infrastructure funding to support the retention and attraction of living wage jobs.
- 4.A.2 The county and ~~((the))~~ its cities should investigate the potential for tax revenue sharing to assist in the provision of reasonable levels of public services in unincorporated UGAs.
- 4.A.3 Snohomish County shall participate in efforts to provide innovative options to finance public infrastructure in support of economic development.
- 4.A.4 The county shall provide timely demographic, cartographic, employment, permit, and other development related information and data to support public and private sector planning, development, and marketing needs.
- 4.A.5 Snohomish County shall participate in the preservation of railroad rights of way for future rail transportation needs through such methods as interim trail use or purchase.
- 4.A.6 Snohomish County will work with public and private providers of utility infrastructure to promote improved practices, standards and

facilities to a level that enhances economic development in the county.

**GOAL ED 5      Support economic development by promoting education and training opportunities for the work force and aligning human service delivery with employment opportunities.**

**ED Policies      5.A.1**      Snohomish County shall participate in the community-wide effort to ~~((encourage creation of a four-year university in))~~ support expansion of public and private colleges and universities offering baccalaureate and master's degrees within Snohomish County and support the community-based economic development programs at Everett and Edmonds Community Colleges.

5.A.2      Snohomish County shall encourage and, where feasible, help finance vocational-technical education and skills training opportunities that help retain existing aerospace and advanced manufacturing industries, retrain timber industry workers, integrate training and education with current and projected industrial employment needs, and encourage business/government partnerships in training and education.

5.A.3      ~~((The county))~~ Snohomish County ~~((shall support the efforts of the Economic Development Council of Snohomish County, educational institutions, government, and businesses, as described in the recently completed Snohomish County 2010: A Blueprint for Education, Workforce and Economic Development in Snohomish County))~~ will partner with governments, businesses, educational institutions, and other stakeholders to pursue and better align education and training with employment opportunities.

~~((5.A.4      Snohomish County shall explore the feasibility of using the human service delivery system in the context of economic development.))~~

REPEALED BY ORDINANCE NO. 14-129.

**GOAL ED 6      Encourage sustainable use of resource areas for economic development.**

**Objective ED 6.A      Provide policies and programs to help ensure the sustainable ~~((economie))~~ use of timber, agricultural, and mineral resources as well as recycled resources.**

**ED Policies      6.A.1**      Snohomish County shall seek financial assistance through grants and loans to encourage research and development into the production of value-added wood products and provide opportunities and incentives for small businesses and cottage industries that manufac-

## Amendments to the Economic Development Chapter of the General Policy Plan

### General Policy Plan

ture value-added wood products and products using regional forestry commodities.

6.A.2 The county shall conserve and enhance existing agriculture efforts and support innovative farming approaches as an essential part of local and regional economy and food and farm product supply.

6.A.3 The county shall develop designations and codes to encourage the extraction and marketing of mineral resources in an environmentally responsible fashion.

6.A.4 Snohomish County shall develop a program of incentives to encourage or maintain local recycling based industries using stockpiled or regionally generated recycled materials.

6.A.5 The county shall investigate incentives, tax breaks, or direct subsidies to encourage the development of ecosystem rehabilitation industries.

### Objective ED 6.B

**Promote the growth of tourism resources as a clean, nonpolluting, and sustainable ((provider)) source of jobs and ((markets)) economic opportunities in Snohomish County.**

### ED Policies

6.B.1 Snohomish County shall ~~((produce, with the participation of the local tourism industry, a))~~ update and implement the strategic tourism work plan to ((identify goals for tourism development and promotion and to determine the appropriate long-term application of local convention, performing arts and other funds)) strengthen the county's tourism development and promotion initiatives.

6.B.2 Snohomish County shall support ventures in resource tourism and outdoor recreation that are financially viable and environmentally responsible.

6.B.3 Snohomish County shall recognize the value of archeological and historic preservation ~~((as))~~ to economic development ((and continue to identify and promote such preservation as a tourism resource)) initiatives. This includes promoting historic resources as a tourism resource, while ensuring alignment with state and federal obligations and best practices in preserving the county's cultural and historic resources.

6.B.4 Snohomish County shall provide funding, as appropriate and available, to the Snohomish County arts community to help realize the potential of art as a tourism resource, integrated with other cultural programs.

6.B.5 The county shall encourage water-dependent and water-related tourism development and use of shorelines consistent with the Shoreline Management Act.



## EXHIBIT K

Amended Ordinance 14-129

# Natural Environment

Snohomish County's natural features combine to create a unique environmental setting in the Puget Sound Basin. The Cascade Mountains, parts of five major river watersheds, lowland forests, estuaries, marine shorelines, numerous lakes, wetlands, and streams all combine to create the special character that is Snohomish County. These features also contribute to the county's economy and quality of life to its citizens.

Protection of the natural environment is fundamental to achieving and preserving the quality of life for Snohomish County residents. People and businesses choose to locate in Snohomish County due in large part to the quality of the natural environment. The natural environment element of the comprehensive plan provides the framework to realize the vision of thriving communities while protecting and preserving natural resources and the environment. It also provides for protection from various forms of pollution and natural hazards such as flooding, landslides, and other natural disasters. To be effective, in our efforts to protect and enhance the natural environment, the various policies, plans, and programs must be coordinated and focused through a consistent policy framework that has a multi-faceted approach. Our guiding principle is that the cumulative effect of all of the county's programs and efforts should result in no net loss of ecological functions and values consistent with the requirements of state law.

This multi-faceted approach includes planning; intergovernmental coordination; development of regulation; enforcement; and improved protection of ecological functions and

values through non-regulatory incentive-based means, such as voluntary enhancement and restoration, public education and other voluntary activity; and monitoring and adaptive management. The plan provides policies in each of these areas to direct the county's efforts to protect the natural environment of Snohomish County and to achieve the outcome of no net loss of functions and values to the extent mandated by state law.

The need for a rigorous protection program is balanced by providing a fair and equitable distribution of the impacts of regulation, flexibility and clarity in approach, and fast service delivery. The public must be educated to understand the county's regulatory approach and the reasons for the regulation. Vital to the success of the county's program is careful consideration of how the burdens of environmental protection may impact property owners and business. Severe financial impacts, unclear government purposes, or circumstances where a less intrusive means for accomplishing the identified purpose are factors that must be avoided in developing policy and regulation that may adversely affect property rights. In developing policy and regulation affecting property rights, as well as issuing permits, county decision makers must evaluate constitutional principles relating to the taking of property and the application of substantive due process. Tools available to aid this evaluation process include the Washington State Attorney General's Advisory Memorandum on Avoiding Unconstitutional Takings of Private Property.

**GOAL NE 1**      **Continue existing and develop new county plans and programs which establish priorities to protect and enhance the natural environment through a coordinated policy framework to maintain and improve the quality of life for Snohomish County. The policy framework below provides a non-exclusive list of the core priorities and strategies that must be addressed in all plans and programs that affect the natural environment.**

**Objective NE 1.A**      **Balance the protection of the natural environment with economic growth, housing needs and the protection of property rights.**

- |                    |       |   |
|--------------------|-------|---|
| <b>NE Policies</b> | 1.A.1 | Regulatory programs developed for the protection of the natural environment shall provide certainty, clarity, flexibility, efficiency, public outreach and education so that citizens understand the requirements, permits are processed quickly, and alternative approaches that provide equal or greater protection to the environment may be considered. |
|                    | 1.A.2 | The <del>((County))</del> county shall seek to maintain a sufficient inventory of developable land to meet economic, housing and agricultural needs.  |
|                    | 1.A.3 | The county shall provide flexibility in policies and programs so as to protect property rights and minimize impacts to development of property.   |
|                    | 1.A.4 | The county's plans and programs shall not contain provisions that violate federally-protected treaty rights.  |
|                    | 1.A.5 | The county shall encourage and accommodate economic growth through plans and programs in a manner that minimizes impacts to the natural environment.  |
|                    | 1.A.6 | The county shall incorporate provisions and incentives for flexibility in environmental plans and programs to promote growth and viability of natural resource industries.  |
|                    | 1.A.7 | The county shall establish criteria for prioritizing natural resource industry uses and natural environment protection enhancement and/or restoration based on the land's potential for resource productivity, ecological function and investment-to-return ratio.  |

# EXHIBIT K

## Objective NE 1.B

**Accommodate population growth in a manner that maintains and protects elements of the natural environment.**

### NE Policies 1.B.1

The county shall consider comprehensive land use plan designations and development regulations that take into account:

- (a) environmental sensitivity and ecological functions and values;
- (b) limitations of ground and surface water quantities; and
- (c) potential impacts on surface and ground water quality.

### 1.B.2

The county shall consider air pollution and nuisance odors associated with land uses and development in plans and programs to assure compatibility with the surrounding environment, provided that odors occurring as a result of accepted agricultural or forest practices on natural resource lands shall be presumed reasonable and not a nuisance.

### 1.B.3

The county shall consider noise associated with land uses and development in plans and programs to assure compatibility with the surrounding environment, provided that noise occurring as a result of accepted agricultural or forest practices on natural resource lands shall be presumed compatible with the surrounding environment.

### 1.B.4

The county shall plan for growth in a manner that encourages reduction of sprawl, meets GMA housing goals and places employment and residential uses in close proximity to reduce impacts to air quality.

## Objective NE 1.C

**Protect and enhance natural watershed processes, wetlands, fish and wildlife habitat conservation areas, shorelines, and water resources with the long-term objective of protecting ecological function and values.**

### NE Policies 1.C.1

The county shall continue to protect water resources and natural watershed processes by maintaining the quality, rates and supplies of water, sediment, and woody debris through the use of a variety of strategies, such as:

- (a) maintaining the natural hydrologic cycle and minimizing alterations of natural drainage patterns;
- (b) encouraging alternative impervious surface techniques;
- (c) providing for the retention of natural vegetation;

- (d) developing and implementing watershed management plans that protect water quality and address non-point pollution and the cumulative effects of land management on ecological systems; and
- (e) utilizing low impact development (LID) techniques and site planning.

1.C.2 The county shall continue to protect and enhance wetlands and fish and wildlife habitat conservation areas through the use of a variety of strategies, such as:

- (a) including best available science in plans and programs;
- (b) supporting the development and implementation of watershed management plans and identifying areas where voluntary restoration and enhancement should be used to improve water quality, water quantity, fish habitat and overall hydrologic function;
- (c) coordinating the use of agricultural resource lands with the protection, restoration and/or enhancement of ecological functions and values;
- (d) developing incentive-based, voluntary restoration and enhancement programs to offset impacts to overall ecological functions and values resulting from development projects or the use of agricultural resource lands and encouraging creative on-site, and reach scale restoration/enhancement proposals that optimize natural and/or agricultural resource values and ecological function; and
- (e) including strategies for monitoring and adaptive management in plans and programs.

1.C.3 The county shall protect and enhance the ecological functions of shorelines through the Snohomish County Shoreline Management Program.

**Objective NE 1.D      The county shall protect the health, safety, welfare and the economy of the community by minimizing the risks associated with natural hazards.**

- NE Policies**
- 1.D.1 The county should consider natural hazards in all land use planning.
  - 1.D.2 The county should develop comprehensive floodplain management plans. Where cities and the county share common floodplains, joint flood hazard planning and interlocal agreements should be used to ensure consistent floodplain management.
  - 1.D.3 The county should develop and update drainage basin plans that document urban flooding problems and potential solutions.

## EXHIBIT K

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### General Policy Plan

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| 1.D.4 | The county should adopt and implement a Natural Hazards Mitigation Plan to reduce the vulnerability to natural hazards. |
| 1.D.5 | The county shall develop programs that provide for notification of the presence of geologic hazards.                    |

### GOAL NE 2

**Provide for the protection and encourage restoration of ecological functions and values across the landscape by coordinating planning efforts among jurisdictions and citizens.**

#### Objective NE 2.A

**Coordinate and support the adoption of programs to protect, restore and enhance ecological functions with other jurisdictions, agencies, tribes and non-governmental organizations.**

#### NE Policies

- |       |   |
|-------|---|
| 2.A.1 | The county should coordinate with and participate in the watershed-based planning processes within the region to provide an ongoing opportunity for tribes, municipalities, regional, state, federal agencies, and nongovernmental organizations to develop compatible environmental protection and restoration approaches. |
| 2.A.2 | The county should coordinate scientific data collection and monitoring activities with other affected governments, agencies, and tribes, and collaboratively exchange data with such entities. Monitoring data from approved land use applications should also be considered.   |
| 2.A.3 | The county should work with other jurisdictions, agencies, and tribes to protect and enhance water quality at commercial and recreational shellfish beds.   |
| 2.A.4 | The county should coordinate with the state department of fish and wildlife and other agencies and tribes to protect, manage, and monitor habitat for fish and wildlife.  |
| 2.A.5 | The county should work with other jurisdictions and state or federal agencies to ensure adequate flood protection from forestry and development activities outside of county control.   |
| 2.A.6 | The county should participate in regional salmon recovery planning efforts and aggressively pursue funding that can provide multiple environmental benefits.  |

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**GOAL NE 3      Comply with the requirements of state, federal and local laws for protecting and managing critical areas, shorelines, and water.**

**Objective NE 3.A      Develop regulatory policies that apply to elements of the natural environment.**

- NE Policies**
- 3.A.1      The county shall designate and protect critical areas including fish and wildlife habitat conservation areas, wetlands, critical aquifer recharge areas, frequently flooded areas and geologically hazardous areas and include best available science in the development of programs, policies and regulations relating to critical areas.
  - 3.A.2      The county shall establish development regulations that offer flexibility in site design to accommodate innovative solutions for critical area protection where site constraints or critical area characteristics warrant use of a creative approach. Flexibilities may be considered on a site-by-site basis. Examples of innovative options include but are not limited to buffer width averaging, on- or off-site enhancement or restoration projects, use of best management practices, or a combination of creative solutions.
  - 3.A.3      The county shall evaluate immediate and cumulative effects on the natural environment, critical areas, shorelines and buildable land inventory when formulating development regulations, including but not limited to, stormwater management, clearing, and grading.
  - 3.A.4      The county shall evaluate the level of risk of damage or injury to people, property and the environment when formulating development regulations.
  - 3.A.5      The county shall design development regulations to avoid or minimize impacts to the ecological functions and values of critical areas.
  - 3.A.6      The county should generally require that mitigation for impacts to the natural environment be located in the following sequential order of preference: on-site, in the same sub-basin, in the same watershed, or in another appropriate ecosystem.
  - 3.A.7      The county shall consider a variety of strategies for the permanent protection of critical areas.
  - 3.A.8      The county shall consider the recommendations contained in watershed management plans and salmon recovery plans in drafting development regulations.

**Objective NE 3.B      Designate and protect fish and wildlife habitat conservation areas and wetlands pursuant to the Growth Management Act.**

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<b>NE Policies</b>	3.B.1	Vegetated areas in and adjacent to wetlands and fish and wildlife habitat conservation areas shall be established to protect their ecological functions and values and include special consideration for the protection of water-dependent and riparian-dependent fish and wildlife.
	3.B.2	The county should maintain a fish and wildlife corridor map for critical habitat.
	3.B.3	The county shall adopt special provisions for the protection of unique wetlands such as bogs, fens, estuarine wetlands, coastal lagoon wetlands, wetlands with old growth forests, and wetlands with unique or rare wildlife or plant communities.
	3.B.4	The county shall adopt vegetation retention standards to protect fish and wildlife habitat conservation areas and limit the use of invasive and non-native plant species that may adversely impact such habitat.
	3.B.5	The county shall protect state and federal officially designated threatened and endangered species and their habitat conservation areas, as prescribed by state and federal law.
	3.B.6	The county should develop a legislative approval process for the purpose of nominating and protecting species and habitats of local importance.
	3.B.7	The county shall protect critical saltwater habitats such as eelgrass and kelp beds, shellfish areas, forage fish spawning areas and coastal lagoons.
	3.B.8	The county shall include special consideration to conserve, protect and enhance anadromous fish and their habitat in policies and regulations.
	3.B.9	The county should adopt a water typing system and wetland classification system consistent with state guidelines.
	3.B.10	The county shall require that alterations to wetlands and fish and wildlife habitat conservation areas be avoided or minimized to protect ecological functions and values consistent with the GMA's requirement of ensuring no net loss of the functions and values of critical areas.

### Objective NE 3.C

#### **Designate and protect critical aquifer recharge areas pursuant to the Growth Management Act.**

<b>NE Policies</b>	3.C.1	The county shall establish a groundwater management program to protect groundwater quality, assure groundwater quantity, and provide efficient management of water resources for meeting future needs while protecting existing water rights.
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- 3.C.2 The county shall establish development regulations that include a variety of strategies for protecting groundwater.

**Objective NE 3.D Designate and protect frequently flooded areas pursuant to the Growth Management Act.**

- NE Policies** 3.D.1 To protect public health, safety and welfare, the county shall preserve natural floodplain and watershed processes to:
- (a) Maintain natural flood storage capacity;
  - (b) Preserve natural drainage and conveyance systems;
  - (c) Avoid increases in flood elevations; and
  - (d) Prevent downstream flooding.
- 3.D.2 The county shall allow only those developments and land uses in floodplains that are compatible with floodplain processes.
- 3.D.3 The county should meet the requirements of the National Flood Insurance Program.
- 3.D.4 The county should participate in the National Flood Insurance Program Community Rating System (CRS).
- 3.D.5 The county should incorporate new science and analysis of flood hazards into its regulations and mapping as they become available, including accounting for increases in future flood flows, sea level rise and tsunami risk.
- 3.D.6 Flood regulations should allow for volume of on-site or in-floodplain excavation to offset volume or fill.
- 3.D.7 The county should promote ~~((the Cooperative Bank Stabilization Program and other similar))~~ programs that assist private landowners with projects that reduce damage from stream and river bank erosion and flooding ~~((on their properties))~~.

**Objective NE 3.E Designate and protect geologic hazard areas pursuant to the Growth Management Act.**

- NE Policies** 3.E.1 The county should avoid development in landslide hazard areas and minimize development in erosion hazard areas commensurate with the level of risk.
- 3.E.2 The county shall develop regulations that are consistent with geologic constraints and the All Hazards Vulnerability Assessment and the Snohomish County Natural Hazards Mitigation Plan.
- 3.E.3 The county shall require that development proposals include where appropriate a geotechnical assessment of the site's susceptibility to known geologic hazards.

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## General Policy Plan

	3.E.4	The county shall require that development standards incorporate practices and techniques to reduce potential damage from seismic, tsunami, mine, erosion, landside and volcanic hazards.
	3.E.5	The county should only allow development in the channel migration zone that has a low risk to public health, safety and property.
<b>Objective NE 3.F</b>		<b>Protect ecological functions of shoreline natural resources through the Snohomish County Shoreline Management Program.</b>
<b>NE Policies</b>	3.F.1	The county's Shoreline Management Program shall address no net loss of ecological functions of shoreline resources, provide opportunities for public access to shoreline areas and promote water dependent uses and development which cannot be located anywhere else.
	3.F.2	The county shall develop shoreline environment designations that are based on existing use patterns, and the biological and physical character of the shoreline.
	3.F.3	Critical areas in those areas subject to the jurisdiction of the Shoreline Management Act shall be regulated consistent with critical areas outside of shorelines.
<b>Objective NE 3.G</b>		<b>Adopt regulations and development standards as required by the Forest Practices Act (chapter 76.09 RCW).</b>
<b>NE Policies</b>	3.G.1	The county shall develop regulations for Class IV General forest practices and for conversion option harvest plans.
	3.G.2	The county shall develop a process and criteria for lifting forest practices moratoria, which shall include public notification and procedures for appeals and public hearings.
	3.G.3	County forest practice regulations shall be consistent with critical areas and shoreline regulations to the maximum extent possible.
<b>Objective NE 3.H</b>		<b>Comply with the county's Phase I Municipal Stormwater Permit issued by the Washington State Department of Ecology pursuant to the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES).</b>
<b>NE Policies</b>	3.H.1	The county shall protect properties and water from adverse impacts by eliminating illicit discharges and sediment transport, and regulating stormwater and land disturbing activity to reduce the discharges of pollutants and impacts to receiving waters.

- 3.H.2 The county shall develop inspection and enforcement procedures to prevent water quality degradation.
- 3.H.3 The county shall adopt programs, development regulations and standards regulating drainage and land disturbing activity that require low impact development techniques, where feasible, consistent with the Phase I Municipal Stormwater Permit.
- 3.H.4 REPEALED BY AMENDED ORDINANCE NO. 14-070.
- 3.H.5 The county shall adopt comprehensive site planning requirements that minimize land disturbing activity and promote on-site stormwater management on new development and redevelopment project sites.
- 3.H.6 The county shall adopt water pollution control requirements intended to ensure that receiving waters, groundwater, and stormwater in Snohomish County meet or exceed state water quality standards.

**Objective NE 3.I      Develop and implement an enforcement program to protect, and prevent and remediate damage to, the natural environment.**

- NE Policies**
- 3.I.1 The county should establish inspection and enforcement priorities based on health, safety and welfare; the environmental significance of the violations; the impact to ecological functions and values; and the impacts on public resources.
  - 3.I.2 The county should establish an enforcement system that imposes penalties and fines commensurate with the severity of the violation. For minor violations that do not significantly harm the environment or endanger public health and safety, enforcement should focus on educating landowners on regulatory requirements rather than monetary penalties. The amount of penalties and fines should increase with the severity of the violation.
  - 3.I.3 The county should impose punitive consequences on flagrant or repetitive violators.
  - 3.I.4 The county shall require that remediation in code enforcement actions be focused on restoration of ecological functions and values compromised by the violation.
  - 3.I.5 The county should coordinate its environmental enforcement efforts with other regulatory agencies to ensure that enforcement actions are effective in quickly remediating damage to the natural environment.

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<b>GOAL NE 4</b>		<b>Balance the goals of protecting elements of the natural environment while promoting the long-term viability of commercial agriculture.</b>
<b>Objective NE 4.A</b>		<b>Provide flexibility in regulations to provide protection of the natural environment while recognizing the need to promote viability in the commercial agricultural industry.</b>
<b>NE Policies</b>	4.A.1	The county shall allow innovative strategies that protect surface and groundwater quality, minimize impacts to wetlands and fish and wildlife habitat conservation areas on land used for commercial agriculture such as encouraging the use of farm conservation plans or best management practices equivalent to those set forth in the NRCS Field Office Technical Guide (FOTOG Manual, most recent edition).
	4.A.2	The county shall require that the implementation of strategies described in policy NE 4.A.1 occurs within a reasonable period of time.
	4.A.3	The county should develop and pursue funding resources and provide technical assistance to implement strategies described in policy NE 4.A.1.
	4.A.4	The county should consider establishing a permit assistance center to assist farmers in complying with natural environment regulations.
	4.A.5	The county shall protect agricultural lands of long-term commercial significance from the impacts of upland development.
	4.A.6	The county shall develop and implement actions to conserve agricultural resource lands and restore ecological functions and values, seeking to increase both ecological and agricultural and resource viability and productivity.
<b>Objective NE 4.B</b>		<b>Use incentives to encourage protection of the natural environment and the continued operation of working farms.</b>
<b>NE Policies</b>	4.B.1	Wetland and habitat mitigation banks should not be allowed on land that meets the criteria for agricultural lands of long-term commercial significance.
	4.B.2	The county should provide technical assistance to manage, maintain or enhance critical areas on or in proximity to lands used for commercial agriculture.

- 4.B.3 The county should consider incentives for farming practices that protect elements of the natural environment.

**GOAL NE 5 Improve and protect ecological functions and values of the natural environment through non-regulatory programs.**

**Objective NE 5.A Implement environmental restoration, enhancement and acquisition plans.**

- NE Policies**
- 5.A.1 The county should eliminate human-made barriers to fish passage, such as blocking culverts and broken tide-gates; prevent the creation of new barriers; and provide for natural rates of the transport of water, sediment and organic matter.
- 5.A.2 The county shall support efforts to maintain and restore natural stream bank conditions and achieve improved stream bank functions in each sub-basin while protecting critical facilities and infrastructure.
- 5.A.3 The county shall, where appropriate, restore and enhance ecological functions on lands owned and managed by the county. Properties acquired for habitat conservation should be managed to preserve and enhance ecological functions and values while providing recreational opportunities.
- 5.A.4 The county should develop acquisition and conservation easements programs directed at lands that have unique ecological values or cannot be protected by any other methods.
- 5.A.5 The county shall aggressively seek funding from state, federal, private and other sources to implement restoration, enhancement, and acquisition projects.
- 5.A.6 The county shall leverage opportunities for restoration, enhancement, and acquisition to maximize the benefits realized from funding attained, through the following:
- (a) prioritizing funding of those projects that provide maximum benefit to the environment;
  - (b) working with other jurisdictions to maximize opportunities to restore across jurisdictional boundaries; and
  - (c) targeting enhancement and restoration to achieve the goal of no net loss of ecological functions and values, consistent with state law requirements.
- 5.A.7 The county should consider the recommendations contained in the watershed management plans and salmon recovery plans as the basis for prioritizing restoration and enhancement projects.

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### General Policy Plan

<b>Objective NE 5.B</b>		<b>Provide incentives for voluntary environmental restoration, enhancement and protection.</b>
<b>NE Policies</b>	5.B.1	The county should create a separate and expedited review process that would facilitate and reduce the costs of environmental restoration or enhancement projects that are independent of mitigation for development activity.
	5.B.2	The county shall promote innovative land use techniques, where appropriate, such as transfer and purchase of development rights and other incentives for voluntary practices to protect the natural environment.
	5.B.3	The county shall, where possible, provide incentives for protection of critical areas such as, designating lands permanent open space, conservation easements, donations to land trusts or similar organizations, and open space tax incentives.
	5.B.4	The county shall develop incentives to voluntarily protect or enhance: <ul style="list-style-type: none"><li>(a) aquatic ecosystems and aquifers;</li><li>(b) existing or degraded habitat areas;</li><li>(c) native top soils;</li><li>(d) water quality through use of low impact development techniques;</li><li>(e) a healthy diversity of native plants and plant communities; and</li><li>(f) rare plant species listed by the state department of natural resources' natural heritage program.</li></ul>
	5.B.5	The county should encourage and create incentives for connection of areas of native vegetation within and between land parcels through the adoption of development regulations such as the rural cluster subdivision ordinance and through voluntary programs.
	5.B.6	The county should encourage citizens to be water resource stewards through participation in decision-making, volunteer activities, and technical assistance programs.
<b>GOAL NE 6</b>		<b>Educate citizens regarding the natural environment and encourage voluntary environmental protection and stewardship.</b>
<b>Objective NE 6.A</b>		<b>Provide programs for education about the natural environment.</b>

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| <b>NE Policies</b> | 6.A.1 | The county shall develop public education programs to increase understanding of, and best management practices for, stream habitat, wetlands, stormwater management, water quality, lake stewardship, marine shoreline processes and habitats, and other aspects of the natural environment. |
|                    | 6.A.2 | The county shall develop an education program aimed at informing landowners about regulatory applicability and required provisions for protecting critical areas.  |
|                    | 6.A.3 | The county shall provide ongoing education and information to floodplain residents on flood preparedness and recovery in order to help them avoid preventable losses.  |
|                    | 6.A.4 | The county shall develop public and agency awareness of geologic hazards and development practices that increase the risk of damage to life, natural resources, and property from seismic, volcanic, landslide, tsunami, and erosion hazards.  |
|                    | 6.A.5 | The county should assemble and distribute information concerning emergency management procedures relating to volcanic, tsunami and seismic hazards.  |
|                    | 6.A.6 | The county should provide citizens with information concerning species and habitats and voluntary methods for protecting and restoring habitat areas.  |

**Objective NE 6.B      Provide programs and opportunities for voluntary environmental protection and stewardship.**

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| <b>NE Policies</b> | 6.B.1 | The county shall encourage voluntary protection and restoration of natural areas and assist in establishing stewardship programs to allow citizens to participate in the protection and preservation of ecologic systems important in their own communities. This effort may include participation in environmental planning and programs, volunteer activities, monitoring projects, and technical assistance and education programs. |
|                    | 6.B.2 | The county should encourage voluntary programs for businesses and residents to decrease use of hazardous products that contribute to nonpoint contamination of groundwater and surface water, especially those products applied to yards and gardens.  |
|                    | 6.B.3 | The county should promote the use and salvage of native plant species for use in landscaping, buffers, and revegetation projects.  |

**GOAL NE 7      Monitor elements of the natural environment and use adaptive management strategies to protect the natural environment.**

## EXHIBIT K

### General Policy Plan

#### **Objective NE 7.A**

**Develop and implement a monitoring program to assess the effectiveness of the county's approach to protection of the natural environment.**

**NE Policies**      7.A.1

The county shall develop a monitoring program which establishes a baseline from which to evaluate ecological functions and values, identifies measurable variables indicative of changes in ecological functions, and establishes performance measurement standards.

7.A.2

The monitoring program should focus on elements of the natural environment that are most at risk of net loss of ecological functions and values or have less certainty that ecological functions and values will be maintained over time.

7.A.3

The county shall regularly monitor shoreline conditions and habitat improvements to provide information which can be used to evaluate the cumulative impacts of shoreline and upland development.

7.A.4

The county should consider the recommendations contained in watershed management plans, salmon recovery plans, NPDES requirements, NRCS standards or other relevant science-based plans as guidelines for developing the monitoring program. Data from approved land use applications should also be considered.

7.A.5

The county should pursue funding sources for the monitoring program.

#### **Objective NE 7.B**

**Develop and implement an adaptive management strategy to adjust county programs as necessary.**

**NE Policies**      7.B.1

If monitoring results indicate that the goal of no net loss has not been achieved, the county shall consider strengthening elements of the multi-faceted approach.

7.B.2

The county shall periodically evaluate and update natural environment protection programs to ensure consistency with best available science.

### **GOAL NE 8**

**Protect public health and safety by minimizing the potential for physical injury and property damage.**

#### **Objective NE 8.A**

**Reduce the potential for physical injury and property damage from natural hazards.**

**NE Policies**      8.A.1

The county should develop and maintain a regional flood information and warning program.

8.A.2

The county shall periodically analyze county-owned flood control structures for public benefit, consistency with adopted flood hazard



management plans, and the potential for those structures to cause damage downstream, and modify, maintain or abandon the structures based on such analysis.

8.A.3 The county shall reduce the number of existing flood damage prone structures through acquisition, relocation, incentives, and regulation.

8.A.4 The county should develop a prioritized set of actions that, when implemented, will provide increased public safety and reduced national flood protection insurance rate for county residents.

**Objective NE 8.B Promote and enhance regional air quality by reducing air pollution emissions associated with land uses and transportation in accordance with national, state, regional, and local policies and standards.**

**NE Policies** 8.B.1 The county shall operate a burn permit program consistent with Puget Sound Clean Air Agency regulations and compatible with county goals and objectives, which will manage burn ban areas consistent with the adopted urban growth areas of the county.

8.B.2 The county shall adopt development regulations that minimize or eliminate nuisance odors through the use of best available control technologies, provided that odors occurring as a result of accepted agricultural or forest practices on natural resource lands shall be presumed reasonable and not a nuisance.

8.B.3 The county shall require development activities to minimize dust, provided that dust occurring as a result of accepted agricultural or forest practices on natural resource lands shall be presumed reasonable and not a nuisance.

8.B.4 The county shall provide solid and yard waste disposal opportunities at a reasonable cost to discourage the burning of yard debris outside of no burn zones and illegal burning of garbage in all zones.

8.B.5 The county shall, where possible, require construction projects to provide for on-site wood waste recycling to preclude the need to burn debris outside of no burn zones.

8.B.6 The county should offer incentives to help reduce the use of single occupancy vehicles to reduce air emissions.

8.B.7 The county should coordinate with regional bodies such as the Puget Sound Clean Air Agency, the Puget Sound Regional Council, and tribes to attain national, state, and regional air quality goals and to leverage federal and state programs and funding that promote clean air protection and enhancement.

## EXHIBIT K

### General Policy Plan

<b>Objective NE 8.C</b>		<b>Minimize the exposure of citizens to the dangers of excessive noise.</b>
NE Policies	8.C.1	The county shall administer rules and regulations established regarding acceptable noise levels based on state and federal standards.
	8.C.2	County regulations may require, where appropriate, buffering or other noise mitigation measures to be incorporated into development proposals.
	8.C.3	The county shall take appropriate steps to mitigate noise impacts at airports consistent with recommendations of the Federal Aviation Administration in the FAR Part 150 Noise Study.
<b>GOAL NE 9</b>		<b>Promote energy conservation and recycling to reduce detrimental effects on the natural environmental and human health and safety.</b>
<b>Objective NE 9.A</b>		<b>Recycle and reuse water.</b>
NE Policies	9.A.1	The county shall develop plans and programs for the reuse, recycling, and treatment of water.
	9.A.2	County facilities shall be designed, operated and maintained to ensure recycling of water occurs to the maximum extent possible.
	9.A.3	The county should promote the use of low impact development designs to encourage the reuse of water.
<b>Objective NE 9.B</b>		<b>Conserve nonrenewable energy resources while promoting the development and utilization of new and renewable energy resources.</b>
NE Policies	9.B.1	The county should adopt plans and regulations that require site planning and building design to promote energy conservation and reduce demand.
	9.B.2	The county shall encourage transportation alternatives such as, the expansion of transit service, carpools and vanpools to reduce consumption of fossil fuels.
	9.B.3	The county shall adopt and enforce the Washington State Energy Code for new construction.
<b>Objective NE 9.C</b>		<b>Provide safe, efficient and cost effective disposal of solid waste while encouraging waste prevention, reduction, and recycling.</b>
NE Policies	9.C.1	The county shall develop plans and programs for the management of solid waste generated within Snohomish County.

- 9.C.2 The county shall be responsible for the disposal of solid waste generated within Snohomish County.
- 9.C.3 County facilities shall be designed, operated and maintained to ensure recycling is available and occurs when technically and economically feasible.
- 9.C.4 County offices and facilities shall set an example in waste prevention, reduction and recycling.
- 9.C.5 The county shall encourage waste prevention, reduction, and recycling of solid waste when technically and economically feasible.
- 9.C.6 The county shall design, maintain or retrofit solid waste facilities to prevent contaminated storm water run-off from the facility for the purpose of preventing water pollution.
- 9.C.7 The county shall site new solid waste handling facilities in a manner which will minimize impacts on the natural environment while providing essential solid waste disposal services.

# EXHIBIT K

## General Policy Plan

### Climate Change and Sustainability

Greenhouse gases, global warming and projected impacts on the climate create new challenges to implementing the Growth Management Act. A number of climate change impacts have been recorded over the 20<sup>th</sup> century, and the trends are projected to continue. Research indicates that the burning of fossil fuels and the conversion of land from its natural state are the primary human causes of climate change. Planning for transportation, open space, and resource lands under GMA can influence local fossil fuel dependence and land conversion to reduce the county's greenhouse gas emissions. Likewise, GMA planning for infrastructure and future growth are appropriate means of preparing for and adapting to predicted climate change impacts. While scientific understanding of climate change continues to grow, the county recognizes the prudence of

planning for projected impacts. The county will move forward cautiously and responsibly to reduce greenhouse gas emissions and ensure its citizens are prepared to respond and adapt to climate change impacts.

These policies are one element of the county's response to climate change. Other elements include a study of climate change impacts to the county and its infrastructure and a stakeholder involvement process to help the county chart a course of action. This response is in step with state actions on a climate response strategy. The state's Climate Advisory Team, which includes Snohomish County, is tasked with reducing emissions, identifying measures to adapt to climate change, developing clean energy jobs, and moving toward energy independence.

## GOAL NE 10

**Help sustain Snohomish County's economy, environment and communities by minimizing greenhouse gas emissions and supporting clean energy development.**

### Objective NE 10.A

**Adopt practices for Snohomish County government services and operations that minimize greenhouse gas emissions.**

NE Policies	10.A.1	Identify and implement technologies to improve the efficiency of Snohomish County buildings and service vehicles.
	10.A.2	Identify and implement operational and purchasing policies and practices that reduce emissions, support energy conservation and efficient use of resources.
	10.A.3	Pursue options and incentives to reduce the vehicle miles traveled by Snohomish County employees in both their commuting and job-related activities.
	10.A.4	Achieve green building certification for new county buildings and major renovation projects whenever appropriate and feasible.

	10.A.5	Inventory the county's greenhouse gas emissions and develop and implement a plan to minimize emissions.
<b>Objective NE 10.B</b>		<b>Develop strategies for Snohomish County communities that support sustainability and minimize greenhouse gas emissions.</b>
<b>NE Policies</b>	10.B.1	Incorporate the most current scientific consensus on climate change into the county's planning processes.
	10.B.2	Establish land use patterns that minimize transportation-related greenhouse gas emissions and encourage the preservation of resource lands, open space and habitat.
	10.B.3	Support market development for alternative fuels and clean energy sources.
	10.B.4	Encourage climate-friendly businesses and business practices and a clean energy economy.
	10.B.5	Seek to reduce vehicle miles traveled by encouraging expanded availability and use of public transportation through planning, partnerships, investments and incentives.
	10.B.6	Adopt development regulations that foster energy conservation, environmental enhancement, recycling and waste reduction.
	10.B.7	Investigate long-term strategies to address waste management within Snohomish County's borders to reduce emissions from the transport of waste, increase reuse and recycling and foster sustainable practices.
	10.B.8	Develop education and incentive programs related to climate change and sustainability so that citizens, businesses and others can make informed decisions.
	10.B.9	Support intergovernmental planning regarding climate change and sustainability and coordinate local efforts with regional, state and federal efforts.
	10.B.10	Incorporate principles of sustainability and "green building" design - as set forth in "Leadership in Energy and Environmental Design" (LEED) certification - for development of the county Cathcart site. Ensure that this development will serve as a model for "green" building and sustainable neighborhood development in Snohomish County.
	10.B.11	Incorporate energy-conserving and climate-friendly construction and development techniques within all development activity at the county Cathcart site.

## EXHIBIT K

### General Policy Plan

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#### **GOAL NE 11**

**Help sustain Snohomish County's economy, environment and communities by responding and adapting to the impacts of climate change.**

#### **Objective NE 11.A**

**Improve the county's preparedness to respond to climate change.**

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| <b>NE Policies</b> | 11.A.1 | Work with community stakeholders, establish partnerships and organize resources to coordinate a response to the projected impacts of climate change.  |
|                    | 11.A.2 | Periodically assess Snohomish County's vulnerability to climate change, based on the most current scientific consensus, and utilize the findings and community priorities to guide policy development and infrastructure investments. |
|                    | 11.A.3 | Incorporate measures that account for, mitigate and monitor the expected impacts of climate change in planning for economic, environmental, and community health.   |
|                    | 11.A.4 | Implement strategies and monitor progress to protect the county's natural resources and systems from the projected impacts of climate change.   |

#### **Objective NE 11.B**

**Strengthen the county's ability to adapt to climate change impacts.**

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| <b>NE Policies</b> | 11.B.1 | Incorporate adaptive management for climate change, in response to the most current scientific consensus, into future comprehensive plans and development regulations. |
|                    | 11.B.2 | Develop strategies to encourage a diversified and sustainable economy that is resilient to the impacts of climate change.  |
|                    | 11.B.3 | Develop incentives that encourage citizens to reduce the adverse impacts from climate change to their lives and communities.   |
|                    | 11.B.4 | Promote the efficient use, conservation and protection of water resources.   |

## EXHIBIT L

Amended Ordinance 14-129

# Interjurisdictional Coordination

Intergovernmental or interjurisdictional coordination has been described as “a meaningful effort to bring all parties together to identify concerns, discuss issues, examine solutions, resolve problems, and employ joint approaches, where appropriate, to manage the uncoordinated and unplanned growth posing a threat to the environment, economic development and high quality of life in the state.” (Working Together - A Guide to Intergovernmental Coordination Under the Growth Management Act, State of Washington DCD, July 1992). Such cooperative efforts between jurisdictions can lead to increased efficiency in the preparation of plans, provision of public services, annexations and incorporations, and many other activities by minimizing conflicts and duplications.

There are many planning and regional growth management issues such as transportation and water quality management that transcend jurisdictional boundaries. The lack of a range of housing opportunities near employment centers, public facility sizing, and scheduling of transportation improvements concurrent with development are all issues that could be better managed through a coordinated approach.

The development of unincorporated land adjacent to cities has created a number of complex issues. When cities seek to extend their corporate boundaries through annexation without coordination with the county, they may find it difficult to provide public services to this new land at appropriate urban service levels because of: incompatible lot sizes; road alignments; utility line sizes; and differing design standards typical of these more rural areas. If unincorporated, urbanizing areas remain under the county's jurisdiction,

there often is pressure for the county to provide additional urban services that may be cost prohibitive. Once areas are annexed, the county faces a loss of tax revenues that may exceed the former costs of servicing the area, may have been dedicated to amortizing capital facilities in the area, and may reduce the county's ability to provide regional services.

Annexations and incorporations may affect county programs such as stormwater management or financing of transportation improvements if the land removed by annexation no longer contributes financially to the program. Special purpose districts are also affected by annexations and transition measures need to be considered as service providers change.

Snohomish County and its cities, towns, and the Tulalip Tribes recognize the benefits of coordinated planning. The cities, county and Tribes continue to participate in Snohomish County Tomorrow (SCT), a joint planning process through which goals have been formulated to guide the development and revision of local comprehensive plans. These goals form the basis for the countywide planning policies which were also developed through SCT. SCT has been instrumental in developing annexation policies which are used by the county and the cities.

The county and the cities realize that coordinated planning is beneficial in updating comprehensive plans for the unincorporated areas around cities, and particularly along identified transit emphasis corridors and within designated urban centers and urban villages. The county and cities are exploring urban transition options that would result in improved regulatory consistency between



jurisdictions over standards for land use development in the UGAs.

The county's Southwest Urban Growth Area (SWUGA) includes nine cities and unincorporated county land. Urban-level services within UGAs should ultimately be provided by cities. Dividing the SWUGA into separate Municipal Urban Growth Areas (MUGAs) will facilitate coordinated planning between the cities and Snohomish County. The delineation and adoption of initial MUGA boundaries by the county council allows the county to plan for the development of these urban areas in coordination

with the city they are most likely to join in the future. MUGAs which have been established within the SWUGA will continue to help ensure predictability for residents and businesses in the unincorporated areas as to the municipality that will eventually become their urban services provider.

The following goals, objectives and policies provide general policy direction for continued and improved interjurisdictional coordination.

## **GOAL IC      Promote the coordination of planning, financing, and implementation programs between the county and local jurisdictions including tribal governments.**

### **Objective IC 1.A      Continue participation in joint planning processes.**

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| <b>IC Policies</b> | 1.A.1 | The county shall continue participation in Snohomish County Tomorrow to reconcile, monitor and, if necessary, adjust population and employment growth targets and to resolve possible inconsistency between the local jurisdictions' plans.                                      |
|                    | 1.A.2 | The county shall work with cities, transit agencies, utility providers and other stakeholders, including private citizens to develop more detailed plans where local conditions and interests demand it - particularly within designated centers and transit emphasis corridors. |

### **Objective IC 1.B      Work with cities and towns to provide for the orderly transition of unincorporated to incorporated areas within UGAs.**

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| <b>IC Policies</b> | 1.B.1 | The county shall work with cities in planning for orderly transfer of service responsibilities in anticipation of potential or planned annexations or incorporations within UGAs.                          |
|                    | 1.B.2 | In newly annexed areas within UGAs, the county shall continue to provide regional services while the cities provide urban services.  |
|                    | 1.B.3 | The county shall seek interlocal agreements with the cities to establish a process for transferring authority over pending projects, permits, and records and establishes reciprocal impact mitigation for |

# EXHIBIT L

## General Policy Plan

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transportation, parks, and schools prior to potential or planned annexations or incorporations.

1.B.4 The county shall not support any proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominantly outside of Snohomish County unless and until an annexation agreement has been signed by the county and said district or city. Such agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public services delivery, facilities financing, transportation planning, concurrency management, solid waste management, and any other similar jurisdictional issues identified by the county. Such agreement should be approved prior to city acceptance of an annexation petition.

1.B.5 The county and affected cities should collaborate on the development of appropriate urban design measures, such as: pedestrian, bicycle and transit orientation; compatibility and access among adjacent developments; appropriate open spaces and gathering places; adequate landscaping; and streetscapes and parking arrangements.

1.B.6 The county should consider interlocal agreements with cities to coordinate county and municipal planning under GMA within UGAs. These planning processes should emphasize public participation and the role of elected officials in local decision-making. Such interlocal agreements may address the following interjurisdictional issues:

- (a) Transition processes for planning and development projects and capital facilities projects;
- (b) Provision of clear, adequate public participation processes;
- (c) Provision for fiscal equity between the county and the cities and identification of funding sources, fees, and revenue sharing;
- (d) Coordination between and delineation of tasks and schedules for staff, planning commissions and councils in the review, adoption and appeal process;
- (e) Development of application procedures and determination of applicable regulations and standards to be used;
- (f) Solid waste management and planning authority; and
- (g) Other issues such as SEPA review, appeals, transportation concurrency, surface water, and public safety.

## Objective IC 1.C

**Ensure that county and city development regulations are consistent within UGAs.**

IC Policies	1.C.1	The county shall seek interlocal agreements with the cities which identify development standards for each UGA.
	1.C.2	The county should work with cities to determine the city's role in the review of applications for development within the unincorporated portions of UGAs.
<b>Objective IC 1.D</b>		<b>Promote interjurisdictional planning and implementation of capital facilities.</b>
IC Policy	1.D.1	The county shall seek the participation of cities when planning and financing capital facilities, particularly as part of center and/or corridor planning within UGAs.
<b>Objective IC 1.E</b>		<b>Re-evaluate and, as required, modify MUGA boundaries to facilitate county planning for the development of these urban areas.</b>
IC Policies	1.E.1	The MUGA boundaries shall be as adopted by the county and shown in Map 3. The county and the cities within the SWUGA shall, when necessary, modify MUGA boundaries for the purposes of allocating population (Appendix D) as required by GMA and delineating future annexation areas for each of the nine cities in the SWUGA.
	1.E.2	Inconsistencies which result in overlapping MUGAs between cities or gap areas which are not included in any city's MUGA should be reconciled between the affected cities within Snohomish County and the county as soon as is practical. "Affected cities" may also include cities located outside of Snohomish County only at such time interlocal agreements between the cities and Snohomish County have been adopted.
	1.E.3	MUGA boundaries shall be reevaluated on a periodic basis and adjustments made as needed through the county's Comprehensive Plan amendment process.
	1.E.4	MUGA boundaries congruent with the SWUGA boundary may be amended by agreement and action by the county and geographically affected cities following consultation with the cities, consistent with 1.E.3.
	1.E.5	MUGA boundaries that are not congruent with the SWUGA boundary may be amended by agreement and action by the affected cities and the county, consistent with 1.E.3.
	1.E.6	Interlocal agreements executed by the county and a city shall define terms of the transfer of responsibilities for planning and/or development within a city's established MUGA boundary.
	1.E.7	The county shall seek interlocal agreements with the cities to establish a process for all project and permit transfers, record transfers and

# EXHIBIT L

## General Policy Plan

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reciprocal impact mitigation for transportation, parks, and schools within the city's MUGA prior to potential or planned annexations or incorporations.

### **Objective IC 1.F Cooperate with local jurisdictions to access and distribute regional financial resources.**

**IC Policies**      1.F.1      The county shall coordinate with cities to investigate the potential for sharing of tax revenue to assist in the provision of equitable levels of public services within the county.

1.F.2      The county shall join with local jurisdictions in consortia for the purpose of attracting and distributing regional financial resources such as community development block grants, emergency shelter grants, and HOME investment partnerships program grants.

### **Objective IC 1.G Promote and support public health initiatives in collaboration with partner agencies and community stakeholders.**

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**IC Policies**      1.G.1      The county should work with community stakeholders to promote increased access to and consumption of healthy and locally grown foods.

1.G.2      The county should coordinate with the Snohomish Health District and other community stakeholders on initiatives which promote physical activity and a greater understanding of the relationships between the built environment, transportation, and human health in Snohomish County.

## EXHIBIT M

Amended Ordinance 14-129

# EXHIBIT M

## Glossary - Appendix E

### Acronyms

<b>BLR</b>	Buildable Land Report	<b>ESA</b>	Endangered Species Act
<b>CAR</b>	Critical Area Regulations	<b>F &amp; R</b>	Forest and Recreation
<b>CF</b>	Commercial Forest	<b>FAA</b>	Federal Aviation Administration
<b>CFP</b>	Capital Facilities Plan	<b>FAC</b>	Forest Advisory Committee
<b>CIP</b>	Capital Improvement Program	<b>FAR</b>	Floor Area Ratio
<b>CLG</b>	Certified Local Government	<b>FAZ</b>	Forecast and Analysis Zones
<b>CPP</b>	Countywide Planning Policies	<b>FCC</b>	Fully Contained Community
<b>CRC</b>	Clearview Rural Commercial	<b>FEIS</b>	Final Environmental Impact Statement
<b>CRS</b>	Community Rating System	<b>FEMA</b>	Federal Emergency Management Agency
<b>CTR</b>	Commute Trip Reduction	<b>FLUM</b>	Future Land Use Map
<b>CWSP</b>	Coordinated Water System Plan	<b>FTA</b>	Forest Transition Area
<b>DEIS</b>	Draft Environmental Impact Statement	<b>GC</b>	General Commercial
<b>DNR</b>	Washington State Department of Natural Resources	<b>GIS</b>	Geographic Information System
<b>DNR</b>	Drainage Needs Report	<b>GMA</b>	Growth Management Act
<b>((DPO</b>	<del>Development Phasing Overlay))</del>	<b>GMACP</b>	Growth Management Act Comprehensive Plan
<b>DPW</b>	Department of Public Works	<b>GMCC</b>	Growth Management Coordinating Committee
<b>EDC</b>	Snohomish County Economic Development Council	<b>GPO</b>	Growth Phasing Overlay
<b>EDDS</b>	Engineering Design and Development Standards	<b>GPP</b>	General Policy Plan
<b>EIS</b>	Environmental Impact Statement	<b>HOV</b>	High Occupancy Vehicle
<b>EMF</b>	Electromagnetic Fields	<b>HUD</b>	Housing and Urban Development
<b>EPA</b>	Federal Environmental Protection Agency	<b>IRP</b>	Integrated Resource Plan
<b>ESA</b>	Environmentally Sensitive Area	<b>ISTEA</b>	Intermodal Surface Transportation Efficiency Act

<b>IUGA</b>	Interim Urban Growth Areas	<b>PSRC</b>	Puget Sound Regional Council
<b>LCF</b>	Local Commercial Farmland	<b>PUD</b>	Public Utility District No. 1 of Snohomish County
<b>LDRR</b>	Low Density Rural Residential	<b>RA</b>	TDR Receiving Area
<b>LF</b>	Local Forest	<b>RCF</b>	Riverway Commercial Farmland
<b>LID</b>	Local Improvement District	<b>RCW</b>	Revised Code of Washington
<b>LID</b>	Low Impact Development	<b>RD</b>	Rural Diversification
<b>LOS</b>	Level of Service	<b>RFS</b>	Rural Freeway Service
<b>LU</b>	Land Use	<b>RI</b>	Rural Industrial
<b>MAZ</b>	Micro Analysis Zone	<b>RR</b>	Rural Residential
<b>MC</b>	Mineral Conservation	<b>RTA</b>	Regional Transit Authority
<b>MOU</b>	Memorandum of Understanding	<b>RUC</b>	Reservation Urban Commercial
<b>MUGA</b>	Municipal Urban Growth Area	<b>RUSA</b>	Rural Utility Service Area
<b>NPDES</b>	National Pollutant Discharge Elimination System	<b>RUTA</b>	Rural/Urban Transition Area
<b>OAHP</b>	Washington State Office of Archaeology and Historic Preservation	<b>SA</b>	TDR Sending Area
<b>OFM</b>	Washington State Office of Financial Management	<b>SCC</b>	Snohomish County Code
<b>OPD</b>	Office of Public Defense	<b>SCS</b>	Soil Conservation Service
<b>PAC</b>	Snohomish County Tomorrow Planning Advisory Committee	<b>SCT</b>	Snohomish County Tomorrow
<b>PCB</b>	Planned Community Business	<b>SEPA</b>	State Environmental Policy Act
<b>PDR</b>	Purchase of Development Rights	<b>SNOTRAN</b>	Snohomish County Transportation Authority
<b>PE</b>	Population Employment	<b>SOV</b>	Single Occupancy Vehicle
<b>P/IU</b>	Public / Institutional Use	<b>SWM</b>	Surface Water Management
<b>P/OS</b>	Parks / Open Space	<b>SWUGA</b>	Southwest Urban Growth Area
<b>PDR</b>	Purchase of Development Rights	<b>TDM</b>	Transportation Demand Management
<b>PRD</b>	Planned Residential Development	<b>TDR</b>	Transfer of Development Rights
<b>PSCAA</b>	Puget Sound Clean Air Agency	<b>TE</b>	Transportation Element
<b>PSCOG</b>	Puget Sound Council of Governments	<b>TSA</b>	Transportation Service Areas
<b>PDS</b>	Snohomish County Planning and Development Services	<b>UC</b>	Urban Commercial
		<b>UCF</b>	Upland Commercial Farmland
		<b>UGA</b>	Urban Growth Area

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<b>UH</b>	Urban Horticulture	<b>WDFW</b>	Washington State Department of Fish and Wildlife
<b>UHDR</b>	Urban High Density Residential	<b>WNG</b>	Washington Natural Gas
<b>UI</b>	Urban Industrial	<b>WRIA</b>	Water Resource Inventory Area
<b>ULDR</b>	Urban Low Density Residential	<b>WSDOT</b>	Washington State Department of Transportation
<b>UMDR</b>	Urban Medium Density Residential		
<b>UR</b>	Urban Residential		
<b>USDA</b>	United States Department of Agriculture		
<b>VMT</b>	Vehicle Miles Traveled		
<b>VPA</b>	Visual Preference Assessment		
<b>WAC</b>	Washington Administrative Code		

## Definitions

**Accessory dwelling unit:** An additional living unit, including separate kitchen, sleeping and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot.

**Active recreational uses:** Leisure time activities, usually of a more formal nature and performed with others, often requiring equipment and taking place at prescribed places, sites or fields.

**Adaptive reuse:** The utilization of an older building which is no longer suited for its original purpose, but may be modified and reused for a different purpose such as housing. A common example is the conversion of older public school buildings to rental or condominium apartments.

**Adequate public facilities:** Facilities that have the capacity to serve development without decreasing levels of service below locally established minimums. (WAC 365-195-210)

**Adit:** An almost horizontal entrance to a mine.

**Affordable housing:** Residential housing that is rented or owned by a person or household whose monthly gross housing costs, including utilities other than telephone, do not exceed thirty (30%) percent of the household's gross monthly income. (WAC 365-195-210)

**Agricultural Land:** Land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf and seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and has long-term commercial significance for agricultural production (RCW 36.70A.030).

**Annexation:** The act of incorporating an area into the domain of a city.

**Aquatic ecosystem:** The complex of an ecological community growing or living in, or frequenting water and its environment and functioning as a unit in nature. Aquatic ecosystems specifically include, but are not limited to, surface and groundwater.



**Aquifer:** A body of rock, sediment, sand or gravel that is able to store and conduct significant quantities of groundwater.

**Aquifer recharge areas:** Areas where surface water is able to permeate the soil and is conducted to aquifers for storage.

**Arterial roadways:** A class of roadway serving major movements of traffic not served by freeways. Arterial roadways are functionally classed depending on the degree to which they serve through traffic.

Principal arterials are primarily for traffic movement and secondarily for access to abutting properties. Intersections are ordinarily at-grade with traffic control and geometric design features that expedite safe through traffic movement. This class of roadway tends to carry heavier traffic loads and therefore has four to seven lanes and extends for long distances (examples: 164th Street SW/SE and Airport Road SW).

Minor arterials offer a balance between through traffic movement and direct access to abutting properties. Intersections are at-grade with traffic control and geometric design features that emphasize movement of traffic over access to land. This class of roadway tends to carry substantial traffic loads on two to five lanes and extends for significant distances (examples: 180th Street SW and 228th Street SW).

Collector arterials serve to collect and distribute traffic from and to neighborhoods and commercial areas and connect it to minor and major arterials. This class of road provides direct access to land and features more driveways and lower speeds. Traffic loads are ordinarily lower than on principal and minor arterials, therefore these roadways tend to have two lanes. (examples: North Road and Lake Stevens Road).

**Assisted housing:** Owner-occupied or rental housing which is subject to restrictions on rents or sales prices as a result of one or more project based government subsidies. Assisted housing

does not include holders of non-project based Section 8 Certificates.

**Available public facilities:** Means that facilities or services that are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development. (WAC 365-195-210)

**Average daily traffic:** The average number of vehicles passing a specified point on a roadway during a 24-hour period. This number can be averaged over several days or over an entire year.

**Best management practices:** Physical, structural, or managerial practices which have gained general acceptance for their ability to prevent or reduce environmental impacts.

**Buffer:** An area contiguous with a critical area that is required for the integrity, maintenance, function and stability of the critical area.

**Candidate species:** See **Species classification**.

**Capital facilities:** Public structures, improvements, pieces of equipment or other major assets, including land, that have a useful life of at least 10 years. Capital facilities are provided by and for public purposes and services. For the purposes of the Capital Facilities element, capital facilities are surface water management, solid waste disposal, law and justice, general government, parks and recreation, airport, transportation, education, fire protection, sanitary sewer and public water supply systems.

**Capital improvement:** Land, improvements to land, structures (including design, permitting and construction), initial furnishings and selected equipment.

**Capital Improvement Program (CIP):** A plan which matches the costs of capital improvements to anticipated revenues and a timeline. CIPs are usually prepared for six or more years, updated annually and coordinated with the comprehensive planning process.

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**Centers:** A compact and centralized living, working, shopping and/or activity area. Centers include Manufacturing/Industrial Centers, Transit Pedestrian Villages, Urban Centers, and Urban Villages.

**Certified local government:** A local government that has been certified to carry out the purposes of the National Historic Preservation Act.

**Cluster development:** A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, individual or jointly owned open space, and preservation of environmentally sensitive areas.

**Commercial Forest Land:** Land primarily devoted to growing trees for long term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees, subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, and that has long-term commercial significance. (RCW 36.70A.030)

**Commute Trip Reduction (CTR):** The use of measures which reduce vehicle miles traveled (VMT) and the proportion of single-occupant vehicles (SOVs) for commuter travel, while promoting and marketing travel by alternative modes. See also Transportation Demand Management (TDM).

**Comparison shopping:** Shopping for items which are subject to longer term rather than daily consumption and which are available in locations near other similar businesses such as in city centers, malls, and strip commercial developments. Typical comparison goods include items such as clothing, furniture, appliances, general merchandise and many specialty items. These items are typically bought on multi-purpose trips that have several shopping objectives, and often are compared and priced from store to store.

**Comprehensive floodplain management plan:** A flood hazard reduction plan prepared by Snohomish County including comprehensive flood control management plans prepared pursuant to RCW 86.12 and RCW 86.26.

**Comprehensive plan:** A generalized coordinated land use policy statement of the governing body of a county or city adopted pursuant to the Growth Management Act (RCW 36.70A.030). Snohomish County's comprehensive plan includes the General Policy Plan, the Future Land Use Map, several detailed UGA plans, the Rural/Resource Plan, and several functional plans such as the Capital Facilities Plan, the Transportation Element, and the Countywide Comprehensive Parks and Recreation Plan.

**Concurrency:** Means that adequate public improvements or strategies are in place at the time of development. For transportation improvements, concurrency means that a financial commitment is in place to complete the improvements or strategies within six years. (WAC 365-195-210)

**Conditional use:** A land use permitted by the county zoning code in a particular zone after review by the county hearing examiner and the granting of a conditional use permit which imposes specific performance standards needed to ensure that the use will be compatible with other permitted uses in the vicinity.

**Congestion management:** A process whereby multi-modal solutions to critical traffic congestion problems are identified, coordinated among affected jurisdictions and programmed for funding or implementation. Solutions are wide ranging and could involve physical improvements to the arterial network, traffic signalization, transit service enhancements, programs to reduce commuter travel, and travel information systems.

**Connected village:** The internal and external connections of the Center emphasize walking, bicycling and traveling by bus.

**Conservation:** The planned management of natural resources.

**Conservation Easement:** A non-possessory interest of a holder in real property imposing limitations or affirmative obligations in perpetuity on the use of real property, the purposes of which include retaining or protecting natural, scenic, or open-space values of real property, assuring its availability for agricultural, forest, recreational, or open-space use, protecting historic resources, maintaining or enhancing air or water quality, preserving the historical, architectural, archeological, or cultural aspects of real property.

**Consistency:** Means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. (WAC 365-195-210)

**Conversion Option Harvest Plan:** A voluntary plan developed by the landowner and approved by the local government entity indicating the limits of timber harvest areas, road location and open space. (WAC 222-16-010)

**Cottage housing:** A development of detached dwellings which has the following characteristics:

- Each unit is of a size and function suitable for a single person or very small family;
- Each unit has the construction characteristics of a single-family house;
- The density is typically 7 to 12 units per acre;
- All units are located on a commonly owned piece of property;
- The development is designed with a coherent concept and includes: shared usable open space, off-street parking, access within the site and from the site, amenities such as a multipurpose room, workshop, garden, and coordinated landscaping.

**Countywide:** All of incorporated and unincorporated Snohomish County.

**Countywide planning policies:** Written policy statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted. (RCW 36.70A.210)

**Critical areas:** Includes the following areas and ecosystems: wetlands; areas with critical recharging effect on aquifers used for potable water; fish and wildlife habitat conservation areas; frequently flooded areas; and geologically hazardous areas. (RCW 36.70A.030)

**Cultural resources:** Includes sites, structures, objects, or remains, which convey historical, architectural or archaeological information of local, state or national significance. On occasion, communities give recognition to respected elders and artists as “cultural resources” for their role in passing on the collective culture of the community.

**Cultural tourism:** Tourism which focuses on cultural and historical sites and activities.

**Density:** The number of families, persons, or housing units per acre or square mile.

**Development regulations:** Any controls placed on development or land use activities by the county including, but not limited to, zoning ordinances, subdivision ordinances, and binding site plan ordinances. (RCW 36.70A.030)

**Development Right:** The quantified right to improve a parcel of property measured in residential dwelling units or square footage of commercial, light industrial or office space based on the zoning classification of the parcel.

**Drift:** A horizontal passage underground which follows a vein of mineral resources.

**Ecosystem:** The complex of an ecological community and its environment functioning as a unit in nature.

**Ecosystem rehabilitation industries:** Businesses such as wetland plant nurseries and wetland and stream restoration companies that

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re-establish natural environmental conditions where there has been degradation.

**Endangered species:** See **Species classification**.

**Environmental impact statement (EIS):** A document intended to provide impartial discussion of significant environmental impacts which may result from a proposed development project or programmatic action. The purpose of the EIS document is to provide the government decision makers with information to be considered prior to determining a project's acceptability.

**Erosion:** The removal and loss of soil by the action of water, ice, or wind.

**Erosion hazard areas:** Areas containing soils which, according to the US Department of Agriculture Soil Conservation Service's Soil Classification System, may experience severe to very severe erosion.

**Essential public facilities:** Facilities that are typically difficult to site, such as airports, state education facilities, and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities and group homes. (RCW 36.70A.200)

**Extremely low-income:** A household whose income does not exceed thirty percent of the county median income.

**Facilities:** The physical structure or structures in which a service is provided.

**Fair housing:** Access to housing unhindered by discrimination based on race or color, national origin, religion, sex, familial status, sexual orientation or handicap.

**Fair share housing:** The concept that affordable and special needs housing should be proportionately distributed within the county, rather than concentrated in a few locations. An allocation

methodology and guidelines were accepted by Snohomish County Tomorrow in January, 1994.

**FAR Part 150:** Federal regulation governing the process of conducting a noise exposure and land use compatibility study establishing existing and future noise contours and a list of feasible noise abatement alternatives.

**Fire flow:** The amount of water volume needed to provide fire suppression. Adequate fire flows are based on industry standards, typically measured in gallons per minute.

**Fiscal impact:** The fiscal costs and constraints of implementing policies or regulations.

**Fish and wildlife habitat conservation areas:** Areas identified as being of critical importance to the maintenance of fish, wildlife, and plant species, including: areas with which endangered, threatened, and sensitive species have a primary association; habitats and species of local importance; commercial and recreational shellfish area; kelp and eelgrass beds, herring and smelt spawning areas; naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat; waters of the state; lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity, or private organization; state natural area preserves and natural resource conservation areas. (WAC 365-190-080)

**Floodplain:** Land adjoining a river, stream, watercourse, ocean, bay or lake having a one percent chance of being inundated in any given year with flood waters resulting from the overflow of inland or tidal waters and/or the unusual and rapid accumulation of surface runoff from any source.

**Frequently flooded areas:** See **Floodplain**.

**Geologically hazardous areas:** Areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not

suited to the siting of commercial, residential, or industrial development consistent with public health and safety concerns. (RCW 36.70A.030)

**Goal:** A general condition, ideal situation or achievement that reflects societal values or broad public purposes.

**Greenbelt:** A predominantly open area that may be cultivated or maintained in a natural state surrounding development or used to separate land uses.

**Gross housing costs:** Rent and utility costs for renters and principal, interest, taxes, insurance, and homeowner's association fees (if applicable) for homeowners.

**Groundwater:** All water that is located below the surface, more specifically subsurface water below the water table.

**Groundwater recharge:** The process of absorption and addition of water to a layer of soil, rock, or sediment.

**Group housing:** Group living arrangements for people with special needs such as developmental disabilities or mental illness.

**Growth management coordinating committee (GMCC):** A committee which consists of elected officials, planning commission members and citizens who are appointed by the county and a city to review comprehensive plans for unincorporated urban growth areas and to make recommendations to the county and city planning commissions.

**Growth phasing overlay:** An overlay designation on the Future Land Use Map that delineates areas of inconsistency between the underlying GPP land use designations and the land use designations of the existing subarea comprehensive plans along the UGA boundaries for the purposes of Policy LU 2.A.7.

**Hazardous waste:** All dangerous and extremely hazardous waste, including substances composed of both radioactive and hazardous components.

**Headway:** Frequency of service in terms of minutes between arriving vehicles.

**High capacity transit:** Any transit technology that ~~((operates on separate right-of-way and))~~ functions to ~~((move large numbers of passengers at high speeds,))~~ carry high volumes of passengers quickly and efficiently, and preferably on exclusive or semi-exclusive rights-of-way, such as ((busways,)) bus rapid transit, light rail, ((and)) commuter rail, and passenger-only ferries.

**High occupancy vehicle (HOV):** A vehicle containing more than a single occupant such as an automobile with several passengers (carpool), a bus, vanpool, or a train. An HOV lane is a road lane dedicated for use of HOVs and transit vehicles only.

**Home occupation:** Any activity carried out for gain by a resident, conducted as an accessory use in the resident's dwelling unit.

**Homestead parcel:** A parcel of land within an agricultural area, having reduced lot area and lot width requirements.

**Household:** All persons who occupy a housing unit that is intended as separate living quarters and having direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any group of related or unrelated persons who share living arrangements.

**Housing need:** Exists when a household whose income is less than 95 percent of county median household income and pays more than 30 percent of its gross income for gross housing costs.

**Housing relocation assistance program:** Financial assistance provided to households displaced from their homes as a result of a public or, in some cases, private development project.

**Hydrogeologic:** Pertaining to subsurface water and water-bearing rock or sediment layers.

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**Hydroponic farming:** Growing plants in nutrient solutions.

**Impact Fee:** Charges levied by the county against new developments for a pro-rata share of the capital costs of facilities necessitated by the development. The Growth Management Act authorizes imposition of impact fees on new development and sets the conditions under which they may be imposed.

**Implementation measure:** Regulatory and nonregulatory measures used to carry out the plan.

**Infill:** Development of housing or other buildings on vacant sites in already developed areas.

**Infrastructure:** Facilities and services needed to sustain the functioning of an urban area.

**Land assembly:** The combining of two or more adjoining lots into one large tract, usually done to allow construction of larger buildings than could otherwise have been built on the individual smaller lots.

**Land banks:** Acquisition of land for the purpose of reserving it for specified future uses. The land bank concept can include management of existing publicly owned lands, with designated reservations or restrictions for future uses.

**Landslide hazard areas:** Areas potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors.

**Leap frog development:** Development that occurs beyond the location of existing infrastructure and creates scattered urban developments within traditionally low density areas.

**Level of service (LOS):** A measure of public service or capital facility supply that frequently relates to a unit of public demand and is used to establish needs or targets for facility planning purposes (example: 1 courtroom per 25,000

population). Levels of service can vary between urban and rural areas.

**Liquefaction:** The act or process of liquefying, particularly soils taking on the characteristics of liquids due to seismic shaking.

**Load factor:** The ratio or percentage of a transit vehicle's seat capacity being used.

**Local improvement district:** A quasi-governmental organization formed by landowners to finance and construct a variety of physical infrastructure improvements beneficial to the landowners.

**Local road:** A class of roadway with the primary function of providing access to abutting properties. Traffic control is usually limited with slow speeds and numerous driveways. This roadway class typically carries low traffic loads and usually has one or two paved or gravel lanes. (examples: 156th Street SW and 103rd Street SE).

**Local Transit Service:** Transit service designed to connect local neighborhoods with higher levels of transit service such as regional express bus, higher frequency corridor based transit, or light rail. Local transit service typically has headways of thirty minutes or less.

**Long-term commercial significance:** Includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. (RCW 36.70A.030)

**Lot size averaging:** A design technique which allows one or more lots in a residential subdivision to be undersized by a specified percentage, provided that some lots in the same development are oversized and environmentally sensitive areas are set aside in native growth protection areas.

**Low-income:** A household whose income is between 50 percent and 80 percent of the county median income.

**Main Street Program:** A comprehensive program of urban renewal which focuses on the downtown core of a community, encouraging cooperation among business owners, preservation of historic buildings and architectural elements, and compatible design of new building elements.

**Major public or private developments:** Development on land of 4 acres or more that exceeds a combined gross floor area of 40,000 square feet.

**Manufactured housing:** Factory-assembled structures intended solely for human habitation, installed on a permanent foundation with running gear removed, and connected to utilities on an individual building site.

**Master planned resort:** A self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor and outdoor recreation facilities.(WAC 395-195-210)

**Median income:** The income level that divides the income distribution into two equal parts, one having incomes above the median and the other having incomes below the median. For households and families, the median income is based on the distribution of the total number of units including those with no income.

**Middle income:** A household whose income is between 96% and 120% of the county median income.

**Mine hazard area:** Those areas underlain by, or adjacent to, areas affected by mine workings such as adits, gangways, tunnels, drifts or air shafts.

**Minerals:** Includes gravel, sand, rock, coal and valuable metals.

**Mineral Lands:** Lands primarily devoted to extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.(RCW 36.70A.030)

**Moderate income:** A household whose income is between 81 percent and 95 percent of the county median income.

**Monitored species:** See **Species classification**.

**Multifamily use:** A structure or portion of a structure containing three or more dwelling units.

**Multi-modal:** Two or more modes or methods of transportation. Examples of transportation modes include bicycling, driving an automobile, walking, bus transit or rail.

**Native growth protection areas:** Areas to be left in a substantially natural state, where clearing, grading, filling, building construction or placement, or road construction may not occur. Some fencing, construction and vegetation removal may be permitted.

**Natural resource:** Naturally occurring components of the earth's surface, such as timber, soils, water, or a mineral deposit, which have potential for human use and enjoyment.

**Natural Resource Lands:** Lands useful for agriculture, forestry or mineral extraction or lands which have long-term commercial significance for these land uses.

**Net density:** Refers to the density of development excluding roads, critical areas and required buffers, drainage detention/retention areas, biofilter swales and areas required for public use.

**New fully contained community:** A development proposed outside of existing designated UGAs that is characterized by urban densities, uses and services and meets the criteria of RCW 36.70A.350. (WAC 365-195-210)

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**No Burn Zone:** Areas officially designated by the Puget Sound Air Pollution Control Agency where outdoor burning is prohibited.

**Non-commercial mineral extraction:** Excavations or grading used for forest or farm road construction or maintenance on-site or on contiguous lands and not covered by the Surface Mine Reclamation Act (RCW 78.44).

**Nonmotorized transportation facilities:** There are three classes of bikeways/walkways that can make up a safe system of nonmotorized transportation facilities. These are:

- Off-road separated multi-use paths (Class I) are physically separated from motorized vehicular traffic by an open space or barrier. These paths generally serve multiple users including pedestrians, bicyclists and equestrians. Class I paths include the Centennial Trail from Snohomish to Lake Stevens.
- Bicycle lanes and/or walkways (Class II) are distinguished from the off-road paths in that they are not separated from motorized traffic. Bicycle lanes are designated for exclusive use by bicyclists and are delineated from traffic lanes by a painted stripe. Bicycle lanes can be present with or without walkways. Walkways can be traditional raised sidewalks or extensions of the paved roadway surface and its shoulders with “rumble bars” or raised diagonal polyester markings serving as delineation.
- Bicycle or walkway routes (Class III) are roadways that have been designated by signs as a suggested route for bicyclists. Roadway shoulders, where they are present, serve as informal walkways. Bicycle routes are not delineated with stripes except for a line delineating the shoulder. Bicycle routes are typically found on roadways with shoulders of at least 4 feet wide. Roadway shoulders are generally suitable for a mix of pedestrian

and bicycle use where the volume of pedestrians and bicyclists is low.

**Non-point source pollution:** Pollution that cannot be traced to specific discharge points, including road runoff, agricultural runoff and disposal of household chemicals.

**Normal Forest Practice:** A Forest Practice, as defined by WAC 222.16.010, conducted on any portion of a landowner’s property, assuming that the forest practices would be allowed on that portion of the property by the forest practices rules and regulations regardless of the adjacent land use. A Forest Practice is any activity conducted on or directly pertaining to forest land and relating to growing, harvesting, or processing timber, including but not limited to: road and trail construction, harvesting, precommercial thinning, reforestation, fertilization, prevention and suppression of diseases and insects, salvage of trees, and brush control (WAC 222.16.010).

**Objective:** A desired result of public action that is specific, measurable, and leads to the achievement of a goal.

**Open space corridor:** A linear land use feature that may contain various types of uses that are characterized in the aggregate by the preeminence of natural or man-altered landscape features and a minimal amount of buildings and other man-made above-grade structures. Open space corridors may contain any of the land use categories enumerated in Policy LU 10.A.1.

**Park-and-ride:** A system in which commuters individually drive to a common location, park their vehicles, and continue travel to their final destination via public transit.

**Peak period traffic:** The higher than average portion of daily vehicular traffic that occurs during distinct times of day. Peaks in daily traffic volumes usually occur during the morning (6:30-9:30 a.m.) and evening (3:30-6:30 p.m.) commuter periods. The one hour peaks during



these three hour periods are referred to as a.m. or p.m. peak hour traffic.

**Pedestrian ((friendly development)) oriented:** Development designs that encourage walking by providing site amenities for pedestrians. Pedestrian ((friendly)) oriented environments reduce auto dependence and may encourage the use of public transportation.

**Planned residential development (PRD):** A design technique which allows a land area to be planned and developed as a single entity containing one or more residential clusters or complexes which can include a wide range of compatible housing types. Appropriate small scale commercial, public or quasi-public uses may be included if such uses are primarily for the benefit of the residential development and the surrounding community. A residential density bonus is allowed in exchange for dedication of a minimum amount of passive and active open space for the use and enjoyment of the development's residents.

~~((Planned Transit Station: A transit station identified in a public transit agency long range or capital plan located along a high capacity transit route.))~~

**Policy:** Action-oriented procedure, activity or decision-making that defines the process by which an objective is achieved.

**Point source pollution:** Pollution that can be traced to a specific discharge source.

**Potable water:** Water suitable for drinking.

**Preferential assessment:** A reduced property tax rate for natural resource lands which is based on current use.

~~((Primary corridor: Principal arterial roadways that serve designated centers and have design features to accommodate several modes of travel (i.e., transit, auto, bicycle and pedestrian). These design features may include high occupancy vehicle (HOV) lanes, bus pullouts, walkways, bikeways, and signal priority for HOV's, car~~

~~pools, vanpools and buses (examples: 128th Street SW and 164th Street SW).))~~

**Priority species:** Wildlife species of concern to the state Department of Wildlife due to their population status and their sensitivity to habitat alteration. Priority species include those which are listed, or are candidates for listing, by the state as endangered, threatened or sensitive. Uncommon species, including monitored species and some game and non-game species, that are considered to be vulnerable to habitat loss or change or to urbanizing influences are also identified as priority. Priority species lists and maps are maintained by the state Department of Wildlife.

**Public facilities:** Includes streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities and schools. (RCW 36.70A.030)

**Public realm:** Those areas of a Center (whether publicly or privately owned) to which the public has access for formal and/or informal cultural events and recreation activities such as walking, sitting, games and observing wildlife. Examples include parks, public squares or plazas, children's play areas, trails and other publicly accessible open spaces. The public realm does not include streets, sidewalks, rights-of-ways, parking areas, or structures.

**Public services:** Includes fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services. (RCW 36.70A.030)

**Public water system:** Any system of water supply intended or used for human consumption or other domestic uses, including source, treatment, storage, transmission, and distribution facilities where water is being furnished to any community, collection, or number of individuals, but excluding a water system serving one single family residence.

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**Purchase of development rights (PDR):** The one-time purchase of the right to develop resource lands for non-resource purposes. PDR is implemented through a deed restriction.

**Receiving area:** An area that has been zoned as a TDR receiving area pursuant to chapter 30.35A SCC or designated a receiving area by interlocal agreement, development agreement, or code amendment.

**Receiving site:** A site located within a receiving area that meets the requirements of chapter 30.35A SCC for participation in the TDR program.

**Recreational land:** Means land so designated under RCW 36.70A.170(1) and that, immediately prior to this designation, was designated as agricultural land of long-term significance under RCW 36.70A.170. Recreational land must have playing fields and supporting facilities existing before July 1, 2004, for sports played on grass playing fields.

**Regional service:** A governmental service established by agreement among local governments that delineates the government entity or entities responsible for the service provision and allows for that delivery to extend over jurisdictional boundaries.

**Regional significance:** This term describes growth planning issues and impacts which extend beyond the boundaries of an individual municipal government and require coordinated, multi-jurisdictional supported planning solutions.

**Resource management area:** The tract of land in an FTA cluster subdivision that is not proposed for use as a residential lot, roads, utilities, open space or other uses associated with the residential development.

**Resource protection area:** An area along the boundaries of designated forest lands in which structures may not be located. Resource protection areas need to be recorded in a manner re-

quired by law for covenants running with the land and are considered in calculating the assessed value of the property on which they are located.

**Ridesharing:** Any type of travel where more than one rider occupies or “shares” the same vehicle, such as a carpool, vanpool, or transit vehicle.

**Right-of-way:** Land owned by a government or an easement over the land of another, used for roads, ditches, electrical transmission lines, pipelines, or public facilities.

**Riparian:** Means of, or pertaining to, the banks of rivers, streams or lakes.

**Rural cluster subdivision:** A form of development for single-family residential subdivisions in the rural portions of the county that permits a substantial reduction in lot area and bulk requirements, provided that the remaining undeveloped areas are devoted to open space for the purpose of preserving resource lands and environmentally sensitive features. A residential density bonus is allowed in exchange for dedication of additional open space area.

**Rural infrastructure:** Facilities and services needed to sustain permanent settlement of rural land areas.

**Rural land:** All land located outside of UGAs and not designated as agricultural or forest lands of long-term commercial significance with existing or planned rural services and facilities such as domestic water systems (generally systems without fire flow), rural fire and police protection services and transit services along major arterial routes. New rural residential developments have a maximum net density as determined by the rural residential designations on the Future Land Use Map and by their implementing zones and development regulations designed to maintain rural character.

**Rural/resource plan:** An element of the growth management plan which establishes specific development patterns for rural lands and refines resource land designations and conservation measures. The plan will help implement the rural and resource lands policies of the General Policy Plan by focusing upon selected geographic and topical areas.

**Rural resource transition:** Lands with natural resource values which are located between designated natural resource and rural residential lands.

**Rural/urban transition area:** Means the areas designated Rural Residential-5 or Rural Residential and covered by the Rural/Urban Transition Area overlay designation of the comprehensive plan. The purpose of the Rural/Urban Transition Area is to reserve a potential supply of land for future incorporation into the UGA.

**Sanitary sewer:** Those sewers which carry waterborne wastes from household, industrial and commercial users from the point of origin to the treatment plants for treatment and disposal.

**Scenic resources:** Features of the natural and man-made environment, and their associated viewpoints and sightlines, that are or could be especially prominent and visually accessible to the general public. Such features may include selected forested areas, water bodies and shorelines, mountains and hillsides, wetlands or other wildlife habitat areas, pastoral settings, man-made structures, geological features, or other elements of the visual environment that enjoy prominence by virtue of special characteristics and/or location.

**Seismic hazard areas:** Areas subject to severe risk of damage as a result of earthquake failure, settlement, or soil liquefaction.

**Sending area:** Land designated as a TDR sending area on the future land use map and located within a zone used to implement the sending area designation, as indicated on the official zoning map through the suffix "SA."; or designated a sending area by interlocal agree-

ment, development agreement, or code amendment.

**Sending site:** A site that is located within a TDR sending area and meets the requirements of SCC 30.35A.030 for participation in the TDR program.

**Sense of place:** The successful interaction of design elements - i.e., buildings, street furniture, graphics, interiors, and landscape - resulting in an environment that is coordinated and attracts people on a conscious and subconscious level.

**Sensitive species:** See **Species classification**.

**Shoreline management master program:** A comprehensive management program prepared by the county consisting of goals, policies and regulations and being used for review of permit applications for development along shorelines.

**Snohomish County Tomorrow:** A planning forum of the county, its cities and towns, and Tribal governments that provides coordination on planning issues involving the county and other jurisdictions to meet the requirements of the GMA for coordination and consistency among local comprehensive plans.

**Sole source aquifer:** An EPA designated area that provides 50 percent or more of its drinking water from a definite aquifer, and contamination of the aquifer would pose a significant hazard to public health, and there are no economically feasible alternative sources of drinking water.

**Solid waste:** A general term for discarded materials destined for disposal, but not discharged to a sewer or to the atmosphere.

**SNONET:** A public/private community interactive multi-media network linking Snohomish County citizens, business, education, government and non-profit organizations. SNONET is designed to provide citizens, employees, teachers and students with information and service access, conferencing opportunities, personal development, and educational instruction.

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**Special needs housing:** Affordable housing for persons that require special assistance or supportive care to subsist or achieve independent living, including but not limited to, persons that are frail elderly, developmentally disabled, chronically mentally ill, physically handicapped, homeless, persons participating in substance abuse programs, persons with AIDS, and youth at risk.

**Specialty agriculture/farming:** Includes uses such as specialty animal, vegetable and fruit farms, nursery and turf operations, greenhouse and hydroponic farming, and related farm product processing, retail, and equipment repair in Upland Commercial Farmlands or rural areas.

**Species classification:** State listed species defined below are all native to the state of Washington.

- **Endangered:** A species that is seriously threatened with extermination throughout all or a significant portion of its range within the state. Legally designated in WAC 232-12-014.
- **Threatened:** A species that is likely to become endangered in the foreseeable future throughout a significant portion of its range within the state without cooperative management or the removal of threats. Legally designated in WAC 232-12-001.
- **Sensitive:** A species that is vulnerable or declining and is likely to become endangered or threatened in a significant portion of its range within the state without cooperative management or the removal of threats. Legally designated in WAC 232-14-011.
- **Candidate:** These species are under review by the state Department of Wildlife for possible listing as endangered, threatened or sensitive. A species will be considered for state candidate designation if sufficient scientific evidence suggests that its status may

meet the criteria for endangered, threatened or sensitive in WAC 232-12-297. They are listed in WDW Policy 4802.

- **Monitor:** State monitor species will be managed by the Department of Wildlife, as needed, to prevent them from becoming endangered, threatened or sensitive.

**Stables:** A structure or facility which accommodates horses or other large livestock for boarding and/or breeding purposes and does not include riding academies. Stables are permitted in all designated agricultural and rural lands. The training of horses is also permitted in conjunction with stables as long as the training is limited to the horses being boarded on site.

**Stormwater:** Water that is generated by rainfall and is often routed into drain systems in order to prevent flooding.

**Strip commercial:** An automobile oriented linear commercial development pattern with high volume traffic generating uses, vehicular entrances for each use, a visually cluttered appearance, and no internal pedestrian circulation system.

**Surface waters:** Streams, rivers, ponds, lakes or other waters designated as "waters of the state" by the Washington Department of Natural Resources in WAC 222-16-030.

**Taking:** The appropriation by government of private land for which compensation must be paid.

**Tax increment financing:** A method of paying for public improvements needed to support private development or redevelopment projects. It is implemented by establishing a tax increment district, which is a geographic area within which growth in property tax revenue that results from new development is used to finance public improvements in the district.

**Threatened species:** See **Species classification**.

**Transfer of development rights (TDR):** The process established by chapter 30.35A SCC for transferring certified development rights from a sending site to a receiving site. “TDR” is sometimes used as an adjective to denote relation to the TDR program, as in “TDR certificates,” “TDR program,” “TDR receiving area,” and “TDR sending area.”

**Transit centers:** ~~((Focal points for transit services which may allow connections with other routes))~~ A dedicated transit facility located outside of the public right-of-way where several transit routes converge. A transit center is designed to accommodate several buses at once to permit users easy transfer between transit routes.

**Transit oriented:** An emphasis primarily on access to public transportation, and often incorporating features that encourage pedestrian activity and transit ridership.

**Transit Pedestrian Village:** The area within designated Urban Centers that surrounds an existing or planned high capacity transit station. Transit Pedestrian Villages feature uses that enhance and support the high capacity transit station. Emphasis shall be placed on a compact walkable area that is integrated with multiple modes of transportation.

**Transportation centers:** Facilities providing connections between various modes of travel, particularly transit, serving different origins/destinations or routes. Examples of transportation centers are the current ferry terminals, Everett's proposed downtown transit center or high-capacity transit stations along I-5.

**Transportation demand management strategies (TDM):** Strategies aimed at changing travel behavior rather than expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ridesharing options, parking policies, and telecommuting.

**Transportation service areas (TSA):** TSAs are subareas of the county with boundaries drawn to include transportation facilities primar-

ily serving that TSA. Needed roadway and other transportation improvements needed are identified and prioritized for each TSA.

**Upper income:** A household whose income is greater than 120% of the county median income.

**Urban governmental services:** Those governmental services historically and typically delivered by cities include the storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

**Urban Center:** An area with a mix of high-density residential, office and retail uses with public and community facilities and pedestrian connections located along an existing or planned high capacity transit route.

**Urban growth:** Growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. “Characterized by urban growth” refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth. (RCW 36.70A.030)

**Urban Growth Areas (UGAs):** Areas designated by the county after consultation with cities, where urban growth will be encouraged and supported by public facilities and services. The urban growth areas include areas and densities sufficient to permit the urban growth that is projected to occur in the county for a 20 year period. Urban growth refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of

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food, other agricultural products or fiber, or the extraction of mineral resources.

**Urban growth boundaries:** The boundary or line marking the limit between the UGAs and rural or resource land areas.

**Urban land:** All land located within UGAs such as residential and employment land; land for public facilities and utilities; and critical areas, open space and greenbelts with existing or planned urban services and facilities such as storm and sanitary sewer system, domestic water systems, street cleaning services, fire and police protection services, and public transit services. New urban residential developments have a minimum net density of 4 dwelling units per acre, except in UGAs adjacent to cities without sanitary sewers. Densities for residential or non-residential developments are higher in specific plan designations or centers.

**Urban reserve area:** An area outside of and adjacent to an urban growth area that may have potential for future employment and mixed land use and designation as an urban growth area.

**Urban Village:** A neighborhood scale mixed-use area with a mix of retail and office uses, public and community facilities, and high-density residential developments. Pedestrian orientation includes circulation, scale and convenience with connections between neighborhoods, communities and other centers. Urban Villages serve several neighborhoods within a radius of about two miles.

**Utilities:** Enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, water, and for the disposal of sewage.

**Very low-income:** A household whose income does not exceed 50% of the county median income.

**Watershed:** The region drained by or contributing water to a stream, lake or other body of water.

**Watershed management plan:** A detailed analysis adopted by the county council for a drainage basin pursuant to Title 25 SCC which compares the capabilities and needs for runoff accommodation due to various combination of development, land use, structural and nonstructural management alternatives. The plan recommends the form, location and extent of quantity and quality control measures which would satisfy legal constraints, water quality standards, and community standards, and identifies the institutional and funding requirements for plan implementation.

**Wellhead protection area:** The surface and subsurface area surrounding a well or wellfield that supplies a public water system through which contaminants are likely to pass and eventually reach the water well or wellfield.

**Wetland:** Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, bogs, marshes, and similar areas.

Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands, if permitted by the county.

**Wildlife habitat:** Predominantly undisturbed areas of natural vegetation and/or aquatic systems used by, and necessary for the survival of wildlife.

**Zero lot line:** Subdivision technique that allows for the placement of a structure on the side yard property line.

**Zoning:** The process by which the county legally controls the use of property and physical configuration of development upon tracts of land within its jurisdiction. Zoning is an exercise of the police power and must be enacted for the protection of public health, safety and welfare.

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**Amended Ordinance 14-129**



# EXHIBIT N

## APPENDIX F

### REVIEW CRITERIA FOR SCHOOL DISTRICT CAPITAL FACILITY PLANS

#### **Required Plan Contents**

1. Future Enrollment Forecasts by Grade Span, including:
  - a 6-year forecast (or more) to support the financing program;
  - a description of the forecasting methodology and justification for its consistency with OFM population forecasts used in the county's comprehensive plan.
2. Inventory of Existing Facilities, including:
  - the location and capacity of existing schools;
  - a description of educational standards and a clearly defined minimum level of service such as classroom size, school size, use of portables, etc.;
  - the location and description of all district-owned or leased sites (if any) and properties;
  - a description of support facilities, such as administrative centers, transportation and maintenance yards and facilities, etc.; and
  - information on portables, including numbers, locations, remaining useful life (as appropriate to educational standards), etc.
3. Forecast of Future Facility Needs, including:
  - identification of new schools and/or school additions needed to address existing deficiencies and to meet demands of projected growth over the next 6 years; and
  - the number of additional portable classrooms needed.
4. Forecast of Future Site Needs, including:
  - the number, size, and general location of needed new school sites.
5. Financing Program (6-year minimum Planning Horizon)
  - estimated cost of specific construction and site acquisition and development projects proposed to address growth-related needs;
  - projected schedule for completion of these projects; and
  - proposed sources of funding, including impact fees (if proposed), local bond issues (both approved and proposed), and state matching funds.
6. Impact Fee Support Data (where applicable), including:
  - an explanation of the calculation methodology, including description of key variables and their computation;
  - definitions and sources of data for all inputs into the fee calculation, indicating that it:
    - a) is accurate and reliable and that any sample data is statistically valid;

b) accurately reflects projected costs in the 6-year financing program; and  
- a proposed fee schedule that reflects expected student generation rates from, at minimum, the following residential unit types: single-family, multi-family/studio or 1-bedroom, and multi-family/2-bedroom or more.

### **Plan Performance Criteria**

1. School facility plans must meet the basic requirements set down in RCW 36.70A (the Growth Management Act). Districts proposing to use impact fees as a part of their financing program must also meet the requirements of RCW 82.02.
2. Where proposed, impact fees must utilize a calculation methodology that meets the conditions and tests of RCW 82.02.
3. Enrollment forecasts should utilize established methods and should produce results which are not inconsistent with the OFM population forecasts used in the county comprehensive plan. Each plan should also demonstrate that it is consistent with the 20-year forecast in the land use element of the county's comprehensive plan.
4. The financing plan should separate projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects which address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.
5. Plans should use best-available information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. District-generated data may be used if it is derived through statistically reliable methodologies.
6. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources in the event that impact fees are not available due to action by the state, county or the cities within their district boundaries.
7. Repealed effective January 2, 2000.

### **Plan Review Procedures**

1. District capital facility plan updates should be submitted to the County Planning and Development Services Department for review prior to formal adoption by the school district.
2. Each school district planning to expand its school capacity must submit to the county an updated capital facilities plan at least every 2 years. Proposed increases in impact fees must be submitted as part of an update to the capital facilities plan, and will be considered no more frequently than once a year.

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3. Each school district will be responsible for conducting any required SEPA reviews on its capital facilities plan prior to its adoption, in accordance with state statutes and regulations.

4. School district capital facility plans and plan updates must be submitted no later than ~~((60))~~ 180 calendar days prior to their desired effective date. ~~((For example, if a district requires its updated plan to take effect on January 1, 2007 in order to meet the minimum updating requirement of item 2. above, it must formally submit that plan no later than October 30, 2006.)))~~

5. District plans and plan updates must include a resolution or motion from the district school board adopting the plan before it will become effective.

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# EXHIBIT O

## General Policy Plan

# Technical Reports– Appendix I

The GMA comprehensive plan, including the General Policy Plan, was prepared using several plans and technical reports as a reference. Several of these reports are required by the GMA and are listed below. These documents are available from the Department of Planning and Development Services and the Department of Public Works.

- Urban Growth Area Residential Land Capacity Analysis (Snohomish County, 1995)
- Employment Land Capacity Analysis in Unincorporated Snohomish County (Snohomish County, 1995)
- Draft Urban Growth Area Land Capacity Analysis (Snohomish County, 2005)
- Snohomish County Housing Needs Analysis (Snohomish County, 1994)
- Draft Snohomish County Housing Needs Analysis (Snohomish County, 2005)
- Transportation Facilities and Services Inventory (Snohomish County, 1992)
- Capital Facility Requirements 1994-1999 (and to 2013), (Henderson/Young, 1994)
- Countywide Utility Inventory Report for Snohomish County - Public Water Supply, Public Wastewater Collection and Treatment Systems, and Public Energy and Telecommunications Systems (Snohomish County, 1995, as amended)
- Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993)
- Comprehensive Solid Waste Management Plan Update (Snohomish County, 1994)
- Countywide Comprehensive Park and Recreation Plan (Snohomish County, 1994)
- Paine Field Master Plan (Snohomish County, 1980)
- Draft Snohomish County Economic Development Strategy (Snohomish County, 1994)
- Snohomish County Groundwater Characterization Study (Snohomish County, 1991)
- 1991 Puget Sound Water Quality Management Plan (Puget Sound Water Quality Authority, 1990)
- Chase Lake Watershed Management Plan (Snohomish County, 1988)
- Scriber Creek Watershed Management Plan (Snohomish County, 1989)
- Silver Creek Watershed Management Plan (Snohomish County, 1989)
- Lunds Gulch Watershed Management Plan (Snohomish County, 1990)
- Stillaguamish Watershed Action Plan (Snohomish County, 1990)
- Snohomish River Comprehensive Flood Control Management Plan (Snohomish County, 1991)
- Draft North Creek Watershed Management Plan (Snohomish County, 1993)
- Draft Swamp Creek Watershed Management Plan (Snohomish County, 1994)
- Volume 1: Snohomish County Stream and Wetlands Survey Map Atlas (Snohomish County, 1986)
- Implementation of Growth Management Act, Snohomish County and Local Jurisdictions (Pentec Environmental, Inc., 1991)
- Evaluation of the Feasibility of a TDR Program - Snohomish County, WA (Redman/Johnston Associates, Ltd., 1993)
- Vision 2020: Growth and Transportation Strategy for the Central Puget Sound Region (Puget Sound Council of Governments, 1990)

- Multicounty Planning Policies for King, Kitsap, Pierce and Snohomish Counties (Puget Sound Regional Council, 1993)
- 1993 Strategic Economic and Investment Plan for Snohomish County (EDC, 1993)
- Urban Centers in Snohomish County (Snohomish County Tomorrow, 1993)
- Working Paper: Land Capacity Methodology for Residential Land (Snohomish County Tomorrow, 1992)
- Snohomish County 2005 Fair Share Housing Allocation Methodology and Guidelines (Snohomish County Tomorrow, 2005)
- Draft 2005 Snohomish County Reasonable Measures Report
- Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities, prepared by ECONorthwest, July 2000
- Recommended Method for Evaluating Local Reasonable Measures Programs, prepared by ECONorthwest, June 2003
- 1997 Snohomish County Tomorrow Growth Monitoring Report
- 1998 Snohomish County Tomorrow Growth Monitoring Report
- 1999 Snohomish County Tomorrow Growth Monitoring Report
- 2000 Snohomish County Tomorrow Growth Monitoring Report
- 2001 Snohomish County Tomorrow Growth Monitoring Report
- 2002 Snohomish County Tomorrow Growth Monitoring /Buildable Lands Report
- 2003 Snohomish County Tomorrow Growth Monitoring Report
- Draft WRIA 5 Stillaguamish Chinook Salmon Recovery Plan, June 2004
- Draft WRIA 7 Snohomish River Basin Salmon Conservation Plan, July 2004
- Draft WRIA 8 Lake Washington/Cedar/Sammamish Watershed Chinook Salmon Conservation Plan, November 2004
- King County Dept. of Natural Resources, Brightwater Regional Wastewater Treatment System Draft and Final Environmental Impact Statement, 2003
- Snohomish County Groundwater Management Plan, Golder and Associates, 1997
- Drainage Needs Report, Snohomish County Surface Water Management, 2000
- Draft SW UGA Green Space Project, Snohomish County PDS, June 2001
- Draft Snohomish County Natural Hazards Mitigation Plan, Snohomish County Department of Public Works, 2004
- SW Snohomish County Phase I Report (February 2001)
- SCT Transit Oriented Guidelines (July 1999)
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- All PSRC Vision 2040 documents (background reports, SEPA documents, adopted documents and attachments)
- All PSRC Transportation 2040 documents (background reports, SEPA documents, adopted documents and attachments)

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- SCT Growth Monitoring Reports
- 2007 SCT Housing Evaluation Report
- 2014 SCT HO-5 Report
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- 2013 PSRC Land Use Targets Report and documentation

**EXHIBIT P**

**Amended Ordinance 14-129**

# MAP 1 SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN FUTURE LAND USE EFFECTIVE DATE XXXX XX, 2015

## Legend

- County Boundary
- Urban Growth Boundary
- Incorporated City Boundary
- The Consolidated Borough of Quil Ceda Village
- This portion of the Snohomish GMA is under review pursuant to a requested Conditional Letter of Map Revision from the Federal Emergency
- Tully Indian Reservation Bound (Boundary Not Intended to Display Tidelands)
- Freeway
- Arterial Roadway
- Watercourse
- Waterbody

## Future Land Use\*

- Rural Urban Transition Area
- TDR Siting Area - Arlington Program
- National Forest (Includes Some Private and Non-Federal Public Lands)
- Local Forest (Tulip Only)
- Commercial Forest
- Commercial Forest Forest Transition Area
- Riverway Commercial Farmland
- Upland Commercial Farmland
- Local Commercial Farmland
- Urban Horticulture
- Low Density Rural Residential (1 DU/20 Acres)
- Rural Residential-10 Resource Transition (1 DU/10 Acres)
- Rural Residential-10 (1 DU/10 Acres)
- Rural Residential-5 (1 DU/5 Acres)
- Rural Residential-20 (10 DU/5 Acres)
- Rural Residential (1 DU/5 Acres Base)
- Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)
- Urban Low Density Residential (Please See Map 5 of the GPP)
- Urban Medium Density Residential
- Urban High Density Residential
- Urban Industrial
- Public/Institutional
- Recreational Land
- Rural Freeway Service
- Cleaverville Rural Commercial
- Reservation Commercial
- Urban Commercial
- Urban Village
- Transit/Pedestrian Village
- Urban Center
- Rural Industrial
- Urban Industrial
- Manufacturing Industrial Overlay (Paine Field Area)
- Incorporated Cities and Towns
- Vital Lands, Rights-of-Way, etc.



SNOHOMISH COUNTY DATA and MAP DISCLAIMER

All maps, data, and information are for illustrative purposes only and are not to be considered an official map of, or representation of, the Snohomish County Code. Snohomish County does not guarantee the accuracy, timeliness, completeness, or quality of the data contained in any warranty of their liability or the liability of any person accepting or otherwise using the data. Snohomish County is not responsible for use thereof and agrees 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. Snohomish County Law, CN 42.56 ACW prohibits state and local agencies from providing access to files of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any data containing files of individuals contained herein.

Partial areas and designation boundaries are adjusted to the Snohomish County Geographic Information System. This map is a graphic representation of the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

\*Reducing the number of certified development rights may be subject to requirements in Chapter 24A.06A RCW, Transfer of Development Rights.



EXHIBIT Q

Amended Ordinance 14-129

## **Growth Targets – Appendix D**

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Appendix D Tables 1-4 are being replaced by Appendix D Tables 1-6  
(June 10, 2015)

**APPENDIX D, Table D-1 – 2025 Population Growth Targets for Cities, UGAs and the Rural/Resource Area**  
**Recommended by the SET Planning Advisory Committee and SET Steering Committee and Adopted by the**  
**Snohomish County Council.**

Area	2002 Estimated Population	Revised 2023 Population Targets	2002 – 2025 Population Growth	
			Amount	Per-Total County Growth
<b>Non-S.W. County UGA</b>	<b>134,101</b>	<b>226,794</b>	<b>92,693</b>	<b>32.9%</b>
Arlington UGA	13,920	27,000	13,080	4.0%
Arlington City	15,290	16,130	4,270	1.7%
Unincorporated	890	2,850	8,210	2.9%
Darrington UGA	1,468	2,425	657	0.2%
Darrington Town	1,338	1,918	575	0.2%
Unincorporated	133	245	62	0.0%
Gold Bar UGA	2,847	3,500	603	0.2%
Gold Bar City	2,055	2,497	442	0.2%
Unincorporated	792	1,003	241	0.1%
Granite Falls UGA	2,689	6,940	4,801	1.4%
Granite Falls City	2,768	4,770	2,940	0.9%
Unincorporated	449	2,200	2,051	0.7%
Index UGA (unincorporated)	160	400	00	0.0%
Lake Stevens UGA	26,828	46,126	40,207	6.0%
Lake Stevens City	6,540	8,560	1,720	0.5%
Unincorporated	20,100	37,100	17,377	0.2%
Metalby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	50,828	75,000	20,572	10.3%
Marysville City	27,300	30,707	3,137	3.3%
Unincorporated	23,240	40,000	19,015	7.0%
Monroe UGA	46,240	26,580	10,350	0.7%
Monroe City	44,570	20,540	5,070	2.1%
Unincorporated	1,570	6,050	4,480	1.0%
Snohomish UGA	40,404	44,535	4,944	1.5%
Snohomish City	8,676	9,304	1,406	0.5%
Unincorporated	4,518	4,554	2,935	1.0%
Stemwood UGA	4,470	6,040	4,364	1.5%
Stemwood City	4,005	5,060	4,060	0.9%
Unincorporated	994	5,190	2,790	1.0%
Stillac UGA	4,258	44,440	6,864	2.4%
Stillac City	0,940	6,100	4,260	1.5%
Unincorporated	940	2,320	4,304	0.9%
<b>S.W. County UGA</b>	<b>388,573</b>	<b>530,125</b>	<b>192,380</b>	<b>34.2%</b>
Issaquah UGA	242,400	363,000	60,330	24.0%
Bothell City (part)	14,190	22,000	7,310	2.7%
Bellevue City	6,446	3,700	4,946	0.5%
Edmonds City	92,490	44,080	5,420	1.9%
Everett City	92,070	129,060	26,950	0.6%
Lynnwood City	92,990	49,702	3,752	3.5%
Mill Creek City	12,065	46,080	4,054	1.4%
Washelli-Terrace City	20,470	22,450	4,000	0.7%
Maple Valley City	48,520	22,090	3,460	1.2%
Woodway-Terra	000	4,470	160	0.1%
Unincorporated S.W.	150,033	270,838	91,803	32.0%
<b>UGA Total</b>	<b>544,680</b>	<b>760,910</b>	<b>245,339</b>	<b>37.4%</b>
<b>City Total</b>	<b>267,540</b>	<b>400,000</b>	<b>82,000</b>	<b>32.5%</b>
<b>Unincorporated UGA Total</b>	<b>107,100</b>	<b>333,717</b>	<b>132,777</b>	<b>34.2%</b>
<b>TDR Population Reserve</b>	<b>NA</b>	<b>4,900</b>	<b>4,900</b>	<b>1.7%</b>
<b>Potential UGA total</b>	<b>544,680</b>	<b>764,810</b>	<b>250,199</b>	<b>38.9%</b>
<b>Non-UGA Total (Rural Unincorporated)</b>	<b>440,320</b>	<b>444,634</b>	<b>34,314</b>	<b>4.1%</b>
<b>County Total</b>	<b>985,000</b>	<b>1,205,544</b>	<b>220,199</b>	<b>22.0%</b>

For the purpose of Development Rights, NA = not applicable

1. The 2002-2025 population growth is based on estimated rural population growth since 2002, plus 10% of countywide population growth after 2025. City boundaries used for the 2002 estimates and 2025 targets were as of April 1, 2002. See Countywide Planning Policies Appendix A UGA reference map to view the 2002 city boundaries.

APPENDIX D, Table D-2: Reconciled 2025 Employment Growth Targets for Cities, UOAs and the Rural Resource Area  
Recommended by the SGT Planning Advisory Committee (April 12, 2006) and SGT Steering Committee (May 24, 2008).  
Adopted by the Snohomish County Council on December 20, 2006.

Area—	2002— Estimated Employment—	Recessed 2005 Employment —Anticipated—	2003—2005 Employment Growth	
			Amount—	Pct of Total County Growth
Non-G.W. County UGA*	43,165	49,020	5,855	23.0%
Arlington UGA	9,403	15,360	5,957	59.2%
Arlington City	3,038	4,360	1,322	43.2%
Unincorporated	6,365	11,000	4,635	60.0%
Birmingham UGA	5,111	6,000	889	17.4%
Birmingham Town	3,211	4,110	899	27.9%
Unincorporated	1,900	1,890	—10	—0.5%
Gold Star UGA	4,755	5,100	345	7.3%
Gold Star City	1,770	2,100	330	18.6%
Unincorporated	2,985	3,000	15	0.5%
Gwinnett Falls UGA	803	2,200	1,397	174.0%
Gwinnett Falls City	803	2,195	1,392	173.5%
Unincorporated	—	—	—	—
Index UGA (unincorporated)	444	430	—14	—3.1%
Lake Stevens UGA	2,704	3,045	341	12.6%
Lake Stevens City	1,604	1,800	196	12.2%
Unincorporated	1,100	1,245	145	13.2%
Mallory UGA (unincorporated)	2,107	2,000	—107	—5.1%
Marionville UGA	11,292	12,900	1,608	14.3%
Marionville City	4,369	4,950	581	13.3%
Unincorporated	6,923	7,950	1,027	14.8%
Marion UGA	7,637	12,000	4,363	57.1%
Marion City	7,500	11,000	3,500	46.7%
Unincorporated	137	1,000	863	62.3%
Northbrook UGA	4,842	6,400	1,558	32.2%
Northbrook City	4,800	6,300	1,500	31.3%
Unincorporated	42	1,000	958	228.1%
Stamwood UGA	2,001	2,500	499	24.9%
Stamwood City	2,001	2,400	399	19.9%
Unincorporated	—	—	—	—
Stanton UGA	1,900	2,000	100	5.3%
Stanton City	1,900	1,900	—	0.0%
Unincorporated	—	—	—	—
S.W. County UGA	105,204	125,077	19,873	18.9%
Incorporated S.W.	42,444	49,470	7,026	16.5%
Ballwin City (part)	14,744	16,000	1,256	8.5%
Beverly City	—	300	300	100.0%
Chancellor City	10,300	12,100	1,800	17.5%
Greenhill City	39,403	43,000	3,597	9.1%
Lynnwood City	22,570	26,500	3,930	17.4%
10th Creek City	2,000	2,500	500	25.0%
Midvale Terrace City	7,000	7,000	—	0.0%
Northbrook City	6,000	6,000	—	0.0%
Woodbury Town	33	33	—	0.0%
Unincorporated S.W.	20,777	40,107	19,330	93.1%
UGA Total	406,306	540,705	134,399	33.1%
City Total	477,548	570,745	93,197	19.5%
Unincorporated UGA Total	26,701	61,002	34,301	128.8%
Non-UGA Total	7,500	10,150	2,650	35.3%
(Rural Unincorporated)	—	—	—	—
County Total	440,556	600,955	160,399	36.4%

Includes all full- and part-time wages and salary workers and self-employed persons, excluding jobs within the noncorporate nonprofit, family, and mining and construction sectors.

~~1. Non-USA total hours for employment seasonal information provided by Trade Timber to the year 2020, a drop of 10% to 2021, or South Coast County Timber, Arkansas a total of~~

~~17-000; also on T-62; Declassify by 2026 if born 2-688 to 1980~~

~~City boundaries used for the 2002 estimates and 2025 targets are as of April 1, 2002. See Countywide Planning Policies Appendix A-UGA reference map to view the 2002 city boundaries.~~

**APPENDIX D, Table D-3—Revised 2025 Population Growth Targets for Unincorporated MUGAs Recommended by the SGT Planning Advisory Committee (April 13, 2006) and SGT Steering Committee (May 24, 2006), as Modified and Adopted by the Snohomish County Council on December 28, 2006. Amended to reflect Bothell/Mill Creek MUGA boundary revisions on July 7, 2010. Amended to reflect the Everett/Smith Island MUGA Revisions and the Everett MUGA/Lake Stickney Gap Boundary Revisions on Sept. 28, 2011.**

Unincorporated MUGAs within SW UGA:	2002— Estimated Population	2025— Population Target	2002-2025— Numeric Change
Bothell	15,836	30,565	13,729
Brier	2,457	3,295	1,138
Edmonds	2,646	4,466	1,660
Everett	35,890	49,166	13,276
Lynnwood	19,750	34,335	14,577
Mill Creek	27,814	56,222	27,417
Moundike Terrace	82	405	29
Mukilteo	10,662	14,910	4,248
Paine Field	324	—	(324)
Woodway	—	470	170
<u>Overlap area</u>			
Larch Way (between Mill Creek & Lynnwood)	2,110	4,398	2,274
<u>Gaps</u>			
Lake Stickney	4,430	11,864	7,434
Norme Beach	2,826	3,328	494
Stewart Tr	11,676	18,888	6,406
<b>Unincorporated MUGA total</b>	<b>132,080</b>	<b>229,858</b>	<b>91,009</b>

Unincorporated MUGAs were defined using April 2002 city boundaries.  
See Countywide Planning Policies Appendix A MUGA reference map to view the 2002 city boundaries.  
MUGA—Municipal Urban Growth Area

**APPENDIX D, Table D-4: Reconciled 2025 Employment Growth Targets for Unincorporated MUGAs Recommended by the SGT Planning Advisory Committee (April 13, 2006) and SGT Steering Committee (May 24, 2006). Adopted by the Snohomish County Council on December 20, 2006. Amended to reflect the Everett-Smith Island MUGA Revisions and the Everett MUGA/Lake Stickney Gap Boundary Revisions on Sept. 28, 2011.**

Unincorporated MUGAs within SW UGA	2002— Estimated Employment	2025— Employment Target	2002-2025— Numeric Change
Rothell	752	1,540	788
Brier	147	134	17
Edmonds	100	444	245
Everett	5,118	7,375	2,257
Lynnwood	2,347	5,400	3,053
Mill Creek	2,088	4,375	1,487
Mountain Terrace	48	20	2
Mukilteo	2,007	5,000	2,993
Paine Field	3,730	3,847	5,117
Mudway	11	620	607
<u>Overlap areas:</u>			
Larch Way (between Mill Creek & Lynnwood)	1,480	1,055	460
<u>Gaps:</u>			
Lake Stickney	680	630	444
Norwa Beach	90	90	-
Silver Fir	473	3,424	2,951
<b>Unincorporated MUGA total</b>	<b>20,727</b>	<b>40,104</b>	<b>19,377</b>

Unincorporated MUGAs were defined using April 2002 city boundaries.  
See Countywide Planning Policies Appendix A MUGA reference map to view the 2002 city boundaries.  
MUGA = Municipal Urban Growth Area

**APPENDIX D, Table 1 - 2035 Population Growth Targets for Cities, UGAs and the Rural/Resource Area**

Area	2011 Population Estimates	2035 Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	<b>161,288</b>	<b>233,097</b>	<b>71,809</b>	<b>30.1%</b>
Arlington UGA	18,489	26,002	7,512	3.2%
Arlington City	17,966	24,937	6,971	2.9%
Unincorporated	523	1,065	541	0.2%
Darrington UGA	1,420	2,161	741	0.3%
Darrington Town	1,345	1,764	419	0.2%
Unincorporated	75	397	322	0.1%
Gold Bar UGA	2,909	3,319	411	0.2%
Gold Bar City	2,060	2,424	364	0.2%
Unincorporated	849	895	47	0.0%
Granite Falls UGA	3,517	8,517	5,000	2.1%
Granite Falls City	3,370	7,842	4,472	1.9%
Unincorporated	147	675	528	0.2%
Index UGA (incorporated)	180	220	40	0.0%
Lake Stevens UGA	33,218	46,380	13,162	5.5%
Lake Stevens City	28,210	39,340	11,130	4.7%
Unincorporated	5,008	7,040	2,032	0.9%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	60,869	87,798	26,929	11.3%
Marysville City	60,660	87,589	26,929	11.3%
Unincorporated	209	209	-	0.0%
Monroe UGA	18,806	24,754	5,948	2.5%
Monroe City	17,351	22,102	4,751	2.0%
Unincorporated	1,455	2,652	1,197	0.5%
Snohomish UGA	10,559	14,494	3,935	1.7%
Snohomish City	9,200	12,289	3,089	1.3%
Unincorporated	1,359	2,204	846	0.4%
Stanwood UGA	6,353	11,085	4,732	2.0%
Stanwood City	6,220	10,116	3,896	1.6%
Unincorporated	133	969	836	0.4%
Sultan UGA	4,969	8,369	3,399	1.4%
Sultan City	4,655	7,345	2,690	1.1%
Unincorporated	314	1,024	709	0.3%
<b>S.W. County UGA</b>	<b>434,425</b>	<b>582,035</b>	<b>147,610</b>	<b>62.0%</b>
Incorporated S.W.	261,506	363,452	101,946	42.8%
Bothell City (part)	16,570	23,510	6,940	2.9%
Brier City	6,201	7,011	810	0.3%
Edmonds City	39,800	45,550	5,750	2.4%
Everett City	103,100	164,812	61,712	25.9%
Lynnwood City	35,860	54,404	18,544	7.8%
Mill Creek City	18,370	20,196	1,826	0.8%
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Mukilteo City	20,310	21,812	1,502	0.6%
Woodway Town	1,305	1,389	84	0.0%
Unincorporated S.W.	172,919	218,584	45,665	19.2%
<b>UGA Total</b>	<b>595,713</b>	<b>815,132</b>	<b>219,419</b>	<b>92.1%</b>
City Total	412,723	579,419	166,696	70.0%
Unincorporated UGA Total	182,990	235,713	52,723	22.1%
<b>Non-UGA Total</b> (Uninc Rural/Resource Area)	<b>121,287</b>	<b>140,125</b>	<b>18,838</b>	<b>7.9%</b>
<b>County Total</b>	<b>717,000</b>	<b>955,257</b>	<b>238,257</b>	<b>100.0%</b>

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

**APPENDIX D, Table 2 - 2035 Population Growth Targets for Cities and Unincorporated MUGAs within the SW  
County UGA**

Area	2011 Population Estimates	2035 Initial Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	<b>434,425</b>	<b>582,035</b>	<b>147,610</b>	<b>62.0%</b>
<b>Incorporated SW County UGA Total</b>	<b>261,506</b>	<b>363,452</b>	<b>101,946</b>	<b>42.8%</b>
<b>Unincorporated SW County UGA Total</b>	<b>172,919</b>	<b>218,584</b>	<b>45,665</b>	<b>19.2%</b>
<b>Bothell Area</b>	<b>39,760</b>	<b>53,117</b>	<b>13,357</b>	<b>5.6%</b>
Bothell City (part)	16,570	23,510	6,940	2.9%
Unincorporated MUGA	23,190	29,607	6,418	2.7%
<b>Brier Area</b>	<b>8,199</b>	<b>9,327</b>	<b>1,128</b>	<b>0.5%</b>
Brier City	6,201	7,011	810	0.3%
Unincorporated MUGA	1,998	2,315	317	0.1%
<b>Edmonds Area</b>	<b>43,420</b>	<b>49,574</b>	<b>6,155</b>	<b>2.6%</b>
Edmonds City	39,800	45,550	5,750	2.4%
Unincorporated MUGA	3,620	4,024	405	0.2%
<b>Everett Area</b>	<b>145,184</b>	<b>211,968</b>	<b>66,784</b>	<b>28.0%</b>
Everett City	103,100	164,812	61,712	25.9%
Unincorporated MUGA	42,084	47,156	5,072	2.1%
<b>Lynnwood Area</b>	<b>60,632</b>	<b>88,584</b>	<b>27,952</b>	<b>11.7%</b>
Lynnwood City	35,860	54,404	18,544	7.8%
Unincorporated MUGA	24,772	34,180	9,408	3.9%
<b>Mill Creek Area</b>	<b>54,747</b>	<b>67,940</b>	<b>13,193</b>	<b>5.5%</b>
Mill Creek City	18,370	20,196	1,826	0.8%
Unincorporated MUGA	36,377	47,744	11,367	4.8%
<b>Mountlake Terrace Area</b>	<b>20,010</b>	<b>24,797</b>	<b>4,787</b>	<b>2.0%</b>
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Unincorporated MUGA	20	30	10	0.0%
<b>Mukilteo Area</b>	<b>32,545</b>	<b>36,453</b>	<b>3,909</b>	<b>1.6%</b>
Mukilteo City	20,310	21,812	1,502	0.6%
Unincorporated MUGA	12,235	14,641	2,407	1.0%
<b>Woodway Area</b>	<b>1,305</b>	<b>4,361</b>	<b>3,056</b>	<b>1.3%</b>
Woodway Town	1,305	1,389	84	0.0%
Unincorporated MUGA	-	2,972	2,972	1.2%
<b>Paine Field Area (Unincorporated)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>
<b>Larch Way Overlap (Unincorporated)</b>	<b>3,370</b>	<b>5,007</b>	<b>1,637</b>	<b>0.7%</b>
<b>Lake Stickney Gap (Unincorporated)</b>	<b>7,161</b>	<b>9,786</b>	<b>2,625</b>	<b>1.1%</b>
<b>Meadowdale Gap (Unincorporated)</b>	<b>2,695</b>	<b>3,437</b>	<b>742</b>	<b>0.3%</b>
<b>Silver Firs Gap (Unincorporated)</b>	<b>15,398</b>	<b>17,683</b>	<b>2,285</b>	<b>1.0%</b>
<b>County Total</b>	<b>717,000</b>	<b>955,257</b>	<b>238,257</b>	<b>100.0%</b>

**NOTE:** All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.



**APPENDIX D, Table 3 - 2035 Housing Growth Targets for Cities, UGAs and the Rural/Resource Area**

Area	2011 Housing Unit Estimates	2035 Housing Unit Targets	2011-2035 Housing Unit Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	<b>60,509</b>	<b>87,338</b>	<b>26,829</b>	<b>27.4%</b>
Arlington UGA	7,128	10,018	2,890	3.0%
Arlington City	6,931	9,654	2,723	2.8%
Unincorporated	197	364	167	0.2%
Darrington UGA	682	948	266	0.3%
Darrington Town	644	764	120	0.1%
Unincorporated	38	184	146	0.1%
Gold Bar UGA	1,205	1,304	99	0.1%
Gold Bar City	831	924	93	0.1%
Unincorporated	374	380	6	0.0%
Granite Falls UGA	1,412	3,516	2,104	2.1%
Granite Falls City	1,348	3,179	1,831	1.9%
Unincorporated	64	337	273	0.3%
Index UGA (incorporated)	117	127	10	0.0%
Lake Stevens UGA	12,281	17,311	5,030	5.1%
Lake Stevens City	10,470	14,883	4,413	4.5%
Unincorporated	1,811	2,428	617	0.6%
Maltby UGA (unincorporated)	71	71	NA	NA
Marysville UGA	22,709	32,936	10,227	10.4%
Marysville City	22,649	32,876	10,227	10.4%
Unincorporated	60	60	-	0.0%
Monroe UGA	5,838	7,443	1,605	1.6%
Monroe City	5,326	6,526	1,200	1.2%
Unincorporated	512	917	405	0.4%
Snohomish UGA	4,545	6,115	1,570	1.6%
Snohomish City	4,013	5,269	1,256	1.3%
Unincorporated	532	846	314	0.3%
Stanwood UGA	2,634	4,577	1,943	2.0%
Stanwood City	2,586	4,179	1,593	1.6%
Unincorporated	48	398	350	0.4%
Sultan UGA	1,887	2,972	1,085	1.1%
Sultan City	1,752	2,581	829	0.8%
Unincorporated	135	391	256	0.3%
<b>S.W. County UGA</b>	<b>178,958</b>	<b>243,179</b>	<b>64,220</b>	<b>65.6%</b>
Incorporated S.W.	112,679	155,774	43,095	44.0%
Bothell City (part)	6,780	9,782	3,002	3.1%
Brier City	2,226	2,550	324	0.3%
Edmonds City	18,396	21,168	2,772	2.8%
Everett City	44,656	70,067	25,411	26.0%
Lynnwood City	14,947	22,840	7,893	8.1%
Mill Creek City	7,991	8,756	765	0.8%
Mountlake Terrace City	8,643	10,928	2,285	2.3%
Mukilteo City	8,574	9,211	637	0.7%
Woodway Town	466	472	6	0.0%
Unincorporated S.W.	66,279	87,405	21,125	21.6%
<b>UGA Total</b>	<b>239,467</b>	<b>330,517</b>	<b>91,049</b>	<b>93.0%</b>
City Total	169,346	236,736	67,390	68.8%
Unincorporated UGA Total	70,121	93,781	23,659	24.2%
<b>Non-UGA Total</b> (Uninc Rural/Resource Area)	<b>48,973</b>	<b>55,816</b>	<b>6,843</b>	<b>7.0%</b>
<b>County Total</b>	<b>288,440</b>	<b>386,333</b>	<b>97,892</b>	<b>100.0%</b>

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

**APPENDIX D, Table 4 - 2035 Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County**

**UGA**

Area	2011 Housing Unit Estimates	2035 Housing Unit Targets	2011-2035 Housing Unit Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	<b>178,959</b>	<b>243,179</b>	<b>64,220</b>	<b>65.6%</b>
<b>Incorporated SW County UGA Total</b>	<b>112,679</b>	<b>155,774</b>	<b>43,095</b>	<b>44.0%</b>
<b>Unincorporated SW County UGA Total</b>	<b>66,280</b>	<b>87,405</b>	<b>21,125</b>	<b>21.6%</b>
<b>Bothell Area</b>	<b>15,738</b>	<b>21,249</b>	<b>5,511</b>	<b>5.6%</b>
<b>Bothell City (part)</b>	<b>6,780</b>	<b>9,782</b>	<b>3,002</b>	<b>3.1%</b>
<b>Unincorporated MUGA</b>	<b>8,958</b>	<b>11,467</b>	<b>2,509</b>	<b>2.6%</b>
<b>Brier Area</b>	<b>3,045</b>	<b>3,431</b>	<b>386</b>	<b>0.4%</b>
<b>Brier City</b>	<b>2,226</b>	<b>2,550</b>	<b>324</b>	<b>0.3%</b>
<b>Unincorporated MUGA</b>	<b>819</b>	<b>881</b>	<b>62</b>	<b>0.1%</b>
<b>Edmonds Area</b>	<b>19,896</b>	<b>22,809</b>	<b>2,913</b>	<b>3.0%</b>
<b>Edmonds City</b>	<b>18,396</b>	<b>21,168</b>	<b>2,772</b>	<b>2.8%</b>
<b>Unincorporated MUGA</b>	<b>1,500</b>	<b>1,641</b>	<b>141</b>	<b>0.1%</b>
<b>Everett Area</b>	<b>61,276</b>	<b>88,848</b>	<b>27,572</b>	<b>28.2%</b>
<b>Everett City</b>	<b>44,656</b>	<b>70,067</b>	<b>25,411</b>	<b>26.0%</b>
<b>Unincorporated MUGA</b>	<b>16,620</b>	<b>18,781</b>	<b>2,161</b>	<b>2.2%</b>
<b>Lynnwood Area</b>	<b>25,249</b>	<b>38,532</b>	<b>13,283</b>	<b>13.6%</b>
<b>Lynnwood City</b>	<b>14,947</b>	<b>22,840</b>	<b>7,893</b>	<b>8.1%</b>
<b>Unincorporated MUGA</b>	<b>10,302</b>	<b>15,692</b>	<b>5,390</b>	<b>5.5%</b>
<b>Mill Creek Area</b>	<b>21,411</b>	<b>26,575</b>	<b>5,164</b>	<b>5.3%</b>
<b>Mill Creek City</b>	<b>7,991</b>	<b>8,756</b>	<b>765</b>	<b>0.8%</b>
<b>Unincorporated MUGA</b>	<b>13,420</b>	<b>17,819</b>	<b>4,399</b>	<b>4.5%</b>
<b>Mountlake Terrace Area</b>	<b>8,652</b>	<b>10,941</b>	<b>2,289</b>	<b>2.3%</b>
<b>Mountlake Terrace City</b>	<b>8,643</b>	<b>10,928</b>	<b>2,285</b>	<b>2.3%</b>
<b>Unincorporated MUGA</b>	<b>9</b>	<b>13</b>	<b>4</b>	<b>0.0%</b>
<b>Mukilteo Area</b>	<b>13,148</b>	<b>15,100</b>	<b>1,952</b>	<b>2.0%</b>
<b>Mukilteo City</b>	<b>8,574</b>	<b>9,211</b>	<b>637</b>	<b>0.7%</b>
<b>Unincorporated MUGA</b>	<b>4,574</b>	<b>5,889</b>	<b>1,315</b>	<b>1.3%</b>
<b>Woodway Area</b>	<b>466</b>	<b>2,005</b>	<b>1,539</b>	<b>1.6%</b>
<b>Woodway Town</b>	<b>466</b>	<b>472</b>	<b>6</b>	<b>0.0%</b>
<b>Unincorporated MUGA</b>	<b>-</b>	<b>1,533</b>	<b>1,533</b>	<b>1.6%</b>
<b>Paine Field Area (Unincorporated)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0%</b>
<b>Larch Way Overlap (Unincorporated)</b>	<b>1,155</b>	<b>2,187</b>	<b>1,032</b>	<b>1.1%</b>
<b>Lake Stickney Gap (Unincorporated)</b>	<b>2,850</b>	<b>4,249</b>	<b>1,399</b>	<b>1.4%</b>
<b>Meadowdale Gap (Unincorporated)</b>	<b>956</b>	<b>1,185</b>	<b>229</b>	<b>0.2%</b>
<b>Silver Firs Gap (Unincorporated)</b>	<b>5,117</b>	<b>6,067</b>	<b>950</b>	<b>1.0%</b>
<b>County Total</b>	<b>288,440</b>	<b>386,333</b>	<b>97,892</b>	<b>100.0%</b>

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

**APPENDIX D, Table 5 - 2035 Employment Growth Targets for Cities, UGAs and the Rural/Resource Area**

Area	2011 Employment Estimates	2035 Employment Targets	2011-2035 Employment Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	<b>46,644</b>	<b>93,571</b>	<b>46,927</b>	<b>31.8%</b>
Arlington UGA	8,660	20,884	12,224	8.3%
Arlington City	8,659	20,829	12,170	8.3%
Unincorporated	1	55	54	0.0%
Darrington UGA	500	886	386	0.3%
Darrington Town	498	800	302	0.2%
Unincorporated	2	86	84	0.1%
Gold Bar UGA	223	666	443	0.3%
Gold Bar City	218	661	443	0.3%
Unincorporated	5	5	-	0.0%
Granite Falls UGA	760	2,276	1,516	1.0%
Granite Falls City	759	2,275	1,516	1.0%
Unincorporated	1	1	-	0.0%
Index UGA (incorporated)	20	25	5	0.0%
Lake Stevens UGA	4,003	7,821	3,818	2.6%
Lake Stevens City	3,932	7,412	3,480	2.4%
Unincorporated	71	409	338	0.2%
Maltby UGA (unincorporated)	3,190	6,374	3,184	2.2%
Marysville UGA	12,316	28,113	15,797	10.7%
Marysville City	11,664	27,419	15,755	10.7%
Unincorporated	652	694	42	0.0%
Monroe UGA	7,779	11,781	4,002	2.7%
Monroe City	7,662	11,456	3,794	2.6%
Unincorporated	117	325	208	0.1%
Snohomish UGA	4,871	6,941	2,070	1.4%
Snohomish City	4,415	6,291	1,876	1.3%
Unincorporated	456	650	194	0.1%
Stanwood UGA	3,456	5,723	2,267	1.5%
Stanwood City	3,258	4,688	1,430	1.0%
Unincorporated	198	1,035	837	0.6%
Sultan UGA	866	2,081	1,215	0.8%
Sultan City	862	2,077	1,215	0.8%
Unincorporated	4	4	-	0.0%
<b>S.W. County UGA</b>	<b>187,653</b>	<b>279,479</b>	<b>91,826</b>	<b>62.3%</b>
Incorporated S.W.	163,409	241,271	77,862	52.8%
Bothell City (part)	13,616	18,576	4,960	3.4%
Brier City	319	405	86	0.1%
Edmonds City	11,679	13,948	2,269	1.5%
Everett City	93,739	140,000	46,261	31.4%
Lynnwood City	24,266	42,229	17,963	12.2%
Mill Creek City	4,625	6,310	1,685	1.1%
Mountlake Terrace City	6,740	9,486	2,746	1.9%
Mukilteo City	8,369	10,250	1,881	1.3%
Woodway Town	56	68	12	0.0%
Unincorporated S.W.	24,244	38,209	13,965	9.5%
<b>UGA Total</b>	<b>234,297</b>	<b>373,050</b>	<b>138,753</b>	<b>94.1%</b>
City Total	205,356	325,204	119,848	81.3%
Unincorporated UGA Total	28,941	47,846	18,905	12.8%
<b>Non-UGA Total *</b>	<b>14,693</b>	<b>23,323</b>	<b>8,630</b>	<b>5.9%</b>
(Uninc. Rural/Resource Area)				
<b>County Total</b>	<b>248,990</b>	<b>396,373</b>	<b>147,383</b>	<b>100.0%</b>

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries.

Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

\* - Non-UGA Total includes projected employment on the Tulalip Reservation which is anticipated to reach 13,890 by 2030 according to the Tulalip Tribes' 2009 adopted plan, representing a 7,003 increase over the 2008 jobs estimate of 6,887.

**APPENDIX D, Table 6 - 2035 Employment Growth Targets for Cities and Unincorporated MUGAs within the  
SW County UGA**

Area	2011 Employment Estimates	2035 Employment Targets	2011-2035 Employment Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	<b>187,653</b>	<b>279,479</b>	<b>91,826</b>	<b>62.3%</b>
<b>Incorporated SW County UGA Total</b>	<b>163,409</b>	<b>241,271</b>	<b>77,862</b>	<b>52.8%</b>
<b>Unincorporated SW County UGA Total</b>	<b>24,244</b>	<b>38,209</b>	<b>13,965</b>	<b>9.5%</b>
<b>Bothell Area</b>	<b>14,996</b>	<b>20,271</b>	<b>5,275</b>	<b>3.6%</b>
Bothell City (part)	13,616	18,576	4,960	3.4%
Unincorporated MUGA	1,380	1,696	316	0.2%
<b>Brier Area</b>	<b>388</b>	<b>476</b>	<b>88</b>	<b>0.1%</b>
Brier City	319	405	86	0.1%
Unincorporated MUGA	69	71	2	0.0%
<b>Edmonds Area</b>	<b>11,835</b>	<b>14,148</b>	<b>2,313</b>	<b>1.6%</b>
Edmonds City	11,679	13,948	2,269	1.5%
Unincorporated MUGA	156	200	44	0.0%
<b>Everett Area</b>	<b>98,989</b>	<b>148,324</b>	<b>49,335</b>	<b>33.5%</b>
Everett City	93,739	140,000	46,261	31.4%
Unincorporated MUGA	5,250	8,324	3,074	2.1%
<b>Lynnwood Area</b>	<b>27,772</b>	<b>48,110</b>	<b>20,338</b>	<b>13.8%</b>
Lynnwood City	24,266	42,229	17,963	12.2%
Unincorporated MUGA	3,506	5,882	2,376	1.6%
<b>Mill Creek Area</b>	<b>7,372</b>	<b>10,279</b>	<b>2,907</b>	<b>2.0%</b>
Mill Creek City	4,625	6,310	1,685	1.1%
Unincorporated MUGA	2,747	3,969	1,222	0.8%
<b>Mountlake Terrace Area</b>	<b>6,740</b>	<b>9,486</b>	<b>2,746</b>	<b>1.9%</b>
Mountlake Terrace City	6,740	9,486	2,746	1.9%
Unincorporated MUGA	-	-	-	0.0%
<b>Mukilteo Area</b>	<b>11,166</b>	<b>15,278</b>	<b>4,112</b>	<b>2.8%</b>
Mukilteo City	8,369	10,250	1,881	1.3%
Unincorporated MUGA	2,797	5,029	2,232	1.5%
<b>Woodway Area</b>	<b>70</b>	<b>246</b>	<b>176</b>	<b>0.1%</b>
Woodway Town	56	68	12	0.0%
Unincorporated MUGA	14	178	164	0.1%
<b>Paine Field Area (Unincorporated)</b>	<b>4,622</b>	<b>8,010</b>	<b>3,388</b>	<b>2.3%</b>
<b>Larch Way Overlap (Unincorporated)</b>	<b>1,630</b>	<b>2,051</b>	<b>421</b>	<b>0.3%</b>
<b>Lake Stickney Gap (Unincorporated)</b>	<b>694</b>	<b>794</b>	<b>100</b>	<b>0.1%</b>
<b>Meadowdale Gap (Unincorporated)</b>	<b>68</b>	<b>114</b>	<b>46</b>	<b>0.0%</b>
<b>Silver Firs Gap (Unincorporated)</b>	<b>1,311</b>	<b>1,891</b>	<b>580</b>	<b>0.4%</b>
<b>County Total</b>	<b>248,990</b>	<b>396,373</b>	<b>147,383</b>	<b>100.0%</b>

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area. Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

## EXHIBIT R

Amended Ordinance 14-129



**Snohomish County  
Planning and Development Services**

**Snohomish County  
UGA Land Capacity Analysis  
Technical Report**

**June 10, 2015**

**Snohomish County Planning and Development Services**

**Planning and Technology Division**

This report was updated on June 17, 2015 consistent with the final Future Land Use Map adopted by the Snohomish County Council on June 10, 2015.

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# **Snohomish County UGA Land Capacity Analysis Technical Report June 10, 2015**

## **Introduction**

The Growth Management Act (GMA) requires Urban Growth Areas (UGAs) to be reviewed at least every eight years to ensure that they are capable of accommodating the urban growth projected to occur in the county during the succeeding 20-year period. The county's 2015 plan update establishes a new plan horizon that extends to the year 2035. The county and the cities must therefore demonstrate that a sufficient supply of land exists within the UGA to accommodate projected urban growth to the year 2035. Both residential and employment land needs must be evaluated in this assessment of UGA land capacity.

This report describes the results of Snohomish County's updated residential and employment land capacity analysis for the final UGA adopted by the Snohomish County Council on June 10, 2015 as part of the county's 2015 GMA plan review and update. The report compares the estimates of population, housing and employment capacity with the adopted population, housing and employment target projections to 2035 for the UGA in Snohomish County. These comparisons are provided for each city in the county, and each unincorporated UGA using the County Council's updated future land use map adopted on June 10, 2015. The report also compares estimates of additional capacity with the adopted targets for each unincorporated Municipal Urban Growth Area (MUGA) within the SW County UGA.

The analysis is consistent with previous capacity analyses conducted by the county for its original GMA plan adoption in 1995, and for its major plan update in 2005. It is consistent with relevant Washington State Department of Commerce guidance documents for UGA sizing and land capacity analyses. It also continues and builds upon the data sources and methodology developed by the county and cities for the *2002, 2007 and 2012 Snohomish County Buildable Lands Reports*<sup>1</sup>.

The county's previous Buildable Lands Reports analyzed the urban development densities that occurred since adoption of the first GMA comprehensive plans, or since the previous report.

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<sup>1</sup> Technical guidance documents used for this capacity update include Washington State Department of Commerce's report entitled "*Issues in Designating Urban Growth Areas (Part I): Providing Adequate Urban Area Land Supply*," released March 1992; the Snohomish County Tomorrow Working Paper: *Land Capacity Methodology for Residential Land*, released February 1993; Washington State Department of Commerce's report entitled *Buildable Lands Program Guidelines*, released June 2000; the *Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities*, prepared by ECONorthwest and released July 2000; and Washington State Department of Commerce's *Urban Growth Area Guidebook*, released September 2012.

Using this information, the reports evaluated the adequacy of the land supply within the UGA to accommodate the remaining portion of the projected urban growth anticipated in adopted plans based on the densities observed under GMA plans and development regulations. In that sense, the Buildable Lands Reports “look back” and compare planned vs. actual urban densities under city and county GMA plans in order to determine whether the original plan assumptions pertaining to assumed densities and the adequacy of the urban land supply to the plan horizon year were accurate (see RCW 36.70A.215).

The current UGA land capacity analysis differs from the GMA Buildable Lands Report requirements by focusing on the reestablishment of a 20-year urban land supply for accommodating the 2035 urban growth targets. As such, it fulfills a separate GMA “show your work” requirement for the sizing of UGAs for projected growth, by demonstrating the adequate provision of land for future population, housing, and employment uses (see RCW 36.70A.110 and RCW 36.70A.115).

Cities in Snohomish County have the same June 30, 2015 GMA deadline as the county for updating their comprehensive plans. As part of their local GMA plan update efforts, each city is responsible for updating its own land capacity analysis for areas within its jurisdiction, while the county has updated its estimates for unincorporated areas within the UGA.

The county and most cities started with the capacity work accomplished for the *2012 Buildable Lands Report* effort, but also supplemented the estimates with any potential additional capacity associated with (1) the longer 2035 timeframe for estimating developable land supply and (2) any updated future land use/zoning designations being considered as part of the 2015 plan updates.

This report includes estimates of additional capacity to the year 2035 within cities, but with many cities still in the process of updating their GMA plans, this capacity report has had to include the best available information from cities as of June 9, 2015<sup>2</sup>. Most of the additional capacity estimates for cities rely upon the correspondence received in early 2015 from cities indicating that they are able to accommodate their initial growth targets (adopted in Appendix B of the Countywide Planning Policies). For the City of Everett, additional documentation was provided that identified land use capacity in the city that exceeded their initial population growth target. For this report, the city capacity estimates for the year 2035 were combined with the county’s 2035 unincorporated UGA capacity results to arrive at a composite (city plus unincorporated) UGA land capacity/growth target comparison.

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<sup>2</sup> Since most cities are still currently in the process of updating their GMA plans in 2015, the city capacity estimates in these tables are subject to further refinement to reflect the outcomes of their formal plan adoption processes. Following the completion of the city 2015 plan updates, the city capacity estimates reflecting adopted city plans will be reviewed during the Snohomish County Tomorrow (SCT) target reconciliation process established under Appendix C of the Countywide Planning Policies.



## Summary of Key Findings

### ***Population (see Tables 1 and 2)***

- Capacity exists within the composite UGA (all cities and unincorporated UGAs combined) for an estimated 281,030 additional persons as of 2011. This is sufficient capacity to accommodate the 2011 – 2035 projected UGA population increase of 219,419.
- All individual cities, unincorporated UGAs, and unincorporated MUGAs (within the SW County UGA) have sufficient population capacity to accommodate their 2035 population growth targets, with the exception of the City of Arlington and the Arlington UGA<sup>3</sup>.

### ***Housing (see Tables 3 and 4)***

- Capacity exists within the composite UGA (all cities and unincorporated UGAs combined) for an estimated 124,365 additional housing units as of 2011. This is sufficient capacity to accommodate the 2011 – 2035 projected UGA housing unit increase of 91,049.
- All individual cities, unincorporated UGAs, and unincorporated MUGAs (within the SW County UGA) have sufficient housing unit capacity to accommodate their 2035 housing growth targets, with the exception of the City of Arlington and the Arlington UGA<sup>4</sup>.

### ***Employment (see Tables 5 and 6)***

- Capacity exists within the composite UGA (all cities and unincorporated UGAs combined) for an estimated 176,341 additional jobs as of 2011. This is sufficient capacity to accommodate the 2011 – 2035 projected UGA employment increase of 138,753.
- All individual cities, unincorporated UGAs, and unincorporated MUGAs (within the SW County UGA) have sufficient employment capacity to accommodate their 2035 employment growth targets.

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<sup>3,3</sup> During the processing of the City of Arlington's Docket XVII proposal (ARL-3) to the County, the City identified reasons for a significantly reduced residential capacity within the City compared with the results shown in the *2012 Buildable Lands Report*. Resolution of this issue has not been completed in time for finalizing this land capacity report. As a result, this report continues to use the density assumptions for the Arlington UGA that are consistent with the *2012 Buildable Lands Report*, adopted by the Snohomish County Council on June 12, 2013. Because the County Council approved the City of Arlington's request (via Motion 14-489) for a deferral of its docket proposal until next year, allowing for additional time for a resolution of this issue, county and city staff will address this shortfall through the target reconciliation process established in Appendix C of the Countywide Planning Policies.



## Methodology

### **Summary of Unincorporated UGA Capacity Analysis Enhancements since the 2012 Buildable Lands Report**

The unincorporated UGA capacity analysis uses the results from the *2012 Buildable Lands Report for Snohomish County* as a starting point for the 2015 plan update land capacity analysis. It then introduces two key enhancements that address the new 2035 plan horizon and the updated future land use plan designations adopted by the Snohomish County Council on June 10, 2015.

Please refer to the *2012 Buildable Lands Report for Snohomish County*<sup>5</sup>, adopted by the Snohomish County Council on June 12, 2013, for a detailed description of the methodology used to develop the buildable lands capacity estimates for UGAs as of April 1, 2011. These estimates were developed using a 2025 plan horizon timeframe in order to compare with the adopted 2025 population and employment growth targets in the Countywide Planning Policies for Snohomish County.

For the purposes of estimating UGA population and employment capacity to the new plan horizon year of 2035, the 2012 BLR results (which were applicable only to a 2025 plan horizon) were updated to:

- (1) Add the capacity from parcels not considered to be developable by 2025, but which could be potentially redevelopable or partially-used to support additional development by 2035. By adding 10 years to the plan horizon, during which time urban land market changes could be expected to generate greater demand for more intensified use of the remaining urban land, more parcels could be considered under-utilized and thus candidate sites for redevelopment/additional development.
- (2) Reflect the future land use designation changes within the unincorporated UGA that were adopted by the County Council on June 10, 2015. These changes are intended to support a land use strategy of higher density infill development within the UGA to 2035. These redesignations were located entirely within the unincorporated SW County UGA.

With the exception of the above two enhancements, the methodology for calculating the additional land capacity estimates for the unincorporated UGA to 2035 followed the same approach as documented in the *2012 Buildable Lands Report for Snohomish County*.

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<sup>5</sup> See: <http://snohomishcountywa.gov/1352/Buildable-Lands>



Table 1

2035 Population Growth Targets for Cities and UGAs (from GPP APPENDIX D, Table 1, Adopted by County Council on June 10, 2015)					Population Capacity Estimates		
Area	2011 Population Estimates	2035 Population Targets	2011-2035 Population Growth		2035 Total Population Capacity	Additional 2011-2035 Pop Capacity	Pop Capacity Surplus vs. Shortfall ( )
			Amount	Pct of Total County Growth			
<b>Non-S.W. County UGA</b>	161,288	233,097	71,809	30.1%	237,400	76,112	4,303
Arlington UGA	18,489	26,002	7,512	3.2%	25,703	7,214	(299)
Arlington City	17,966	24,937	6,971	2.9%	24,278	6,312	(659)
Unincorporated	523	1,065	541	0.2%	1,425	902	361
Darrington UGA	1,420	2,161	741	0.3%	2,375	955	214
Darrington Town	1,345	1,764	419	0.2%	1,764	419	0
Unincorporated	75	397	322	0.1%	611	536	214
Gold Bar UGA	2,909	3,319	411	0.2%	3,350	442	31
Gold Bar City	2,060	2,424	364	0.2%	2,424	364	-
Unincorporated	849	895	47	0.0%	927	78	31
Granite Falls UGA	3,517	8,517	5,000	2.1%	8,912	5,396	396
Granite Falls City	3,370	7,842	4,472	1.9%	7,842	4,472	-
Unincorporated	147	675	528	0.2%	1,071	924	396
Index UGA (incorporated)	180	220	40	0.0%	220	40	-
Lake Stevens UGA	33,218	46,380	13,162	5.5%	48,397	15,179	2,017
Lake Stevens City	28,210	39,340	11,130	4.7%	39,340	11,130	-
Unincorporated	5,008	7,040	2,032	0.9%	9,057	4,049	2,017
Maltby UGA (unincorporated)	NA	NA	NA	NA	NA	NA	NA
Marysville UGA	60,869	87,798	26,929	11.3%	87,798	26,929	-
Marysville City	60,660	87,589	26,929	11.3%	87,589	26,929	-
Unincorporated	209	209	-	0.0%	209	-	-
Monroe UGA	18,806	24,754	5,948	2.5%	25,611	6,805	857
Monroe City	17,351	22,102	4,751	2.0%	22,102	4,751	-
Unincorporated	1,455	2,652	1,197	0.5%	3,509	2,054	857
Snohomish UGA	10,559	14,494	3,935	1.7%	15,057	4,498	563
Snohomish City	9,200	12,289	3,089	1.3%	12,289	3,089	-
Unincorporated	1,359	2,204	846	0.4%	2,768	1,409	563
Stanwood UGA	6,353	11,085	4,732	2.0%	11,608	5,255	523
Stanwood City	6,220	10,116	3,896	1.6%	10,116	3,896	-
Unincorporated	133	969	836	0.4%	1,492	1,359	523
Sultan UGA	4,969	8,369	3,399	1.4%	8,369	3,400	1
Sultan City	4,655	7,345	2,690	1.1%	7,345	2,690	-
Unincorporated	314	1,024	709	0.3%	1,024	710	1
<b>S.W. County UGA</b>	434,425	582,035	147,610	62.0%	639,343	204,918	57,307
Incorporated S.W.	261,506	363,452	101,946	42.8%	378,790	117,284	15,338
Bothell City (part)	16,570	23,510	6,940	2.9%	23,510	6,940	-
Brier City	6,201	7,011	810	0.3%	7,011	810	-
Edmonds City	39,800	45,550	5,750	2.4%	45,550	5,750	-
Everett City	103,100	164,812	61,712	25.9%	180,150	77,050	15,338
Lynnwood City	35,860	54,404	18,544	7.8%	54,404	18,544	-
Mill Creek City	18,370	20,196	1,826	0.8%	20,196	1,826	-
Mountlake Terrace City	19,990	24,767	4,777	2.0%	24,767	4,777	-
Mukilteo City	20,310	21,812	1,502	0.6%	21,812	1,502	-
Woodway Town	1,305	1,389	84	0.0%	1,389	84	-
Unincorporated S.W.	172,919	218,584	45,665	19.2%	260,553	87,634	41,969
<b>UGA Total</b>	595,713	815,132	219,419	92.1%	876,743	281,030	61,611
<b>City Total</b>	412,723	579,419	166,696	70.0%	594,098	181,375	14,679
<b>Unincorporated UGA Total</b>	182,990	235,713	52,723	22.1%	282,645	99,655	46,932

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

Unincorporated UGA capacity estimates are based on the County's future land use map adopted by the County Council on June 10, 2015.

City capacity estimates are based on the best available information from cities as of June 9, 2015.

Table 2

2035 Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (from GPP APPENDIX D, Table 2, Adopted by County Council on June 10, 2015)					Population Capacity Estimates		
Area	2011 Population Estimates	2035 Population Targets	2011-2035 Population Growth		2035 Total Population Capacity	Additional 2011-2035 Pop Capacity	Pop Capacity Surplus vs. Shortfall ( )
			Amount	Pct of Total County Growth			
<b>SW County UGA Total</b>	434,425	582,035	147,610	62.0%	639,343	204,918	57,307
Incorporated SW County UGA Total	261,506	363,452	101,946	42.8%	378,790	117,284	15,338
Unincorporated SW County UGA Total	172,919	218,584	45,665	19.2%	260,553	87,634	41,969
Bothell Area	39,760	53,117	13,357	5.6%	58,761	19,002	5,644
Bothell City (part)	16,570	23,510	6,940	2.9%	23,510	6,940	-
Unincorporated MUGA	23,190	29,607	6,418	2.7%	35,252	12,062	5,644
Brier Area	8,199	9,327	1,128	0.5%	9,538	1,339	212
Brier City	6,201	7,011	810	0.3%	7,011	810	-
Unincorporated MUGA	1,998	2,315	317	0.1%	2,527	529	212
Edmonds Area	43,420	49,574	6,155	2.6%	49,840	6,420	265
Edmonds City	39,800	45,550	5,750	2.4%	45,550	5,750	-
Unincorporated MUGA	3,620	4,024	405	0.2%	4,290	670	265
Everett Area	145,184	211,968	66,784	28.0%	234,710	89,526	22,742
Everett City	103,100	164,812	61,712	25.9%	180,150	77,050	15,338
Unincorporated MUGA	42,084	47,156	5,072	2.1%	54,560	12,476	7,404
Lynnwood Area	60,632	88,584	27,952	11.7%	97,902	37,270	9,318
Lynnwood City	35,860	54,404	18,544	7.8%	54,404	18,544	-
Unincorporated MUGA	24,772	34,180	9,408	3.9%	43,498	18,726	9,318
Mill Creek Area	54,747	67,940	13,193	5.5%	75,591	20,844	7,651
Mill Creek City	18,370	20,196	1,826	0.8%	20,196	1,826	-
Unincorporated MUGA	36,377	47,744	11,367	4.8%	55,395	19,018	7,651
Mountlake Terrace Area	20,010	24,797	4,787	2.0%	24,803	4,793	6
Mountlake Terrace City	19,990	24,767	4,777	2.0%	24,767	4,777	-
Unincorporated MUGA	20	30	10	0.0%	36	16	6
Mukilteo Area	32,545	36,453	3,909	1.6%	39,269	6,724	2,815
Mukilteo City	20,310	21,812	1,502	0.6%	21,812	1,502	-
Unincorporated MUGA	12,235	14,641	2,407	1.0%	17,457	5,222	2,815
Woodway Area	1,305	4,361	3,056	1.3%	6,341	5,036	1,980
Woodway Town	1,305	1,389	84	0.0%	1,389	84	-
Unincorporated MUGA	-	2,972	2,972	1.2%	4,952	4,952	1,980
Paine Field Area (Unincorporated)	-	-	-	0.0%	-	-	-
Larch Way Overlap (Unincorporated)	3,370	5,007	1,637	0.7%	7,027	3,657	2,020
Lake Stickney Gap (Unincorporated)	7,161	9,786	2,625	1.1%	12,421	5,260	2,635
Meadowdale Gap (Unincorporated)	2,695	3,437	742	0.3%	3,934	1,239	497
Silver Firs Gap (Unincorporated)	15,398	17,683	2,285	1.0%	19,205	3,807	1,522

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

Table 3

2035 Housing Growth Targets for Cities and UGAs (from GPP APPENDIX D, Table 3, Adopted by County Council on June 10, 2015)					Housing Capacity Estimates		
Area	2011 Housing Unit Estimates	2035 Housing Unit Targets	2011-2035 Housing Unit Growth		2035 Total Housing Capacity	Additional 2011-2035 Hsng Capacity	Hsng Capacity Surplus vs. Shortfall ( )
			Amount	Pct of Total County Growth			
<b>Non-S.W. County UGA</b>	60,509	87,338	26,829	27.4%	89,120	28,611	1,782
Arlington UGA	7,128	10,018	2,890	3.0%	10,013	2,885	(5)
Arlington City	6,931	9,654	2,723	2.8%	9,492	2,561	(162)
Unincorporated	197	364	167	0.2%	521	324	157
Darrington UGA	682	948	266	0.3%	995	313	47
Darrington Town	644	764	120	0.1%	764	120	(0)
Unincorporated	38	184	146	0.1%	231	193	47
Gold Bar UGA	1,205	1,304	99	0.1%	1,326	121	22
Gold Bar City	831	924	93	0.1%	924	93	0
Unincorporated	374	380	6	0.0%	402	28	22
Granite Falls UGA	1,412	3,516	2,104	2.1%	3,617	2,205	101
Granite Falls City	1,348	3,179	1,831	1.9%	3,179	1,831	(0)
Unincorporated	64	337	273	0.3%	438	374	101
Index UGA (incorporated)	117	127	10	0.0%	127	10	0
Lake Stevens UGA	12,281	17,311	5,030	5.1%	18,180	5,899	869
Lake Stevens City	10,470	14,883	4,413	4.5%	14,883	4,413	0
Unincorporated	1,811	2,428	617	0.6%	3,297	1,486	869
Maltby UGA (unincorporated)	71	71	NA	NA	71	-	NA
Marysville UGA	22,709	32,936	10,227	10.4%	32,936	10,227	0
Marysville City	22,649	32,876	10,227	10.4%	32,876	10,227	0
Unincorporated	60	60	-	0.0%	60	-	0
Monroe UGA	5,838	7,443	1,605	1.6%	7,799	1,961	356
Monroe City	5,326	6,526	1,200	1.2%	6,526	1,200	0
Unincorporated	512	917	405	0.4%	1,273	761	356
Snohomish UGA	4,545	6,115	1,570	1.6%	6,307	1,762	192
Snohomish City	4,013	5,269	1,256	1.3%	5,269	1,256	(0)
Unincorporated	532	846	314	0.3%	1,038	506	192
Stanwood UGA	2,634	4,577	1,943	2.0%	4,776	2,142	199
Stanwood City	2,586	4,179	1,593	1.6%	4,179	1,593	0
Unincorporated	48	398	350	0.4%	597	549	199
Sultan UGA	1,887	2,972	1,085	1.1%	2,972	1,085	0
Sultan City	1,752	2,581	829	0.8%	2,581	829	0
Unincorporated	135	391	256	0.3%	391	256	-
<b>S.W. County UGA</b>	178,958	243,179	64,220	65.6%	274,711	95,754	31,534
Incorporated S.W.	112,679	155,774	43,095	44.0%	167,815	55,136	12,041
Bothell City (part)	6,780	9,782	3,002	3.1%	9,782	3,002	0
Brier City	2,226	2,550	324	0.3%	2,550	324	(0)
Edmonds City	18,396	21,168	2,772	2.8%	21,168	2,772	0
Everett City	44,656	70,067	25,411	26.0%	82,108	37,452	12,041
Lynnwood City	14,947	22,840	7,893	8.1%	22,840	7,893	(0)
Mill Creek City	7,991	8,756	765	0.8%	8,756	765	(0)
Mountlake Terrace City	8,643	10,928	2,285	2.3%	10,928	2,285	(0)
Mukilteo City	8,574	9,211	637	0.7%	9,211	637	(0)
Woodway Town	466	472	6	0.0%	472	6	0
Unincorporated S.W.	66,279	87,405	21,125	21.6%	106,897	40,618	19,493
<b>UGA Total</b>	239,466	330,517	91,049	93.0%	363,831	124,365	33,316
City Total	169,346	236,736	67,390	68.8%	248,616	79,270	11,880
Unincorporated UGA Total	70,120	93,781	23,659	24.2%	115,215	45,095	21,436

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable; Unincorporated SWUGA includes Lake Stickney Gap 2035 HU target increase of 390 HU's as a technical correction.

Unincorporated UGA capacity estimates are based on the County's future land use map adopted by the County Council on June 10, 2015.

City capacity estimates are based on the best available information from cities as of June 9, 2015.

Table 4

2035 Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (from GPP APPENDIX D, Table 4, Adopted by County Council on June 10, 2015)					Housing Capacity Estimates		
Area	2011 Housing Unit Estimates	2035 Housing Unit Targets	2011-2035 Housing Unit Growth		2035 Total Housing Capacity	Additional 2011-2035 Hsng Capacity	Hsng Capacity Surplus vs. Shortfall ( )
			Amount	Pct of Total County Growth			
<b>SW County UGA Total</b>	<b>178,958</b>	<b>243,179</b>	<b>64,220</b>	<b>65.6%</b>	<b>274,711</b>	<b>95,754</b>	<b>31,534</b>
Incorporated SW County UGA Total	112,679	155,774	43,095	44.0%	167,815	55,136	12,041
Unincorporated SW County UGA Total	66,279	87,405	21,125	21.6%	106,897	40,618	19,493
Bothell Area	15,738	21,249	5,511	5.6%	23,718	7,979	2,468
Bothell City (part)	6,780	9,782	3,002	3.1%	9,782	3,002	0
Unincorporated MUGA	8,958	11,467	2,509	2.6%	13,935	4,977	2,468
Brier Area	3,045	3,431	386	0.4%	3,560	515	128
Brier City	2,226	2,550	324	0.3%	2,550	324	(0)
Unincorporated MUGA	819	881	62	0.1%	1,010	191	129
Edmonds Area	19,896	22,809	2,913	3.0%	22,923	3,027	115
Edmonds City	18,396	21,168	2,772	2.8%	21,168	2,772	0
Unincorporated MUGA	1,500	1,641	141	0.1%	1,755	255	114
Everett Area	61,276	88,848	27,572	28.2%	104,653	43,377	15,805
Everett City	44,656	70,067	25,411	26.0%	82,108	37,452	12,041
Unincorporated MUGA	16,620	18,781	2,161	2.2%	22,545	5,925	3,764
Lynnwood Area	25,249	38,532	13,283	13.6%	43,257	18,009	4,726
Lynnwood City	14,947	22,840	7,893	8.1%	22,840	7,893	(0)
Unincorporated MUGA	10,302	15,692	5,390	5.5%	20,418	10,116	4,726
Mill Creek Area	21,411	26,575	5,164	5.3%	30,175	8,765	3,601
Mill Creek City	7,991	8,756	765	0.8%	8,756	765	(0)
Unincorporated MUGA	13,420	17,819	4,399	4.5%	21,420	8,000	3,601
Mountlake Terrace Area	8,652	10,941	2,289	2.3%	10,943	2,291	1
Mountlake Terrace City	8,643	10,928	2,285	2.3%	10,928	2,285	(0)
Unincorporated MUGA	9	13	4	0.0%	15	6	2
Mukilteo Area	13,148	15,100	1,952	2.0%	16,207	3,059	1,106
Mukilteo City	8,574	9,211	637	0.7%	9,211	637	(0)
Unincorporated MUGA	4,574	5,889	1,315	1.3%	6,996	2,422	1,107
Woodway Area	466	2,005	1,539	1.6%	3,146	2,680	1,141
Woodway Town	466	472	6	0.0%	472	6	0
Unincorporated MUGA	-	1,533	1,533	1.6%	2,674	2,674	1,141
Paine Field Area (Unincorporated)	-	-	-	0.0%	-	-	-
Larch Way Overlap (Unincorporated)	1,155	2,187	1,032	1.1%	2,956	1,801	769
Lake Stickney Gap (Unincorporated)	2,850	4,249	1,399	1.4%	5,094	2,244	845
Meadowdale Gap (Unincorporated)	956	1,185	229	0.2%	1,402	446	217
Silver Firs Gap (Unincorporated)	5,117	6,067	950	1.0%	6,678	1,561	611

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area; Unincorporated SWUGA includes Lake Stickney Gap 2035 HU target increase of 390 HU's as a technical correction.



Table 5

2035 Employment Growth Targets for Cities and UGAs (from GPP APPENDIX D, Table 5, Adopted by County Council on June 10, 2015)					Employment Capacity Estimates		
Area	2011 Employment Estimates	2035 Employment Targets	2011-2035 Employment Growth		2035 Total Employment Capacity	Additional 2011-2035 Emp Capacity	Emp Capacity Surplus vs. Shortfall ( )
			Amount	Pct of Total County Growth			
<b>Non-S.W. County UGA</b>	46,644	93,571	46,927	31.8%	109,701	63,057	16,130
Arlington UGA	8,660	20,884	12,224	8.3%	24,355	15,695	3,471
Arlington City	8,659	20,829	12,170	8.3%	24,274	15,615	3,445
Unincorporated	1	55	54	0.0%	81	80	26
Darrington UGA	500	886	386	0.3%	4,068	3,568	3,182
Darrington Town	498	800	302	0.2%	2,508	2,010	1,708
Unincorporated	2	86	84	0.1%	1,560	1,558	1,474
Gold Bar UGA	223	666	443	0.3%	759	536	93
Gold Bar City	218	661	443	0.3%	754	536	93
Unincorporated	5	5	-	0.0%	5	-	-
Granite Falls UGA	760	2,276	1,516	1.0%	2,592	1,832	316
Granite Falls City	759	2,275	1,516	1.0%	2,591	1,832	316
Unincorporated	1	1	-	0.0%	1	-	-
Index UGA (incorporated)	20	25	5	0.0%	26	6	1
Lake Stevens UGA	4,003	7,821	3,818	2.6%	7,992	3,989	171
Lake Stevens City	3,932	7,412	3,480	2.4%	7,412	3,480	-
Unincorporated	71	409	338	0.2%	580	509	171
Maltby UGA (unincorporated)	3,190	6,374	3,184	2.2%	8,160	4,970	1,786
Marysville UGA	12,316	28,113	15,797	10.7%	32,593	20,277	4,480
Marysville City	11,664	27,419	15,755	10.7%	31,879	20,215	4,460
Unincorporated	652	694	42	0.0%	714	62	20
Monroe UGA	7,779	11,781	4,002	2.7%	12,958	5,179	1,177
Monroe City	7,652	11,456	3,794	2.6%	12,530	4,868	1,074
Unincorporated	117	325	208	0.1%	428	311	103
Snohomish UGA	4,871	6,941	2,070	1.4%	7,427	2,556	486
Snohomish City	4,415	6,291	1,876	1.3%	6,682	2,267	391
Unincorporated	456	650	194	0.1%	745	289	95
Stanwood UGA	3,456	5,723	2,267	1.5%	6,437	2,981	714
Stanwood City	3,258	4,688	1,430	1.0%	4,986	1,728	298
Unincorporated	198	1,035	837	0.6%	1,451	1,253	416
Sultan UGA	866	2,081	1,215	0.8%	2,334	1,468	253
Sultan City	862	2,077	1,215	0.8%	2,330	1,468	253
Unincorporated	4	4	-	0.0%	4	-	-
<b>S.W. County UGA</b>	187,653	279,479	91,826	62.3%	300,937	113,284	21,458
Incorporated S.W.	163,409	241,271	77,862	52.8%	253,394	89,985	12,123
Bothell City (part)	13,616	18,576	4,960	3.4%	19,116	5,500	540
Brier City	319	405	86	0.1%	423	104	18
Edmonds City	11,679	13,948	2,269	1.5%	14,590	2,911	642
Everett City	93,739	140,000	46,261	31.4%	147,177	53,438	7,177
Lynnwood City	24,266	42,229	17,963	12.2%	44,185	19,919	1,956
Mill Creek City	4,625	6,310	1,685	1.1%	6,787	2,162	477
Mountlake Terrace City	6,740	9,486	2,746	1.9%	10,263	3,523	777
Mukilteo City	8,369	10,250	1,881	1.3%	10,782	2,413	532
Woodway Town	56	68	12	0.0%	71	15	3
Unincorporated S.W.	24,244	38,209	13,965	9.5%	47,543	23,299	9,334
<b>UGA Total</b>	234,297	373,050	138,753	94.1%	410,638	176,341	37,588
City Total	205,356	325,204	119,848	81.3%	349,366	144,010	24,162
Unincorporated UGA Total	28,941	47,846	18,905	12.8%	61,272	32,331	13,426

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries.

Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors. Unincorporated SWUGA includes Lake Stickney Gap 2035 employment target increase of 100 jobs as a technical correction.

\* - Non-UGA Total includes projected employment on the Tulalip Reservation which is anticipated to reach 13,890 by 2030 according to the Tulalip Tribes' 2009 adopted plan, representing a 7,003 increase over the 2008 jobs estimate of 6,887.

Unincorporated UGA capacity estimates are based on the County's future land use map adopted by the County Council on June 10, 2015.

City capacity estimates are based on the best available information from cities as of June 9, 2015.

Table 6

2035 Employment Growth Targets for Cities and Unincorporated MUGAs within the SW County (from GPP APPENDIX D, Table 6, Adopted by County Council on June 10, 2015)					Employment Capacity Estimates		
Area	2011 Employment Estimates	2035 Employment Targets	2011-2035 Employment Growth		2035 Total Employment Capacity	Additional 2011-2035 Emp Capacity	Emp Capacity Surplus vs. Shortfall ( )
			Amount	Pct of Total County Growth			
<b>SW County UGA Total</b>	<b>187,653</b>	<b>279,479</b>	<b>91,826</b>	<b>62.3%</b>	<b>300,937</b>	<b>113,284</b>	<b>21,458</b>
Incorporated SW County UGA Total	163,409	241,271	77,862	52.8%	253,394	89,985	12,123
Unincorporated SW County UGA Total	24,244	38,209	13,965	9.5%	47,543	23,299	9,334
Bothell Area	14,996	20,271	5,275	3.6%	21,260	6,264	989
Bothell City (part)	13,616	18,576	4,960	3.4%	19,116	5,500	540
Unincorporated MUGA	1,380	1,696	316	0.2%	2,144	764	448
Brier Area	388	476	88	0.1%	495	107	19
Brier City	319	405	86	0.1%	423	104	18
Unincorporated MUGA	69	71	2	0.0%	72	3	1
Edmonds Area	11,835	14,148	2,313	1.6%	14,820	2,985	672
Edmonds City	11,679	13,948	2,269	1.5%	14,590	2,911	642
Unincorporated MUGA	156	200	44	0.0%	230	74	30
Everett Area	98,989	148,324	49,335	33.5%	157,982	58,993	9,658
Everett City	93,739	140,000	46,261	31.4%	147,177	53,438	7,177
Unincorporated MUGA	5,250	8,324	3,074	2.1%	10,805	5,555	2,481
Lynnwood Area	27,772	48,110	20,338	13.8%	51,965	24,193	3,855
Lynnwood City	24,266	42,229	17,963	12.2%	44,185	19,919	1,956
Unincorporated MUGA	3,506	5,882	2,376	1.6%	7,780	4,274	1,898
Mill Creek Area	7,372	10,279	2,907	2.0%	12,413	5,041	2,134
Mill Creek City	4,625	6,310	1,685	1.1%	6,787	2,162	477
Unincorporated MUGA	2,747	3,969	1,222	0.8%	5,626	2,879	1,657
Mountlake Terrace Area	6,740	9,486	2,746	1.9%	10,263	3,523	777
Mountlake Terrace City	6,740	9,486	2,746	1.9%	10,263	3,523	777
Unincorporated MUGA	-	-	-	0.0%	-	-	-
Mukilteo Area	11,166	15,278	4,112	2.8%	17,347	6,181	2,069
Mukilteo City	8,369	10,250	1,881	1.3%	10,782	2,413	532
Unincorporated MUGA	2,797	5,029	2,232	1.5%	6,565	3,768	1,536
Woodway Area	70	246	176	0.1%	330	260	84
Woodway Town	56	68	12	0.0%	71	15	3
Unincorporated MUGA	14	178	164	0.1%	259	245	81
Palme Field Area (Unincorporated)	4,622	8,010	3,388	2.3%	8,246	3,624	236
Larch Way Overlap (Unincorporated)	1,630	2,051	421	0.3%	2,640	1,010	589
Lake Stickney Gap (Unincorporated)	694	794	100	0.1%	862	168	68
Meadowdale Gap (Unincorporated)	68	114	46	0.0%	137	69	23
Silver Firs Gap (Unincorporated)	1,311	1,891	580	0.4%	2,177	866	286

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area. Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors. Unincorporated SWUGA includes Lake Stickney Gap 2035 employment target increase of 100 jobs as a technical correction.

## **Detailed Additional Capacity Tables – Unincorporated UGAs**

### **Residential**



Snohomish County 2015 Plan Update – Adopted by County Council on June 10, 2015  
Additional Residential Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres		Additional Housing Unit Capacity (before reductions)			Additional Housing Unit Capacity (after reductions)			Additional Population Capacity				
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr.	Appts.	Total	SF	MF	Sr.	Appts.
Non-SW UGAs:																	
Arlington	UNINC	(2) VACANT Sum	SR-MP		6.63	0.001	6.63	0	33	0	0	33	27	74	0	0	74
					6.63	0.001	6.63	0	33	0	0	33	27	74	0	0	74
					56.211	15.084	41.127	38.63	190	0	0	190	126	352	0	0	352
					25.71	3.407	22.304	17.356	53	0	0	53	35	88	0	0	88
					81.921	18.491	63.43	55.986	243	0	0	243	162	450	0	0	450
	(4) REDEV Sum		SR-MP ULDR		28.637	6.126	23.511	0	108	0	0	108	72	200	0	0	200
					54.042	26.701	27.341	0	96	0	0	96	64	178	0	0	178
					63.679	32.828	50.852	0	204	0	0	204	136	378	0	0	378
					172.231	51.319	120.912	55.986	480	0	0	480	324	902	0	0	902
					118.982	77.932	41.05	0	111	0	0	111	90	250	0	0	250
Darrington	UNINC	(2) VACANT Sum	ULDR3		118.982	77.932	41.05	0	111	0	0	111	90	250	0	0	250
					13.636	13.636	0	0	2	0	0	2	2	5	0	0	5
					13.636	13.636	0	0	2	0	0	2	2	5	0	0	5
					132.818	91.767	41.05	0	113	0	0	113	92	255	0	0	255
					52.779	12.988	39.791	36.728	93	0	0	93	62	172	0	0	172
	(3) PARTUSE Sum		ULDR3		52.779	12.988	39.791	36.728	93	0	0	93	62	172	0	0	172
					38.4	12.954	23.446	0	59	0	0	59	39	109	0	0	109
					36.4	12.954	23.446	0	59	0	0	59	39	109	0	0	109
					221.997	117.71	104.288	36.728	285	0	0	285	193	538	0	0	538
					0.491	0	0.491	0	2	0	0	2	2	6	0	0	6
Gold Bar	UNINC	(1) PENDING Sum	ULDR3		0.491	0	0.491	0	2	0	0	2	2	6	0	0	6
					0.491	0	0.491	0	2	0	0	2	2	6	0	0	6
					8.763	3.845	4.918	0	28	0	0	28	23	63	0	0	63
					8.763	3.845	4.918	0	28	0	0	28	23	63	0	0	63
					2.663	0.227	2.436	2.244	5	0	0	5	3	9	0	0	9
	(3) PARTUSE Sum		ULDR3		2.663	0.227	2.436	2.244	5	0	0	5	3	9	0	0	9
					2.663	0.227	2.436	2.244	5	0	0	5	3	9	0	0	9
					11.917	4.072	7.845	2.244	35	0	0	35	28	78	0	0	78
					0.886	0.413	0.473	0	1	0	0	1	1	3	0	0	3
					0.886	0.413	0.473	0	1	0	0	1	1	3	0	0	3
Granite Falls	UNINC	(1) PENDING Sum	ULDR		2.806	0.596	2.21	0	0	18	26	44	0	0	27	25	51
					2.105	0.48	1.625	0	6	0	0	6	5	13	0	0	13
					4.911	1.076	3.835	0	6	18	26	50	5	13	27	25	65
					0.967	0.654	0.313	0	1	0	0	1	1	3	0	0	3
					0.967	0.654	0.313	0	1	0	0	1	1	3	0	0	3
	Sum		MARKET-READY Sum		5.878	1.73	4.147	0	7	18	26	51	6	16	27	25	68
					2.815	0.669	2.146	1.692	0	13	18	31	0	0	18	14	30
					92.788	18.285	74.522	69.091	248	0	0	248	165	459	0	0	459
					0.807	0	0.807	0.563	5	0	0	5	3	9	0	0	9
					96.41	18.935	77.475	71.345	253	13	18	284	168	468	16	14	498

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Uninc. UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres			Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity					
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr	Appts	Total	SF	MF	Sr	Appts	Total	SF	MF	Sr
Lake Stevens	(4) REDEV	Sum	Sum	MR ULDR UMDR	2.83	0.445	2.386	0	0	20	28	48	0	13	19	32	0	24	22	46	
					66.316	25.216	41.1	0	148	0	0	148	98	0	0	98	274	0	0	274	0
					2.75	0.592	2.158	0	18	1	0	18	12	1	0	13	33	1	0	35	0
	(2) VACANT	Sum	Sum	ULDR UMDR	71.896	26.252	45.644	0	168	21	28	215	110	14	19	143	307	26	22	355	
					175.069	47.33	127.739	71.345	427	52	72	551	285	37	52	374	795	68	61	924	0
					38.297	10.855	27.442	0	169	0	0	169	169	0	0	169	470	0	0	470	0
	MARKET-READY	Sum	Sum	ULDR UMDR	5.361	0.088	5.274	0	58	0	0	58	58	0	0	58	161	0	0	161	
					43.657	10.941	32.716	0	227	0	0	227	227	0	0	227	632	0	0	632	0
					14.487	2.801	11.686	0	53	0	0	53	43	0	0	43	119	0	0	119	0
	Monroe	(3) PARTUSE	Sum	Sum	ULDR UMDR	2.355	1.987	0.368	0	2	1	0	3	2	1	0	4	1	0	6	
16.872						4.788	12.084	0	55	1	0	56	44	1	0	45	124	1	0	125	0
5.804						0	5.804	0	29	0	0	29	28	0	0	28	77	0	0	77	0
MARKET-READY		Sum	Sum	ULDR UMDR	5.804	0	5.804	0	29	0	0	29	28	0	0	28	77	0	0	77	
					22.676	4.788	17.888	0	84	1	0	85	72	1	0	73	200	1	0	202	0
					401.135	74.769	326.366	255.231	1103	0	0	1103	733	0	0	733	2042	0	0	2042	0
MARKET-READY		Sum	Sum	ULDR UMDR	17.273	4.386	12.887	11.281	66	47	0	113	44	31	0	75	122	58	0	180	
					418.409	79.155	339.253	266.512	1169	47	0	1216	777	31	0	808	2164	58	0	2222	0
					1.864	0.553	1.31	0.816	3	0	0	3	3	0	0	3	8	0	0	8	0
Monroe	(4) REDEV	Sum	Sum	ULDR UMDR	1.684	0.553	1.31	0.816	3	0	0	3	3	0	0	3	8	0	0		
					420.272	78.709	340.564	287.328	1172	47	0	1219	780	31	0	811	2172	58	0	2230	0
					90.687	21.145	69.542	0	308	0	0	308	205	0	0	205	570	0	0	570	0
	MARKET-READY	Sum	Sum	ULDR UMDR	20.164	2.637	17.507	0	98	74	0	172	65	49	0	114	181	91	0		
					110.851	23.801	87.05	0	406	74	0	480	270	49	0	319	752	91	0	842	0
					7.868	1.085	6.784	0	32	0	0	32	30	0	0	30	85	0	0	85	0
	MARKET-READY	Sum	Sum	ULDR UMDR	2.611	0	2.611	0	15	11	0	26	14	10	0	25	40	19	0		
					10.479	1.085	9.395	0	47	11	0	58	45	10	0	55	124	19	0	144	0
					121.33	24.866	96.464	0	453	85	0	538	315	60	0	374	878	110	0	886	0
	MARKET-READY	Sum	Sum	ULDR UMDR	807.936	120.324	487.612	287.328	1936	133	0	2069	1394	92	0	1486	3880	169	0	4049	
4.243					0	4.243	0	10	0	0	10	10	0	0	10	28	0	0	28	0	
4.243					0	4.243	0	10	0	0	10	10	0	0	10	28	0	0	28	0	
Monroe	(2) VACANT	Sum	Sum	UR6000	30.718	15.384	15.354	0	60	0	0	60	48	0	0	48	135	0	0	135	
					4.806	1.576	3.228	0	9	0	0	9	7	0	0	7	20	0	0	20	0
					17.532	4.077	13.454	0	79	13	0	92	64	10	0	74	178	19	0	197	0
	MARKET-READY	Sum	Sum	UR6000	2.861	0	2.861	0	11	0	0	11	9	0	0	9	25	0	0	25	
					55.717	21.019	34.698	0	159	13	0	172	128	10	0	139	357	19	0	377	0
					26.981	1.009	25.972	0	155	25	0	180	147	24	0	171	410	44	0	454	0
	MARKET-READY	Sum	Sum	UR6000	25.271	3.606	21.664	0	129	21	0	150	123	20	0	143	341	37	0	378	
					52.251	4.615	47.636	0	284	46	0	330	270	44	0	314	751	80	0	832	0
					107.968	25.634	82.334	0	443	59	0	502	398	54	0	452	1109	100	0	1208	0
	MARKET-READY	Sum	Sum	UR6000	11.864	2.054	9.809	8.84	34	0	0	34	23	0	0	23	63	0	0	63	
26.483					1.566	24.917	19.281	29	0	0	29	19	0	0	19	54	0	0	54	0	
11.184					0.378	10.806	9.54	54	7	0	61	36	5	0	41	100	9	0	109	0	
MARKET-READY	Sum	Sum	UR6000	24.658	4.584	20.074	15.979	63	0	0	63	42	0	0	42	117	0	0	117		
				74.169	8.583	65.586	53.74	180	7	0	187	120	5	0	124	333	9	0	342	0	
				11.864	2.054	9.809	8.84	34	0	0	34	23	0	0	23	63	0	0	63	0	

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					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr.	Appts.	Total	SF	MF	Sr.	Appts.	Total	SF	MF	Sr.	Appts.	
Sum	Sum	(4) REDEV	Sum	R4 UR6000 UR6000	77,572	37,375	40,196	0	149	0	0	0	149	99	0	0	0	99	276	0	0	0	276
					18,222	1,85	16,371	0	90	14	0	0	104	60	9	0	0	69	167	17	0	0	184
					4,552	0,671	3,881	0	9	0	0	0	9	6	0	0	0	6	17	0	0	0	17
					100,345	39,886	60,449	0	248	14	0	0	262	165	9	0	0	174	459	17	0	0	476
					288,728	74,114	212,612	53.74	881	80	0	0	961	693	68	0	0	761	1929	125	0	0	2054
Sum	Sum	(2) VACANT	Sum	SFRES	12,372	5,203	7,17	0	37	0	0	0	37	30	0	0	0	30	83	0	0	0	83
					12,372	5,203	7,17	0	37	0	0	0	37	30	0	0	0	30	83	0	0	0	83
					217,522	69,247	148,275	123.14	607	0	0	0	607	404	0	0	0	404	1124	0	0	0	1124
					217,522	69,247	148,275	123.14	607	0	0	0	607	404	0	0	0	404	1124	0	0	0	1124
					38,414	12,267	26,147	0	109	0	0	0	109	72	0	0	0	72	202	0	0	0	202
Sum	Sum	(4) REDEV	Sum	SFRES	38,414	12,267	26,147	0	109	0	0	0	109	72	0	0	0	72	202	0	0	0	202
					38,414	12,267	26,147	0	109	0	0	0	109	72	0	0	0	72	202	0	0	0	202
					268,308	86,717	181,591	123.14	753	0	0	0	753	506	0	0	0	506	1409	0	0	0	1409
					268,308	86,717	181,591	123.14	753	0	0	0	753	506	0	0	0	506	1409	0	0	0	1409
					30,851	9,124	21,726	0	71	0	0	0	71	57	0	0	0	57	160	0	0	0	160
Sum	Sum	(2) VACANT	Sum	SR 9.8 ULDR	30,851	9,124	21,726	0	71	0	0	0	71	57	0	0	0	57	160	0	0	0	160
					36,983	5,722	31,181	0	106	0	0	0	106	86	0	0	0	86	238	0	0	0	238
					67,733	14,846	52,887	0	177	0	0	0	177	143	0	0	0	143	398	0	0	0	398
					7,674	1,506	6,168	0	9	76	20	105	9	72	18	100	24	133	22	179	179		
					75,407	16,352	59,055	0	186	76	20	282	151	72	19	243	422	133	22	577	577		
Sum	Sum	(3) PARTUSE	Sum	SR 9.8 ULDR	34,47	8,73	25,74	21,984	68	0	0	0	68	45	0	0	0	45	126	0	0	0	126
					23,629	4,404	19,225	18,258	60	0	0	0	60	40	0	0	0	40	111	0	0	0	111
					58,099	13,134	44,965	40,221	128	0	0	0	128	85	0	0	0	85	237	0	0	0	237
					81,197	32,304	48,892	0	160	0	0	0	160	106	0	0	0	106	298	0	0	0	298
					56,244	26,82	29,424	0	98	0	0	0	98	65	0	0	0	65	181	0	0	0	181
Sum	Sum	(4) REDEV	Sum	SR 9.8 ULDR	137,44	59,124	78,316	0	258	0	0	0	258	172	0	0	0	172	478	0	0	0	478
					13,833	0,527	13,306	0	-1	17	36	52	-1	16	34	49	-3	30	40	67	67		
					13,833	0,527	13,306	0	-1	17	36	52	-1	16	34	49	-3	30	40	67	67		
					151,273	59,651	91,622	0	257	17	36	310	171	16	34	221	475	30	40	545	545		
					284,78	89,137	195,643	40,221	571	93	56	720	407	88	53	549	1134	163	63	1359	1359		
Sum	Sum	(2) VACANT	Sum	ULDR UMDR	3,101	1,596	1,505	0	4	0	0	0	4	3	0	0	0	3	9	0	0	0	9
					4,869	0,792	4,067	0	13	2	0	15	14	2	0	12	29	3	0	0	32		
					7,99	2,368	5,602	0	17	2	0	18	14	2	0	15	38	3	0	0	41		
					87,729	58,669	29,06	25,942	80	0	0	0	80	53	0	0	0	53	148	0	0	0	148
					4,813	1,164	3,63	3,369	10	1	0	11	7	1	0	7	19	1	0	20	20		
Sum	Sum	(3) PARTUSE	Sum	ULDR UMDR	92,542	59,853	32,69	29,311	90	1	0	0	91	60	1	0	61	167	1	0	0	168	
					39,585	3,067	36,518	35,758	115	0	0	0	115	109	0	0	0	109	304	0	0	0	304
					39,585	3,067	36,518	35,758	115	0	0	0	115	109	0	0	0	109	304	0	0	0	304
					132,127	62,919	69,208	65,068	205	1	0	0	206	169	1	0	170	471	1	0	0	472	
					57,955	26,738	31,217	0	92	0	0	0	92	61	0	0	0	61	170	0	0	0	170
Sum	Sum	(4) REDEV	Sum	ULDR UMDR	9,934	5,03	4,904	0	13	2	0	15	15	8	1	0	10	24	2	0	0	27	
					67,888	31,767	36,121	0	105	2	0	0	107	70	1	0	71	194	2	0	0	197	
					67,888	31,767	36,121	0	105	2	0	0	107	70	1	0	71	194	2	0	0	197	
					67,888	31,767	36,121	0	105	2	0	0	107	70	1	0	71	194	2	0	0	197	
					67,888	31,767	36,121	0	105	2	0	0	107	70	1	0	71	194	2	0	0	197	

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					Total	Unbuildable	Buildable Surplus	SF	MF	Sr.	Agbs.	Total	SF	MF	Sr.	Agbs.	Total	SF	MF	Sr.
Sum					208.006	97.075	110.931	65.069	337	5	0	332	253	4	0	258	703	7	0	710
	Non-SW UGA Subtotals				2236.97	687.789	1549.17	715.801	5675	363	128	6166	4083	289	105	4477	11366	532	124	12021
SW MUGAs:																				
Bothell	UNINC	(1) PENDING	UCENTER	UHDR	9.203	6.948	2.265	0	0	274	0	274	0	274	0	274	0	504	0	504
				ULDR	7.399	0.882	6.517	0	34	46	0	80	34	46	0	80	95	85	0	178
				ULDR	228.48	41.795	184.685	0	1426	3	100	1529	1426	3	100	1529	3870	6	118	4093
				UMDR	28.845	7.091	21.754	0	240	0	0	240	240	0	0	240	668	0	0	668
				Sum	271.927	56.716	215.211	0	1700	323	100	2123	1700	323	100	2123	4733	594	118	5445
				UHDR	26.325	22.638	3.487	0	26	19	0	45	21	15	0	36	58	28	0	87
				ULDR	34.495	13.824	20.672	0	117	0	0	117	84	0	0	84	263	0	0	263
				UMDR	3.551	1.633	1.918	0	18	0	0	18	15	0	0	15	40	0	0	40
				UVILL	1.171	0	1.171	0	0	24	2	26	0	19	2	21	0	36	2	38
				Sum	65.543	38.285	27.248	0	161	43	2	206	130	35	2	166	362	64	2	428
Bothell	UNINC	MARKET-READY	UHDR	17.127	17.127	0	0	1	0	1	1	0	0	1	3	0	0	3	0	
			ULDR	0.968	0.532	0.436	0	3	0	0	3	3	0	0	3	8	0	0	8	
			ULDR	4.779	0.011	4.768	0	43	2	0	45	41	2	0	43	114	3	0	117	
			Sum	22.874	17.67	5.204	0	47	2	0	49	45	2	0	47	124	3	0	128	
			Sum	88.417	55.965	32.452	0	208	45	2	255	175	37	2	213	486	87	2	556	
			UHDR	7.183	1.151	6.032	3.791	24	17	0	41	16	11	0	27	44	21	0	65	
			ULDR	327.289	77.094	250.195	173.049	868	0	0	868	577	0	0	577	1607	0	0	1607	
			UMDR	42.236	9.965	32.271	23.777	198	3	0	201	132	2	0	134	367	4	0	370	
			Sum	376.708	88.21	288.489	200.609	1090	20	0	1110	725	13	0	738	2018	24	0	2042	
			UHDR	0.577	0	0.577	0.361	2	1	0	3	2	1	0	3	5	2	0	7	
ULDR	1.126	0.699	0.427	0.269	1	0	0	1	1	0	0	1	3	0	0	3				
ULDR	10.205	1.434	8.771	8.043	73	4	0	77	69	4	0	73	193	7	0	200				
Sum	11.808	2.133	9.775	8.672	78	5	0	81	72	5	0	77	201	9	0	210				
Sum	388.617	90.343	286.274	209.281	1166	25	0	1191	787	18	0	815	2219	33	0	2252				
Bothell	(4) REDEV	UCENTER	UHDR	40.017	13.342	28.675	0	0	931	283	1194	0	619	175	794	0	1139	208	1345	
			ULDR	27.482	5.067	22.415	0	128	111	0	229	85	74	0	159	237	136	0	373	
			ULDR	185.271	80.841	104.63	0	475	0	0	475	316	0	0	316	879	0	0	879	
			UMDR	42.515	4.473	38.041	0	210	16	0	226	140	11	0	150	389	20	0	408	
			UVILL	3.506	0.913	2.593	0	-5	54	4	53	-3	36	3	35	-9	66	3	60	
			Sum	298.79	104.436	194.354	0	808	1112	267	2187	537	739	178	1454	1496	1361	209	3065	
			MARKET-READY	UHDR	5.836	4.403	1.433	0	-3	49	13	59	-3	47	12	56	-8	86	15	82
			ULDR	18.443	2.786	15.657	0	87	0	0	87	83	0	0	83	230	0	0	230	
			UMDR	3.388	0.652	2.737	0	21	1	0	22	20	1	0	21	56	2	0	57	
			Sum	21.082	11.686	9.386	0	-9	205	27	223	-9	195	-9	195	26	212	-24	358	
Sum	48.75	19.537	29.213	0	96	255	40	391	91	242	36	371	254	446	45	744				
Sum	347.54	123.973	223.567	0	904	1367	307	2578	629	982	216	1826	1750	1806	253	3810				
Sum	1096.5	326.997	769.503	209.281	3978	1760	409	6147	3300	1359	317	4977	9188	2591	373	12082				
Brier	UNINC	(1) PENDING	ULDR	7.629	3.453	4.176	0	32	0	0	32	32	0	0	32	89	0	0	89	
			Sum	7.629	3.453	4.176	0	32	0	0	32	32	0	0	32	89	0	0	89	



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					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr.	Appts.	Total	SF	MF	Sr.	Appts.	Total	SF	MF	Sr.	Appts.			
Edmonds	UNINC	(2) VACANT	Sum	ULDR	16,957	14,56	2,397	0	16	0	0	0	16	13	0	0	0	13	36	0	0	0	36		
				UMDR	6,276	6,137	0,139	0	2	0	0	2	2	0	0	2	4	0	0	4	0	0	4	0	
		(3) PARTUSE	Sum	ULDR	50,46	17,374	33,086	22,029	106	0	0	0	106	70	0	0	0	70	196	0	0	0	196		
				UMDR	16,642	8,204	8,437	7,281	66	3	0	69	44	2	0	46	122	4	0	126	4	0	130	4	
		(4) REDEV	Sum	ULDR	22,954	12,448	10,506	0	42	0	0	0	42	28	0	0	0	28	78	0	0	0	78		
				UMDR	22,954	12,448	10,506	0	42	0	0	42	28	0	0	28	78	0	0	78	0	0	78	0	
		Sum		ULDR	120,918	62,177	58,741	29,31	264	3	0	267	189	2	0	191	526	4	0	529	4	0	533	4	
				UMDR	1,723	0	1,723	0	18	0	0	18	18	0	0	18	50	0	0	50	0	0	50	0	
		Everett	UNINC	(1) PENDING	Sum	ULDR	1,723	0	1,723	0	18	0	0	0	18	18	0	0	0	18	50	0	0	0	50
						UMDR	0,619	0	0,619	0	4	0	0	4	3	0	0	3	9	0	0	9	0	0	9
(2) VACANT	Sum			ULDR	0,619	0	0,619	0	4	0	0	4	3	0	0	3	9	0	0	9	0	0	9	0	
				UMDR	0,619	0	0,619	0	4	0	0	4	3	0	0	3	9	0	0	9	0	0	9	0	
MARKET-READY	Sum			ULDR	0,688	0,012	0,676	0	6	0	0	6	6	0	0	6	16	0	0	16	0	0	16	0	
				UMDR	0,688	0,012	0,676	0	6	0	0	6	6	0	0	6	16	0	0	16	0	0	16	0	
Sum				ULDR	1,307	0,012	1,295	0	10	0	0	10	9	0	0	9	25	0	0	25	0	0	25	0	
				UMDR	25,425	0,329	25,096	13,211	100	0	0	100	67	0	0	67	185	0	0	185	0	0	185	0	
(3) PARTUSE	Sum			ULDR	25,425	0,329	25,096	13,211	100	0	0	0	100	67	0	0	67	185	0	0	185	0	0	185	0
				UMDR	25,425	0,329	25,096	13,211	100	0	0	100	67	0	0	67	185	0	0	185	0	0	185	0	
Edmonds	UNINC	(4) REDEV	Sum	UCOM	6,036	1,218	6,82	0	0	20	1	21	0	13	1	14	0	24	1	25	1	25	1		
				UHDR	5,958	0	5,958	0	9	27	0	36	6	18	0	24	17	33	0	50	17	33	0	50	
		Sum		UMDR	27,807	0,643	27,163	0	152	0	0	152	101	0	0	101	281	0	0	281	0	0	281	0	
				UMDR	41,801	1,859	39,942	0	161	47	1	209	107	31	1	139	268	58	1	356	58	1	356	58	
		MARKET-READY	Sum	UHDR	2,19	0	2,19	0	13	11	0	24	12	10	0	23	34	19	0	54	19	0	54	19	
				UMDR	2,19	0	2,19	0	13	11	0	24	12	10	0	23	34	19	0	54	19	0	54	19	
		Sum		UHDR	43,991	1,859	42,132	0	174	58	1	233	119	42	1	162	332	77	1	410	77	1	410	77	
				UMDR	72,445	2,2	70,245	13,211	302	58	1	361	213	42	1	255	593	77	1	670	77	1	670	77	
		Everett	UNINC	(1) PENDING	Sum	UCENTER	0,07	0	0,07	0	1	0	0	0	1	0	0	0	0	3	0	0	0	3	0
						UHDR	4,814	1,166	3,648	0	21	44	0	65	21	44	0	65	58	81	0	139	58	81	0
Sum				ULDR	145,916	71,615	74,301	0	697	0	0	697	697	0	0	697	1940	0	0	1940	0	0	1940	0	
				UMDR	11,634	3,25	8,385	0	61	0	0	61	61	0	0	61	170	0	0	170	0	0	170	0	
(2) VACANT	Sum			ULDR	162,434	76,03	86,404	0	780	44	0	824	780	44	0	824	2172	81	0	2252	81	0	2252	81	
				UMDR	2,8	1,698	1,102	0	0	37	10	47	0	30	8	38	0	55	9	64	9	64	9	64	
MARKET-READY	Sum			UCENTER	22,837	4,092	18,745	0	137	95	0	232	111	77	0	187	308	141	0	449	141	0	449	141	
				UHDR	71,915	40,248	31,667	0	172	0	0	172	139	0	0	139	387	0	0	387	0	0	387	0	
Sum				ULDR	6,59	2,898	3,692	0	35	0	0	35	28	0	0	28	79	0	0	79	0	0	79	0	
				UMDR	0,184	0	0,184	0	0	4	0	4	0	3	0	3	0	6	0	6	0	6	0	6	0
Sum		ULDR	104,326	48,936	55,39	0	344	136	10	480	278	110	8	386	773	202	9	985	202	9	985	202			
		UMDR	6,16	0	6,16	0	0	215	61	276	0	204	58	262	0	376	68	444	0	376	68	444			
Edmonds	UNINC	(1) PENDING	Sum	UCOM	10,643	9,353	1,291	0	0	4	1	5	0	4	1	5	0	7	1	8	1	8	1		
				UHDR	2,619	0,209	2,41	0	16	12	0	28	15	11	0	27	42	21	0	63	21	0	63	21	
		MARKET-READY	Sum	ULDR	3,451	0	3,451	0	20	0	0	20	19	0	0	19	53	0	0	53	0	0	53	0	
				UMDR	1,163	0	1,163	0	10	0	0	10	10	0	0	10	26	0	0	26	0	0	26	0	
		Sum		ULDR	24,037	9,562	14,475	0	46	231	62	339	44	219	59	322	122	404	69	565	122	404	69	565	
				UMDR	128,363	58,496	69,864	0	390	367	72	829	321	329	67	716	895	606	79	1580	606	79	1580	79	

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres			Additional Housing Unit Capacity (before reductions)			Additional Housing Unit Capacity (after reductions)			Additional Population Capacity								
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Appts.	Total	SF	MF	Sr. Appts.	Total	SF	MF	Sr. Appts.	Total		
	(3) PARTUSE	UHDR	UHDR	UHDR	14.84	0.565	14.275	8.793	54	34	0	88	36	23	0	59	100	42	0	142		
					270.712	106.927	163.785	117.728	610	0	0	610	406	0	0	406	0	0	1129	0	1129	
					45.057	2.25	42.807	28.735	219	0	0	219	146	0	0	146	0	0	405	0	405	
					0.373	0	0.373	0.068	0	1	0	1	0	1	0	0	1	0	1	0	1	
					330.982	108.742	221.24	155.324	883	35	0	918	587	23	0	610	1635	43	0	1678	0	1678
	Sum	MARKET-READY	UMDR	UMDR	0.937	0	0.937	0.723	6	0	0	6	6	0	0	6	16	0	0	16		
					0.937	0	0.937	0.723	6	0	0	6	6	0	0	6	16	0	0	16		
					331.919	109.742	222.176	156.047	889	35	0	924	593	23	0	616	1651	43	0	1693		
					115.62	23.559	92.061	0	-186	3191	890	3895	-124	2122	592	2590	-344	3905	898	4256		
					17.562	0.938	16.624	0	0	50	10	60	0	33	7	40	0	61	8	69	0	
(4) REDEV	UCENTER	UCOM	UCOM	UCOM	121.282	6.804	114.478	0	309	542	0	851	205	360	0	566	572	663	0	1235		
					78.512	31.237	47.275	0	198	0	0	198	132	0	0	132	367	0	0	637		
					73.836	4.699	69.137	0	343	2	0	345	228	1	0	229	635	2	0	637		
					12.106	0.057	12.048	0	-50	260	30	240	-33	173	20	160	-93	318	23	249		
					418.918	67.293	351.625	0	614	4045	930	5589	408	2690	618	3717	1137	4949	727	6813		
	(1) PENDING	UHDR	UMDR	UMDR	17.815	1.105	16.509	0	137	102	0	239	137	102	0	239	381	188	0	569		
					47.117	7.379	39.739	0	382	0	0	382	382	0	0	382	1063	0	0	1063		
					64.732	8.484	56.248	0	519	102	0	621	519	102	0	621	1445	188	0	1633		
					0.184	0	0.184	0	0	6	1	7	0	5	1	6	0	9	1	10	0	
					1.453	0.565	0.888	0	0	2	0	2	0	2	0	2	0	3	0	3	0	
	Sum	UCENTER	UCOM	UCOM	UCOM	26.44	8.548	17.892	0	131	95	0	226	106	77	0	182	294	141	0	436	
						13.988	8.103	5.885	0	55	0	0	55	44	0	0	44	124	0	0	124	0
						42.065	17.216	24.849	0	186	103	1	290	150	83	1	234	418	153	1	572	
						2.153	0.223	1.93	0	0	6	1	7	0	6	1	7	0	10	1	12	0
						0.869	0	0.869	0	6	4	0	10	6	4	0	10	16	7	0	23	0
(2) VACANT	UHDR	UMDR	UMDR	UMDR	3.022	0.223	2.799	0	6	10	1	17	6	10	1	16	16	17	1	34	0	
					45.086	17.438	27.648	0	192	113	2	307	156	93	2	250	434	171	2	607	0	
					22.744	0.322	22.422	14.048	94	65	0	159	63	43	0	106	174	80	0	254	0	
					86.92	25.384	61.537	43.379	366	1	0	367	243	1	0	244	678	1	0	679	0	
					109.664	25.705	83.959	57.428	460	66	0	526	306	44	0	350	852	81	0	932	0	
Sum	MARKET-READY	UCOM	UMDR	UMDR	2.563	1.115	1.447	1.084	9	0	0	9	9	0	0	9	24	0	0	24	0	
					2.563	1.115	1.447	1.084	9	0	0	9	9	0	0	9	24	0	0	24	0	
					112.227	28.821	85.406	58.512	469	68	0	535	314	44	0	358	875	81	0	956	0	
					17.436	0	17.436	0	-5	606	170	771	-3	403	113	513	-9	742	133	865	0	
					23.473	2.843	20.631	0	-5	61	11	67	-3	41	7	74	-5	75	9	74	0	
(4) REDEV	UCENTER	UCOM	UMDR	UMDR	38.293	9.281	29.013	0	145	136	0	281	86	90	0	187	268	166	0	435	0	
					37.803	17.25	20.553	0	136	0	0	136	90	0	0	90	252	0	0	252	0	
					117.005	29.373	87.632	0	271	803	181	1256	160	534	120	835	502	983	142	1626	0	
					0.958	0.161	0.796	0	5	4	0	9	5	4	0	9	16	0	0	16	0	
					331.919	109.742	222.176	156.047	889	35	0	924	593	23	0	616	1651	43	0	1693	0	

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres			Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity					
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr.	Appts.	Total	SF	MF	Sr.	Appts.	Total	SF	MF	Sr.
	Sum		MARKET-READY	UHDR UMDR	15,945	3,709	12,236	0	88	68	0	154	0	84	63	0	146	233	115	0	348
					4,945	1,169	3,776	0	33	2	0	35	3	31	2	0	33	87	3	0	91
					20,889	4,878	16,012	0	121	68	0	189	115	65	0	180	320	119	0	439	
					137,895	34,251	103,645	0	392	871	181	1,444	295	599	120	1,014	822	1,101	142	2,065	
					359,941	86,994	272,947	58,512	1,572	1,152	183	2,907	1,285	837	122	2,244	3,576	1,540	144	5,260	
Lynnwood	UNINC	(1) PENDING	MARKET-READY	UHDR UMDR	22,272	3,085	19,187	0	-6	810	168	972	-6	810	168	972	-17	1,490	198	1,671	
					33,663	14,491	19,172	0	-5	764	0	759	-5	764	0	759	-14	1,406	0	1,392	
					2,707	0	2,707	0	-2	44	0	42	-2	44	0	42	-6	81	0	75	
					62,815	14,408	48,408	0	383	304	270	957	383	304	270	957	1,066	559	318	1,943	
					4,219	0.721	3,498	0	21	0	0	21	0	21	0	0	58	0	58		
	Sum		MARKET-READY	UHDR UMDR	18,375	1,667	16,709	0	142	10	0	152	142	10	0	152	395	18	0	414	
					144,051	34,371	109,680	0	533	1,932	438	2,903	533	1,932	438	2,903	1,484	3,555	515	5,554	
					0.587	0	0.587	0	0	20	5	25	0	20	5	25	0	30	5	34	
					23,402	13,372	10,030	0	2	345	94	441	2	279	76	356	4	513	89	606	
					3,257	0.549	2,708	0	7	1	8	0	6	1	6	0	10	1	11		
	Sum		MARKET-READY	UHDR UMDR	22,433	15,134	7,299	0	53	35	0	88	43	28	0	71	119	52	0	171	
					21,755	19,491	2,263	0	16	0	0	16	13	0	0	13	36	0	0	36	
					17,936	11,037	6,899	0	60	0	0	60	48	0	0	48	135	0	0	135	
					89,37	59,584	29,786	0	131	407	100	638	106	329	81	515	284	605	95	994	
					25,446	4,048	21,398	0	0	748	210	959	0	709	200	908	0	1,304	235	1,539	
	Sum		MARKET-READY	UHDR UMDR	4,131	2,912	1,220	0	9	8	0	15	9	6	0	14	24	10	0	34	
					29,579	6,96	22,619	0	9	752	210	971	9	714	200	922	24	1,314	235	1,573	
					118,949	66,544	52,405	0	140	1,159	310	1,609	114	1,043	280	1,438	318	1,818	330	2,567	
					5,652	0.109	5,544	3,758	0	130	36	166	0	86	24	110	0	159	28	187	
					17,438	1,477	15,961	9,326	59	35	0	94	39	23	0	63	109	43	0	152	
	(3) PARTUSE		MARKET-READY	UHDR UMDR	60,141	18,001	42,140	29,115	147	0	0	147	98	0	0	98	272	0	0	272	
					66,613	22,46	44,153	23,086	229	1	0	230	152	1	0	153	424	1	0	425	
					149,845	42,047	107,797	70,286	435	166	36	637	289	110	24	424	805	203	28	1,037	
					0.384	0.001	0.383	0.194	1	0	0	1	1	0	0	1	3	0	0	3	
					150,228	42,048	108,180	70,479	438	166	36	638	290	110	24	425	808	203	28	1,039	
	(4) REDEV		MARKET-READY	UHDR UMDR	49,211	5,321	43,890	0	-111	1,476	392	1,757	-74	982	261	1,168	-206	1,806	307	1,907	
					84,404	5,533	78,871	0	-65	2,718	742	3,395	-43	1,807	493	2,258	-120	3,326	580	3,786	
					17,794	0.958	16,836	0	-1	45	4	48	-1	30	3	32	-2	55	3	56	
					158,253	18,215	138,038	0	593	668	0	1,261	394	447	0	841	1,098	822	0	1,920	
					23,255	8,623	14,632	0	65	0	0	65	43	0	0	43	120	0	0	120	
	Sum		MARKET-READY	UHDR UMDR	40,736	13,358	27,378	0	170	1	0	171	113	1	0	114	315	1	0	316	
					371,653	52,007	319,646	0	651	4,808	1,138	6,697	433	3,265	757	4,456	1,205	6,010	880	8,105	
					2,216	0.001	2,216	0	-5	76	19	90	-5	72	18	86	-13	133	21	141	
					40,391	20,312	20,079	0	-49	698	196	845	-47	663	186	803	-130	1,220	219	1,309	
					2,845	0.701	2,145	0	-1	7	1	7	-1	7	1	7	-3	12	1	11	
	Sum		MARKET-READY	UHDR UMDR	45,453	21,013	24,440	0	-65	781	216	942	-52	742	205	895	-145	1,365	241	1,461	
					417,106	73,02	344,086	0	596	5,889	1,354	7,639	381	4,008	982	5,351	1,060	7,375	1,131	9,566	
					830,335	215,983	614,352	70,479	1,705	8,946	2,138	12,789	1,318	7,094	1,704	10,116	3,670	13,952	2,004	16,776	
					53,41	51,119	2,291	0	96	0	0	96	96	0	0	96	267	0	0	267	
					86,227	52,718	33,508	0	409	580	0	989	409	580	0	989	1,139	1,087	0	2,206	
Mill Creek	UNINC	(1) PENDING																			

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					Total	Unbuildable	Bulldozable	Surplus	SF	MF	St. Apts.	Total	SF	MF	St. Apts.	Total	SF	MF	St. Apts.	
Sum					430,303	123,092	307,211	0	2209	0	0	2209	2209	0	0	2209	6150	0	0	6150
					32,277	9,009	23,268	0	191	99	0	290	191	99	0	290	532	182	0	714
					7,485	0,875	6,610	0	70	0	0	70	70	0	0	70	195	0	0	195
					609,703	236,814	372,888	0	2975	679	0	3654	2975	679	0	3654	8282	1248	0	9532
					6,119	2,846	3,272	0	0	113	32	145	0	91	28	117	0	168	30	168
					0	0	0	0	0	2	0	2	0	2	0	2	0	3	0	3
					2,579	0,19	2,389	0	17	12	0	29	14	10	0	23	38	18	0	56
					131,028	87,765	43,263	0	253	0	0	253	204	0	0	204	569	0	0	569
					4,026	1,64	2,386	0	21	0	0	21	17	0	0	17	47	0	0	47
					1,783	1,053	0,730	0	0	16	2	18	0	13	2	15	0	24	0	24
Sum					146,259	93,494	52,766	0	291	143	34	468	235	115	27	378	654	212	32	899
					29,86	13,497	16,464	0	0	575	163	738	0	546	155	701	0	1005	182	1187
					9,955	9,032	0,923	0	4	0	0	4	4	0	0	4	11	0	0	11
					23,632	5,805	17,827	0	0	391	52	443	0	371	49	421	0	683	58	742
					63,547	28,334	35,213	0	4	966	215	1185	4	918	204	1126	11	1689	240	1939
					209,807	121,827	87,979	0	295	1109	249	1653	239	1033	232	1504	665	1901	272	2838
					3,755	0,016	3,74	1,875	12	7	0	19	8	5	0	13	22	9	0	31
					444,419	56,871	387,546	270,145	1346	0	0	1346	885	0	0	895	2492	0	0	2492
					36,376	8,168	28,208	21,784	186	6	0	192	124	4	0	128	344	7	0	352
					13,984	0,605	12,889	9,779	0	215	28	243	0	143	19	162	0	263	22	285
Sum					498,144	65,659	432,485	303,684	1544	228	28	1800	1027	152	19	1197	2858	279	22	3158
					4,115	0,141	3,974	3,443	25	18	0	43	24	17	0	41	66	31	0	98
					5,949	0,618	5,331	4,214	23	0	0	23	22	0	0	22	61	0	0	61
					9,532	2,424	7,108	6,183	55	2	0	57	52	2	0	54	145	3	0	148
					19,695	3,183	16,412	13,84	103	20	0	123	98	19	0	117	272	35	0	307
					517,739	68,842	448,897	317,524	1647	248	28	1923	1125	171	19	1314	3131	314	22	3467
					25,732	11,011	14,721	0	-11	504	137	630	-7	335	91	419	-20	617	107	703
					16,244	1,657	14,587	0	-2	43	8	49	-1	29	5	33	6	55	8	55
					48,244	12,324	35,92	0	183	178	0	361	122	118	0	240	339	218	0	557
					123,818	20,777	103,048	0	428	0	0	428	285	0	0	285	792	0	0	792
Sum					40,033	11,419	28,615	0	136	8	0	144	90	5	0	96	252	10	0	262
					8,665	1,044	5,621	0	-2	123	16	137	-1	82	11	81	4	151	13	158
					260,736	58,224	202,512	0	732	856	161	1749	487	569	107	1163	1355	1047	126	2529
					5,062	1,525	3,537	0	-1	122	34	155	-1	116	32	147	-3	213	38	249
					2,822	0	2,822	0	20	15	0	35	19	14	0	33	53	26	0	79
					9,592	1,651	7,902	0	-1	173	23	195	-1	164	22	185	-3	302	325	325
					17,437	3,176	14,261	0	18	310	57	385	17	295	54	366	48	542	64	653
					278,173	61,4	218,773	0	750	1166	218	2134	504	864	161	1529	1403	1589	190	3182
					1815,42	488,884	1126,54	317,524	5667	3202	495	9364	4842	2747	412	8000	13481	5054	484	19018
					Sum					0,916	0,671	0,245	0	0	1	0	1	0	0	0
1,709	0	1,709	0	8						0	0	8	5	0	0	15	0	0	15	
2,625	0,871	1,954	0	8						1	0	9	5	1	0	16	15	1	0	16
2,625	0,871	1,954	0	8						1	0	9	5	1	0	16	15	1	0	16
2,313	0	2,313	0	0						0	0	1	0	0	0	1	0	0	0	1
2,293	0	2,293	0	37						0	0	37	37	0	0	37	103	0	0	103
2,562	2,562	0	0	10						0	0	10	10	0	0	10	28	0	0	28
25,112	22,076	3,036	0	12						0	0	12	12	0	0	12	33	0	0	33
0,916	0,671	0,245	0	0						1	0	1	0	0	0	1	0	0	0	1
1,709	0	1,709	0	8						0	0	8	5	0	0	15	0	0	15	
Sum					2,625	0,871	1,954	0	8	1	0	9	5	1	0	16	15	1	0	16
					2,625	0,871	1,954	0	8	1	0	9	5	1	0	16	15	1	0	16
					2,313	0	2,313	0	0	0	0	1	0	0	0	1	0	0	0	1
					2,293	0	2,293	0	37	0	0	37	37	0	0	37	103	0	0	103
					2,562	2,562	0	0	10	0	0	10	10	0	0	10	28	0	0	28
					25,112	22,076	3,036	0	12	0	0	12	12	0	0	12	33	0	0	33
					0,916	0,671	0,245	0	0	1	0	1	0	0	0	1	0	0	0	1
					1,709	0	1,709	0	8	0	0	8	5	0	0	15	0	0	15	
					2,625	0,871	1,954	0	8	1	0	9	5	1	0	16	15	1	0	16
					2,625	0,871	1,954	0	8	1	0	9	5	1	0	16	15	1	0	16
Sum					2,313	0	2,313	0	0	0	0	1	0	0	0	0	0	0	1	
					2,293	0	2,293	0	37	0	0	37	37	0	0	37	103	0	0	103
					2,562	2,562	0	0	10	0	0	10	10	0	0	10	28	0	0	28
					25,112	22,076	3,036	0	12	0	0	12	12	0	0	12	33	0	0	33
					0,916	0,671	0,245	0	0	1	0	1	0	0	0	1	0	0	0	1
					1,709	0	1,709	0	8	0	0	8	5	0	0	15	0	0	15	
					2,625	0,871	1,954	0	8	1	0	9	5	1	0	16	15	1	0	16
					2,625	0,871	1,954	0	8	1	0	9	5	1	0	16	15	1	0	16
					2,313	0	2,313	0	0	0	0	1	0	0	0	1	0	0	0	1
					2,293	0	2,293	0	37	0	0	37	37	0	0	37	103	0	0	103
Sum					2,562	2,562	0	0	10	0	0	10	10	0	0	10	28	0	0	28
					25,112	22,076	3,036	0	12	0	0	12	12	0	0	12	33	0	0	33
					0,916	0,671	0,245	0	0	1	0	1	0	0	0	1	0	0	0	1
					1,709	0	1,709	0	8	0	0	8	5	0	0	15	0	0	15	
					2,625	0,871	1,954	0	8	1	0	9	5	1	0	16	15	1	0	16
					2,625	0,871	1,954	0	8	1	0	9	5	1	0	16	15	1	0	16
					2,313	0	2,313	0	0	0	0	1	0	0	0	1	0	0	0	1
					2,293	0	2,293	0	37	0	0	37	37	0	0	37	103	0	0	103
					2,562	2,562	0	0	10	0	0	10	10	0	0	10	28	0	0	28
					25,112	22,076	3,036	0	12	0	0	12	12	0	0	12	33	0	0	33

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres			Additional Housing Unit Capacity (before reductions)			Additional Housing Unit Capacity (after reductions)			Additional Population Capacity		
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
UGA/MUGA		Sum			28,353	20,996	7,436	0	160	0	0	160	160	0	0	160
					33,708	4,788	28,920	0	197	41	0	238	197	41	0	238
					84,321	50,323	43,998	0	416	41	1	458	416	41	1	458
					0.955	0	0.955	0	0	32	8	40	0	26	6	32
					3,097	0.152	2,945	0	0	9	1	10	0	7	1	8
					0.358	0	0.358	0	2	1	0	3	2	1	0	2
					33,147	20,975	12,171	0	31	0	0	31	25	0	0	25
					23,907	23,198	0.709	0	11	0	0	11	9	0	0	9
					8,921	6,574	2,348	0	16	0	0	16	13	0	0	13
					1,786	0.752	1,034	0	9	0	0	9	7	0	0	7
UGA/MUGA		Sum			72,172	51,651	20,521	0	69	42	9	120	56	34	7	97
					4,678	0.281	4,397	0	0	153	43	198	0	145	41	156
					10,899	9,732	1,167	0	2	0	0	2	2	0	0	2
					1,035	0.377	0.657	0	6	0	0	6	6	0	0	6
					18,612	10,39	8,222	0	8	153	43	204	8	145	41	194
					88,784	62,041	26,743	0	77	195	52	324	63	179	48	291
					1,816	0	1,816	0.842	5	2	0	7	3	1	0	5
					28,525	4,029	22,497	14,273	68	0	0	68	46	0	0	46
					88,043	5,74	82,303	45,603	343	0	0	343	228	0	0	228
					116,384	9,769	106,615	60,716	417	2	0	419	277	1	0	279
UGA/MUGA		Sum			35,891	2,085	33,806	0	-20	1177	327	1484	-13	783	217	987
					40,341	2,462	37,879	0	-8	112	17	121	-5	74	11	80
					14,784	1,15	13,633	0	54	60	0	114	36	40	0	76
					7,842	2,344	5,498	0	18	0	0	18	12	0	0	12
					60,895	7,826	53,07	0	336	4	0	340	223	3	0	226
					159,553	15,867	143,686	0	390	1353	344	2077	253	900	229	1381
					3,923	0	3,923	0	-1	12	3	14	-1	11	3	13
					3,923	0	3,923	0	-1	12	3	14	-1	11	3	13
					163,476	15,867	147,609	0	379	1365	347	2091	252	911	232	1395
					482,965	138	324,964	60,716	1289	1603	400	3292	1008	1133	281	2422
Meadowdale/ Norma Beach	(1) PENDING	Sum			74,141	28,187	44,954	0	251	0	0	251	251	0	0	251
					4,165	4,165	0	0	4	0	0	4	4	0	0	4
					78,306	33,352	44,954	0	255	0	0	255	255	0	0	255
					2,774	2,093	0.68	0	3	0	0	3	2	0	0	2
					10,538	3,266	7,271	0	68	3	0	69	53	2	0	56
					4,26	3,979	0.282	0	3	0	0	3	2	0	0	2
					17,572	9,308	8,233	0	72	3	0	75	58	2	0	61
					6,236	3,357	2,879	0	16	0	0	16	15	0	0	15
					6,236	3,357	2,879	0	16	0	0	16	15	0	0	15
					23,607	12,695	11,112	0	88	3	0	91	73	2	0	76
Meadowdale/ Norma Beach	(2) VACANT	Sum			20,728	4,851	15,877	11,782	62	0	0	62	41	0	0	41
					6,097	2,552	3,545	2,768	5	0	0	5	3	0	0	3
					28,825	7,403	19,422	14,55	67	0	0	67	45	0	0	45
					10,432	5,158	5,274	3,889	22	0	0	22	21	0	0	21
					10,432	5,158	5,274	3,889	22	0	0	22	21	0	0	21
					20,728	4,851	15,877	11,782	62	0	0	62	41	0	0	41
					6,097	2,552	3,545	2,768	5	0	0	5	3	0	0	3
					28,825	7,403	19,422	14,55	67	0	0	67	45	0	0	45
					10,432	5,158	5,274	3,889	22	0	0	22	21	0	0	21
					10,432	5,158	5,274	3,889	22	0	0	22	21	0	0	21
Meadowdale/ Norma Beach	(3) PARTUSE	Sum			74,141	28,187	44,954	0	251	0	0	251	251	0	0	251
					4,165	4,165	0	0	4	0	0	4	4	0	0	4
					78,306	33,352	44,954	0	255	0	0	255	255	0	0	255
					2,774	2,093	0.68	0	3	0	0	3	2	0	0	2
					10,538	3,266	7,271	0	68	3	0	69	53	2	0	56
					4,26	3,979	0.282	0	3	0	0	3	2	0	0	2
					17,572	9,308	8,233	0	72	3	0	75	58	2	0	61
					6,236	3,357	2,879	0	16	0	0	16	15	0	0	15
					6,236	3,357	2,879	0	16	0	0	16	15	0	0	15
					23,607	12,695	11,112	0	88	3	0	91	73	2	0	76
Meadowdale/ Norma Beach	(4) REDEV	Sum			35,891	2,085	33,806	0	-20	1177	327	1484	-13	783	217	987
					40,341	2,462	37,879	0	-8	112	17	121	-5	74	11	80
					14,784	1,15	13,633	0	54	60	0	114	36	40	0	76
					7,842	2,344	5,498	0	18	0	0	18	12	0	0	12
					60,895	7,826	53,07	0	336	4	0	340	223	3	0	226
					159,553	15,867	143,686	0	390	1353	344	2077	253	900	229	1381
					3,923	0	3,923	0	-1	12	3	14	-1	11	3	13
					3,923	0	3,923	0	-1	12	3	14	-1	11	3	13
					163,476	15,867	147,609	0	379	1365	347	2091	252	911	232	1395
					482,965	138	324,964	60,716	1289	1603	400	3292	1008	1133	281	2422
Meadowdale/ Norma Beach	(5) MARKET-READY	Sum			74,141	28,187	44,954	0	251	0	0	251	251	0	0	251
					4,165	4,165	0	0	4	0	0	4	4	0	0	4
					78,306	33,352	44,954	0	255	0	0	255	255	0	0	255
					2,774	2,093	0.68	0	3	0	0	3	2	0	0	2
					10,538	3,266	7,271	0	68	3	0	69	53	2	0	56
					4,26	3,979	0.282	0	3	0	0	3	2	0	0	2
					17,572	9,308	8,233	0	72	3	0	75	58	2	0	61
					6,236	3,357	2,879	0	16	0	0	16	15	0	0	15
					6,236	3,357	2,879	0	16	0	0	16	15	0	0	15
					23,607	12,695	11,112	0	88	3	0	91	73	2	0	76
Meadowdale/ Norma Beach	(6) MARKET-READY	Sum			74,141	28,187	44,954	0	251	0	0	251	251	0	0	251
					4,165	4,165	0	0	4	0	0	4	4	0	0	4
					78,306	33,352	44,954	0	255	0	0	255	255	0	0	2

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres			Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity					
					Total	Unbuildable	Buriable	Surplus	SF	MF	Sr.	Apts.	Total	SF	MF	Sr.	Apts.	Total	SF	MF	Sr.
Larch Way Overlap	Sum				37,257	12,561	24,696	18,438	89	0	0	89	65	0	0	65	182	0	0	182	
	(4) REDEV			ULDR	5,424	0	5,424	0	22	0	0	22	15	0	0	15	41	0	0	41	
	UMDR			UMDR	7,015	1,979	5,036	0	44	2	0	46	29	1	0	31	81	2	0	84	
	Sum				12,439	1,979	10,460	0	66	2	0	68	44	1	0	45	122	2	0	125	
	MARKET-READY			ULDR	1,102	0	1,102	0	5	0	0	5	5	0	0	5	13	0	0	13	
	Sum				1,102	0	1,102	0	5	0	0	5	5	0	0	5	13	0	0	13	
	Sum				13,541	1,979	11,561	0	71	2	0	73	49	1	0	50	135	2	0	138	
	Sum				132,911	60,567	72,324	18,438	503	5	0	508	442	4	0	446	1232	7	0	1239	
	(1) PENDING			UCENTER	7,608	0,079	7,529	0	62	168	0	230	62	168	0	230	173	309	0	0	482
	UMDR			ULDR	8,096	0,602	7,493	0	54	0	0	54	0	0	0	54	150	0	0	150	
(2) VACANT	Sum			UMDR	1,085	0	1,085	0	19	0	0	19	19	0	0	19	53	0	0	53	
	Sum				16,769	0,682	16,107	0	135	168	0	303	135	168	0	303	376	309	0	685	
	UCENTER			ULDR	0,514	0,037	0,477	0	0	16	4	20	0	13	3	16	0	24	4	28	
	UMDR			ULDR	1,331	0	1,331	0	9	6	0	15	7	5	0	12	20	8	0	29	
	Sum				15,633	4,624	11,008	0	64	0	0	64	52	0	0	52	144	0	0	144	
	Sum				17,478	4,661	12,816	0	73	22	4	99	59	18	3	80	164	33	4	201	
	MARKET-READY			UCENTER	2,335	0,021	2,314	0	0	80	22	102	0	76	21	97	0	140	25	164	
	Sum				2,335	0,021	2,314	0	0	80	22	102	0	76	21	97	0	140	25	164	
	Sum				19,813	4,682	15,131	0	73	102	26	201	59	94	24	177	164	173	28	365	
	(3) PARTUSE			UCENTER	2,286	0	2,286	1,573	0	53	14	67	0	35	9	45	0	65	11	76	
UMDR			ULDR	4,572	0	4,572	3,267	22	15	0	37	15	10	0	25	41	18	0	59		
Silver Fire	Sum			UMDR	107,392	17,882	89,510	60,311	269	0	0	269	199	0	0	199	554	0	0	554	
	Sum				1,08	0	1,08	0,691	5	0	0	5	3	0	0	3	9	0	9	9	
	Sum				115,33	17,882	97,448	65,842	326	68	14	408	217	45	8	271	604	83	11	698	
	MARKET-READY			ULDR	0,814	0,368	0,446	0,199	1	0	0	1	1	0	0	1	3	0	0	3	
	Sum				0,814	0,368	0,446	0,199	1	0	0	1	1	0	0	1	3	0	0	3	
	Sum				118,144	18,25	97,894	66,04	327	68	14	409	218	45	8	272	606	83	11	700	
	(4) REDEV			UCENTER	30,413	0,452	29,962	0	-7	1041	291	1325	-5	692	194	881	-13	1274	228	1488	
	UMDR			ULDR	11,219	1,23	9,989	0	51	48	0	99	34	32	0	66	94	59	0	153	
	Sum				15,309	3,535	11,774	0	46	0	0	46	31	0	0	31	85	0	0	85	
	Sum				10,154	0	10,154	0	83	4	0	87	55	3	0	58	154	5	0	159	

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Uninc. UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres			Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity				
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr.	Apts.	Total	SF	MF	Sr.	Apts.	Total	SF	MF
Woodway	UNINC	(1) PENDING	Sum	UVILL	214,304	79,804	134.5	0	633	586	63	1282	511	473	51	1035	1423	871	60	2354
					3,244	0.26	2,984	0	0	9	2	11	0	9	2	10	0	16	2	18
					11,912	4,795	7,117	0	41	0	0	41	39	0	0	39	0	108	0	108
					15,156	5,056	10,1	0	41	9	2	52	39	9	2	49	108	16	2	126
					229,459	84,859	144.6	0	674	595	65	1334	550	482	53	1085	1531	886	62	2480
					74,743	32,021	42,722	37,931	216	0	0	216	144	0	0	144	400	0	0	400
					74,743	32,021	42,722	37,931	216	0	0	216	144	0	0	144	400	0	0	400
					16,99	10,389	6.6	5.7	31	0	0	31	29	0	0	29	82	0	0	82
					16,99	10,389	6.6	5.7	31	0	0	31	29	0	0	29	82	0	0	82
					91,733	42,411	49,322	43,631	247	0	0	247	173	0	0	173	482	0	0	482
SW MUGA	(4) REDEV	Sum	ULDR	26,713	8,904	17,809	0	93	0	0	93	62	0	0	62	172	0	0	172	
				26,713	8,904	17,809	0	93	0	0	93	62	0	0	62	172	0	0	172	
				59.9	28,307	31,593	0	185	0	0	185	176	0	0	176	489	0	0	489	
				59.9	28,307	31,593	0	185	0	0	185	176	0	0	176	489	0	0	489	
				86,613	37,211	49,402	0	278	0	0	278	238	0	0	238	661	0	0	661	
				417,972	168,61	249,362	43,631	1265	595	65	1925	1027	482	53	1561	2859	888	62	3807	
				81,047	30,529	30,518	0	0	2640	0	2640	0	2640	0	2640	0	4858	0	4858	
				81,047	30,529	30,518	0	0	2640	0	2640	0	2640	0	2640	0	4858	0	4858	
				36,563	29,281	7,281	0	42	0	0	42	34	0	0	34	94	0	0	94	
				36,563	29,281	7,281	0	42	0	0	42	34	0	0	34	94	0	0	94	
Grand Totals		Sum		97,609	59,81	37,799	0	42	2640	0	2682	34	2640	0	2674	94	4858	0	4952	
				6508.84	1959.241	4549.59	1043.19	20024	25903	5027	50954	16338	20476	3805	40618	45488	37673	4474	87634	





**Detailed Additional Capacity Tables – Unincorporated UGAs**

**Employment**



Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
 Additional Employment Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres		Additional Employment Capacity			
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
Non-SW UGAs:										
Arlington	UNINC	(4) REDEV		BP	10,239	0.838	9,401	0	122	81
		Sum			10,239	0.838	9,401	0	122	81
	Sum				10,239	0.838	9,401	0	122	81
Darrington	UNINC	(2) VACANT		UI	283,337	77,139	206,199	0	1897	1532
		Sum			283,337	77,139	206,199	0	1897	1532
		(3) PARTUSE		UI	2,909	0.01	2,899	2,739	25	17
		Sum			2,909	0.01	2,899	2,739	25	17
		(4) REDEV		UI	1,852	0	1,852	0	17	11
	Sum			1,852	0	1,852	0	17	11	
	Sum				288,098	77,149	210,95	2,739	1939	1560
Lake Stevens	UNINC	(2) VACANT		UI	8,631	0.036	8,595	0	105	85
		Sum			8,631	0.036	8,595	0	105	85
		(3) PARTUSE		UI	9,493	1,225	8,268	6,953	84	56
		Sum			9,493	1,225	8,268	6,953	84	56
		(4) REDEV		UI	51,77	11,888	39,881	0	479	319
	Sum			51,77	11,888	39,881	0	479	319	
	Sum				69,894	13,15	56,744	6,953	668	459
Maltby	UNINC	(1) PENDING		UI	58,599	17,409	41,19	0	423	423
		Sum			58,599	17,409	41,19	0	423	423
		(2) VACANT		UI	36,027	13,72	22,307	0	487	393
		Sum			36,027	13,72	22,307	0	487	393
		MARKET-READY		UCOM	27,983	16,26	11,723	0	190	181
	Sum		UI	18,035	4,11	13,925	0	304	289	
	Sum			46,018	20,369	25,648	0	494	469	

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
 Additional Employment Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres		Surplus	Additional Employment Capacity	
					Total	Unbuildable		Before Reductions	After Reductions
	Sum				82.045	34.09	47.955	0	981
	(3) PARTUSE			UCOM	8.491	0.353	8.138	6.117	99
	Sum			UI	99.002	5.62	93.382	60.763	815
					107.493	5.973	101.52	66.88	914
	(4) REDEV			UCOM	17.079	0	17.079	0	276
	Sum			UI	196.971	35.319	161.652	0	3344
					214.05	35.319	178.731	0	3620
	MARKET-READY			UI	2.923	0.722	2.201	0	48
	Sum				2.923	0.722	2.201	0	48
	Sum				216.973	36.041	180.932	0	3668
Sum					465.11	93.513	371.597	66.88	5986
Snohomish	UNINC	(3) PARTUSE		BP	0.477	0	0.477	0.284	5
	Sum				0.477	0	0.477	0.284	5
Sum					0.477	0	0.477	0.284	5
Stanwood	UNINC	(2) VACANT		LI	14.001	12.335	1.665	0	36
	Sum				14.001	12.335	1.665	0	36
	(3) PARTUSE			UI	18.705	5.453	13.252	11.874	254
	Sum				18.705	5.453	13.252	11.874	254
	(4) REDEV			LI	6.812	0.809	6.004	0	127
				NB	1.941	0	1.941	0	56
	Sum			UI	7.582	2.8	4.783	0	102
					16.336	3.609	12.727	0	285
	MARKET-READY			GC	13.833	0.527	13.306	0	248
	Sum			LI	43.533	8.67	34.864	0	745
Sum					57.367	9.197	48.17	0	993
					73.702	12.805	60.897	0	1278
Sum					106.408	30.594	75.814	11.874	1568
									1331

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
 Additional Employment Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres		Additional Employment Capacity			
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
<b>Non-SW UGA Subtotals</b>					<b>940,226</b>	<b>215,244</b>	<b>724,983</b>	<b>88.73</b>	<b>10288</b>	<b>7780</b>
<b>SW MUGAs:</b>										
Bothell	UNINC	(1) PENDING		UCENTER	1,187	0.769	0.418	0	35	35
		ULDR			9,468	6,594	2,875	0	125	125
	Sum				10,655	7,363	3,292	0	160	160
	(2) VACANT			UVILL	1,171	0	1,171	0	11	9
		Sum			1,171	0	1,171	0	11	9
	(4) REDEV			UCENTER	36,643	10.3	26,343	0	491	327
		UVILL			3,506	0.913	2,593	0	16	11
	Sum				40,148	11,212	28,936	0	507	337
	MARKET-READY			UCENTER	5,836	4.403	1,433	0	39	37
		UVILL			21,082	11,696	9,386	0	94	89
Sum	Sum				26,918	16,099	10,819	0	133	126
					67,067	27,311	39,756	0	640	464
					78,893	34,674	44,219	0	811	632
Edmonds	UNINC	(1) PENDING		UCOM	1,164	0	1,164	0	7	7
		Sum			1,164	0	1,164	0	7	7
Sum	(4) REDEV			UCOM	8,293	0.812	7,481	0	88	59
		Sum			8,293	0.812	7,481	0	88	59
	Sum				9,456	0.812	8,644	0	95	66
Everett	UNINC	(2) VACANT		UCENTER	2.8	1,698	1,102	0	30	24
		UCOM			0.178	0	0.178	0	3	2
	Sum			UVILL	0.184	0	0.184	0	2	2
					3,162	1,698	1,464	0	35	28
	MARKET-READY			UCENTER	6.16	0	6.16	0	166	158
		UCOM			10,643	9,353	1,291	0	21	20

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
 Additional Employment Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres			Additional Employment Capacity		
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
			Sum		16.804	9.353	7.451	0	187	178
					19.966	11.051	8.915	0	222	206
					23.936	0.644	23.292	8.182	221	147
					0.373	0	0.373	0.068	1	1
					24.309	0.644	23.665	8.25	222	148
					114.493	23.889	90.604	0	1969	1309
					19.779	0.938	18.841	0	266	177
					249.627	117.442	132.185	0	4071	2707
					11.453	0.057	11.395	0	114	76
					395.351	142.326	253.025	0	6420	4269
	Sum				439.626	154.021	285.605	8.25	6864	4623
Lake Stickney	UNINC	(1) PENDING	Sum	UHDR	1.134	0	1.134	0	50	50
					1.134	0	1.134	0	50	50
					0.184	0	0.184	0	5	4
					1.754	0.734	1.02	0	16	13
					1.938	0.734	1.204	0	21	17
					2.153	0.223	1.93	0	31	29
					2.153	0.223	1.93	0	31	29
					4.09	0.956	3.134	0	52	46
					17.436	0	17.436	0	454	302
					26.85	3.756	23.093	0	314	209
	Sum				44.286	3.756	40.529	0	768	511
	Sum				48.51	4.713	44.797	0	870	607
Lynnwood	UNINC	(1) PENDING	Sum	TPV UCENTER UHDR UI	8.125	1.847	6.278	0	81	81
					4.212	0.049	4.164	0	46	46
					15.973	4.656	11.317	0	305	305
					0.494	0.047	0.447	0	2	2
					28.805	6.599	22.206	0	434	434
					20.249	10.219	10.03	0	271	219
					3.257	0.549	2.708	0	43	35

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
Additional Employment Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres			Additional Employment Capacity						
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions				
				UI	10,829	6,685	4,144	0	127	103				
					34,335	17,453	16,883	0	441	356				
					25,448	4,048	21,399	0	577	548				
					5.8	4,978	0,821	0	25	24				
					31,248	9,027	22,221	0	602	572				
					65,583	26,479	39,104	0	1043	928				
					9,651	0,109	9,542	5,652	152	101				
					9,651	0,109	9,542	5,652	152	101				
					16,179	1,629	14,551	11,579	1018	1018				
					16,179	1,629	14,551	11,579	1018	1018				
					25,83	1,737	24,093	17,231	1170	1119				
					81,194	5,001	76,193	0	1890	1257				
					17,254	0,598	16,656	0	222	148				
					4,081	0,848	3,232	0	100	67				
					102,529	6,447	96,082	0	2212	1471				
			MARKET-READY	UCENTER UCOM	40,391	20,312	20,079	0	542	515				
					2,845	0,701	2,145	0	35	33				
					43,237	21,012	22,224	0	577	548				
					145,766	27,459	118,306	0	2789	2019				
					265,984	62,275	203,709	17,231	5436	4500				
					Mill Creek	UNINC	(1) PENDING	P/I	29,04	0,673	28,368	0	125	125
									16,285	2,293	13,992	0	88	88
									11,142	6,296	4,846	0	68	68
									5,606	0,875	4,73	0	27	27
									62,073	10,137	51,937	0	308	308
							(2) VACANT	UCENTER UCOM	6,119	2,846	3,272	0	88	71
									0,716	0	0,716	0	12	10
									1,793	1,053	0,74	0	7	6
									8,627	3,899	4,728	0	107	86
									29,96	13,497	16,464	0	444	422
MARKET-READY	UCENTER													

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
 Additional Employment Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres		Surplus	Additional Employment Capacity	
					Total	Unbuildable		Before Reductions	After Reductions
	Sum	Sum	Sum	UVILL	23,632	5,805	17,827	0	178
					53,592	19,301	34,291	0	591
					62,219	23.2	39,019	0	677
	(3) PARTUSE	Sum	Sum	UI	13,328	7,843	5,485	5,333	96
					13,594	0,605	12,989	9,779	98
					26,922	8,448	18,474	15,113	194
	(4) REDEV	Sum	Sum	UCENTER	25,111	10,947	14,164	0	299
					18,411	2,324	16,086	0	177
					29,191	8,319	20,872	0	604
	Sum	Sum	Sum	UVILL	6,665	1,044	5,621	0	51
					79,377	22,634	56,743	0	1,131
					5,062	1,525	3,537	0	84
	MARKET-READY	Sum	Sum	UCENTER	13,245	0,189	13,057	0	390
					9,552	1,651	7,902	0	79
					27,86	3,364	24,496	0	553
	Sum	Sum	Sum	UVILL	107,237	25,999	81,239	0	1,684
					258,453	67,784	190,669	15,113	2,915
									2,392
Mukilteo	UNINC	(1) PENDING	Sum	UCOM	10,159	1,591	8,567	0	44
					14,354	2,483	11,872	0	195
					2,033	0	2,033	0	46
	Sum	Sum	Sum	UMDR	26,546	4,074	22,472	0	285
	(2) VACANT	Sum	Sum	UCENTER	0,955	0	0,955	0	26
					3,348	0,152	3,196	0	51
					34,322	8,248	26,074	0	804
	Sum	Sum	Sum	UI	38,626	8,401	30,225	0	881
	MARKET-READY	Sum	Sum	UCENTER	4,678	0,281	4,397	0	119
					3,333	1,384	1,95	0	61
					8,011	1,665	6,346	0	180
	Sum	Sum	Sum	UI	46,637	10,066	36,572	0	1,061
	(3) PARTUSE	Sum	Sum	UCOM	8,476	0,416	8,059	0,087	2
					1,221	0	1,221	0,792	14



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Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres			Additional Employment Capacity			
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions	
	Sum				9,697	0,416	9,281	0.88	16	11	
	(4) REDEV			UCENTER	35,891	2,085	33,806	0	812	540	
				UCOM	35,61	2,267	33,343	0	446	297	
				UI	67,031	13,484	53,548	0	1447	962	
	Sum				138,532	17,835	120,698	0	2705	1799	
				MARKET-READY	3,923	0	3,923	0	55	52	
				UCOM	5,426	0,347	5,079	0	156	148	
				UI	9,349	0,347	9,001	0	211	200	
	Sum				147,881	18,182	129,699	0	2916	1999	
	Sum				230,761	32,738	198,023	0.88	4278	3177	
	Larch Way Overlap	UNINC	(1) PENDING		UCENTER	7,608	0,079	7,529	0	22	22
		Sum				7,608	0,079	7,529	0	22	22
(2) VACANT				UCENTER	0,514	0,037	0,477	0	13	10	
Sum					0,514	0,037	0,477	0	13	10	
				MARKET-READY	2,335	0,021	2,314	0	63	60	
Sum				UCENTER	2,335	0,021	2,314	0	63	60	
Sum					2,85	0,058	2,791	0	76	70	
(3) PARTUSE				UCENTER	32,141	1,828	30,313	15,684	423	281	
Sum					32,141	1,828	30,313	15,684	423	281	
(4) REDEV				UCENTER	29,917	0,452	29,465	0	664	442	
Sum					29,917	0,452	29,465	0	664	442	
				MARKET-READY	0,413	0,054	0,359	0	10	10	
			UCENTER	0,413	0,054	0,359	0	10	10		
Sum			Sum	30,33	0,506	29,824	0	674	451		
Sum				72,929	2,471	70,458	15,684	1195	825		
Paine Field	UNINC	(1) PENDING		UI	45,418	1,833	43,585	0	114	114	
	Sum				45,418	1,833	43,585	0	114	114	
		(2) VACANT		UI	261,465	123,581	137,885	0	4246	4034	

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
 Additional Employment Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres		Additional Employment Capacity			
					Total	Unbuildable/Buildeable	Surplus	Before Reductions	After Reductions	
	Sum	Sum			261,465 308,884	123,581 125,414	137,885 181.47	0 0	4246 4380	4034 4148
Silver Firs	UNINC	(1) PENDING		P/I	62,176	18,028	44,148	0	9	9
				UI	189,408	48,136	141,272	0	100	100
	Sum	Sum			251,584	66,164	185.42	0	109	109
		(2) VACANT		UCOM	31,972	3,714	28,258	0	456	368
				UI	39,776	8,204	31,572	0	972	785
				UVILL	24,487	10,619	13,868	0	139	112
	Sum	Sum			96,236	22,537	73,698	0	1567	1265
				MARKET-READY	3,244	0.26	2,984	0	48	46
				Sum	3,244	0.26	2,984	0	48	46
	Sum	Sum			99,48 351,063	22,798 88,981	76,682 262.102	0 0	1615 1724	1311 1420
Woodway	UNINC	(1) PENDING		UVILL	61,047	30,529	30,518	0	242	242
	Sum	Sum			61,047 61,047	30,529 30,529	30,518 30,518	0 0	242 242	242 242
SW MUGA					2124.61	604.392	1520.21	57.158	28790	22632
Subtotals										
Grand Totals					3064.83	819.636	2245.2	145.89	39078	30412

## EXHIBIT S

Amended Ordinance 14-129

Mineral Resource Lands Map

# SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN MINERAL RESOURCE LANDS MINERAL RESOURCE OVERLAY (MRO) EFFECTIVE DATE XXXX XX, 2015

## Legend

- Bedrock Deposits  
(110,058 Acres)
- Sand and Gravel Deposits  
(19,905 Acres)
- Areas Not Inventoried

- County Boundary
- Urban Growth Area  
Boundary
- The Consolidated Borough of  
Quil Ceda Village
- Tulalip Indian Reservation  
Boundary  
(Boundary Not Intended to  
Display Tidelands)

## Road Type

- Freeway
- Highway/Thoroughfare
- Arterial
- Major Streets
- Ramp
- Railway

## Watercourses

- Type "S"
- Type "F"
- Types "Np" and "Ns"
- Waterbody



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 claim by, or representation of, the Snohomish County Code Administrators and applies 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, timing, 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. Parcel lines and designation boundaries are acquired from the Snohomish County Assessor Integrated Land Records Parcel Data Base as of March 2013.

This map is a graphic representation digitized from the Snohomish County Geographic Information System. It does not represent an official boundary. This map is based on the latest available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

Mt. Baker-Snoqualmie National Forest  
NOT INVENTORIED

Urban Southwest County  
NOT INVENTORIED

SNOHOMISH COUNTY



**EXHIBIT T**

**Amended Ordinance 14-129**

**Municipal Urban Growth Areas Map**

R. 3.E.

R. 4.E.

R. 5.E.

SWOHOHISH COUNTY DATA and  
 All maps, data, and information  
 and their users ("Users") are  
 provided to the Users on an "as is"  
 basis. Swohish County does not  
 warrant, represent, or guarantee the  
 accuracy, completeness, or reliability  
 of the data, information, or materials  
 provided to the Users. Swohish County  
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 or omissions in the data, information,  
 or materials provided to the Users.  
 Swohish County shall not be  
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 or expenses, including reasonable  
 attorneys' fees, incurred by the Users  
 in connection with the use of the  
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 provided to the Users. Swohish  
 County shall not be responsible for  
 any damages, losses, or expenses,  
 including reasonable attorneys' fees,  
 incurred by the Users in connection  
 with the use of the data, information,  
 or materials provided to the Users.  
 Swohish County shall not be  
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 or expenses, including reasonable  
 attorneys' fees, incurred by the Users  
 in connection with the use of the  
 data, information, or materials  
 provided to the Users. Swohish  
 County shall not be responsible for  
 any damages, losses, or expenses,  
 including reasonable attorneys' fees,  
 incurred by the Users in connection  
 with the use of the data, information,  
 or materials provided to the Users.

**Note:** MUGA Boundaries shown on this  
 map are for reference purposes only  
 and are intended to depict areas  
 associated with the GPP Appendix D  
 and population targets.

Scale 1 Mile

SNOHOHISH COUNTY



# SNOHOHISH COUNTY GMA COMPREHENSIVE PLAN MUNICIPAL URBAN GROWTH AREAS

MAP 3

EFFECTIVE DATE XXXX.XX.2015



NOTE: Areas that are not designated in a city or the subject of the County.

EXHIBIT U

Amended Ordinance 14-129

Open Space Corridors and Greenbelt Areas Map



# MAP 4 SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN OPEN SPACE CORRIDORS AND GREENBELT AREAS EFFECTIVE DATE XXXX XX, 2015

## Legend

- County Boundary
- Urban Growth Boundary
- Incorporated City Boundary
- The Consolidated Borough of Quil Ceda Village
- U. S. National Forest Land
- This portion of the Snohomish UGA is under review pursuant to a requested Conditional Letter of Map Revision from the Federal Emergency Management Agency
- Forest Land (Snohomish County GMA Comprehensive Plan Ordinance 94-125)
- Agricultural Land (Snohomish County GMA Comprehensive Plan Ordinance 94-125)
- Snohomish County Park Lands (Developed)
- Snohomish County Park Lands (Undeveloped)
- City Parks and/or Designated Public Open Space
- Density Fringe
- WA DNR Managed State Trust Lands
- WA State Parks and Recreation Commission
- WA State Department of Wildlife Lands
- US National Forest Lands Used for Forest Service Activities
- US Wilderness Area
- US Dept. of Defense
- City of Everett Water Supply (watershed only)
- Cemeteries
- Community College
- Campuses
- Public School Sites
- Golf Courses: County, City, Private
- Existing Snohomish County Trail Lands
- Proposed Snohomish County Trail Lands
- Proposed Community Trail
- City of Everett Water Pipeline Corridors
- Buried Petroleum Pipeline Corridors
- Major Electric Power Transmission Corridors
- Tulay Indian Reservation Boundary (Boundary Not Intended to Display Tribal Lands)
- Railway
- Fireway
- Aerial Roadway
- Watercourse
- Waterbody



SNOHOMISH COUNTY DATA and MAP DISCLAIMER

All maps, data, and information are for informational purposes only and are not to be considered official. The County does not warrant the accuracy, currency, completeness or quality of this data, nor does it warrant the appropriateness or 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, Title 43, Chapter 43.01, prohibits state and local agencies from providing access to data to individuals for commercial purposes and, thus, no commercial use may be made of any data contained within this map.

Parcel lines and designations are shown as they appear in the Snohomish County Assessor's Parcel Map. Parcel boundaries are shown as of March 2015.

This map is a graphic representation against the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date of this map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.














EXHIBIT V

Amended Ordinance 14-129

Lands Useful for Public Purpose Map

## EFFECTIVE DATE XXXX XX, 2015

 County Boundary  
 Urban Growth Boundary  
 Incorporated City Boundary  
 The Consolidated Borough of Quil Ceda Village  
 U. S. National Forest Land  
 Tulalip Indian Reservation Boundary (Boundary Not Intended to Displace Tidelands)  
 Railway  
 Freeway  
 Arterial Roadway  
 Watercourse  
 Waterbody

This portion of the Snohomish UGA is under review pursuant to a



Snohomish County

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All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not intended to constitute a representation or representation of the Snohomish County Code Amendments and updates to the Data, together with any applicable County Code provisions, may apply which are not depicted herein. Snohomish County does not warrant, represent or warrant concerning the content, accuracy, completeness, reliability or quality of the Data contained herein and expressly disclaims any liability for damages or claims for any particular purpose. All persons accessing or otherwise using the Data shall assume responsibility for use thereof and shall not hold Snohomish County harmless from and against any damages, loss, claim or liability arising from any error or omission contained within said Data. Snohomish County, C# 42 06 RCW prohibits and Snohomish County and local agencies from providing public access to records intended for use for commercial purposes and thus, no commercial use of the Data is permitted. Snohomish County does not warrant compliance of individuals concerned herein.

Parcel lines and designation codes are added to the Snohomish County Assessor's Registered Land Records Parcel Map.

This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

PRODUCED BY SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES, CARTOGRAPHY/GIS

## EXHIBIT W

Amended Ordinance 14-129

Supplemental Designations of ULDR Areas Map



**AMENDMENT SHEET 10****ORDINANCE NO. 14-129**

**Amendment Name:** Remove UGA expansion language

**Brief Description:** Remove proposed language that RUTAs may be used for future UGA expansions. Any area, whether or not in a RUTA, could be used for future UGA expansion, and any UGA expansion needs to meet the same criteria. Removing this language avoids setting false expectations that areas in the RUTA are somehow entitled to being included in the UGA in future update cycles.

**Affected Ordinance Sections:** Exhibit D

**Affected Plan Documents:** General Policy Plan.

**Affected Maps:** None.

**Affected Support Documents:** None.

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

Exhibit D, page LU-5, delete

Objective LU 1.B Designate rural urban transition areas outside of and adjacent to UGAs to reserve a potential supply of land for residential and employment land uses for the next plan cycle.

And insert

Objective LU 1.B Designate rural urban transition areas outside of and adjacent to UGAs ~~((to reserve a potential supply of land for residential and employment land uses for the next plan cycle))~~.

Exhibit D, page LU-5, delete

1.B.1 The designation of rural urban transition areas (RUTAs) is an overlay that may be applied to rural lands adjacent to UGAs ~~((as a result of the review of UGAs at least every ten years, as required by RCW 36.70A.130(3), in order to allow for possible future expansion of employment and residential lands))~~. Such RUTAs may be used for future UGA expansions necessary to accommodate the county's 20-year population and employment projections.

And insert

- 1.B.1        The designation of rural urban transition areas (RUTAs) is an overlay that may be applied to rural lands adjacent to UGAs (~~(as a result of the review of UGAs at least every ten years, as required by RCW 36.70A.130(3), in order to allow for possible future expansion of employment and residential lands))~~).

**Council Disposition:**\_\_\_\_\_ **Date:**\_\_\_\_\_





# Adopted Future Land Use

SNOHOMISH COUNTY 11/2004

## LEGEND

- |  |   |
|--|---|
|  | Urban Commercial/Business Park (Snohomish UGA Only) |
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Snohomish County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map.

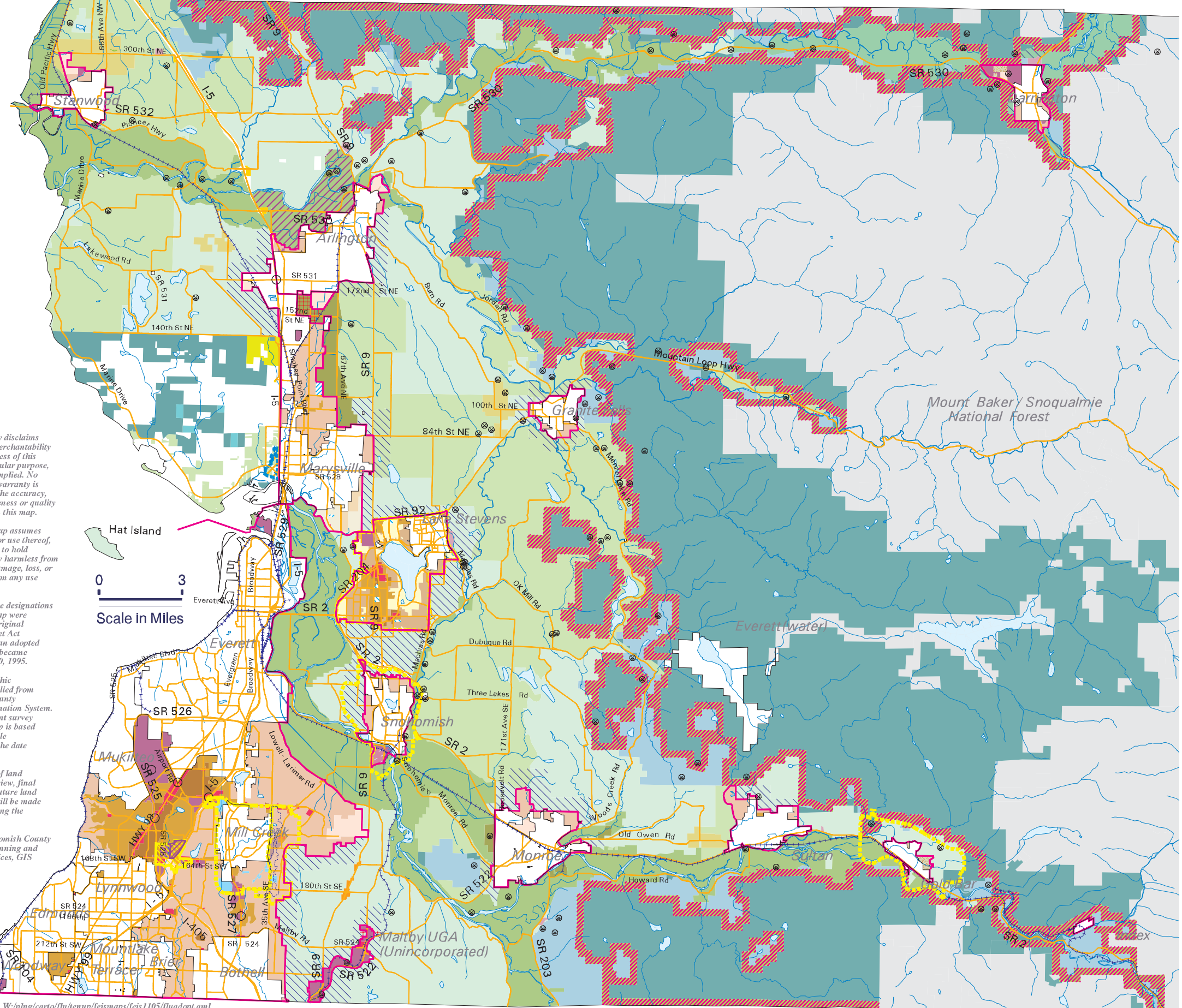
Any user of this map assumes all responsibility for use thereof, and further agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this map.

The future land use designations depicted on this map were derived from the original Growth Management Act Comprehensive Plan adopted June 28, 1995 and became effective on July 10, 1995.

This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

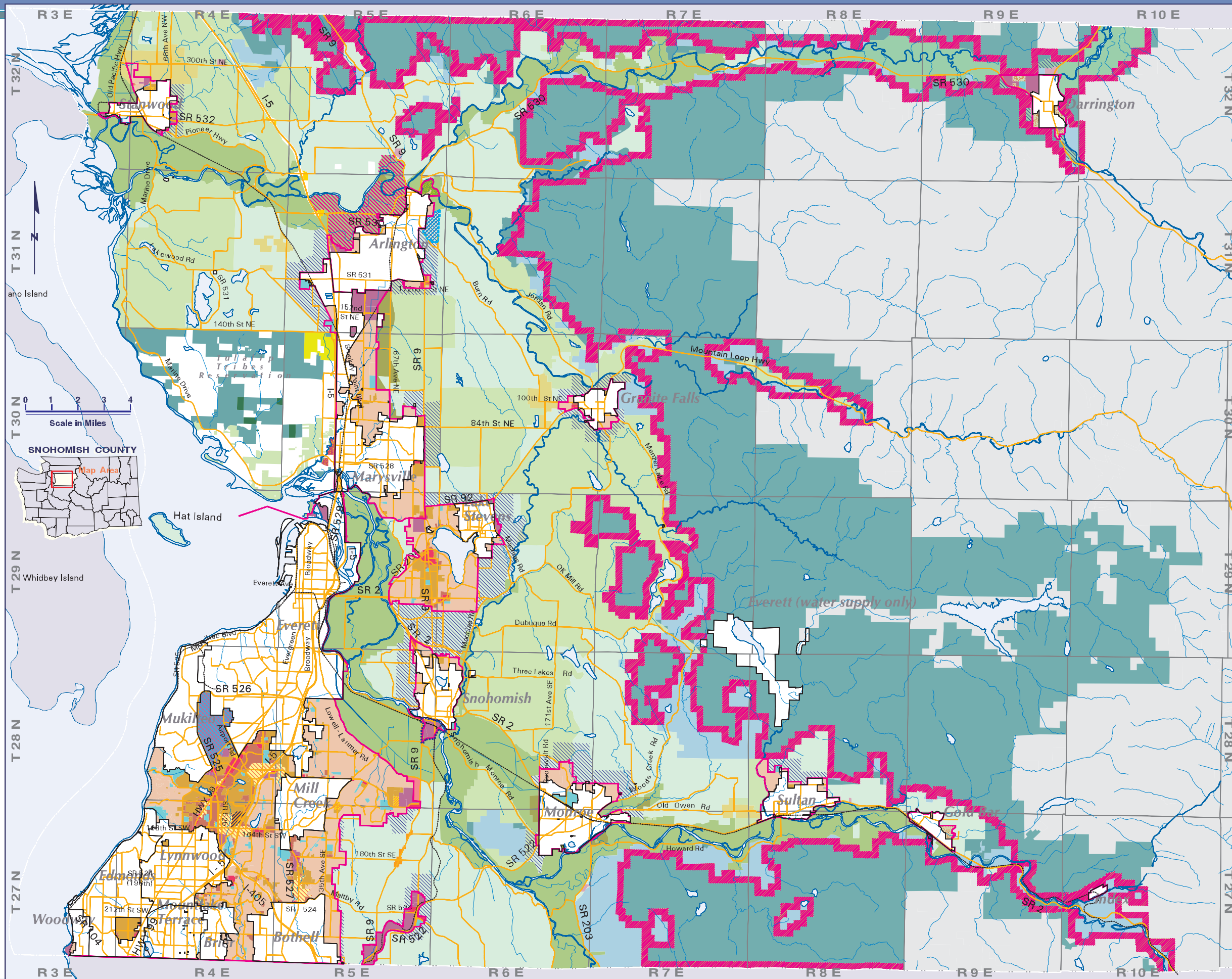
Produced by Snohomish County Department of Planning and Development Services, GIS Cartography.



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Map 1  
Snohomish County  
GMA Comprehensive Plan  
**FUTURE LAND USE**  
EFFECTIVE DATE: February 1, 2006

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- SNOHOMISH COUNTY COUNCIL**  
**EXHIBIT #** 12.1.010  
**FILE** ORD 24-100
- AMENDMENTS TO Growth Management Act Comprehensive Plan- General Policy Plan Future Land Use Map EFFECTIVE 02/01/2006.
- By Most Recent Effective Date:  
- Transfer of Development Rights Receiving Area; Ordinance 05-141; 02/01/2006
- Snohomish County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map.*
- Any user of this map assumes all responsibility for use thereof, and further agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this map.*
- Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of November 2004.*
- This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.*
- For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.*
- Produced by Snohomish County Department of Planning and Development Services, Cartography/GIS.*





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# Southwest Snohomish County GMA Comprehensive Plan DRAFT FUTURE LAND USE Changes Only - APRIL 2005

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SNOHOMISH COUNTY COUNCIL

12.1.011

EXHIBIT #

FILE ORD 24-100

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Any user of this map assumes all responsibility for use thereof, and further agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this map.

The Growth Management Act and Comprehensive Plan were first adopted June 28, 1996, became effective on July 10, 1996 and amended up to November 30, 2004. A history of amendments by ordinance is available for review at the office of the Snohomish County Council. The future land use depicted on this map was redrafted in its entirety on JULY XX, 2005.

Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of November 2004.

This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

Produced by Snohomish County Department of Planning and Development Services, Cartography/GIS.

April 27, 2005

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Scale in Feet



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ECAF:  
RECEIVED:

## ORDINANCE INTRODUCTION SLIP

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 12.1.012

FILE ORD 24-100

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

Initiated By:

Jared Mead  
Councilmember

Introduced By:

Jared Mead  
Councilmember

Date

~~~~~  
Clerk's Action:

Proposed Ordinance No. \_\_\_\_\_

Assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

~~~~~  
**STANDING COMMITTEE RECOMMENDATION FORM**

On \_\_\_\_\_, the Committee considered the Ordinance by \_\_\_\_ Consensus /  
\_\_\_\_ Yeas and \_\_\_\_ Nays and made the following recommendation:

\_\_\_\_ Move to Council to schedule public hearing on: \_\_\_\_\_

\_\_\_\_ Other \_\_\_\_\_

Regular Agenda \_\_\_\_\_ Administrative Matters \_\_\_\_\_

Public Hearing Date \_\_\_\_\_ at \_\_\_\_\_

Jared Mead  
Committee Chair

## Council Planning Committee Materials

[\(see Ordinance 24-033 for related Comprehensive Plan materials\)](#)



# Committee of the Whole

Ryan Countryman

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 12.2.001

FILE ORD 24-100

Council Initiated:

☒ Yes

☐ No

ECAF: 2024-2833  
Ord.: 24-100

**Type:**

- ☐ Contract  
☐ Board Appt.  
☐ Code Amendment  
☐ Budget Action  
☒ Other

**Requested Handling:**

- ☒ Normal  
☐ Expedite  
☐ Urgent

**Fund Source:**

- ☐ General Fund  
☐ Other  
☒ N/A

**Executive Rec:**

- ☐ Approve  
☒ Do Not Approve  
☐ TBD

**Approved as to Form:**

- ☒ Yes  
☐ No  
☐ N/A

**Subject:** 2024 Comprehensive Plan Update – Southwest Urban Growth Area (SWUGA)

**Scope:** Ordinance 24-100 would expand the SWUGA by approximately 112 acres east of Sunset Road

**Duration:** N/A

**Fiscal Impact:** ☐ Current Year ☐ Multi-Year ☒ N/A

**Authority Granted:** None

**Background:** The Environmental Impact Statement (EIS) for the 2024 Comprehensive Plan Update (2024 Update) studied three alternatives. Alternative 1 included only baseline housekeeping changes. Alternative 2, among other changes, proposed to expand the SWUGA by approximately 300 in the vicinity of 43<sup>rd</sup> Avenue SE. Alternative 3 included the same 300 acres proposed in Alternative 2, plus another 489 additional acres of SWUGA expansion that was not part of Alternative 2. Approximately 215 acres of the additional acreage studied in Alternative 3 was in the vicinity of Sunset Road, east of the existing UGA line. The ordinances recommended to the County Council by the County Executive would expand the SWUGA by approximately 378 acres, including the Alternative 2 area, plus an additional 78 acres south of Maltby Road. The Executive Recommendation does not include any UGA expansion in the vicinity of Sunset Road.

Councilmember Mead asked council staff to prepare this ordinance to expand the SWUGA east of Sunset Road by approximately 112 acres (see Appendix A, proposed Future Land Use Map changes, and Appendix B, proposed zoning changes). This area is part of the 215 acre expansion near Sunset Road studied in the EIS. Whereas the 215-acre expansion would have used a utility corridor as a new UGA boundary, this expansion includes the Rural to Urban Transition Area (RUTA) which approximately corresponds to the North Creek watershed plus portions of two sites owned by the Everett School District that are partly in the RUTA and partly not. Appendix C includes information regarding the RUTA to supplement and clarify other information regarding RUTA already in the record for the 2024 Update. Recitals, findings, and conclusions in the body of the ordinance explain and address consistency with the Growth Management Act, Multicounty Planning Policies, Countywide Planning Policies, and Snohomish County policies and codes.

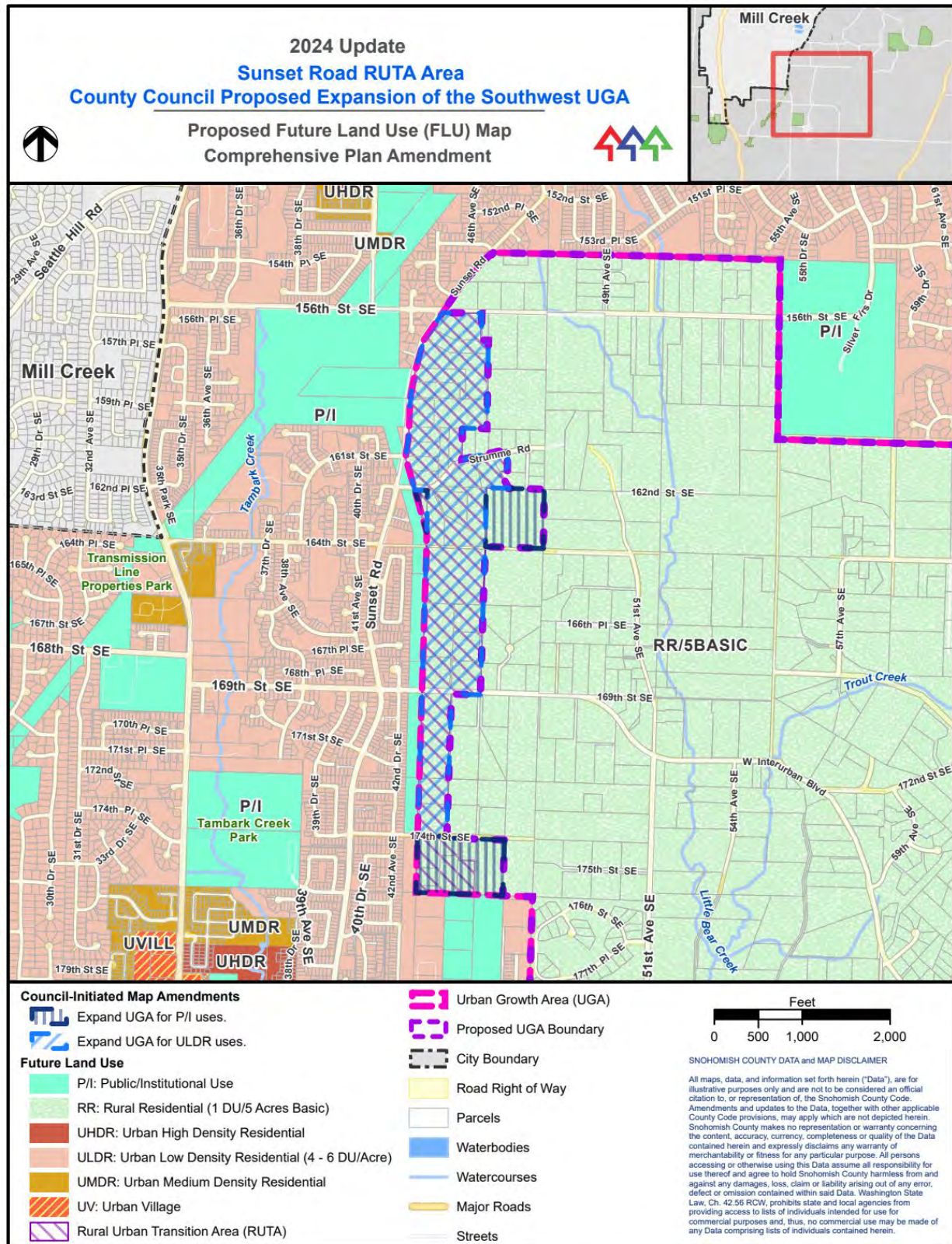
PDS staff estimate that this ordinance would add capacity for 454 housing units, or 1,279 population to the SWUGA.<sup>1</sup> The same PDS estimate projects 162 total employees at the two school sites. Council staff notes here that school employment could happen either inside or outside the UGA. The UGA employment capacity increase is an increase in what would count in the UGA, but it is not an increase to countywide employment capacity. Schools outside the UGA would count towards rural employment targets.

**Request:** Set time and date for a public hearing.

Suggested: Wednesday December 4, 2024, at 10:30 am (the continued hearing date for the other 2024 Update ordinances).

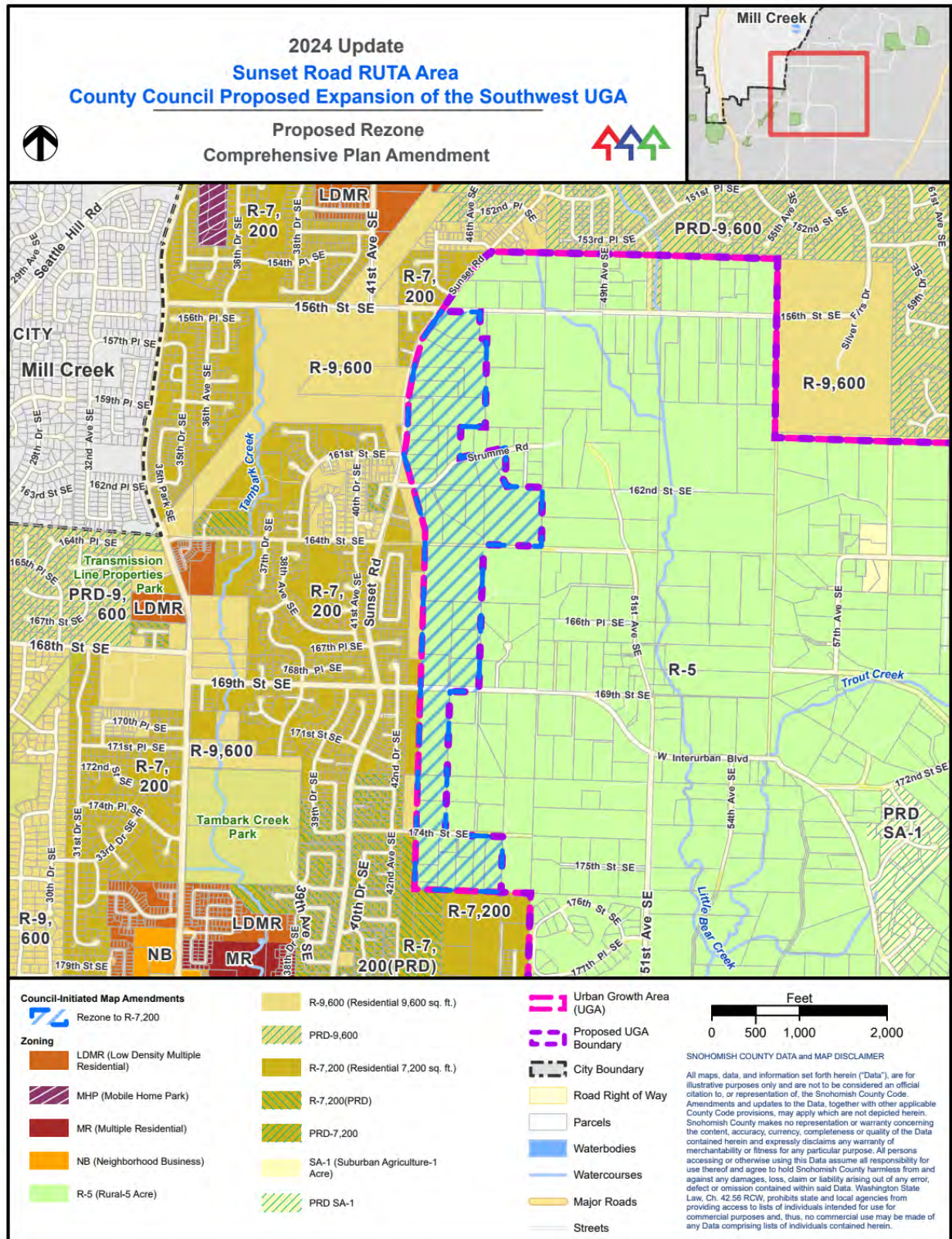
<sup>1</sup> Email from Frank Slusser (PDS) to County Councilmembers, dated September 27, 2024.

## Appendix A: Amendments to the Future Land Use Map





## Appendix B: Amendments to the Official Zoning Map



## Appendix C: The Rural to Urban Transition Area

### **Establishment of the RUTA**

April 1, 1990 The Washington State Legislature enacts the Growth Management Act (GMA). Part of the GMA is a requirement for counties to distinguish between urban and rural land uses. Although not explicitly stated in GMA or articulated yet in case law, the general understanding of “urban” soon became that a density of four more residential units per acre was urban. By contrast “rural” was less defined.

Feb. 4, 1993 The Snohomish County Council adopts Ordinance 93-004 which contains Snohomish County’s first Countywide Planning Policies (CPPs) under the GMA. These include policy direction on how to establish Urban Growth Areas (CPP UG-1), but nothing direct regarding expansion of UGAs after their establishment. CPP UG-1 required establishment of UGAs which:

- “a. when aggregated, at a minimum shall accommodate the county’s 20 year urban allocated population projection;
- b. include all cities within Snohomish County;
- [...]
- e. have identifiable physical boundaries such as natural features, roads, or special purpose district boundaries where feasible;
- [...]
- j. are large enough to ensure an adequate supply of urban land for an appropriate range of urban land uses to accommodate the planned growth.”

Foreshadowing future changes to the size of UGAs, Ordinance 93-004 also adopted CPP UG-14 which called for establishment of “a process to evaluate the effectiveness of the UGAs at least once every five years.”

June 28, 1995 The County Council adopts the first Snohomish County Growth Management Act Comprehensive Plan (GMACP) (Ordinance 94-125). The policies and Future Land Use Map (FLUM) for this GMACP establish most of the current Urban Growth Areas (UGAs). This plan attempted to reconcile several pre-GMA plans for different part of Snohomish County (subarea plans) with the new GMA requirements. Outside the UGAs, the FLUM consolidates and depicts several rural density ranges. These rural densities included designations reflecting pre-GMA subarea plans that allowed for half-acre, one-acre, and 2.3-acre lots outside of UGAs. The RUTA does not appear in this version of the GMACP or FLUM.

Nov. 27, 1996 The County Council adopts several ordinances in response to appeals of the original GMACP that resulted in orders from the Central Puget Sound Growth Management Hearings Board to address issues of non-compliance. Some of the issues of non-compliance involved areas outside the newly established UGAs. In these areas, the Board found the original GMACP allowances for rural densities greater than one unit per five acres as non-compliant. Several ordinances respond to the remand orders. In these most of the land with rural areas FLUM designations that allow half-acre, one-acre, and 2.3-acre lots outside of UGAs saw changes in

the FLUM to the current designations of the Rural Residential or Rural Residential-5 (and had corresponding downzoning to Rural-5 Acre zoning on the official zoning map).

Amended Ordinance 96-074 (Ord 96-074) adopted several text and map amendments. Some of these changes involved adoption of new policies creating the RUTA<sup>2</sup> and adoption of the first maps depicting it.<sup>3</sup> The size of the RUTA on the maps varies depending on location. One of the policy changes was a new entry into the Glossary portion of the GMACP that defined and explained the RUTA as:

“areas designated Rural Residential-5 or Rural Residential and covered by the Rural/Urban Transition Area overlay designation of the comprehensive plan. **The purpose of the Rural/Urban Transition Area is to reserve a potential supply of land for future incorporation into the UGA.**”(bolding added)

## Evolution of the RUTA

- May 19, 1997 The Legislature passes Engrossed Senate Bill 6094 (ESB 6094), making changes to the GMA. Among the changes is the first GMA definition of “Rural Character”, new requirements for the Rural Element of county comprehensive plans, and new requirements and limitations regarding rural development. ESB 6094 also enacted new requirements for counties to establish a program to review and evaluation urban growth, implement “reasonable measures” to increase development capacity within UGAs prior to expanding UGAs, and to update countywide planning policies for consistency with the new changes. The review and evaluation program became commonly known as the Buildable Lands Program.
- Feb. 16, 2000 The County Council passes Amended Ordinance 99-121 (Ord 99-121) amending Countywide Planning Policies in response to GMA changes, including the Buildable Lands Program requirements. CPP amendments replace language in CPP UG-14 calling for “a process to evaluate the effectiveness of UGAs” with detailed requirements establishing the Snohomish County Buildable Lands Program. This ordinance also adopts new detailed criteria at CPP UG-14.d governing the expansion of UGA boundaries.

The UGA expansion criteria in CPP UG-14.d make no reference to RUTA. In practice, this means that the County can use the RUTA as a signal with some relevance to where UGA expansion might happen, but evaluation of a specific UGA expansion would not consider RUTA status as one of the principal requirements.

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<sup>2</sup> Some older documents stylize the RUTA as R/UTA (Rural/Urban Transition Area) and some use both stylizations.

<sup>3</sup> The RUTA was one of three phrasing mechanisms at the time. RUTA was generally for residential expansion of UGAs. Near Sunset Road, the RUTA expended roughly ¼ mile beyond the UGA line. Another phasing mechanism was the “Urban Reserve” which was generally for industrial or commercial UGA expansion. Within UGAs, the “Growth Phasing Overlay” (GPO) designated areas where land use or capital facility planning was incomplete at the time of inclusion of these locations were in the UGA (most GPO areas retained Rural-5 acre zoning until redesignation of those sites to urban future land uses). Of these three early phasing mechanisms, only the RUTA remains in effect.

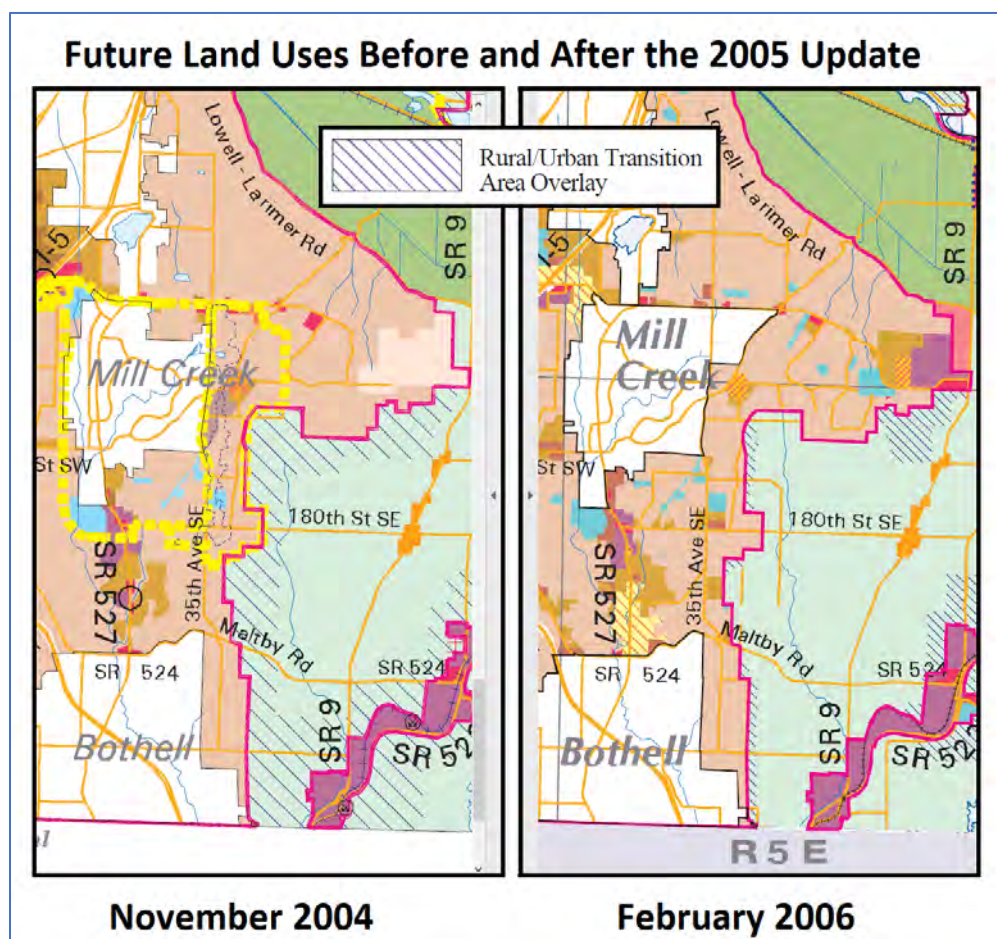


Dec. 21, 2005 The County Council adopts the first periodic review of the GMACP (or the 2005 Update) with an effective date of February 1, 2006. Included in the 2005 Update were revisions to the RUTA boundaries as part of Amended Ordinance 05-069 (Ord 05-069). This ordinance provides the reasoning for these changes:

“The revisions to the Rural/Urban Transition Area (R/UTA) overlay respond to the sensitivity of the Little Bear Creek basin revealed in the DEIS and reflected in the guiding principles for the 10-Year Update process. The addition of the R/UTA east of Stanwood responds to that city’s need for long-term expansion potential.” (Ord 05-069, Finding D.14)

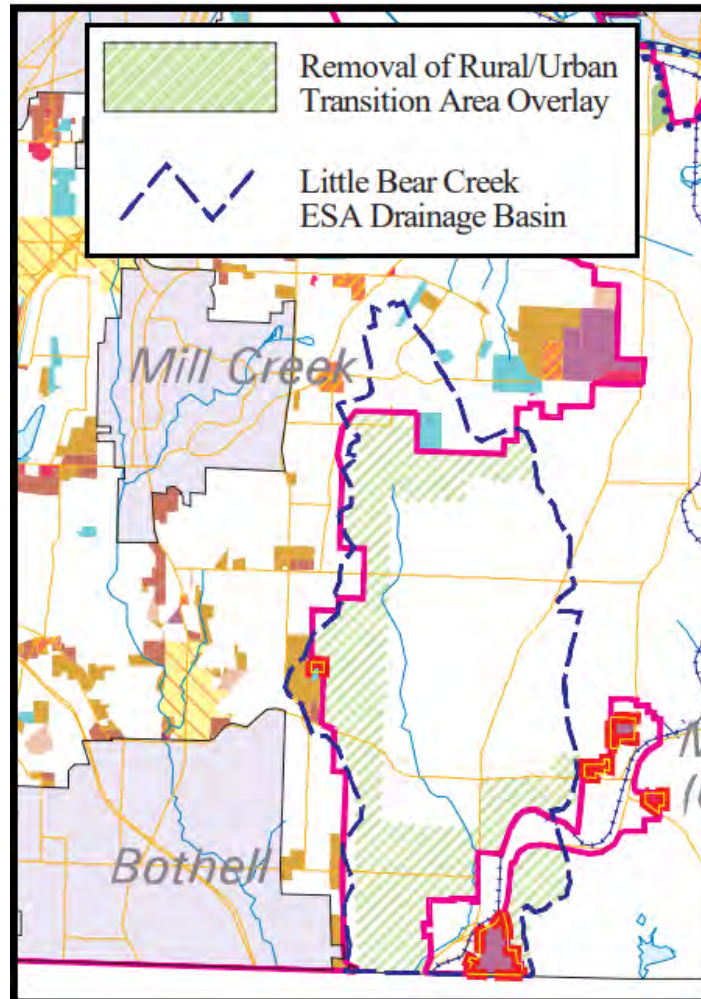
As of the 2005 Update, the purpose of the RUTA was still to reserve a potential supply of land for future incorporation into the UGA, as indicated by the addition of RUTA east of the Stanwood UGA. At the same time, removal of the RUTA from the Little Bear Creek basin was to signal long-term intentions for that area.

To illustrate changes in the RUTA near Sunset Road, the figure below shows the future land use map designation east of Mill Creek and Bothell that were in effect in November 2004 before the 2005 Update and on February 1, 2006, when the 2005 Update became effective.



Note: This before and after figure is adapted from the Future Land Use Maps that were effective in November 2004 and on February 1, 2006.

The next figure shows the relevant part of changes preferred by the County Executive for the 2005 Update, including an outline of the Little Bear Creek basin and removal of the RUTA within the basin.



Notes: This figure showing the removal of the RUTA from the Little Bear Creek basin is adapted from a map of changes for the County Executive's Preferred Alternative for the 2005 Update. The County Council adopted most of these changes, including RUTA removal. However, a few of the non-RUTA changes shown in this figure were not part of the adopted ordinances.

June 1, 2011     The County Council adopts Amended Ordinance 11-011, repealing the prior Countywide Planning Policies and adopting new CPPs for consistency with changes in GMA and the Multicounty Planning Policies adopted by Puget Sound Regional Council as part of Vision 2040. Among the CPP changes, the substance of the UGA expansion criteria that had been in CPP UG-14.d became a new CPP DP-2. Other changes in CPP DP-2 include a new allowance for UGA expansion for schools and other facilities at CPP DP-2.e.6. None of the new or revised UGA expansion criteria in CPP DP-2 consider RUTA status.

June 10, 2015 The County Council adopts the second periodic review of the GMACP. Among the several ordinances in the 2015 Update, Amended Ordinance 14-129 (14-129) makes policy amendments, including amendments regarding RUTA. The body of this ordinance does not explain its RUTA changes. RUTA amendments were by a motion to amend the main ordinance to include Amendment Sheet 10 to Ord 14-129. Amendment Sheet 10 includes the following language to describe its purpose:

“Remove proposed language that RUTAs may be used for future UGA expansions. Any area, whether or not in a RUTA, could be used for future UGA expansion, and any UGA expansion needs to meet the same criteria. Removing this language avoids setting false expectations that areas in the RUTA are somehow entitled to being included in the UGA in future update cycles.”

Amendment Sheet 10 revised two policies in the GMACP, Objective LU 1.B and Policy LU 1.B.1 as follows:

Objective LU 1.B “Designate rural urban transition areas outside of and adjacent to UGAs ~~((to reserve a potential supply of land for residential and employment land uses for the next plan cycle))~~).

Policy LU 1.B.1 “The designation of rural urban transition areas (RUTAs) is an overlay that may be applied to rural lands adjacent to UGAs ~~((as a result of the review of UGAs at least every ten years, as required by RCW 36.70A.130(3), in order to allow for possible future expansion of employment and residential lands))~~).

### **Application of the RUTA to the UGA expansion proposed east of Sunset Road**

The RUTA near Sunset Road is a piece of information. The fact of a RUTA designation on the GMACP Future Land Use Map is an artefact of past County Council intent to reserve the area for future UGA expansion. More recent County Council actions in response to a variety of mandates and policy choices removed the explicit nature of this intent but left the RUTA in a location that generally matches parcel lines within the North Creek basin, while removing the RUTA from the Little Bear Creek basin.

The proposed UGA expansion east of Sunset Road relies on the basin boundary as a natural feature, using the RUTA as a guide to align this feature with parcels. The proposed expansion and would also add portions of two school sites that straddle basin boundaries. Information presented regarding RUTA in this staff report is exactly that—just information. The existence of a RUTA designation in this area partially explains the boundaries of the proposed ordinance. The information about RUTA in this staff report also helps to clarify comments about the RUTA and its function (or lack thereof) made by PDS staff during County Council hearings. The presence or absence of RUTA does not directly affect compliance with the applicable UGA expansion criteria, including those found in CPP DP-2 and others described in the recitals and findings in the ordinance.

EXHIBIT 12.2.002

Administrative Session Meeting – 11/05/24

[Minutes](#) and [Video](#)

Correspondence, Comments, Testimony

*No Documents Submitted at This Time*

## Staff Reports and Submissions

*No Documents Submitted at This Time*

## Public Participation

*No Documents Submitted at This Time*

## Council Deliberations

*No Documents Submitted at This Time*