



CO00007614

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 03-071

AMENDING ORDINANCE NO. 93-004 TO AMEND THE COUNTYWIDE PLANNING
POLICIES TO ADD A LIST OF REASONABLE MEASURES RELATED TO URBAN
GROWTH AREA EXPANSION PURSUANT TO THE SNOHOMISH COUNTY
TOMORROW STEERING COMMITTEE RECOMMENDATION, AND AMENDING
SCC 30.10.050

WHEREAS, the Puget Sound Regional Council's Vision 2020 1995 Update, adopted by elected officials, includes Policy RG-1 on urban growth, which encourages locating development in UGAs to conserve natural resources and enable efficient provision of services and facilities; and

WHEREAS the Growth Management Act (GMA) at RCW 36.70A.210(2) requires adoption of countywide planning policies, which consists of written policy statements used for establishing a countywide framework from which county and city comprehensive plans are developed and adopted under the GMA; and

WHEREAS, RCW 36.70A.210 also requires that countywide planning policies govern interjurisdictional collaboration between counties and cities that plan under the GMA; and

WHEREAS, Snohomish County has adopted countywide planning policies in Ordinance No. 93-004 on February 4, 1993, and later amended those policies in Ordinance No. 94-002 on February 2, 1994; Ordinance No. 95-005 on February 15, 1995; Ordinance No. 95-110 on December 20, 1995; Ordinance No. 98-054 on July 15, 1998; Ordinance No. 99-120 on January 19, 2000; and Amended Ordinance No. 99-121 on February 16, 2000; and

WHEREAS, RCW 36.70A.215 requires counties to adopt a list of reasonable measures to be implemented prior to the expansion of UGAs if, after conducting the required review and evaluation process, a county identifies an inconsistency between actual densities within the UGAs and those anticipated by the comprehensive plan and development regulations; and

WHEREAS, prior to the adoption of this ordinance, the County used the draft list of reasonable measures issued by the Washington State Department of Community, Trade and Economic Development; and

WHEREAS, the Planning Advisory Committee (PAC) of Snohomish County Tomorrow reviewed this proposal to add a list of reasonable measures as Appendix C to the Countywide Planning Policies; and

Amended Ordinance No. 03-071 as amended and adopted by Council – July 9, 2003

WHEREAS, the Snohomish County Tomorrow Steering Committee reviewed versions of Appendix C and recommended "Koster Version 2," which was proposed by Snohomish County Councilman John Koster and endorsed by the County Executive on May 28, 2003; and

WHEREAS, the Snohomish County Council held a public hearing on July 2 and July 9, 2003, and approved the proposed version of Appendix C, as recommended by Councilman Koster and endorsed by the County Executive;

NOW, THEREFORE BE IT ORDAINED:

Section 1. The County Council makes the following findings and conclusions:

- A. The foregoing recitals are incorporated herein by this reference.
- B. This addition of a list of reasonable measures as Appendix C to the countywide planning policies is consistent with RG-1 of the Vision 2020 1995 Update and the requirements of the GMA, including but not limited to provisions relating to interjurisdictional coordination and adoption of countywide planning policies.
- C. The amendment to the countywide planning policies is consistent with Vision 2020 and the Vision 2020 1995 Update;
- D. Appropriate public participation has been provided through the SCT process and through a public hearing on this ordinance held after public notice on July 9, 2003.
- E. Requirements of the State Environmental Policy Act have been met through the issuance of Addendum No. 5 to the Vision 2020 Final Environmental Impact Statement on July 16, 2003.

Section 2. Section 1 of Ordinance 93-004, adopted on February 4, 1993, and last amended by Amended Ordinance No. 99-121 on February 16, 2000, is amended by adding the new Appendix C to the attached document entitled "Countywide Planning Policies for Snohomish County" dated February 4, 1993, to read:

Appendix C

List of Reasonable Measures and Guidelines for Review

The County Council has adopted the attached list of Reasonable Measures and the following guidance, pursuant to Countywide Planning Policy (CPP) UG-14(b).

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, contain information on the buildable land capacity of Snohomish County cities and urban areas to accommodate future growth.

A consistency problem was not found in this first report. Therefore, jurisdictions do not need to adopt and implement a reasonable measures implementation program in 2003. If a consistency problem is found in the future (e.g. not achieving urban densities or a lack of sufficient capacity), GMA (RCW 36.70A.215) and Countywide Planning Policy UG-14(b) direct cities and the county to consider "reasonable measures," other than expanding UGAs, to resolve the inconsistency.

The County Council will utilize the guidance in this Appendix and its list of reasonable measures to evaluate proposed expansions of Urban Growth Areas (UGAs). CPP UG-14(b) provides that, once this Appendix and the list are adopted, "the County Council will use the list of reasonable measures to evaluate all UGA boundary expansion proposals consistent with UG-14(~~de~~)."

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.

The County Executive and Council's evaluation of UGA expansion proposals under CPP UG-14(b) shall include findings that the jurisdiction has made a determination of consideration of UGA expansion requests.

D. Consultation with Snohomish County Tomorrow.

The County Council adopted this list of Reasonable Measures and guidance after considering the recommendation of the Snohomish County Tomorrow Steering Committee, as provided in UG-14(b).

E. Review and Evaluation Program.

Annual monitoring of growth and development information, including any reasonable measures programs, occurs through Snohomish County Tomorrow's (SCT) annual Growth Monitoring Report, and/or the SCT Housing Evaluation Report, regular updates of buildable lands reports, and other updates of those reports produced for review processes undertaken by a city or the county.

Jurisdictions should review and update their reasonable measures programs and finding of sufficiency at least every five years in conjunction with the buildable lands review or their comprehensive plan update.

Detailed descriptions of the reasonable measures and the optional evaluation methodology are contained in the final report by ECONorthwest titled "Phase II Report: Recommended Method for Evaluating Local Reasonable Measures Programs," June 2003 (Final Report).

The attached list of reasonable measures are a part of this Appendix C.

Reasonable Measures List

- Directly applicable
- Partially applicable

Measures to increase density	Applicability of Measure									
	Increases densities	Increases redevelopment	Increase 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
Measures that increase Residential Capacity										
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	○	○	○	○	○	○	○	○	○	○
Measures that increase Employment Capacity										
Develop an Economic Development Strategy	○	○	○	○	○	○	○	○	○	○
Create Industrial Zones	○	○	○	○	○	○	○	○	○	○
Zone areas by building type, not by use	○	○	○	○	○	○	○	○	○	○

- 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
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 infra-structure	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									<input checked="" type="radio"/>	
Other Measures										
Mandate Low Densities in Rural and Resource Lands									<input checked="" type="radio"/>	
Urban Holding Zones									<input checked="" type="radio"/>	
Capital Facilities Investments							<input checked="" type="radio"/>			
Environmental Review and Mitigation Built into the Subarea Planning Process	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Partner with nongovernmental organizations to preserve natural resource lands										<input checked="" type="radio"/>

Section 3. Snohomish County Code Section 30.10.050, adopted by Amended Ordinance 02-064 on November 9, 2002, is amended to read:

30.10.050 Countywide and multi-county planning policies.

(1) Pursuant to RCW 36.70A.210(2), Snohomish County has adopted countywide planning policies (CPPs) that establish the framework for county and city comprehensive plans as follows:

- (a) Ordinance No. 93-004, adopted on February 4, 1993 (adopting CPPs);
- (b) Ordinance No. 94-002, adopted on February 2, 1994 (amending Policies UG-4, HO-7, OD-2);
- (c) Amended Ordinance No. 95-005, adopted on February 15, 1995 (amending Policy UG-2);
- (d) Ordinance No. 95-110, adopted on December 20, 1995 (amending Policy UG-2, Appendix B);
- (e) Ordinance No. 98-054, adopted July 15, 1998 (amending Policy TR-12, adding Policy TR-13);
- (f) Amended Ordinance No. 99-120, adopted on January 19, 2000 (adding Policy OD-12); and
- (g) Amended Ordinance No. 99-121, adopted on February 16, 2000 (amending Policies UG-14, HO-9, and ED-3); and
- (h) Amended Ordinance No. 03-071, adopted on July 9, 2003 (adopting list of reasonable measures as Appendix C).

(2) Pursuant to RCW 36.70A.210(7), Snohomish County participated with King, Pierce, and Kitsap counties in the development and adoption of multi-county planning policies. These policies were adopted by the Puget Sound Regional Council on March 11, 1993 by Resolution A-93-02 and were updated by Resolution PSRC-A-95-02 on May 25, 1995.

Section 4. 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 9th day of July, 2003.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chairperson

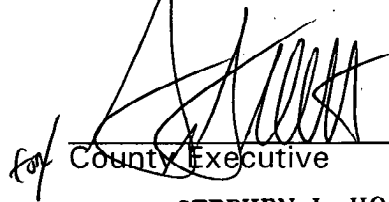
ATTEST:


Clerk of Council, *asst.*

Amended Ordinance No. 03-071 as amended and adopted by Council – July 9, 2003

- APPROVED
- VETOED
- EMERGENCY

DATE: 7-29-03



County Executive

STEPHEN L. HOLT
Executive Director

ATTEST:

Connie Merritt

APPROVED AS TO FORM ONLY:

Deputy Prosecuting Attorney

D-14