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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.

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- 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.

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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.

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- 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 128th St. and 164th 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 128th Street and Interstate 5, State Route 527 and 196th 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, 112th St SE and 4th Ave W, 164th St SW and 33rd Ave W, 132nd St SE and 42nd Ave SE, 148th St SE and Seattle Hill Road, State Route 527 and 185th St SE, Filbert Road and North Road, Maltby Road and 39th Ave SE, 80th Ave NW and 284th 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.

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- 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.

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- 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:

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- (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

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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.

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- 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.

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- 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

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Report, a technical document attached to the GPP. The amendments 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.

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- 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.

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- 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.

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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

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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 128th St. SW, 164th 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 148th St. SE, and 132nd St. SE and 42nd 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.

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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.

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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

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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

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as 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.

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 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”).

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 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”).

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 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”).

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 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”).

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
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94-125; AND AMENDING SCC 30.91C.230

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”).

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
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94-125; AND AMENDING SCC 30.91C.230

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);

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
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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).

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
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94-125; AND AMENDING SCC 30.91C.230

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
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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 ~~((ef))~~ the comprehensive plan.

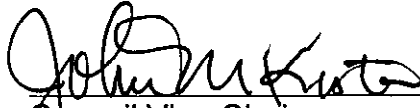
Section 48. Effective Date. The provisions of this ordinance shall take effect on February 1, 2006.

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.

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
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94-125; AND AMENDING SCC 30.91C.230

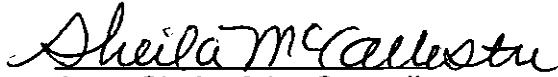
PASSED this 21st day of Dec, 2005.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Vice-Chair

ATTEST:



Asst. Clerk of the Council

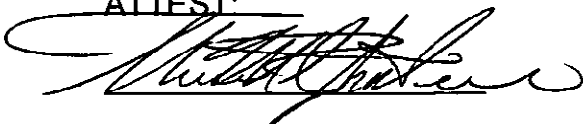
- APPROVED
- EMERGENCY
- VETOED

DATE: 12/30, 2005



Snohomish County Executive

ATTEST:



Approved as to form only:

(name)
Deputy Prosecuting Attorney

D-20

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
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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

Introduction to the 10-Year Update of the Plan A New Plan for Snohomish County

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. 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 update 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.

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.

Resource Lands

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 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.

Secondly, the glacial, volcanic, and other geological forces left rich resources of gravel, sand and hard rock as well as some precious minerals scattered throughout the county. In the early 19th 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 inventory of the resources, 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 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 coherent planning system must be established which addresses 13 earlier subarea plans.

A second important intermediate step for the county is the recognition that its urban zoning and building codes need revision to encourage higher standards of design and development. New goals and policies in the urban design, interjurisdictional cooperation, urban land use and centers sections of this update address this new initiative.

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 identifiable 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)

As part of the 10-year update process, the primary policy components of these plans have been incorporated into the GPP, and the plan documents themselves are superseded by this plan but are referenced below as technical support documents.

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).
- 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 -- including 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 information, 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 execu-

tive 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.
- 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 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.

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 initi-

ated 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 Inter-jurisdictional Coordination section of the plan.

Consistency with Other Plans

The 2005 GPP 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.
- 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 that were adopted by the Puget Sound Regional Council (PSRC). These policies call for population and employment growth to be focused in mixed-use centers that are served by a multi-modal transportation system. 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 countywide framework from which county and city comprehensive plans are developed. They ensure that city and county comprehensive plans are consistent with each other. 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 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 anticipate and provide for such a reconciliation process following plan adoption by all GMA planning jurisdictions in the county. The process is intended to allow 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 and refined in response to changing circumstances and events. While the 10-year update represents a significant milestone in the development of the county plan, there will certainly be adjustments and refinements over the coming years.

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 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.

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 was forecasted by OFM for Snohomish County, representing a nearly 220,000 (44.5%) population increase over the 1992 total county population estimate of 494,300. The 2012 forecast is a minimum population which the cities and the county must collectively demonstrate can be accommodated by GMA comprehensive plans. 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 years, the GMA requires counties 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, released in January 2002 and extending to the year 2025, are currently being used by the county and the cities to satisfy the 10-year plan update requirement. Unlike the 1992 OFM forecasts which included a single population forecast only, the 2002 forecasts included a low, intermediate, and high popula-

tion projection for each county. For Snohomish County, the OFM 2025 population forecast ranged from a low of 795,725 to a high of 1,062,903, up from 628,000 in 2002. The intermediate 2025 population forecast was 929,314 (defined as the "most likely" OFM forecast as specified in GMA).

Under GMA, OFM is required to provide 20-year population forecasts at the county level only. Subcounty allocations of the OFM forecast, essential for detailed comprehensive planning analyses (i.e., UGA determination, land use, housing, capital facilities requirements, and transportation), were left for cities and counties to develop collaboratively are developed collaboratively between the cities and the counties. In Snohomish County, the countywide planning policies (CPPs) defined a process for allocating the OFM forecast to UGAs, cities, and rural areas through a cooperative and iterative planning process involving 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 CPPs state that initial subcounty allocations of both population and employment were to be based on the Puget Sound Regional Council's (PSRC) Vision 2020 small area forecasts and subsequently refined as the comprehensive planning process proceeded in each jurisdiction and more detailed land, capital facilities, and urban service capacity information became available. The PSRC's forecasts are based on the Vision 2020 Growth and Transportation Strategy growth management, economic and transportation strategy, which 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 promote transit usage and a greater number of pedestrian trips 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 model.

In the fall of 1991, three candidate centers were proposed by jurisdictions in Snohomish County for PSRC's Vision 2020 forecasting effort: downtown Everett (metropolitan center), Paine Field/Southwest Everett (subregional center), and Alderwood Mall/ Lynnwood (subregional center). Using this information, the PSRC began releasing the Vision forecasts for review in May 1992. In August 1992 these forecasts were used as the basis for the initial 2012 population forecast for cities and interim UGAs (attached as Appendix B to the Snohomish County CPPs). The PSRC continued to refine the Vision forecasts based on comments received from jurisdictions until May 1993. During this review period, the SCT Planning Advisory Committee (PAC), composed of Snohomish County city and county planners, reviewed and recom-

mended several changes to the Vision forecasts. The updated Vision forecasts were then used for the PAC's revised initial 2012 population and employment targets which were accepted by the SCT Steering Committee in September 1993. The Steering Committee also decided that all jurisdictions in Snohomish County were to use the revised targets for at least one of their comprehensive plan alternatives.

During a subsequent review of the SCT targets by the PAC, it became apparent that many jurisdictions had made enough progress in their plan alternatives analysis to preliminarily recommend a preferred growth target which in the case of some jurisdictions differed from the SCT target. As a result, the county developed an alternative centers-based allocation which attempted to reflect the preliminary growth preference of each jurisdiction. The county considered the information received from each jurisdiction and reallocated approximately 20,000 of the population growth and 5,000 of the job growth from cities in southwest county where additional capacity is limited to outlying UGAs where additional capacity is available and where cities have indicated a preference for higher growth targets. The GPP incorporates this population and employment allocation which is shown in Appendix D.

Using the new OFM population forecast range and the latest PSRC small area forecasts (developed during fall 2002), 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. The county council adopted initial 2025 population and employment growth targets into Appendix B of the countywide planning policies in February 2004 (Amended Ordinance 04-006). 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 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. As shown in Appendix D, 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 930,000, 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 is nearly identical to the OFM 2025 intermediate ("most likely") population forecast of 929,314 for Snohomish County.

Target Reconciliation

The selection of preferred plan alternatives by cities within Snohomish County has occurred is occurring simultaneously with the adoption of the General Policy Plan county's updated plan. It is therefore impossible to reconcile the preferences of each city, as expressed in their respective plans, prior to the GPP adop-

tion update. Important planning work for UGAs and the rural areas still needs to be currently being conducted by the county cities as part of their 10-year plan update efforts. This more detailed The results of this work will provide area-specific information that may affect county decisions on UGA capacity to accommodate population and employment growth thus necessitating possible adjustments to planned densities, land uses, and UGA boundaries. These decisions, if necessary, would occur after the initial 10-year county and city plan updates.

To achieve a balance between the preferred plan alternatives of cities and GMA goals, Snohomish County will participate with the cities through Snohomish County Tomorrow in a target reconciliation process once GMA plans have been completed updated. The purpose of the process will be to adjust the population and employment targets consistent with the CPPs and based upon adopted local comprehensive plan preferences. The SCT Steering Committee will recommend an updated 20-year allocation of population and employment to the county council to replace the initial 2025 targets in Appendix B of the CPPs, on or before October 1, 1995. Initial Target reconciliation may result in comprehensive plan amendments to adjust planned densities, land uses, or UGA boundaries using the process described in LU1.D.1.

Long-Term Monitoring

Once initial-target reconciliation has been accomplished, it is crucial to begin 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 ~~either the targets were unrealistic~~ may not be accurate or the GMA plans ~~have not had~~ 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 just 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, 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 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.

GOAL PE 1

Establish a subcounty allocation of projected growth to the year ~~2012~~2025 for ~~unincorporated areas~~ that is consistent with the goals of the

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. The next report is due in 2007.

Buildable lands Mmonitoring may result in revisions to the population and employment targets in the CPPs. Comprehensive plan amendments to adjust plan densities or UGA boundaries may also be required. Adjustments to plan densities or UGA boundaries through the annual plan amendment process 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.

Growth Management Act and the countywide 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.
 - 1.A.2 New population and employment in unincorporated 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.
 - 1.A.3 The allocation of unincorporated population and employment growth to urban areas shall reflect the urban centers designated in UGA plans the county's comprehensive plan.
 - 1.A.4 The population and employment allocation for the unincorporated Southwest UGA shown in Appendix D shall include subtotals for the municipal urban growth areas (MUGAs) associated 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 reserve a portion of the 20-year OFM population forecast for potential fully contained communities (FCCs). The portion of the population reserve associated with an approved FCC shall become part of the urban growth allocation.
 - 1.A.6 The population allocation shown in Appendix D shall 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.

Objective PE 1.B

Reduce future growth rates in rural areas of the county.

- PE Policies**
- 1.B.1 The rural (non-tribal) population and employment growth targets offforecast shown in Appendix D and any future target-amendments to the forecast shall represent a reduction in the amount of rural growth presently occurring compared with pre-GMA rural growth trends.
 - 1.B.2 The rural (non-tribal) growth targetsforecast and any future target modifications to the forecast shall result in a reduction in the share of

total county population and employment growth located within rural areas over the next 20 years when compared with the pre-GMA rural growth trends of 28% for population and 8% for employment.

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 information on the remaining land capacity of cities to accommodate additional growth shall be used to establish the allocation of future population and employment growth for 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 allocation of future population and employment growth for cities.

GOAL PE 2

Establish Maintain and support a process for monitoring and adjusting, if necessary, the population and employment growth targets.

Objective PE 2.A

Establish Maintain and support a target reconciliation process using the Snohomish County Tomorrow process to review and, if necessary, adjust the population and employment targets once the GMA comprehensive plans of jurisdictions in Snohomish County are adopted updated to accommodate the succeeding 20 years of growth.

PE Policies **2.A.1**

The county and cities will jointly review the preferred growth alternatives targets in adopted local updated city comprehensive plans for discrepancies with the target allocation associated with the county's preferred updated plan alternative.

2.A.2

The Snohomish County Tomorrow Steering Committee will review and recommend to the county council an updated 2012 2025 population and employment 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 replace Appendix B of the countywide planning

policies with an updated ~~2012~~2025 population and employment allocation for cities, UGAs, and rural areas ~~on or before October 1, 1995.~~

Objective PE 2.B

~~Establish~~Maintain and support a long-term target monitoring process through Snohomish County Tomorrow to review annually and, if necessary, adjust the population and employment targets subsequent to ~~initial~~ target reconciliation.

PE Policies 2.B.1

Snohomish County and the cities will jointly monitor ~~on a regular basis~~ the following indicators within cities, UGAs, and rural areas:

- (a) estimated population and employment growth,
- (b) annexations and incorporations,
- (c) residential and non-residential land consumption,
- (d) ~~the adequacy of the remaining land supply within cities and UGAs~~land supply and land values relative to demographic changes, and
- (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 ~~develop more detailed~~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; ~~the first of which shall be produced within one year of the county council action replacing Appendix B of the countywide planning policies with the updated growth targets resulting from initial target reconciliation.~~

2.B.4 The Snohomish County Tomorrow Steering Committee will review, ~~on an annual basis~~ and may recommend to the county council, an adjustment to the ~~2012~~2025 population and employment allocation for cities, UGAs, and rural area. The allocation 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 ~~2012~~2025 population and employment targets for cities, UGAs, and rural areas.

- 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, 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.

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:

- provides for a supply and distribution of land use types to accommodate the majority of county population and employment growth within urban growth areas;
- reduces land consuming urban development patterns and provides structure for urban development within neighborhoods or urban centers;
- reduces development pressures and patterns of sprawl within rural areas;
- conserves agricultural, forest and mineral resource lands of long-term commercial significance; and
- preserves and protects open space, scenic and cultural resources.

Urban Growth Areas

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. ~~Future urban growth is to be located first in areas already characterized by urban development where existing public facility and service capacity is available, and second in areas where public or private facilities or services are planned or could be provided in an efficient manner.~~ Urban growth should be 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

The following ~~sub-elements~~ sections provide more detailed explanations of the land use strategy. Each section and 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 2020 and Destination 2030 Policy Documents and the Countywide Planning Policies (CPPs), as well as the 1995 General Policy Plan (GPP).

The sections are Urban Growth Areas (with subsections of Fully Contained Communities (FCC), Urban Development Patterns, Urban Design, Centers, and Small Area and Neighborhood Structure); Rural Lands; and Resource Lands.

characterized by urban growth that will be served adequately by a combination of both 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 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. ~~Upon development and adoption of detailed UGA plans addressing specific land use patterns and densities, adjustments to adopted UGA boundaries may be necessary.~~

The county and the cities and towns within the county ~~have worked together to establish~~ 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 ~~provided~~ informed by the multi-county planning policies (Vision 2020 and Destination 2030) 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 Southwest Urban

Growth Area (SWUGA). This unincorporated urban area has been further divided to show that the appropriate adjacent city will annex the area in the future. Hence, these subdivided areas are labeled Municipal Urban Areas (MUGA's) 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 reserve-areas (RUTAs) outside of UGAs. ~~Urban-reserve Rural urban transition~~ areas are intended to set aside a potential supply of land for employment and ~~mixed-residential~~ land uses for possible future inclusion in a UGA. The policies provide direction for the designation of rural urban reserve-transition areas and ~~conditions for their future inclusion in the UGA.~~

This plan promotes the use of innovative techniques, such as transfer of development rights ~~and urban-reserve-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) a new UGA called FCC's; 4) urban development patterns and design; 5) urban centers; 6) urban phasing; and 7) neighborhood structures.

- GOAL LU 1** **Establish and maintain compact, clearly defined, well designed UGAs.**
- Objective LU 1.A** **Establish UGAs with sufficient capacity to accommodate the majority of the county's projected population and employment 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 the county's 20-year population projection allocated to the urban area. The total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans shall not 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 and Fully Contained Communities (FCC). An additional population allocation that is in addition to and not part of the initial 2025 urban area allocation may be reserved for future UGA expansions specifically for 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 ~~following the adoption of all UGA plans or~~ at the time of the mandatory 510-year comprehensive review and updating of UGAs re-evaluation of UGA remaining capacity as required by Policy LU 1.A.9.
- 1.A.2 Snohomish County shall ensure ~~a~~ no net loss of capacity to accommodate the amount and type of projected employment growth for ~~2012~~2025 while ensuring an adequate supply of both new and existing affordable housing.
- 1.A.~~14~~3 Snohomish County shall ensure a no net loss of housing capacity that preserves the County's ability to accommodate the ~~2012~~2025 growth targets, while pursuing compliance with ~~Endangered Species Act requirements and other GMA development~~ all relevant federal, state and local laws and regulations.
- 1.A.~~34~~ UGAs shall have existing or planned infrastructure capacity to adequately support urban growth over the 20-year period.
- 1.A.~~45~~ Determination of adequate land capacity shall be based on methodologies developed jointly with other jurisdictions

- ~~consistent with Department of Community, Trade, & Economic Development (DCTED) guidelines and handbooks and shall be consistent with Countywide Planning Policy UG-13.~~
- 1.A.56 All incorporated cities and towns shall be included within UGAs.
- 1.A.67 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.
- ~~1.A.7 Designated forest and agricultural lands may be included within the UGA for a public purpose only after impacts have been identified, mitigation of impacts have been assured, and only the minimum amount of needed natural resource land has been included.~~
- 1.A.8 New, fully-contained communities outside existing UGAs shall be considered ~~only if densities, availability of developable land, capital facilities, and other factors indicate that cities and other areas within the UGA cannot accommodate the 20-year growth forecast when a portion of the population is placed in a reserve for Fully Contained Communities and the proposed communities will not but~~ are sited in accordance with the conditions in LU1.E.1 and the criteria in LU1.E.2. A FCC shall be sited only when an application is approved by Snohomish County. ~~UGAs of existing cities. The criteria for the consideration of fully contained communities shall be determined in advance by the cities, county, and public input.~~
- 1.A.9 UGA boundaries shall be re-evaluated at least every five years 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 UG-14 {except that these conditions do not apply to the expansion of a UGA for churches or school instructional facilities when the affected land is dedicated solely for those uses.}
- 1.A.10 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 C of the

Countywide Planning Policies to evaluate all UGA boundary expansions proposed pursuant to LU 1.A.11.1 through LU 1.A.11.4.

1.A.11

Expansion of the boundary of an individual UGA to include additional residential, commercial and industrial land shall not be permitted unless it is supported by a land capacity analysis adopted by the County Council pursuant to RCW 36.70A.110 and otherwise complies with the Growth Management Act, and includes consultation and coordination with appropriate jurisdictions in the UGA or MUGA. In addition, one of the following ~~eight~~ nine conditions must be met, ~~provided that conditions six and seven do not apply to the Southwest UGA:~~

1. The expansion is a result of the review of UGAs at least every ten years to accommodate the succeeding twenty years of projected growth, as required by RCW 36.70A.130(3).
- ~~2.~~ The expansion conforms with the findings of the most recent five-year buildable lands review and evaluation conducted required by RCW 36.70A.215 and described in Countywide Planning Policy (CPP) UG 14(a) through (d).
- ~~2.~~ ~~The expansion is a result of the review of UGAs at least every ten years to accommodate the succeeding twenty years of projected growth, as required by RCW 36.70A.130(3).~~
3. Both of the following conditions are met for expansion of the boundary of an individual UGA under an annual comprehensive plan amendment cycle to include additional residential land:
 - (a) Population growth within the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty percent of the additional population capacity estimated for the UGA at the start of the planning period, as documented in the most recent Snohomish County Tomorrow Growth Monitoring Report or the buildable lands review and evaluation (Buildable Lands Report); and
 - (b) An updated residential land capacity analysis conducted by city and county staff

for the UGA confirms the accuracy of the above finding using more recent residential capacity estimates and assumptions.

4. For expansion of the boundary of an individual UGA during the annual comprehensive plan amendment cycle to include additional commercial and industrial land, the county and the city or cities within that UGA document that commercial or industrial land consumption within the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty percent of the developable commercial or industrial land supply within the UGA at the start of the planning period. In UGAs where this threshold has not yet been reached, the boundary of an individual UGA may be expanded to include additional commercial or industrial land if the expansion is based on an assessment that concludes there is a deficiency of larger parcels within that UGA to accommodate the remaining commercial or industrial growth projected for that UGA. Other parcel characteristics determined to be relevant to the assessment of the adequacy of the remaining commercial or industrial land base, as documented in the Procedures Report required by CPP UG-14(a), may also be considered as a basis for expansion of the boundary of an individual UGA to include additional commercial or industrial land.
5. The expansion is necessary to make technical corrections to a UGA boundary to be more consistent with ~~Countywide Planning Policy~~ CPP UG-1, which requires a UGA to have identifiable physical boundaries such as natural features, roads, or special purpose districts, where feasible. Provided that such expansions shall not increase total residential capacity by more than by the lessor of 0.5% or 20 acres, nor employment capacity by any significant amount, of an individual UGA in any given year, as reported in the most recent Snohomish County Tomorrow Growth Monitoring Report.
6. The expansion will result in the realization of a significant public benefit ~~by requiring~~ as evidenced by Transfer of Development Rights (TDR) to the entire expansion area from Agriculture or Forest resource lands designated as TDR sending areas.

The expansion area shall not be a designated forest or agricultural land of long-term significance. The expansion area shall be consistent with Objective LU 7-E 14.A and the TDR population reserve established in Appendix D pursuant to PE Policy 1.A.6.

7. The expansion will permanently preserve a substantial land area containing one or more significant natural or cultural feature(s) as open space adjacent to and outside of the revised UGA boundary and will provide separation between urban and rural areas, consistent with policy LU 4.C.5. The presence of significant natural or cultural features shall be determined in consultation with the city or cities immediately adjacent to the proposed expansion. Significant natural or cultural feature(s) 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.

8. 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 has the following characteristics:

(a) is incurable in a timely manner by the implementation of reasonable measures or other instrumentality reasonably available to the jurisdiction; and

- (b) the expansion is reasonably calculated to provide affordable housing;

The expansion shall be directed toward accommodating households displaced by the closure of mobile home parks. The expansion shall be a demonstration area for mobile home parks or small-lot subdivisions only. Such declaration or resolution of a critical shortage of affordable housing must be supported by an updated housing needs analysis demonstrating that there is an insufficiency of land within the UGA to provide an adequate housing stock for all economic segments of the population. The expansion must be supported by documentation that explains why reasonable measures cannot be implemented in time to prevent a critical shortage of affordable housing or that such reasonable measures do not exist.

9. 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.A.12 Land use and capital facilities required for growth within the UGA shall be evaluated at least every five years to determine whether or not modifications to land use or facilities are required ~~zoning ordinances, efficiency of facility operations, etc., can be modified~~ to more adequately meet the projected needs of the UGA.

1.A.13 Urban growth areas which are located within the floodplain, as identified in ~~Title 27 of the 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.14 Technology corridors should be considered as a strategy to direct jobs to areas within the UGA.

Objective LU 1.B

~~Designate urban reserve areas for future employment~~ rural urban transition areas outside of and adjacent to UGAs to reserve a potential supply of ~~urban land for residential and employment land uses~~ for the next plan cycle.

LU Policies 1.B.1 The designation of rural urban transition ~~reserve~~ areas is an overlay that may be considered 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 ~~mixed~~ land uses.

1.B.2 ~~A UGA should be expanded into any part of an urban reserve area only if:~~

1. ~~the reconciliation process for employment allocations has been completed following the adoption of, or amendments to, the county and city comprehensive plans;~~
2. ~~monitoring of land supply, costs, and market conditions indicates that additional employment land is needed within a UGA;~~
3. ~~a detailed land use plan and, if required by the General Policy Plan, a master plan are developed for urban employment or mixed land uses within the urban reserve area;~~
4. ~~infrastructure and urban services are planned for and will be provided by a sponsor city or a special purpose district; and~~
5. ~~the expansion complies with Policies LU 1.A.8.9, LU 1.A.10 and LU 1.A.11.~~

1.B.32

Rural ~~u~~Urban transition reserve 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. ~~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.~~

- 1.C.4 Annexations and planned urban densities shall be prohibited outside of the UGA boundary, and the provision of sanitary sewers to development outside and adjacent to the UGA shall be allowed only for: (a) public health emergencies; (b) and for necessary public facilities that are required to be served by sanitary sewers and cannot be feasibly located within the UGA; and (c) for churches and schools located within rural lands with sewer lines located on or directly adjacent to the church or school property. Urban capital facilities, including sanitary sewer facilities, may be located outside a UGA only when there are compelling reasons for such locations related to engineering design requirements or significant limitations on site availability and when they are intended and designed solely to serve urban development with the UGA.
- 1.C.5. The county, in limited circumstances, may consider the expansion of UGA boundaries as part of the 10-year Update to the comprehensive plan or as part of the growth target and plan reconciliation process that follows the 10-year Update, while deferring related rezoning, in situations where urban infrastructure or special regulatory controls are needed and anticipated, but are not yet in place to serve the population and employment allocated to the UGA as part of the 10-year Update. Such deferred rezoning would serve as a phasing mechanism for those limited situations where urban infrastructure or special regulatory controls are needed and anticipated to be in place within the next 5 years, and where the provider of the urban service to the area certifies that appropriate capital facilities planning will be completed within two years from the date of county comprehensive plan adoption. Where such UGA expansions with deferred rezoning are approved, no rezoning of properties within the expansion area may be considered until: (1) the necessary capital facilities plan updates have been completed and adopted by the utility provider and provides the necessary infrastructure for the expansion area, or (2) the necessary regulatory mechanisms have been adopted. If such actions have not occurred within two years of approval of the UGA expansion, the county may amend its UGA boundaries as part of its annual comprehensive plan amendment process to remove the expansion area from the UGA.

~~1.C.5~~ ~~Repealed~~ ~~Amended Ordinance No. 04-051~~

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. and prepare and adopt detailed plans for unincorporated UGAs as needed.

- | | | |
|--------------------|------------------|--|
| LU Policies | 1.D.1 | Following at the reconciliation of population and employment projections by Snohomish County Tomorrow and the county, make adjustments to UGA boundaries, if necessary. |
| | 1.D.2 | UGA plans shall detail the types and location of land uses planned for neighborhood areas and urban centers may be undertaken to provide greater detail as to the type and location of future land uses and shall address the following. |
| | 1.D.3 | (a) UGA plans shall a Analyze and designate locations for increased residential, commercial, and industrial densities. |
| | 1.D.4 | (b) UGA plans shall p 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. |
| | 1.D.5 | (c) UGA plans should p Provide for growth phasing areas within UGAs where appropriate. |
| | 1.D.6 | (d) Following adoption of a UGA plans, the county will evaluate the need for amendments Provide for any <u>needed amendments</u> to the General Policy Plan <u>following adoption of the UGA plan.</u> |
| | 1.D.7 | (e) UGA plans shall e Consider open space, parks, and recreational facilities needed for urban growth. |

Fully Contained Communities

A fully contained community (FCC) is a new community, located in a rural area at least one mile outside current UGAs within reasonable distance to a state highway or arterial. No FCC will be sited until an application for a FCC is approved. The FCC provides a mix of uses supporting the residential, service, facility and employment needs of the residents of the FCC. The specific interrelation between a FCC and neighboring areas is described more fully in LU 1.E. Upon approval, a FCC is considered part of a UGA and is urban in nature.

The term “fully contained” does not mean totally self contained, but rather that criteria and regulations affecting FCCs shall avoid, minimize and mitigate the impacts of FCCs on nearby lands. Also, the FCC may not provide the origin and end point of all needed services and utilities and may provide services to property located outside the FCC. The FCC will pay its fair share of needed services and facilities within and outside the community as determined by governing laws and regulations.

RCW 36.70A.350 allows counties to establish a process for reviewing proposals to authorize new FCCs outside of existing UGAs. Approval depends on complying with criteria established in RCW 36.70A.350 (1) and LU 1.E.2. A FCC offers many opportunities to Snohomish County, including:

- Innovative land use planning to provide a portion of projected housing and employment needs;
- A mix of uses in a compact area designed to reduce off-site traffic impacts;
- Comprehensive land use planning for a large area at one time;

- A coordinated approach to land use, open space, infrastructure and critical area planning;
- Integration of natural features throughout urban neighborhoods;
- A diversity of housing types and ownership options;
- The establishment of a specific range and intensity of uses;
- A high degree of certainty about the nature of future development;
- Efficient review and approval of land use applications using comprehensive and consistently applied development standards and mitigation measures;
- Opportunities to create a system of public open spaces linked by recreational/fitness trails in proximity to natural amenities; and
- New economic development opportunities.

Since there are also challenges associated with developing FCCs, they shall also reduce or eliminate negative impacts by measures such as the following:

- Completing the master plan before development begins;
- Monitoring the implementation of permits and agreements to assure conformity with plans;
- Providing for the protection of rural or resource character of neighboring property; and
- Demonstrating the financial capacity of the development entity to assure completion of the development as planned.

Objective LU 1.E

Establish preconditions, criteria and a process for considering a FCC.

LU Policies **1.E.1**

All of the following preconditions shall be met prior to considering the designation of a site as an FCC:

- (a) The site shall contain at least 2,000 acres, with an adequate amount of property to accommodate a compact and efficient urban community;
- (b) The site shall be in single ownership or control by a legal entity with the financial capacity to facilitate site planning and to assure ultimate development consistent with an approved FCC master plan;
- (c) The site shall be located on land that is not resource land or
 - (i) on designated forest lands that no longer satisfy the criteria set forth in LU 8.A.2; or
 - (ii) on designated mineral lands that no longer meet the criteria set forth in LU 9.A.
- (d) The siting and development of the FCC shall assure that it can incorporate as a separate city in the future;
- (e) The site shall be at least one mile from any Snohomish County city and at least one mile from any urban growth area boundary associated with a Snohomish County city.

1.E.2

FCC development regulations shall address the following criteria, including those established in RCW.36.70A.350. Nothing in the following statements limits the applicability of existing Snohomish County Codes:

- (a) New on-and off-site infrastructure is provided for and impact fees are established consistent with the requirements of RCW 82.02.050 prior to development.
 - (1) The site shall either be capable of connecting to an existing public water supply system that has the capacity to serve the needs of the proposed project, or have identified water rights to establish a new system, as determined by the governing agency, without unmitigated negative impacts on existing water users and water resources;

- (2) The site shall either be capable of connecting to an existing public wastewater treatment system that has the capacity to serve the needs of the proposed project, or the demonstrated capability to develop a new wastewater treatment facility to meet the needs of the proposed project that, after mitigation, will not adversely impact any watersheds; and
- (3) The site shall be located where adequate road systems are in place or will be put in place to address transportation needs and impacts. Snohomish County shall confirm the evaluation of the transportation infrastructure impacts and improvement needs and their financial implications shall be evaluated. The evaluation will include a determination that a proposed FCC can be made consistent with requirements of chapter 30.66B SCC. The obligations arising from this analysis shall be included in the Development Agreement. (see LU1.E.4)
- (4) Responsibility for the provision of any needed facilities shall be determined in the Development Agreement.
- (b) Transit-oriented site planning and traffic demand management programs are implemented.
- Sites for pedestrian, bicycle and high occupancy vehicle facilities shall be designated and incorporated into the design and management of the FCC. (See also chapter 30.66B SCC and LU 1.E.4)
- (c) Buffers are provided between the FCC and adjacent urban development.
- Perimeter buffers may be provided on- or off-site, consisting of either landscaped areas with native vegetation or natural areas, to reduce impacts on adjacent lands.
- (d) The FCC shall provide a mix of uses to offer jobs, housing and services to the residents of the new community.

- (1) The FCC shall allocate a sufficient amount of land with appropriate infrastructure to accommodate an appropriate number of employment opportunities as determined by an analysis of the relevant factors affecting the proposed FCC.
 - (2) Service uses in the FCC may also serve residents outside the FCC, where appropriate.
- (e) Affordable housing is provided within the new community for a broad range of age and income levels.
- The percentage of housing for low and moderate income households shall comply with Snohomish County's fair share housing allocation.
- At least 30% of the total housing within the FCC shall be divided into three classes:
- (1) affordable to those with incomes at 80% of the median income;
 - (2) affordable to those with incomes at 100% of the median income; and
 - (3) affordable to those with incomes at 120% of the median income.
- The exact mix between these three classes shall be determined by the director.
- (f) Environmental protection has been addressed and provided for.
- (g) Development regulations are established to ensure urban growth will not occur in adjacent non-urban areas.
- (1) Measures shall include, but are not limited to, rural zoning of adjacent rural areas, limits on size of FCC water and sewer systems.
 - (2) FCC shall prohibit connection by property owners in the adjacent rural area to the FCC sewer and water mains or lines, except as allowed under GMA.

- (h) Provision is made to mitigate impacts on designated agricultural lands, forest lands, and mineral resource lands.

The site shall be on land that minimally impacts any designated resource lands;

- (i) The plan for the FCC is consistent with the development regulations established for the protection of critical areas and shorelines by the county pursuant to RCW 36.70A.170 and chapter 90.58 RCW.

The site shall be located where environmental impacts to critical areas can be avoided, minimized, or mitigated.

- (j) Low impact development and other techniques developed for resource conservation and reduction of environmental impacts, both during construction and over the life of the project, shall be incorporated into the planning, design, construction, and operation of the project.

- (k) The FCC applicant will prepare a financial and fiscal analysis of the adequacy of existing capital facilities and general governmental services “necessary for urban development,” and a financial plan to address identified needs.

- (l) The FCC applicant shall coordinate and cooperate with cities and nearby property owners that would be directly affected by the establishment of the FCC and shall document its efforts during the approval process.

1.E.3 Snohomish County shall adopt development regulations for FCCs which establish the process for:

- (a) Administrative and public review and approval of a FCC master plan;
 (b) Any amendments to the FCC master plan; and
 (c) Subsequent development review and approvals.

1.E.4 Snohomish County and the owner or owners of all land within a FCC shall enter into a Development Agreement, as authorized by RCW 36.70B.170-210, prior to any subdivision and construction of any development

designated in the approved FCC master plan. This Development Agreement shall:

- (a) Specify the term of the FCC permit;
- (b) Incorporate from the FCC master plan detailed development standards for retention of natural vegetation, landscaping, parking, signage, trails, utility corridors, storm water management and groundwater protection pedestrian/vehicular traffic separation; and clearing and grading;
- (c) Provide financial plans for infrastructure and services, amount and payment of impact fees, and eventual incorporation as a city/town;
- (d) Specify roles and responsibilities in the provision of services and facilities in the FCC;
- (e) Provide conditions for phasing and development, and mitigation measures that apply to the FCC;
- (f) Provide a mechanism for assuring a mixture of uses and housing types in the development of the FCC in accordance with the applicable goals, objectives, policies and development standards;
- (g) Provide a plan for the conversion of commercial to residential land use;
- (h) Identify the permitted land uses, densities, and constraints for the development as a whole and for subareas;
- (i) Provide a plan for zoning changes for the FCC;
- (j) Provide provisions for the "Critical Areas Development Standards";
- (k) Specify the permit process and platting standard for the FCC;
- (l) Provide any needed Quarry Development Standards;
- (m) Define the urban road design standards for the FCC;
- (n) Provide the agreement for implementing water and sewer service to FCC areas;
- (o) Provide park and recreation improvements to the FCC, including plan for trails;
- (p) Include a plan for schools, police and fire programs for the FCC;
- (q) Address the adequacy and sufficiency of public facilities;
- (r) Specify a plan for signs and landscaping for the FCC;
- (s) Include Public Works agreement established for the FCC;
- (t) Include county processing and review procedures;
- (u) Provide for vesting of development standards for the FCC;

- (v) Provide joint transportation improvements and preservation of open space for the FCC;
- (w) Include general provisions agreed upon for the FCC;
- (x) Provide for monitoring of measures to reduce impacts and address permitting conditions; and
- (y) Include other terms and conditions the county deems necessary or appropriate to ensure that the development of the FCC is accomplished in compliance with the provisions and policies of Snohomish County and state and federal regulations that govern such development.

Urban Development Patterns

To promote efficient utilization of land within unincorporated UGAs, the county will encourage well-designed, more pedestrian-friendly urban development patterns with a greater mix of uses and a more efficient, creative use of land. By improving land use efficiency in UGAs, several GMA objectives can be accomplished:

- reduced dependence on the automobile;
- increased support for public transportation;
- improved air quality;
- increased choice of housing types;
- improved efficiency of infrastructure provision and usage; and
- reduced consumption of rural lands.

In addition to the GMA, multi-county planning policies and the countywide planning policies also support these objectives.

Snohomish County's Opinion Survey and Visual Preference Assessment, ~~SNOTRAN's Guide to Land Use and Public Transportation for Snohomish County~~ Transit Oriented Development Guidelines (Snohomish County Tomorrow, 1999), the Residential Development Handbook for Snohomish County, and the Snohomish County Tomorrow Urban Centers paper and Snohomish County centers studies ~~each~~ all provide additional direction and support for these concepts.

To improve the efficiency of urban residential land utilization, new planning within UGAs plans and development regulations will ensure that future residential subdivisions will achieve a minimum net density of 4 to 6 dwelling units per acre except in areas within or near critical areas that are large in scope, with a high rank order value, and are complex in structure and function. In addition, the county will provide for higher density and mixed use housing types around and within centers and along major

transportation corridors; encourage infill and intensification of areas at existing residential densities; and also broaden the variety of housing types within both traditional single family and multi-family neighborhoods 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 to encourage the expansion, revitalization, redevelopment, and intensification of these areas before establishing new sites. The county also intends to limit 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.

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 ~~or~~ 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.

GOAL LU 2 Establish development patterns that use urban land more efficiently.

~~Objective LU 2.C Phase land development and the provision of public facilities and services within UGAs as needed.~~

- ~~LU Policies~~ ~~2.C.1 Where needed, growth phasing areas shall be identified within UGA plans to encourage compact urban development and efficient, adequate service provision.~~
- ~~2.C.2 Urban growth phasing areas may be used to direct development first in areas where existing infrastructure capacity is available before extending infrastructure into predominantly undeveloped areas. Leapfrog development within UGAs requiring the extension of services across undeveloped areas shall be avoided.~~
- ~~2.C.3 Ensure that new development within UGAs is provided with adequate infrastructure and services, including sanitary sewers and stormwater control, except for the provisions of Policy UT 3.B.2 and implementation measure UT 3.e.~~
- ~~2.C.4 Incentives and scheduling of public services should be used to direct growth rather than zoning.~~
- ~~2.C.5 In those areas where a GPP amendment or UGA plan identifies that revenues from public and/or private sources to fund capital facilities are lacking and, consequently, a full range of public facilities necessary to support development is unavailable, the county may apply a development phasing overlay. The development phasing overlay will be applied as an overlay to a zoning classification within an UGA, pursuant to direction in an UGA plan, and 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.~~
- ~~2.C.6 In areas located within UGAs and within a growth phasing overlay, subdivisions, planned residential developments, short subdivisions and binding site plans may only be approved if the following conditions are met~~
- ~~1. The proposal includes the provision of public infrastructure necessary to support the proposed development at or above the adopted minimum LOS standards.~~
 - ~~2. The proposal includes the provision of any necessary infrastructure oversizing that may be required to serve future development in adjoining GPO/UGA areas.~~
 - ~~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. If the area is within a city's defined MUGA or annexation area, it is covered by that city's adopted GMA plan which is generally consistent with the County's GMA comprehensive plan.~~

Objective LU 2.A- Increase residential densities within UGAs by concentrating and intensifying development in appropriate locations.

- LU Policies** 2.A.1 Within UGAs, development regulations shall be adopted and maintained 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 without sanitary sewers which the sewer purveyor with jurisdiction, or in nearest reasonable servicing proximity will certify are either an ~~unsewerable~~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.
- 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 ~~this~~ Policy LU 2.A.1 for the area to be annexed.
- 2.A.23 Any UGA ~~plan~~ shall provide for a variety of residential densities identifying minimum and maximum allowable. Density ranges shall consider the presence of critical areas.
- 2.A.34 Any UGA ~~plan~~ 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 residential areas.
- 2.A.45 Medium and high density residential development (including elderly and disabled housing) shall be ~~located~~ encouraged to locate, where possible, within walking distance of transit stations access or designated transit corridors, medical facilities, urban centers, parks, and recreational amenities.

- 2.A.56 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 Repealed on December 12, 1996.~~
- ~~2.A.7 Moved to Objective LU 2.C Policy 2.C.5 Effective January 2, 2000.~~
- ~~2.A.8 Repealed on December 12, 1996.~~
- 2.A.79 Rezones 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.
- ~~2.A.10 Detailed UGA plans may identify minimum and maximum allowable densities of less than four dwellings per net acre in areas within or near critical areas that are large in scope, with a high rank order value, and are complex in structure and function.~~

Objective LU 2.B

Encourage intensification and revitalization of existing and planned commercial and industrial areas.

LU Policies

- 2.B.1 The county shall encourage expansion, revitalization, redevelopment, and intensification of existing areas before new sites are established designated and zoned.
- 2.B.2 The majority of new commercial development shall be accommodated in mixed use community or in larger urban centers, and/or urban village or adjacent to transit stations or designated transit corridors (see also policies under LU 3.A.1 or objectives LU 4.A and 4.B).
- 2.B.3 The intensification or redevelopment of existing strip commercial developments shall be encouraged including changing to mixed use in appropriate locations.
- 2.B.4 New strip commercial development shall be discouraged.
- 2.B.5 New industrial areas within the UGAs shall be designated only within areas which have direct access to existing and proposed transportation facilities (airports, highways, rail and transit lines), and in areas with adequately planned, programmed or existing roads, utilities and services.
- ~~2.B.6 Rezones 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.~~

- ~~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.
- ~~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 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.
- ~~2.B.9~~ Repealed on November 7, 2001
- ~~2.B.10~~ 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 26B, 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.
- ~~2.B.11~~ 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 rezone site. Transportation impacts of development within these Urban High Density Residential designations shall be mitigated consistent with GPP transportation policies, SCC Title 26B, 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.~~

~~2.B.12~~

~~Within the Maltby UGA, the parcel located at the terminus of 219th St. SE and west of 85th 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 26B, and the mitigation measures identified in Addendum No. 16 to the County's GMA Comprehensive Plan/General Policy Plan.~~

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 high capacity or regular bus transit. Three types of centers are identified: urban centers, commercial centers and manufacturing/industrial centers. The concept of urban and commercial centers is pedestrian orientation with pedestrian circulation, pedestrian scale and pedestrian convenience and with a mix of uses. An important component of a center is the public realm. The public realm is areas within the center 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 define a sense of place and give the center an identity.

The primary direction for the development of centers comes from Vision 2020. The multicounty planning policies and the countywide planning policies provide further direction. Specific guidelines for their center development are derived from Vision 2020 and 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) studies.

VISION 2020 is the long-range growth management, economic and transportation strategy for the central Puget Sound region encompassing King, Kitsap, Pierce and

Snohomish counties. It combines a public commitment to a growth management vision with the transportation investments and programs and economic strategy necessary to support that vision. VISION 2020 also identifies the policies and key actions necessary to implement the overall strategy. VISION 2020 was developed by the Puget Sound Regional Council, 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 four-county central Puget Sound region.

The Snohomish County Tomorrow urban centers guidelines provide for a hierarchical classification of centers to be developed within the county.

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. Urban Centers were also designated in adopted UGA plans.

The county will plan for three Snohomish County has three types of centers in unincorporated UGAs:

- Urban Centers
 - A sub-component of Urban Centers is the Transit/Pedestrian Villages
- Urban Villages
- Manufacturing and Industrial Centers

The three types of centers are differentiated by purpose, location intensity, and characteristics. Urban centers provide a mix of high-density residential, office and retail development with public and community facilities and pedestrian connections located along existing and designated high capacity

transit routes or transit corridors. The plan designates Urban Centers at the following locations:

- Interstate 5 and 128th St SE;
- Interstate 5 and 164th St SW;
- State Route 527 and 196th St SE;
- State Route 99 and State Route 525;
- State Route 99 and 152nd St SW; and
- Interstate 5 and 44th Avenue West.

~~in the interstate and/or SR 99 corridors.~~

Transit/Pedestrian Villages are core areas within designated Urban Centers where transit-oriented development will be required. They feature mixed-use buildings combining housing and offices with neighborhood oriented retail shops and services, with street front retail at key locations in a compact area. Transit/Pedestrian Villages require access to transit and will be considered for inclusion in the regional light rail system or enhanced high-capacity express bus service. They provide multiple family housing at a density that supports high-capacity transit. Emphasis is placed on the public realm and creation of a sense of place with the inclusion of park, open spaces, plazas, transit centers and other public facilities. The plan designates a Transit/Pedestrian Village at the following location:

- 164th St SW and Ash Way

~~Commercial centers—Urban Villages are smaller scale than urban centers, have lower densities, and allow mixed uses and may be located on or outside the a high capacity transit corridor within neighborhood areas. The plan designates Urban Villages at the following locations:~~

- State Route 99 and Airport Road;

- State Route 99 and Center Road;
- 112th St SE and 4th Ave W;
- 164th St SW and 33rd Ave W;
- 132nd St SE and 42nd Ave SE;
- 148th St SE and Seattle Hill Road;
- State Route 527 and 185th St SE;
- Filbert Road and North Road;
- Maltby Road and 39th Ave SE; and
- 80th Ave NW and 284th 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 (VISION 2020, Appendix I, Table 2). 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 urban centers within their city limits. Urban eCenters within unincorporated UGAs will be established with special emphasis on areas within the southwest county Southwest UGA cognizant of the cities efforts for their own centers. The county's detailed UGA plans will specifically locate unincorporated county urban centers and identify detailed land use, capital facility, and circulation concepts for these areas. Additionally, the county will explore incentives for the development of centers 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 there in unincorporated county areas.~~

- GOAL LU 43** **Establish compact, clearly defined urban mixed-use centers consistent with Vision 2020 and the CPPs that promote a neighborhood identification.**
- Objective LU 43.A** **Plan for Urban Centers within unincorporated UGAs consistent with Vision 2020 and the CPP's.**
- LU Policies 43.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.
- 43.A.1.a2 **Characteristics.** Urban Centers ~~are~~ shall be compact (generally not more than one 1.5 square miles), pedestrian-oriented areas within designated Urban Growth Areas with good access to higher frequency transit facilities 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. ~~Each Urban Center should contain at least one Transit/Pedestrian Village, consistent with the criteria in policy LU 4.AB.21.b.~~
- 43.A.1.b3 **Location Criteria.** Urban Centers will ~~will~~ 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 (~~i.e., a maximum of 15-20 minute headways during peak hours~~) or a major bus route (~~i.e., 25 buses per day~~). ~~The boundary of an Urban Center will be at least one mile from another unincorporated Urban Center or an incorporated city downtown core or subregional center.~~
- 43.A.1.c4 **Size, Shape and Intensity.** ~~Urban Centers are generally within one-fourth mile walking distance from a transit center, park-and-ride lot or a regional high capacity transit route. There is no predetermined shape for an Urban~~

~~Center. However, development within Centers must be compact to support pedestrian convenience and densely developed to accomplish their purpose, and located consistent with LU 4.A.2. Residential net densities should shall not be less than 2012 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.~~

43.A.1.d5

~~**Designation.** Urban Centers shall be located within the Urban Growth Area. The following Urban Centers are designated on the FLUM: 164th Street and I-5; 128th Street and I-5; Highway 99 and 152nd St SW; Highway 99 and SR-525; 196th Street and SR-527; and 44th Avenue West and I-5. 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 are also designated in adopted subarea plans. Additional Urban Centers may be designated as an in future amendments to the Comprehensive Plan in the future.~~

~~The following Urban Centers were designated in 1995 within the Southwest Urban Growth Area (UGA) on the FLUM: 164th Street and I-5; 128th Street and I-5; Highway 99 and Airport Road; Highway 99 and SR-525; and 196th Street and SR-527. In addition, a center at Interstate 5 and SR 531 in the Arlington/Marysville UGA is identified on the FLUM. The Lake Stevens UGA Plan identifies an Urban Center at Frontier Village in the Lake Stevens UGA. Existing subarea plans may refer to Activity and Pedestrian centers. Until subarea plan references are modified, a Pedestrian center should be considered an Urban Center and an Activity center should be considered a Transit/Pedestrian Village.~~

43.A.1.e6

~~**Implementation.** Desired growth within Urban Centers will shall be implemented accomplished through the development of concept or master plans, 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 targeting of public facilities such as supportive transit, parks, and road and non-motorized improvements. Until~~

~~parcel specific rezoning is completed, the Urban Centers Demonstration Program (SGC 30.34A) will be an optional implementing zone.~~

Objective LU 3.B

Plan for Transit/Pedestrian Villages within Urban Centers.

LU Policies 4.A.2

~~The detailed master plans will include designations, and implementation measures and zoning for Transit/Pedestrian Centers within an Urban Center, where appropriate.~~

4.A.2.a

~~Transit/Pedestrian Villages will meet all criteria in LU 4.A.1 for an Urban Center with the exception of specific requirements below:~~

43.A.2.bB.1

~~**Characteristics.** Transit/Pedestrian Villages are core areas within designated Urban Centers where pedestrian and transit-oriented development will be required. Transit/Pedestrian Villages will~~shall ~~be designated on the FLUM. Transit/Pedestrian Villages require access to transit and will be considered for inclusion in the regional light rail system or enhanced high-capacity express bus service. Affordable housing will be encouraged.~~

43.A.2.cB.2

~~**Location Criteria.** Transit/Pedestrian Villages will be located within designated Urban Centers. Transit/Pedestrian Villages will be located within one-fourth mile walking distance of a transit center or park-and-ride lot or on a major bus route with at least one stop within the Village.~~

43.A.2.dB.3

~~**Size, Shape and Intensity.** There is no predetermined size or shape. Minimum densities within Transit/Pedestrian Villages shall be at least 20 dwelling units per acre with maximum densities determined through more detailed planning will~~be established through zoning regulations applicable to Transit/Pedestrian Village development.

43.A.2.eB.4

~~**Designation.** The County will~~shall ~~develop and adopt a detailed concept master plan for each Transit/Pedestrian Village as an amendment to the GPP, which will be designated on the FLUM. Such designation may confirm or replace the existing designations on the FLUM. State Environmental Policy Act review will~~shall ~~be conducted for each plan. The plan and planning process will~~shall ~~include the following elements:~~

- (ia) a survey of local residents and property owners to identify local issues;

- (ii**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;
- (iii**c**) analysis of demographic and market conditions, to help identify the most feasible mix of land uses;
- (iv**d**) assessment of environmental constraints and issues (e.g., wetlands, streams, views);
- (v**e**) identification and mapping of the geographic boundaries for each Village center;
- (vi**f**) identification of and creation of a conceptual plan for the 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;
- (vii**g**) review and allocation or reallocation of targets for population and employment growth and affordable housing, in conjunction with land use planning;
- (viii**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;
- (ix**i**) development of a circulation plan, including street improvements, parking management, and pedestrian and bicycle improvements; ~~and~~
- (x**j**) recommendations to address specific design concerns and planning or regulatory issues; and
- (k) analysis of existing and potential transit service.

43.A.2.fB.5

Zoning.—Transit Pedestrian/Village development shall be regulated through the Urban Centers Demonstration Program (SCC 30.34A). ~~Snohomish County will shall develop and apply~~ consider a new zoning classification ~~to for~~ Transit/Pedestrian Villages. ~~Until a zone is adopted, village development will be implemented through the Urban Centers Demonstration Program (SCC 30.34A).~~ The new zone will guide and encourage the type, form and density of development appropriate for ~~urban centers~~ Transit/Pedestrian Villages. ~~The Urban Centers Demonstration Program is set to sunset on November 29, 2006.~~ Incentives, such as density bonuses, will also be

included. The classification will incorporate design guidelines to promote high quality site and building design, pedestrian amenities and environmental features. The regulations will be tested and refined as the result of ongoing planning and/or through demonstration projects.

43.A.2.gB.6

~~Services and Facilities.~~ Snohomish County will work with key service providers and agencies to develop coordinated capital facility plans for each designated 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

Plan for Urban Villages within unincorporated UGAs.

LU Policies 3.C.1

Urban Villages shall be planned as compact (approximately three to 25 acres in size), pedestrian-oriented areas within designated Urban Growth Areas with existing or potential access to public transit. 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 pedestrian circulation, pedestrian scale and pedestrian 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 several neighborhoods or communities 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 adjacent to a principal arterial road and with existing or potential access to public transit. Urban Villages shall generally be located within one-fourth mile walking distance from existing or potential public transportation.

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.

Objective LU 3.D

Link new and redeveloped neighborhoods and centers with existing neighborhoods, commercial development, and employment areas.

- LU Policies** 3.D.1 The county shall work to create pedestrian, bicycle and public transportation linkages to be included in new and redeveloped areas to reduce the dependence on the automobile.
- 3.D.2 The county shall work to link new and existing neighborhoods 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 43.BE

Plan for Manufacturing and Industrial Centers within the unincorporated UGA ~~in the Paine Field vicinity.~~

- LU Policies** 43.BE.1 Designations for Manufacturing and Industrial Centers shall be at least ~~1/2~~ one to two square miles in size and allow a mix of nonresidential uses that support the center and its employees.
- 43.BE.2 The Manufacturing and Industrial Centers shall be sized to ~~ultimately~~ allow a minimum of 10,000 jobs at an average employment density of 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 ~~43.CF~~ **Support city efforts to preserve enhance or develop urban or small town centers and main streets.**

LU Policies ~~43.CF.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 ~~4.D.~~ **~~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 Rural Residential 10 area between Marysville and Arlington.~~**

LU Policies ~~LU 4.D.1~~ ~~The county shall plan in coordination with the Cities of Arlington and Marysville and citizens to change the land use designation south of the Smokey Point/Highway 99 intersection from industrial to retail, commercial and office uses.~~

~~4.D.2 The county shall plan with citizens in coordination with the Cities of Arlington and Marysville to establish a pattern of supportive mixed use and industrial land uses in a concentric manner from the designated activity center, east and south into the Urban Reserve area and west and southwest into the Lakewood area.~~

~~4.D.3 The county shall plan in coordination with the Cities of Arlington and Marysville and citizens to establish a pattern of rural development that is consistent with the retention of farmlands in the remaining rural area between these two cities.~~

~~4.D.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 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 RR-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 RR-10 area to the expanded Smokey Point and Marysville UGAs 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 landowners 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.~~

4.D.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.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. UGA expansions resulting from the master planning process shall comply with the provisions of Policy LU 1.A.9.~~

~~4.D.6 The expansion of mixed urban land uses beyond the designated urban growth area to support the Smokey Point activity center and the designation of urban reserve areas will be explicitly linked to the conservation of specialty farming within the RR-10 area between Marysville and Arlington. Urban zoning within these areas cannot be activated until the subarea plan for the entire area is approved.~~

Objective LU 43.EG Investigate and develop techniques to ensure the long-term success of center development.

- LU Policies** 43.EG.1 The county ~~and other service providers~~ 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.
- 43.EG.2 The county shall coordinate the design and development of centers in unincorporated areas with developers, transit planning agencies, and service providers to achieve compatibility of land use, transportation, and capital facility objectives within centers. (See Urban Design Section)
- 43.EG.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.
- 43.EG.4 The county shall investigate innovative methods that will facilitate center development such as land assembly, master planning, and urban redevelopment.
- 43.EF.5 Centers should be ~~encouraged~~ located and designed to be connected to bicycle and pedestrian trails.
- 3.G.6 The county shall explore incentives used by other jurisdictions for suitability for use within unincorporated UGAs to encourage mixed-use development.
- 3.G.7 The county shall codify suitable incentives for mixed-use development.
- 3.G.8 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 base of that building.

Objective LU 3.H

Encourage compatible and supporting land uses adjacent to centers and transit facilities and along transit corridors.

LU Policies

3.H.1

The county shall encourage mixed-use development in commercial and high density residential zones when adjacent to center or transit facilities or along transit corridors.

3.H.2

Properties adjacent to centers, transit facilities or transit corridors shall provide pedestrian and bicycle connections to the center to encourage pedestrian activity and decrease auto trips.

Urban Design

To enhance the character and quality of development within UGAs, the county intends to develop and implement comprehensive design guidelines. The intent of these guidelines will be 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.

The primary direction for establishing urban design guidelines comes from countywide planning policies. ~~The county's urban design guidelines~~ 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 the pedestrian accessibility and connectivity, and compatibility between uses. Specifically, the urban design policies 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 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 establishment of policies of this chapter and will direct the preparation of actual 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 1 Report (Huckell Weinman Associates, Inc. and Snohomish County, February 2001);
- Sound Transit Swamp Creek Station Area Plan: 164th Street & Ash Way, Snohomish County, Washington (Huckell Weinman Associates, Inc. & Sound Transit, April 2002);
- ~~Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993);~~
- ~~Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992); and~~
- ~~A Guide to Land Use and Public Transportation for Snohomish County, Washington (Snohomish County Transportation Authority, 1989).~~

GOAL LU 54

In cooperation with the cities and towns, create urban developments which~~that are compatible with their surroundings,~~ and provide a safe and desirable environment for residents, shoppers and workers.

Objective LU 54.A

Develop and implement comprehensive design guidelines and a design review process that improves the quality of residential, commercial, and industrial, ~~and mixed-use~~ development.

LU Policies 54.A.1

~~Design guidelines and the design review process shall be reviewed and improved, if necessary, The county shall work with architects, builders and others to establish a design review process, innovative and flexible design guidelines and development regulations for site planning and the design of buildings, consistent with the urban design policies of the GPP and utilizing reports such as the Residential Development Handbook for Snohomish County Communities, SNOTRAN's Guide to Land Use and Transportation for Snohomish County, and Snohomish County Opinion Survey and Visual Preference Assessment, 1993 reports referenced in the introduction to Goal LU 4.~~

54.A.2

The county shall explore and consider design guidelines for residential, commercial and industrial development that meet the following criteria:

(a) ~~Residential developments should be designed to be that~~ supportive of 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.

5.A.3

(b) Where increased density housing is proposed, the height, scale, design and architectural character ~~of the proposed units~~ should be compatible with the character of buildings in the surrounding area.

5.A.4

(c) New buildings ~~should be~~ oriented onto the street, and maintain or create streetscape and pedestrian qualities and reduce the visual impact of parking lots, garages and storage areas.

5.A.5

(d) Where high rise buildings are developed, street level uses ~~should be~~ are limited to commercial activities,

entertainment services, public services, and other related public-generating activities.

- 5.A.6 (e) ~~The existing appearance of existing areas should be that is improved by:~~
 1. encouraging well maintained landscaping on streets and in parking areas;
 2. reducing the visual clutter of utility poles, overhead power-lines, and suspended traffic signals;
 3. encouraging improvements to entrances, facades, and lighting; and
 4. grouping together signs and ensuring they are scaled and designed in a manner appropriate to the street frontage.
- 5.A.7 (f) ~~Developments should that~~ provide adequate setbacks, buffers and visual screens to make them compatible with abutting residential and other land uses.
- 5.A.8 (g) ~~Urban design should be that 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 54.B

Establish and implement specific design guidelines for mixed use areas - Urban eCenters and Urban Villages.

LU Policies 54.B.1

~~Design guidelines and the design review process will be reviewed and revised, if necessary. The county shall work with architects, builders and others to establish a design review process, innovative and flexible design guidelines, development regulations, and incentives for the development of Urban Centers and Urban Villages, consistent with the urban design policies of the GPP and utilizing reports such as the Residential Development Handbook for Snohomish County Communities, March 1992; Transit Oriented Development Guidelines, July 1999; SW Snohomish County Urban Centers Phase 1 Report, February 2001; and Sound Transit Swamp Creek Station Area Plan: 164th Street & Ash Way, Snohomish County, Washington, April 2002- referenced in the introduction to Goal LU 4.~~

54.B.2

The county shall explore and consider design guidelines for urban centers and villages that achieve the following objectives:

- (a) Centers ~~should be 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.
- 5.B.3 (b) The design of new buildings ~~should that~~ result in the creation of quality pedestrian spaces and ~~should be that are~~ compatible with planned architectural scale, massing, building orientation, height, articulation, and materials.
- 5.B.4 (c) Open spaces ~~should be that are~~ incorporated into the design of centers and situated in a manner that complements other land uses.
- 5.B.5 (d) Where increased density housing is proposed ~~in an Urban Center, Transit/Pedestrian Village or Pedestrian Village~~, the height, scale, design and architectural character of the proposed units ~~will be~~ 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-residential uses, with heights stepping down towards existing lower density housing.
- 5.B.6 (e) High quality developments and a mix of housing and commercial uses ~~shall be encouraged by that~~ allowings for the use of creative and innovative design and ~~fosterings~~ joint development strategies.
- 5.B.7 (f) Building setbacks ~~should be varied to that~~ create public spaces with visual interest.
- 5.B.8 (g) Off-street parking ~~should be 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.
- 5.B.9 (h) Shared parking among various land uses and provision of bicycle parking ~~will be strongly encouraged~~.
- 5.B.10 (i) Centers ~~shall be 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).

5.B.11

- (j) Well designed of urban centers and urban villages shall be 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.

Community Small Area and Neighborhood Structure

~~To encourage viable communities in UGAs, the county intends to foster land use patterns creating or enhancing neighborhood and community structure. These patterns include the concentration of varying levels and types of land uses into and around a central place or identifiable focal point. These central places and focal points are intended to be part of an integrated and interconnected framework of functional and closely related working, living, shopping, and activity spaces which increase community identification and focus. They will also facilitate increased pedestrian activity and use of public transportation.~~

Land Use Policies 1-4 address overall development patterns, location, type and design. Large areas and single development sites are guided by those principles.

However, 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 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 the 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 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 the Maltby area, the Cathcart area, the area around 35th Avenue SE and 132nd Street SW in the SW UGA, in the Marysville area, and the Tulalip area.

~~The direction for enhancing community structure is derived primarily from Vision 2020 which promotes growth that results in an urban form characterized by compact, well-defined communities. Further direction for the development of community structure is provided by Multicounty Planning Policies for~~

~~King, Kitsap, Pierce and Snohomish Counties (PSRC, 1993); the Countywide Planning Policies for Snohomish County (1993); A Guide to Land Use and Public Transportation for Snohomish County, Washington (Snohomish County Transportation Authority, 1989); the Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993); the Urban Centers in Snohomish County (Snohomish County Tomorrow, 1993); the Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992).~~

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 unin-corporated 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, neighborhood and community commercial 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; and
- require 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 features to be connected to existing neighborhoods with similar distinctive features.

GOAL LU 35

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 35.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.
- 5.A.2 Use of former subarea plans dated prior to 1995 should be for reference purposes only.
- 5.A.3 Consolidate portions of former subarea plans dated 1995-2002 that are applicable countywide into appropriate chapters of the 2025 plan.
- 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.
- 35.A.15 For planning and zoning proposed within Urban Growth Areas, ~~M~~more detailed UGA planning processes ~~may be developed~~ shall be developed following the adoption of the General Policy Plan identifying identified neighborhoods with the following ~~planned~~ 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.
- 35.A.26 For planning and zoning proposed within Urban Growth Areas ~~M~~more detailed UGA ~~planning processes shall be developed~~ may be developed for identifying Neighborhood Commercial Centers with the following ~~planned~~ 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; and
- (c) served by public transportation; and
- (d) compatible with adjacent uses.

35.A.37 For planning and zoning purposes within Urban Growth Areas, ~~More detailed UGA planning processes shall may~~ be developed ~~for identified~~ Community Commercial Centers with the following ~~planned~~ 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.

35.A.48 Natural features, open space and critical areas shall be preserved to enhance neighborhood identity.

35.A.59 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.

35.A.610 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.

35.A.711 Cultural and historical resources shall be preserved to enhance neighborhood identity.

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.

LU Policies 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.

- 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.
- 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.
- 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 rezone site. Transportation impacts of development within these Urban High Density Residential 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.

- 5.B.6 The county shall conduct a master planning study of the Cathcart site, which is located north of Cathcart Way and west of the closed county landfill site. The study shall determine the most appropriate future development to best achieve the county's objectives for this site. The study should include a mix of land use designations and a more precise geographic location of the designations. The master plan shall be adopted as an amendment to the GMA comprehensive plan.
- 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 219th St. SE and west of 85th 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 43rd 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.

5.B.12 Within the Southwest UGA, parcels designated Urban Industrial (on Point Wells) shall be considered for future redesignation from Urban Industrial to Mixed Use/Urban center designation upon receipt of necessary studies addressing all permitting considerations such as site development, environmental impacts and issues.

5.B.13 Urban development within any portion of the UGA expansion area approved as part of the 10-year update of the comprehensive plan that lies within the Little Bear Creek Watershed, as determined from maps on file at PDS or PWD-SWM, shall be required to utilize innovative low impact site development techniques. Development plans incorporating low-impact development techniques are an important component of protecting the water quality and quantity of the watershed.

Low impact development practices shall be consistent with the practices identified within the 2005 Puget Sound Action Team Low-Impact Development Guidance Manual.

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.

Rural Lands

Rural lands are those areas outside of urban growth areas (UGAs), excluding ~~natural resource lands which are discussed in the agricultural; and forest, and mineral 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 supports 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 rural element must describe and accommodate land uses and a variety of densities that are compatible with the character of rural areas.~~ 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 Pplanning policies for Rural Land Use provide the policy framework for preparing the rural element of the county comprehensive plan. While 85% of the county's population growth will be directed into cities and urban growth areas, rural areas must support the remaining 15%. 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- 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.

~~The county's rural element will be completed in two phases. The rural lands subelement of the General Policy Plan identifies the rural area and policy direction for maintaining the character of rural areas. In Phase 2 planning, more specific policies will be developed that address area-specific issues, identify optimal residential densities where necessary; and identify appropriate land uses and standards for development review in rural areas.~~

A major portion of the Phase 2 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 provi-

sions 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 GMA passed by the state legislature in 1997 as part of ESB 6094.

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 | <u>Accommodate the portion of the 20-year growth not assigned to the urban growth areas at appropriate rural densities and using rural development standards. The existing subarea comprehensive plan maps will continue to be used to determine the location and specific type of rural land use designations as long as they are consistent with the Future Land Use map of the GPP. In case of map inconsistencies, the GPP Future Land Use map will provide direction.</u> |
| | 6.A.2 | <u>Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities.</u> Repealed December 12, 1996. |
| | 6.A.3 | Repealed December 27, 1998. |
| | 6.A.4 | Repealed December 12, 1996. |
| | 6.A.5 | Repealed December 27, 1998. |
| | 6.A.6 | Repealed December 27, 1998. |

- 6.A.73 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) 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;
 - (c) senior housing does not unduly disrupt or alter the visual character of rural uses in the immediate vicinity; and
 - (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; and 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 ~~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 on 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~~ 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 is not otherwise inconsistent with the goals and requirements of the GMA and the Plan.~~ 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 livestock 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 the commercial zones and designations of nearby towns and unincorporated rural areas.
- 6.B.6 Development standards in rural areas shall be ~~sensitive to existing~~ consistent with the cultural resources policies in the plan so as to preserve them.
- 6.B.7 Except for athletic facilities located near urban growth areas, ~~C~~ 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.
- 6.B.9 Within the Rural Residential designation, and within that portion of the Rural Residential-Rural Diversification designation that has a Rural/Urban Transition Area overlay, 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.

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 ~~with density bonuses and tax incentives.~~
- 6.C.6 Designate as Rural Residential-10 (Resource Transition) those areas outside of the Tulalip Reservation which ~~are either~~ were formerly included in Forestry designations on existing pre-GMA subarea plans but not zoned Forestry ~~or included in the Forestry designations of the General Policy Plan.~~ 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 agriculture use by the GPP or the Tulalip Tribes' comprehensive plan and lands adjacent to the estuary of Quilceda Creek. The Rural Residential-10 (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 at a maximum density of 1 dwelling unit per 10 acres with the provision of a density bonus.

Objective LU 6.D

Designate as Rural Residential-10 those areas ~~which were designated Interim Upland Commercial Farmland in the~~ outside the Marysville-Arlington Urban Growth Areas area 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.
- 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 Rural Residential-10 designation.~~

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

~~Objective LU 6.E Complete more detailed planning for some areas outside the UGAs following the adoption of the General Policy Plan.~~

- ~~LU Policies 6.E.1 Repealed December 20, 2000 (effective date Jan. 6, 2001)~~
- ~~6.E.2 Repealed December 20, 2000 (effective date Jan. 6, 2001)~~
- ~~6.E.3 The county shall establish locations and standards for commercial and existing industrial development within the rural Clearview area along SR-9 as part of the county's annual amendment process.~~
- ~~6.E.4 Measures to ensure the compatibility of rural and designated resource lands shall be developed.~~
- ~~6.E.5 The Rural/Resource Plan shall reconcile county and Tribal land use plans pertaining to rural residential and resource plan designations within the Tulalip Reservation. This policy was accomplished through the adoption of amendments to the GPP on July 21, 1999 as a result of a plan reconciliation process involving the county and the Tulalip Tribes.~~
- ~~6.E.6 Strategies to achieve affordable housing objectives within the rural area shall be identified and developed.~~
- ~~6.E.7 Repealed December 27, 1998.~~
- ~~6.E.8 Rezones and subdivisions in areas designated Other Land Uses shall only be allowed when a detailed rural/resource plan has been adopted for the area.~~

Objective LU 6.FE 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.FE.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.FE.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.FE.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.EF.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.EF.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.BF.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 allowed. This policy is not intended to preclude legal non-conforming uses from expanding consistent with Snohomish County Code provisions.
- 6.EF.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.EF.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 ~~shall~~ 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 ~~shall~~ 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 ~~shall~~ should not include more than five acres of net usable area. Net usable area ~~shall~~ 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 ~~shall~~ should have common boundaries unless separated by public rights-of-way.
 - (e) The size and configuration of the area to be zoned ~~must~~ 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.EF.8 Sites within a Rural Business zone ~~shall~~ 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 ~~shall~~ should be provided.
- (b) Site disruption such as excessive grading, filling, or clearing of vegetation ~~shall~~ 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., ~~shall~~ should not exceed fifty percent of the net usable site area.
 - (d) Storm water detention facilities such as ponds and grassy swales ~~shall~~ should be designed and landscaped to integrate them into the overall site design and the landscaped buffers on the site.
 - (e) All structures ~~shall~~ should be set back fifty feet from rural residentially zoned properties ~~and from designated farmland~~. Structures ~~shall~~ should be set back one hundred feet from designated agricultural and forest lands.
 - ~~(f) Type III 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 provided along all frontage and access roads abutting the property and between other Rural Business-zoned properties. Type II 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.~~
 - ~~(g)~~ Sites ~~shall~~ should retain all existing trees of three-inch caliper and larger in all required buffers along side and rear property lines. Sites ~~shall~~ should 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~~ should be prohibited within the Rural Business zone. Signage requirements ~~shall~~ should be similar to the signage provisions of the Neighborhood Business zone.
 - ~~(i)~~ Adequate water supplies ~~shall~~ should 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~~ should be located at least one hundred feet from residential areas and screened by fence or landscaping.

- Objective LU 6.FG** **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.FG.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.FG.2 The Rural Freeway Service designation shall ~~replace the previous Rural Commercial designations and shall be applied~~ to areas that are located ~~currently zoned Freeway Service~~ at the Interstate 5 interchanges north and west of, and outside of, the Arlington/Marysville UGA.
- LU 6.FG.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.
- LU 6.FG.4 Rural Freeway Service zoning and development, site, and locational 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.
- LU 6.FG.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.FG.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.FG.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 ~~zoned~~ 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.FG.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 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 III 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 II 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.GH

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.GH.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 ~~located adjacent to the Snohomish UGA and within one-half mile of the Sultan UGA~~ which have not been previously designated or zoned for rural industrial uses but contain uses or existing structures previously 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.GH.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.GH.3 Existing industrial zones outside UGAs shall be rezoned to the Rural Industrial zone regardless of size.
- LU 6.GH.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.GH.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.GH.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.GH.7 Sites within a Rural Industrial 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 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 III 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 II 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 adverse visual alteration of the natural landscape by industrial activities shall be minimized.

Objective LU 6.HI.

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.HI.1

Recognize the existing commercial and residential settlement pattern in the area of southeast Snohomish County along State Route 9 between 184th and 172nd Streets SE and at 164th 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.HI.2

Areas with an existing commercial designation or zoning within LAMIRD boundaries shall be designated Clearview Rural Commercial (CRC).

LU 6.HI.3

Areas designated Rural Residential within LAMIRD boundaries shall retain the existing Rural Residential designation.

LU 6.HI.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.HI.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.HI.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.

LU 6.HI.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 to 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.HI.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.

Agricultural Lands

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 agricultural goal, objectives, policies, and implementation measures of this General Policy Plan incorporate and replace the 1982 Agricultural Preservation Plan and the 1993 Interim Agricultural Conservation Plan. Many of the policy needs identified in earlier plans have been directly addressed. The 1993 Interim Agricultural Conservation Plan provides~~provided the basis for the agricultural land designations in the General Policy Plan ~~and the interim plan text is incorporated by reference.~~

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 diversified crop farms; agri-tourism and pumpkin patches.

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; and
- Purchase of Development Rights program.
- 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 agriculture 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 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 it's 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.

Snohomish County agriculture gives life and diversity to our local, regional and international economies, 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 has helped bring about a new level of cooperation between the agriculture community, county staff, council and execu-

tive. These policies are based on these growing efforts and work to preserve farmland and increase the viability of agriculture while at the same time strive to protect the farmer, the essential key to sustaining agriculture in Snohomish County for the next generation.

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 shall be classified and designated in three classes: Riverway Commercial Farmland, Upland Commercial Farmland, and Local Commercial Farmland as shown on the Future Land Use map (Map 4 of map portfolio attached to this plan) 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 landowner, the county shall consider adding farm lands to the commercial farmland designation if they meet the following criteria:
 - (a) the lands are adjacent to designated farmland and a minimum of 10 acres; and
 - (b) if not adjacent to designated farmland the lands must be a minimum of forty (40) acres.

Objective LU 7.B Conserve designated farmland and limit the intrusion of non-agricultural uses into designated areas.~~through the adoption of development regulations.~~

- LU Policies**
- 7.B.1 ~~Areas designated Local Commercial farmland and not zoned Agriculture 10-acre shall not be subdivided into lots less than 10 acres except for agricultural, forestry, utility, gift, or homestead parcel purposes. A rural cluster subdivision on lands designated Local Commercial Farmland may be approved at a basic lot yield of 1 lot per 200,000 square feet, provided no new lots of less than one acre are created.~~
 - 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 ~~Deleted by Amended Ord. 04-130 effective 12/10/04 reserved for future use~~
 - 7.B.43 ~~New dwellings proposed on designated farmlands or adjacent to designated farmlands shall be set back a minimum of 50 feet from the boundaries of designated farmlands except as follows:~~
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 a 50-foot setback, the new dwelling shall maintain the maximum setback possible within the physical constraints of the lot as determined by the department; or and may be reduced only if

(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.54 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.~~The Agricultural Advisory Board shall promote and provide advice to the County regarding implementation of agricultural regulations, incentives, and policies.~~

~~7.B.6 The Agricultural Advisory Board shall promote and provide advice regarding agricultural conservation policies for inclusion in the County's General Policy Plan.~~

7.B.75 Recreational uses, including golf courses and model hobby parks, that do not preclude future agriculture use shall be encouraged in order to promote the economic viability of the commercial agriculture industry within designated agricultural land to the extent allowed by consistent with the Growth Management Act, as now existing exists or hereafter amended, through implementing development regulations, which incorporate conditions ensuring compatibility with surrounding agricultural uses and limiting loss of prime agricultural soils.

~~Athletic fields and playfields for active recreation shall be allowed on designated agricultural land only to the extent allowed by the GMA as presently interpreted by Washington courts, including but not limited to the Washington State Supreme Court decision in *King County v. Central Puget Sound Growth Management Hearings Board*, 142 Wash. 2d 543, 14 P.3d 133 (2000), and as the GMA may be hereafter amended by the state legislature or reinterpreted by the Washington courts.~~

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.

Objective LU 7.C

Enhance and encourage ~~Conserve and enhance~~ the agricultural industry through development

and adoption of supporting programs and code amendments.

- LU Policies**
- ~~7.C.1~~ ~~Public and private infrastructure improvements should not be planned or constructed on designated farmland, or should minimize impacts on farmland and farm operations.~~
- 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 ~~transition policies and 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 ~~Opportunities for the expansion of agricultural enterprises, such as agri-tourism, specialty and niche agriculture, and especially greenhouses and hydroponic farming, shall be promoted in on Local and Upland Commercial fFarmland and Rural Residential-10~~ arcas.
- 7.C.4 ~~The regulatory measures adopted concurrently with the adoption of the General Policy Plan shall be incorporated in the appropriate titles of the Snohomish County Code.~~
- 7.C.5 ~~Deleted by Ord. 04-124 effective 12/17/04 Reserved for future use~~
- 7.C.64 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.7 The County shall notify owners that their property is located near designated farmland.~~
- 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.
- 7.C.11 The county shall participate in the development of a farm product processing facility (USDA certified) to be located within the county.

Objective LU 7.D Initiate and continue studies which may result in improved conservation of agricultural lands.

- LU Policies** ~~7.D.1 Larger minimum lot sizes of forty acres for Riverway Commercial farmlands shall be investigated.~~
- 7.D.2 ~~Establishment of a Rural Resource Transition designation with a minimum lot size of ten acres between designated Riverway Commercial farmland and land designated rural residential shall be studied.~~
- 7.D.31 The county should study Mmethods such as the Transfer of Development Rights or Purchase of Development Rights Programs for mitigating the de-designation of future redesignation of designated farmlands. to other designations shall be studied.
- 7.D.42 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.5 ~~Deleted by Ord. 04-124 effective 12/10/04 Reserved for future use~~
- 7.D.6 ~~Criteria and procedures should be investigated that allow minor adjustments (ten acres and less) to the boundaries between Riverway Commercial farmland and rural designations.~~
- 7.D.73 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.54 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.65 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.76 The county shall investigate funding mechanisms such as grants to help fund the maintenance and repair of agricultural drainage systems.
- 7.D.87 The county shall conduct a traffic study to identify and assess where traffic interferes with farming.
- 7.D.98 The county shall study methods to decrease and mitigate the negative effects of residential development adjacent to or on designated agricultural land.
- 7.D.108 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 policies and regulations to protect designated commercial farmlands.
- 7.D.119 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 lands future use, and designation.

~~Objective LU 7.E~~

~~Permanently preserve lands with countywide public benefit, encourage higher densities in appropriate areas and reduce residential development capacity in designated resource lands through the development and implementation of a Transfer of Development Rights (TDR) program.~~

~~LU 7.E Policies 7.E.1~~

~~A Transfer of Development Rights (TDR) program based on free market principles may, at the option of the county, be developed for the purpose of permanently preserving specified natural resource lands, which shall be referred to as "sending areas" and designated on the FLU map. Policies 7.E contain general parameters for the operation of a TDR program and specific requirements for using TDRs~~

- ~~to expand UGAs. However, the specific operational requirements for a TDR program, including but not limited to the creation of receiving areas, should be developed through subsequently adopted implementing regulations. If adopted, TDR implementing regulations will authorize and govern the transfer of development rights from the designated sending areas to "receiving areas" created through an areawide rezone process similar to that typically used for zoning overlays.~~
- 7.E.2 ~~All unincorporated areas of the county except natural resource lands as defined in RCW 36.70A.170 shall be eligible for consideration as receiving areas pursuant to a TDR areawide rezone process governed by TDR implementing regulations. Incorporated areas may also be considered identification as a receiving area, provided that an interlocal agreement exists between the county and the city addressing issues related to development within the receiving area.~~
- 7.E.3 ~~TDR implementing regulations shall permit development intensities within receiving areas that exceed the intensities allowed under county code for areas that are not identified as receiving areas pursuant to a TDR areawide rezone process. The extent of additional development intensities for receiving areas shall be governed by the TDR implementing regulations.~~
- 7.E.4 ~~TDR implementing regulations for receiving areas located within rural areas and Rural Urban Transition Areas may allow for increased development densities and a wider range of land uses than allowed in areas of a rural area or RUTA which are not identified as receiving areas pursuant to a TDR areawide rezone process.~~
- 7.E.5 ~~TDR implementing regulations for receiving areas located within UGAs may allow for a greater range of densities or intensities and land uses than allowed in areas of a UGA which are not identified as receiving areas pursuant to a TDR areawide rezone process.~~
- 7.E.6 ~~The operation of a TDR program within rural areas, RUTAs, and existing UGAs shall be governed by TDR implementing regulations, subject to the general requirements contained in Policies 7.E.1-5. The use a TDR program to expand a UGA, however, is directly governed by policy LU 7.E.7.~~
- 7.E.7 ~~A UGA may be expanded to include an area identified as a TDR receiving area pursuant to an areawide rezone process without satisfying the requirements of Policy LU 1.A.9 only if all of the following conditions are met:~~

- ~~1. A TDR receiving area added to a UGA pursuant to this policy shall not include designated agricultural or forest lands of long-term commercial significance;~~
 - ~~2. A TDR receiving area added to a UGA pursuant to this policy must be adjacent to an existing UGA boundary;~~
 - ~~3. Jurisdictions adjacent to areas added to a UGA pursuant to this policy must consult regarding location and size of the proposed TDR receiving area; and~~
 - ~~4. The expansion area is designated as a TDR receiving area on the FLU map and development regulations limit development within the receiving area to rural densities and uses until development rights sufficient to increase the density from the rural density to the density permitted in the underlying urban zone are transferred to the site from a TDR sending area.~~
 - ~~5. Population may be reserved for use in connection with TDR-based UGA expansions, provided the reservation does not decrease the population allocated to portions of UGAs not located within a TDR receiving area.~~
- ~~7.E.8 The county will review the performance of the pilot program and conduct necessary studies to evaluate the potential for the designation of other sending and receiving areas.~~
- ~~7.E.9 Following or concurrent with the acquisition of development rights from a sending site, a certificate shall be issued by the county documenting the number of development rights acquired, deed restrictions documenting the acquisition shall be recorded, and notice placed on the sending site parcel. A conservation easement shall be recorded and shall be documented by a map indicating the portion of the sending site permanently reserved for agricultural uses. The exact process for carrying out these steps may be developed through implementing regulations.~~
- ~~7.E.10 To promote transfers of development rights for the pilot program, by buying and selling development rights, Snohomish County may at its option establish a TDR "bank" for purposes of the pilot program only. This TDR "bank" shall sunset following sale of all TDRs purchased during the pilot program from the pilot program sending area.~~

Forest Lands

The county recognizes the economic, ecological and historical value of forest lands in the county. Forest lands make up over 18% of the county's total area. Productive forest lands in Snohomish County are expected to contribute an estimated \$1.9 billion to the economy between 2005 and 2026 (given current timber values for the first half of 2005). A goal of the GMA is to conserve productive forest land and discourage incompatible uses. To accomplish this goal, the GMA required counties to designate by September 1, 1991, forest lands that were not already characterized by urban growth and that had long-term significance for the commercial production of timber. The GMA required counties to adopt development regulations to conserve designated forest resource lands by September 1, 1991. For Snohomish County, this goal helps to protect a valuable resource.

To comply with specific provisions in the GMA to designate and conserve forest lands for long term commercial production of timber, the county prepared an inventory of productive forest land considering the guidelines issued by the state (WAC 365-190). In 1992 the county adopted the Interim Forest Land Conservation Plan which designated two classifications of productive forest land: Interim Commercial Forest and Interim Forest Reserve land. The interim plan was intended to conserve designated forest land through policies and regulations until the county adopted this its first GMA comprehensive plan. In 1993, the county adopted the Rural Cluster Subdivision and the Right to Practice Forestry ordinances which implemented key provisions of the interim plan.

The Forest land subelement of the county's GMA comprehensive plan is prepared in two phases. In the first phase, the criteria used in the Interim Forest Land Conservation plan are refined consistent with the Growth

Management Act definition of forest lands (RCW 36.70A.030(8)). Commercial Forest lands that meet the refined criteria are designated and general policies to conserve Commercial Forest lands are adopted in the County's GMA comprehensive plan. In the second phase, selected forest lands, including state and privately owned Commercial Forest lands within the Mount Baker-Snoqualmie National Forest and forest lands on the Tulalip Indian Reservation, are reviewed. The interim plan was revised and designation criteria were refined with adoption of the GPP in 1995. The interim designations were replaced by Commercial Forest and Local Forest designations.

The Forest Advisory Committee (FAC), was appointed by the county in 1991 to advise planning staff and make recommendations to the planning commission. The FAC has assisted in developing the criteria for classifying Commercial Forest lands, identifying Commercial Forest lands on the County's GMA Comprehensive Plan Future Land Use map, and formulating the forest land policies in this General Policy Plan.

Lands designated Local Forest on the Tulalip Indian Reservation were have been reviewed as a result of a joint-subarea cooperative planning effort by the county and the Tulalip Tribes in 1999. Local Forest lands that met the refined criteria, pursuant to the jointcooperative subarea plan, for long-term commercial timber production have been retained in that designation. Designated Local Forest lands are fee-simple non-tribally owned lands falling under county jurisdiction. However, they are adjacent to tribally owned forest lands and together enhance resource protection and management for both jurisdictions. These lands are an integral part of the Tulalip Tribes' designated forest lands devoted to protection and sustainability of

natural resources within the interior of the
Tulalip Reservation.

GOAL LU 8 Identify and designate, conserve and promote sustainable use of valuable forest resource land in the county.

Objective LU 8.A Classify and designate Commercial Forest and Local Forest lands that are primarily devoted to growing trees and for long-term commercial timber production, that can be economically and practically managed for such long term commercial timber production, ~~which have long-term commercial significance, and, for Local Forest only, that are an integral part of the Tulalip Tribes' designated forest lands devoted to protection and sustainability of natural resources within the interior of the Tulalip subarea.~~

- LU Policies**
- 8.A.1 Commercial Forest and Local Forest lands shall be classified and designated as shown on the Future Land Use map attached to this plan and in greater detail on a set of county assessor's maps which are incorporated into this plan by reference.
- 8.A.2 Commercial Forest and Local Forest lands were evaluated considering the factors listed in RCW 36.70.A.030(8) and are designated pursuant to the Growth Management Act (RCW 36.70A.040) because they meet all of the following applicable criteria:
- 1a. Parcel Size (Commercial Forest and Local Forest):
 - (a) A minimum of 40 acres or 1/16th of a section; or
 - (b) parcels less than 40 acres which are zoned Forestry when at least 40 acres are contiguously owned and the land is in a deferred forest or exempt tax status.
 - 2b. Peninsula Width (Commercial Forest only): Peninsulas shall be more than one quarter mile wide.
 - 3c. Island Size (Commercial Forest only): Islands shall be a minimum of 2,000 acres.
 - 4d. Tax Classification (Commercial Forest only): Parcels shall currently be in a deferred forest tax status pursuant to RCW 84.33 or RCW 84.34.
 - 5e. Primary Use (Commercial Forest and Local Forest): Land shall be primarily devoted to growing trees for long-term commercial timber production; any FPA permit issued within seven years prior to the date of

- review of these criteria on a site shall have been issued for commercial forest.
- 6f. History of Development Permits (Commercial Forest and Local Forest): The land shall not be subject to any vested development applications containing residential lots or densities higher than one unit per 40 acres for Commercial Forest lands and one unit per 20 acres for Local Forest Lands.
- 7g. Forest Land Cover (~~interim criterion 2~~) (Commercial Forest and Local Forest): The land should consist of large forested areas, unless logged within seven years under an FPA permit that did not indicate change of use, and may not contain densely built residential or agricultural areas.
- 8h. Forest Land Grades (~~interim criterion 3~~) (Commercial Forest and Local Forest): The land should consist primarily of Forest Land Grades one through three as mapped by the Department of Natural Resources.
- i. Exceptions: The only exceptions to these criteria are isolated and uncommon inholdings (parcels surrounded by commercial forest land on all sides).
- 8.A.3 ~~Private and state owned lands within the Mt. Baker-Snoqualmie National Forest that meet the criteria defined in Policy 8.A.2 shall be designated as Commercial Forestry, except for designated mineral lands. During the Phase 2 planning process these lands shall be reviewed against the adopted criteria described in the County's GMA Comprehensive Plan Policy 8.A.2 and those that do not meet the criteria shall be removed from Commercial Forest designation.~~
- 8.A.4 ~~Designations of Commercial Forest land within one half mile of an urban growth boundary shall be 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 ~~Commercial Forest land designations shall be reviewed for consistency with the criteria 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.64 ~~Landowners may voluntarily requests for changes to the Commercial Forest land designation of their property. These properties shall be reviewed for their suitability as Commercial Forest land in accordance with the criteria contained in GPP policy 8.A.2 as part of the county's annual GMA comprehensive plan amendment process.~~

Objective LU 8.B

Conserve designated Commercial Forest lands through the adoption of development regulations.

LU Policies 8.B.1

~~There~~The county shall ~~be no not~~ approve subdivision of land designated Commercial Forest beyond the 1/du/80 acres until the Rural/Resource Plan and implementing development regulations are adopted pursuant to the GMA ~~except for~~ subdivision to allow installation of communication and utility facilities may be allowed if provided all of the following requirements are met:

- (a) the facility cannot suitably be located on undesignated land;
- (b) the installation cannot be accomplished without subdivision;
- (c) the facility is ~~to be~~ located on the lowest feasible grade of commercial forest land; and
- (d) the facility removes as little land as possible from timber production.

8.B.2

New structures proposed to be located on parcels adjacent to designated Commercial Forest lands shall establish and maintain a minimum 100 foot setback, which shall be a resource protection area, from the property boundaries of adjacent Commercial Forest lands except as follows:

- (a) if the size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 100 feet, the new structure shall maintain the maximum setback possible; or
- (b) if the owner of the land on which the new structure is proposed and the owner of the adjacent designated Commercial Forest land 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.

8.B.3

The builders of new dwellings proposed to be located on designated Commercial Forest lands or on parcels adjacent to designated Commercial Forest lands shall provide adequate access for fire vehicles.

8.B.4

The builders of new dwellings proposed to be located on designated Commercial Forest lands or on parcels adjacent to designated Commercial Forest lands, if located within 200 feet of the property boundary of adjacent designated Commercial Forest land, shall be required to survey the property boundaries that abut designated Commercial Forest lands, locate the property boundaries on the ground,

and submit a record of survey with a building permit application.

8.B.5 Subdivisions, short subdivisions, and rural cluster subdivisions of parcels adjacent to designated Commercial Forest land shall establish a resource protection area of a minimum 100 foot width along designated Commercial Forest land boundaries.

8.B.6 Tax incentives should be provided to encourage designated Commercial Forest landowners and owners of land adjacent to designated Commercial Forest land to establish a permanent resource protection area or buffer 200 to 500 feet in width between timber management uses on designated Commercial Forest land and residential uses on adjacent land.

8.B.7 New structures proposed to be located on designated Commercial Forest lands ~~that are not within the Forest Transition Area~~ shall establish and maintain a minimum 500 foot setback, which shall be a resource protection area, from the property boundaries of adjacent Commercial Forest lands.

Objective LU 8.C

Establish regulations and incentives that encourage multiple use of forest lands for a variety of natural resource and land use activities that are especially suited to commercial forest land because of physical and topographical characteristics, remoteness from populated areas, availability of water supplies, and the quality of the forest environment.

- LU Policies**
- 8.C.1 Commercial forestry, tree farms, non-commercial mineral extraction, low intensity recreation, compatible ancillary uses, and other activities relying on forest land should be the primary uses of designated Commercial Forest land.
- 8.C.2 Residential development should be strongly discouraged within designated Commercial Forest lands. However, nothing in this policy shall be construed to prevent the owner of designated Commercial Forest land from living on his/her land, provided that applicable building requirements are met.
- 8.C.3 Commercial mineral extraction including sand, gravel, and quarry rock shall be allowed on designated Commercial Forest lands through the conditional use permit process where the commercial forest and mineral lands designations coincide.

- 8.C.4 Incentives should be established to encourage landowners to continue commercial forest management of designated Commercial Forest lands.
- 8.C.5 The establishment or expansion of special purpose districts and local improvement districts resulting in the imposition of assessments, rates, or charges on designated commercial forest land should be discouraged when the services do not benefit forest management activities.
- 8.C.6 The maintenance of forest lands in timber and current use property tax classifications consistent with RCW 84.28, RCW 84.33, and RCW 84.34 should be encouraged.

Objective LU 8.D

Ensure that adjacent land uses do not interfere with commercial forest management activities.

- LU Policies** 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 located outside a Rural/Urban Transition Area. Home sites within the rural cluster subdivision shall be sited away from adjacent designated Commercial Forest land property boundaries.
- 8.D.2 Designated Commercial Forest land and land adjacent to designated Commercial Forest land that was previously subdivided but not yet developed for residential use should be considered for replat as a rural cluster subdivision.
- 8.D.3 New dwellings on all designated commercial forest lands and lands adjacent to designated Commercial Forest lands shall meet fire protection standards.
- 8.D.4 Land uses on or adjacent to designated Commercial Forest land shall be sited and designed to minimize trespassing, dumping of garbage, forest fire hazards, and complaints against forest management activities.

Objective LU 8.E

Establish a Forest Transition Area (FTA) that creates a protected long-term Commercial Forest land boundary that will not be impacted by adjacent land use conflicts.

- LU Policies** 8.E.1 An FTA one quarter mile in width shall be designated on Commercial Forest lands adjacent to non-resource lands. The FTA consists of Commercial Forest lands and is shown as an overlay to Commercial Forest lands on the County's GMA Comprehensive Plan Future Land Use map.

- 8.E.2 The FTA may be partially developed if adjacent land use conflicts restrict normal forest practices as indicated by at least one of the following:
- (a) If any of the following uses are located within 500 feet of the commercial forest land boundary:
 - i) Residences, campgrounds or other structures valued at more than \$1000;
 - ii) other areas or activities with frequent public use; or
 - iii) conflicting uses or improvements which are either susceptible to damage from, or are incompatible with, forest practices typical of the area (including, but not limited to, ornamental or fruit trees, berry bushes, beehives, livestock or poultry enclosures, etc.).
 - (b) If legal action or action by a public agency or court restricts normal forest practices due to potential conflicts along the boundary.
 - (c) Proof of existence of an active surface water intake which is currently used as source for potable water within one quarter mile downstream.
- 8.E.3 If adjacent land use conflicts restrict normal forest practices, as defined in the GPP, the Commercial Forest landowner shall have the option of developing one sixteenth section of the FTA or a one quarter mile wide segment of the FTA that borders the adjacent land use conflict, whichever is greater. That portion of the FTA eligible for development may be developed at a density of one dwelling per 20 acres through a standard plat or 1 dwelling per 10 acres using a cluster subdivision process.
- 8.E.4 When FTA lands are platted, a deed restriction shall be required that prevents all proposed and future development and other conflicting non-forestry uses in the FTA from being located closer than 500 feet to adjacent non-transition Commercial Forest lands and 200 feet from adjacent undeveloped FTA lands. This 500-foot or 200-foot restricted zone shall be managed and maintained as Commercial Forest Land. The deed restriction shall apply only as long as the FTA borders other Commercial Forest lands.
- 8.E.5 The Right to Practice Forestry notice shall apply to properties within the FTA.
- 8.E.6 When FTA lands are divided using a cluster subdivision process, the lands not proposed for use as residential lots, roads, utilities, open space or other uses associated with the residential development, and not within the 500-foot or 200-foot restricted zone, which must be managed as Commercial Forest land as defined by Policy 8.E.4 above, shall be identified as a Resource Management Area which may be managed for timber production in accordance with the Washington Forest Practices Rules and Regulations.

Mineral Lands

Snohomish County has a wealth of mineral resources including sand, gravel and bedrock with additional deposits of precious metals located primarily in the mountainous region within the national forest lands. It is the intent of the county to preserve these resource areas for future access to the minerals. However, it is also the intent of the county to identify adjacent incompatible uses and to balance the resource land needs with those of the surrounding land owners and the environment.

The mineral resource lands subelement is intended to:

- identify and designate mineral resource lands;
- ensure that these lands continue to be available for mining;
- minimize the impacts of mining on the environment, communities, and other land uses; and
- ensure that mining sites are left in a condition compatible with subsequent uses; and
- ~~direct the development of a final mineral lands element.~~

~~The foundation of the subelement is the goals and requirements of the GMA, policies of county plans adopted before the GMA, a draft Interim Mineral Resource Lands Plan, issues identified through the interim plan public review process, and the actions of the planning commission and county council on the draft interim plan.~~

~~The interim plan public review process centered on the work of the Mineral Lands Advisory Committee (MLAC) which is composed of industry, citizen, environmental, and agency representatives. Extensive public comment on the interim plan, and on mineral issues in general, was received at thirteen MLAC meetings, three planning commission~~

~~hearings, two county council hearings, and two public information meetings.~~

~~Clear direction from the planning commission on specific mineral land issues is included in a recommendation on the draft interim plan. County council motion 93-427 denied the draft interim plan but directed continued work on the identification and eligibility for designation of additional mineral sites; a report on and recommended improvements to the existing regulatory and enforcement framework; and clarification of the effect of designation on permitting requirements and obligations.~~

~~The goals, objectives, policies, and map that designate and protect mineral resource lands implement the GMA, follow the direction of motion 93-427, and identify mining sites. The designations, and subsequent designation proposals, will be further reviewed for consistency with formal designation criteria, once adopted. All designated sites are protected with a notice procedure intended to provide a signal to developers and future homeowners of nearby land that mining occurs, or may occur, on the designated site. Additional protective measures will be developed and considered as directed by the plan.~~

The foundation of the mineral resource lands subelement is the goals and requirements of the GMA (RCW 36.70A), the minimum guidelines for classifying resource lands (WAC 365-190) and the direction provided in the 1995 General Policy Plan for detailed mineral lands planning.

The Growth Management Act requires counties to identify and conserve natural resource lands (RCW 36.70A.060). This includes designating mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals (RCW 36.70A.170). Conservation in this context is intended to maintain such lands for potential

mineral extraction. Counties must also protect these lands by ensuring that the use of adjacent lands does not interfere with mineral extraction. (RCW 36.70A.060(1)).

Policies in the 1995 Snohomish County General Policy Plan directed the county to identify and designate an adequate supply of mineral resource deposits to meet the 20-year projected demand in Snohomish County. In 1997, Snohomish County initiated the mineral resource lands planning project to fulfill this directive. A Mineral Lands Task Force was established in 1998 to provide input to the county during the planning process.

A geologic inventory was completed in 1999 and identification and classification of mineral resource lands was completed in 2000 after analysis of alternative designation approaches. Associated policy and regulatory measures were then developed and evaluated in a Draft Supplemental Environmental Impact Statement issued November 21, 2001; an Addendum issued July 5, 2002, and a Final Supplemental Environmental Impact Statement issued August 6, 2003. Five public workshops were conducted between January and July, 2002.

Public hearings were held by the planning commission in November 2002 and the county council in July and August 2003. Public input prompted further review and analysis to address land use compatibility, traffic impacts and groundwater concerns. In 2004, representatives from the mineral resource industry participated in analysis of the supply and demand for minerals expected through 2025 and forecasts of the resulting heavy truck traffic.

Mineral resource land designation and the associated policies in this subelement are based on:

- a geologic inventory supplemented by parcel specific resource data;

- a hierarchical classification of resources based on resource quality and quantity;
- designation criteria consistent with WAC 365-190-170 addressing resource value, land use compatibility and environmental concerns; and
- policies to minimize potential land use, environmental and transportation conflicts while recognizing the economic necessity of the mineral resource industry.

The mineral resource land designation represents a reduction in area from the overall resource inventory, which identified 177,000 acres of potentially viable mineral resource deposits. Areas were excluded from consideration based on jurisdictional and legal issues, environmental constraints and land use compatibility. Of the 177,000 acres identified in the inventory, 131,000 acres are designated as an overlay (Mineral Resource Overlay or MRO) on the Future Land Use Map (FLUM). This represents all of the mineral resource deposits in the county which meet the criteria for volume, quality and extractability; are under county jurisdiction and are not slated for more intensive urban development; and are located in predominantly undeveloped, low density rural (10-20 acre lot size) or forest areas where land use incompatibility issues have been addressed at a countywide level. Mineral resources are also designated in limited 5-acre rural areas at the request of landowners where it was determined that the individual sites met all of the designation criteria established in the policies.

The volume of mineral resources designated on the FLU map will meet demand well beyond the 20-year planning horizon. The designation and the associated policies balance the goals of the GMA to protect the resource lands, provide for a variety of rural land uses and support economic opportunities

in rural areas. Designation of mineral resources in predominantly undeveloped rural areas allows rural land owners the opportunity to extract minerals from their property, provides policy direction for development patterns which can be compatible with mineral resource uses and reduces transportation costs by designating some resource supply closer to urban market areas.

Mineral resource land designation is an overlay with forest resource or rural designations underneath. Where mineral resources are designated in forest areas, mineral resource uses are allowed with appropriate permits. Where mineral resources are designated in

rural areas, mineral resource uses will be preferred and other uses which would preclude future mineral extraction will be limited or required to utilize innovative site design techniques to preserve the resource deposits for future use.

Designation means that mineral resources are present, planning level environmental review has been completed and designated sites are eligible to apply for the permits needed for extraction and/or processing of minerals. Designation does *not* mean that all designated lands will become active mines or quarries. Every proposal for extraction or processing must complete additional environmental review at the project level and obtain the required permits.

GOAL LU 9

Conserve mineral resource lands for ~~commercial~~ mineral extraction, minimize the detrimental effects of mineral extraction on the environment and other land uses, and plan for the eventual post-extractive use of mine sites.

Objective LU 9.A

Identify and designate mineral resource lands that are not already characterized by urban growth and that have long term ~~commercial~~ significance for the extraction of minerals.

LU Policies

9.A.1

~~Designated mineral lands, as shown on the future land use (Map 4 of map portfolio) and in greater detail on a set of county assessor maps which are incorporated into this plan by reference, shall include:~~

~~(a) those mining sites for which county conditional use permits for mineral extraction are issued or which are zoned MC, and for which state surface mining permits are issued; and~~

~~(b) those additional mining sites identified on a map provided by the mining industry, in a letter from the state Department of Natural Resources (council Exhibits #76 and #21 from hearings on the draft Interim Mineral Resource Lands plan in November and December, 1993), and in the 1993 inventory list of county owned gravel pits prepared by Snohomish County property management.~~

9.A.2

~~The county shall develop criteria for the review of mineral resource land designations with advice from the Mineral Lands Task Force.~~

9.A.3

~~All mineral land designations adopted under LU 9.A.1 and all subsequent nomination for designation proposals shall be reviewed for consistency with mineral resource land designation criteria, once adopted. Criteria shall be adopted and the review of sites nominated for designation shall take place. Revisions to mineral land designations shall be based on this review.~~

9.A.4

~~The county's designation of mineral resource lands shall not substitute for any permit or approval required for mineral extraction, shall not create a presumption of approval for any required permits, and will not substitute for any required environmental review or conditioning which may be required in conjunction with a permit.~~

~~9.A.5 The absence of a mineral resource land designation shall not change the current conditional use or legal non-conforming use status of existing mining sites and shall not preclude the pursuit and approval of required permits for excavation of unmined mineral resource deposits.~~

~~9.A.6 Mineral resource deposits of potential long-term commercial significance, and consistent with mineral resource land designation criteria once adopted, shall be identified and designated.~~

~~9.A.7 Adequate areas of existing mining sites and unmined mineral resource deposits, once identified, shall be designated so that the potential supply of sand, gravel, and quarry rock will reasonably meet twenty-year projected demand in Snohomish County. This policy shall in no way restrict the continuing designation of mineral resource lands as they become known.~~

LU Policies

9.A.1 The county shall use the "Prospect Identification and Preliminary Classification" inventory report and maps completed December 1998, and as subsequently revised and updated based on further site-specific geologic data, to identify sand, gravel and bedrock resources potentially eligible for designation as mineral resource land. Determination of eligibility for designation considers the following criteria:

- physical properties of the resource including quality and type;
- depth of the resource;
- depth of the overburden; and
- life of the resource.

9.A.2 The county shall exclude selected mineral resources identified on the inventory from potential designation because of legal, environmental or policy conflicts. Lands which shall be excluded are those:

- located within incorporated city, Urban Growth Area, or National Forest boundaries;
- identified as Tulalip Tribal Trust Lands;
- developed at densities greater than or equal to 0.15 lot per acre (average lot size of 6.67 acres) in neighborhoods with 5 or more homes;
- containing hard-to-replace public facilities (cemeteries, schools/colleges, hospitals, libraries, parks and trails);

- designated Riverway Commercial Farmland, Upland Commercial Farmland, or Local Commercial Farmland by the Snohomish County comprehensive plan;
- designated as a Natural or Conservancy environment by the Snohomish County Shoreline Management Master Program;
- located within a 300-foot Chinook Salmon/Bull Trout corridor;
- located within a 100-year floodplain;
- isolated islands less than 10 acres, except as provided in 9.A.3; and/or
- land with 5-acre or smaller underlying land use designation and/or zoning, except in cases in which the landowner requests mineral resource designation and the site otherwise meets the criteria in 9.A.1 and 9.A.2.

9.A.3

The county shall consider proposals for mineral resource designations or extraction on islands less than 10 acres under the following conditions:

- the resource is needed for emergency purposes;
- the resource is of an exceptional quality needed to satisfy requirements of a specific project;
- the resource, including precious metals, is part of an official mining claim within the boundaries of the National Forest; or
- the landowner requests mineral resource designation and the site otherwise meets all criteria in 9.A.1 and 9.A.2.

9.A.4

Mineral resource lands are classified and designated in the comprehensive plan as shown on the Mineral Resource Lands Map (Map 2) and in greater detail in the county's Geographic Information System (GIS) coverage. The mineral resource land designation is an "overlay," referred to as the Mineral Resource Overlay (MRO), to the Future Land Use Map designation of the comprehensive plan.

9.A.5

When interpreting the Mineral Resource Lands Map at the project level, any parcel shown on the map to contain any amount of designated mineral resource shall be considered to be designated for the purpose of eligibility to submit permit applications.

- 9.A.6 Designation as mineral resource land signifies that the use of mineral lands has been anticipated and evaluated at an area-wide level in terms of potential environmental impacts. The environmental documents associated with the mineral lands subelement may be used, as permitted by the SEPA rules, when making threshold determinations and/or preparing environmental documents.
- 9.A.7 Designation as mineral resource land indicates eligibility for permitting by the county as a mineral excavation site and that, at the comprehensive plan level, such land is potentially appropriate for mineral excavation.
- 9.A.8 Designation as mineral resource land does not substitute for any permit or approval required for mineral extraction and should not create a presumption of approval for any required permits.
- 9.A.9 Certain undesignated lands are eligible for permitting by the county under the following conditions:
- expansion of existing legally established mineral operations onto adjacent undesignated land where a portion of the existing site has been designated or zoned Mineral Conservation; or
 - private actions within National Forest boundaries for extraction of mineral resources, including precious metals, where the proponent's rights to the minerals has been acknowledged by the Bureau of Land Management.
- 9.A.10 Presence or absence of a mineral resource land designation does not change the current conditional use or legal non-conforming use status of existing mining sites.
- 9.A.11 Retention of conditional use or non-conforming use status for existing mine sites shall not exclude county monitoring, review or certification under updated policies and rules developed after the effective date of the Growth Management Act.
- 9.A.12 Landowner requests for changes in the mineral resource land designations shall be subject to the county's GMA comprehensive plan amendment process. Such requests should be reviewed for consistency with LU Policies 9.A.1, 9.A.2 and 9.A.3.
- 9.A.13 The county shall remove, by amendment of the comprehensive plan, the mineral resource land designation of any mineral site certified as restored by the Washington

Department of Natural Resources. If the mineral site lies within one mile of a tribal reservation or Urban Growth Area boundary, the county shall consult with the affected tribe or city regarding the comprehensive plan amendment.

9.A.14 The county may consider removing the mineral resource designation, by amendment to the comprehensive plan, from sites where substantial evidence of unique circumstances determines that mineral excavation is not an appropriate use for the site.

9.A.15 The county shall study the consideration of landowners' requests for mineral resource designation on their property in river shorelines of the state through the county's GMA comprehensive plan amendment process. The following designation criteria in LU Policy 9.A.2 will be considered during the study:

- Designated as a Natural or Conservancy environment by the Snohomish County Shoreline Management Master Program;
- Located within a 300-foot Chinook Salmon/Bull Trout corridor;
- Located within a 100-year floodplain; and/or
- Designated as Riverway Commercial Farmland by the Snohomish County comprehensive plan.

9.A.16 The county shall investigate the economic viability requirements of the mineral industry and review and amend, as appropriate, the mineral lands designation criteria in Policy LU 9.A.2.

9.A.17 The county shall investigate the economic viability requirements of the mineral industry and review and amend, as appropriate, the mineral lands designation criteria in Policy LU 9.A.2.

Objective LU 9.B ~~OneeProtect~~ **designated, —protect— unmined mineral resource lands from development that would prevent future excavation on those lands.**

LU Policies **9.B.1** ~~The county should establish minimum lot sizes of 20 acres or larger for designated unmined mineral resource lands. The county shall establish and retain a rural residential or commercial forest comprehensive plan designation and implementing zoning for mineral resource land.~~

- 9.B.2 ~~Any division of designated unmined mineral resource land should use the rural cluster subdivision to retain the maximum amount of mineral resource. The county shall prohibit residential subdivision where the MRO coincides with a 5-acre rural residential designation. Where the MRO covers only a portion of a rural 5-acre designated parcel, that portion of the parcel *not* covered by the MRO may be subdivided provided that:~~
- ~~a. minimum lot size requirements can be met according to underlying zoning;~~
 - ~~b. rural cluster subdivision is used; and~~
 - ~~c. the mineral resource deposit is protected for future resource use by adequate buffers, setbacks and open space provisions.~~
- 9.B.3 ~~Any subdivision of mineral resource land outside of 5-acre rural designations (e.g. 1 du/10 acres, 1 du/20 acres, or local forest) shall utilize site planning and design opportunities, including rural cluster subdivisions, to retain the maximum amount of land for potential mineral resource use. Open space provisions will preserve the option for future mineral resource extraction.~~
- 9.B.4 ~~The county will maintain mineral resource maps and/or GIS data and provide this resource information to landowners who wish to investigate resource potential on their lands.~~

Objective LU 9.C

Ensure that the use of lands adjacent to designated mineral resource lands does not interfere with the ~~continued or future use, in the accustomed manner and in accordance with best management practices,~~ of these lands for the extraction of minerals.

LU Policies 9.C.1

~~The county shall adopt regulations concurrent with the adoption of the General Policy Plan which provide that all plats, short plats, development permits, and building permits issued for development activities on or within two thousand feet of lands designated as mineral resource lands shall contain a notice that the subject property is within or near designated mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. A mineral lands notice ordinance shall require that all plats, short plats, development permits, and building~~

permits issued for development activities on or within two thousand feet of lands designated as mineral resource contain a notice that the subject property is within or near designated mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. The notice shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

~~9.C.2 Following the adoption of the General Policy Plan the county shall:~~

- ~~(a) Develop and adopt regulations which provide that rural cluster subdivision requirements shall be applied to subdivision of rural residential lands adjacent to designated mineral resource lands. Residential lots within the development shall be located as far as possible from resource land boundaries.~~
- ~~(b) Encourage 5 acre or larger designation of rural lands adjacent to designated mineral resource lands.~~
- ~~(c) Develop and adopt a right to mine ordinance applicable to designated mineral resource lands with advice from the Mineral Lands Advisory Committee.~~
- ~~(d) Encourage that the preferred land uses adjacent to designated mineral resource lands are: open space, forestry, industry, agriculture or recreation.~~

9.C.2 The county shall maintain five-acre or larger minimum lot size comprehensive plan designations of rural lands adjacent to designated mineral resource lands.

9.C.3 The county shall require the use of rural cluster subdivision for subdivision of rural residential lands (e.g. 1 du/5 acres, 1 du/10 acres, or 1 du/20 acres) adjacent to designated mineral resource lands. Residential lots within the development shall be located as far as possible from designated resource lands.

9.C.4 The county shall consider open space, forestry, rural industry, agriculture or recreational uses as preferred land uses on parcels adjacent to designated mineral resource lands in future amendments to the comprehensive plan.

Objective LU 9.D

Ensure that the environmental and land use impacts of mineral extraction, processing and transporting are adequately addressed and

mitigated as ~~part of~~in the permit review process.

LU Policies 9.D.1

~~Proposals for mineral extraction operations shall be consistent with the county's land use and natural environment elements of the General Policy Plan. The county shall adequately address and mitigate on-site and off-site impacts of mineral operations and transporting in the permit review process. Impact assessment shall include, at a minimum:~~

- Evaluation of impacts to the natural environment and critical areas both on- and off-site with particular attention to geologic hazards, impacts to groundwater used for potable supply, and fish habitat;
- Evaluation of impacts to adjacent properties including use compatibility, health, safety and welfare; and
- Evaluation of traffic impacts including safety, congestion, road characteristics and conditions, and non-vehicular users along roads impacted by large trucks generated by mineral operations taking into consideration the size, weight and performance characteristics of the large trucks.

9.D.2

~~Proposals shall include an investigation and maps of aquifers, if present, by a qualified hydrologist or hydrogeologist and identify the potential impacts of mining on any aquifer and require that those impacts be minimized to protect the integrity of the aquifer. Mining operations should protect the integrity of aquifers and existing wells. As part of the permit review process for mineral extraction and processing uses, the county shall consider the impact analysis completed for this plan's environmental documents, which identifies areas with moderate to high land use, watershed and/or transportation impacts, when requesting information for permit applications, making threshold determinations or preparing site-specific environmental documents.~~

9.D.3

~~Sand and gravel operations in shoreline areas shall be consistent with the county's shoreline management program and should not disrupt stream flows or adversely affect water quality. The county will evaluate transportation and hauling impacts as part of an individual site specific permit application.~~

- 9.D.4 ~~Proposals for mineral extraction shall be consistent with the transportation element of the General Policy Plan and provide adequate access to and from extractive industry sites. Routes through residential areas should be avoided. The county shall coordinate with the mineral industry and stakeholder groups to develop a mineral lands strategy addressing education and outreach; data collection and tracking; and economic development.~~
- 9.D.5 ~~Proposals for mineral extraction operations shall investigate surface water systems, wetlands, and fish and wildlife habitat, and identify potential impacts from mining on these resources. Protection of groundwater resources is of primary importance thus the county shall require hydrogeologic site evaluations, mitigation plans and/or groundwater monitoring programs when conditions merit. The county shall also require contingency plans for alternate potable water supply in the event of groundwater contamination or aquifer breach directly resulting from mineral operations.~~
- 9.D.6 ~~Minimize the impacts of mining on the environment, communities, and other land uses. Application of the criteria in policy 9.A.2 results in elimination of Shorelines of the State from mineral resource designation. Therefore, proposals including mineral operations within Shorelines of the State shall not be eligible for permits from the county.~~
- 9.D.7 ~~Owners of designated mineral lands that are located in areas where pre-existing land uses are incompatible with mining operations and associated commercial activities shall be notified upon designation that they may be required to minimize the impacts of mining on nearby residential lands and communities.~~
- 9.D.8 ~~Mineral extraction shall be allowed to occur in locations where an adverse impact to adjacent land uses can be mitigated to assure compatibility and environmental quality.~~

Objective LU 9.E

~~Ensure that mining and reclamation leave exhausted mines in a condition that does not preclude or inhibit the planned post-extractive use of the mine sites. jurisdictions potentially affected by mineral extraction activities are consulted when mineral permit applications are submitted to the county.~~

LU Policies 9.E.1

~~Post-extractive uses shall be identified for mineral resource lands that are consistent with adjacent comprehensive plan designations. Request-for-review comments on mining~~

proposals shall be solicited from all nearby and affected cities, Indian Tribes and state and federal landowners.

9.E.2 ~~The county shall cooperate with the state Department of Natural Resources to ensure that mine site excavation and reclamation are consistent with county land use plans and the state Surface Mine Reclamation Act (RCW 78.44). The county shall consider interlocal agreements with jurisdictions already impacted by established mines, including, but not limited to: Gold Bar, Sultan, Monroe and Granite Falls.~~

9.E.3 The county shall coordinate with affected jurisdictions when reviewing new applications for mineral operations.

Objective LU 9.F

Ensure that mining site approval does not preclude or inhibit the planned post-extractive use of the mine site or the planned future use of adjacent lands.

LU Policies 9.F.1 Post-extractive uses should be identified, at the time of permitting, for mineral resource lands that are consistent with adjacent and nearby comprehensive plan designations. Where adjacent or nearby lands are designated mineral resource land, the post-extractive use of the permitted site should be compatible with future mineral extraction activities on the adjacent or nearby lands.

9.F.2 The county shall utilize available opportunities to ensure that mine site excavation and reclamation are consistent with county, city and tribal land use plans and the state Surface Mine Reclamation Act (RCW 78.44).

9.F.3 The county shall pursue innovative reclamation plans in concert with private landowners for the final conversion of exhausted mineral resource lands into desirable uses (park land, open space, forest land, community lakes, etc.). Such reclamation plans will be considered as favorable mitigations of the mining activity during the county's SEPA review process.

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, access to water, fish and wildlife conservation areas and other types of critical areas, trails, critical areas, 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. ~~protection: 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 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 ~~receive equal priority~~ with all other land uses in urban planning.

The Open Space Corridor/Greenbelt Map (Map 54 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 Phase 2 plans are developed, more detail will be developed for the open space system.~~

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 ~~interjurisdictional~~ 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 areas or land preserved as buffer in a development agreement.

~~Cities within Snohomish County have signed a memorandum of understanding (MOU) with the county to incorporate policies with interjurisdictional significance.~~

The MOU calls for:

- ~~identification of open space corridors within and between urban growth areas;~~
- ~~the use of a variety of land development techniques to achieve open space;~~
- ~~management of river systems on a watershed basis to protect the resources; and~~
- ~~development of cooperative management plans and implementation strategies for open space areas of interjurisdictional significance.~~

~~The Natural Environment Subcommittee (NES) of the Rural Forum recommended that~~

~~parks, timber and agricultural resource lands, GMA critical areas, large public reserves, and waterways are essential components of an open space plan, with large private reserves containing slightly less potential for inclusion. The NES believed that the most preferred sources of open space were through regulation of critical areas, native growth protection areas as part of subdivisions, and open spaces designated on private property through open space designation for tax assessment purposes. Other methods include acquisition by government or private entities, and efforts by citizens such as the Stevens Pass Greenway on SR 2.~~

- 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) critical areas as defined in RCW 36.70A.040;~~
 - ~~(j) areas designated as environmentally sensitive, watershed site sensitive, site sensitive, stream corridor, or wetland on the county's 13 subarea plan maps; and~~
 - (k) land designated open space under the Open Space General Criteria established according to SCC 4.28.040 for tax assessment purposes;:
 - (l) lands that link existing open space and recreation areas; and
 - (m) lands that form open space corridors within and between urban growth areas.
- 10.A.2 ~~In Phase 2 plans, the county should identify and designate open space corridors within and between urban growth areas.~~

- Objective LU 10.B** **Develop plans and techniques to preserve open space, and scenic resources, ~~and shorelines.~~**
- 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.
- 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 ~~and shoreline areas~~ 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 continue to conserve and utilize shoreline areas in accordance with the provisions of the state Shoreline Management Act and the Shoreline Management Master Program.~~
- 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 pursue innovative reclamation plans in concert with private landowners for the final conversion of exhausted mineral resource lands into desirable uses (park land, open space, forest land, community lakes, etc.). Such reclamation plans will be considered as favorable mitigations of the mining activity, in and of themselves, during the county's SEPA review process.~~

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

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."

The GMA requires counties and cities to identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Historically significant lands, sites and structures, which are part of and help illustrate the collective culture of the people, are important resources for the county. Snohomish County recognizes a number of benefits which 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. Vision 2020 includes a goal to preserve historic, visual and cultural resources, including views, landmarks and areas of special locational character.

- Economic dividends come from cultural tourism and downtown revitalization done under historic preservation and artistic guidelines. The economic development element of this plan includes several policies designed to increase cultural tourism, preserve and interpret heritage and cultural resources refers to the benefits, which can come from these programs.
- A strong cultural resources management programs meet the enables the county to fulfill its legal obligation of the federal laws such as to avoid potential harmful impacts on cultural resources which may be caused by federal or state projects under county management. For example, a cultural resource inventory is necessary in order to comply with the federal 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 archeological 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 archeological 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 per-

forming 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, <u>including archaeological, historic and arts resources.</u>
Objective LU 11A	Identify and document archaeological, <u>and historic and cultural resources throughout Snohomish County.</u>
LU Policies	<p>11.A.1 Snohomish County will supplement the General Policy Plan to include an historic preservation and cultural resources element consistent with the Growth Management Act.</p> <p>11.A.12 The Snohomish County cultural <u>historic</u> resource inventory shall be <u>used in conjunction with the State's list of registered archaeological sites</u> as the county's vehicles for identifying and documenting <u>historic and archaeological</u> and historic resources.</p> <p>11.A.23 The county's cultural <u>historic</u> resource inventory <u>and its copies of the State's list of registered archaeological sites</u> shall be updated on a continuing basis to ensure the inventory's <u>uses</u>' usefulness as an historic preservation and land use tools.</p> <p>11.A.34 The county's cultural <u>resource inventoryies</u> shall be coordinated with similar programs maintained by municipalities and indigenous people within the county to ensure the comprehensiveness of the <u>inventoryies</u>.</p> <p>11.A.45 Consistent with its resources and based on the standards of the cultural <u>resources inventoryies</u>, the county shall provide technical assistance to local groups whose work can be incorporated into the county's <u>inventoryies</u>.</p> <p>11.A.6 The General Policy Plan, its various supplements, and such other planning documents over which it exercises approval, shall include provisions, as may be appropriate, which encourage the identification and documentation of cultural resources and the integration of the arts and aesthetic values into governmental actions.</p> <p><u>11.A.5</u> <u>The county shall encourage the protection and use of cultural resources which have the potential to further economic development initiatives.</u></p> <p><u>11.A.6</u> <u>Since lands designated Reservation Commercial are located in a culturally significant area, development applications on</u></p>

any property in this designation shall include an archeological assessment in order to avoid impacting any archeological resource.

Objective LU 11.B

Preserve and enhance archaeological, and cultural historic resources.

- LU Policies 11.B.1 The county shall ~~seek and preserve~~ maintain its certified local government status under the 1966 National Historic Preservation Act by ~~enacting a qualifying historic preservation ordinance~~ and carrying out the mandates requirements of that its historic preservation ordinance.
- 11.B.2 The county shall meet its historic and archaeological ~~cultural~~ 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 ~~cultural~~ historic and archaeological resource matters.
- 11.B.4 The county shall promote preservation of identified archaeological, ~~and~~ historic, ~~and~~ cultural resources.
- 11.B.5 On projects under its authority, the county shall consistently seek to mitigate unavoidable negative impacts to historic and archaeological ~~cultural~~ resources and to discourage demolition of historically ~~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 ~~undertake~~ continue coordinated long-range planning to identify the best strategies for preserving and enhancing ~~cultural~~ 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.

Objective LU 11.C

Ensure that Snohomish County's policies encourage the social, economic and quality of life benefits of the arts.

- LU Policies 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 potential 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.

Objective LU 11.D

~~Ensure that Snohomish County's land use policies encourage the social, economic and quality of life benefits of the arts.~~

Airport Compatibility

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 proper-

ties 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.BC.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

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," where development is encouraged. Thus, TDR programs have the ability to lessen public expenditure while achieving the same resource conservation benefits as PDR.

The establishment of complementary TDR and PDR programs in Snohomish County provides greater flexibility in resource conservation efforts. A "toolbox" of regulatory, incentive and promotional techniques can best address unique locational, landowner, market and funding considerations.

Phased or incremental development of the TDR and PDR programs allows an initial focused conservation effort in Snohomish County. Farmlands are under the most immediate threat of conversion to non-resource uses. Therefore, the initial phases of TDR and PDR will be limited to such lands, although additional land use designations could be added in the future if the initial TDR and PDR efforts prove effective. Completing periodic program evaluations, making adjustments as necessary, and working with cities are keys to ensuring the county's TDR and PDR programs are successful. In the TDR context, for example, program development requires careful monitoring of market conditions, including the relationship between the supply of development rights

within sending areas and the demand for those rights within receiving areas.

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.

Additional receiving areas, as well as further regulatory amendments, may be adopted in the future based on experience gained in the Arlington pilot TDR receiving area. Similarly, based on the experience of landowners within the TDR sending area, the county may consider designating more natural resource lands as sending areas and/or expanding the sending area designation to include critical areas.

Summary of the County's TDR System

In a nutshell, the County's TDR program conserves vital natural resource lands by conditioning development within urban receiving areas on the use of "TDR certificates" acquired from sending area landowners or, in limited circumstances, directly from the County.

The TDR sending area designation is a legislative planning overlay that is applied to important agricultural or forest lands designated as "natural resource land" pursuant to the GMA. Landowners within designated sending areas can obtain TDR certificates, which are freely transferable, in exchange for recording a conservation easement that provides greater protection of the sending site's natural resource functions than the underlying zoning.

The TDR receiving area designation is a legislative planning overlay designated on the GPP future land use map. The designation is applied in connection with UGA expansions conditioned on the adoption of TDR regulations by the adjacent city and the execution of an interlocal agreement between the county and the city. GPP policies establish minimum requirements for the required TDR regulations and interlocal agreement that must be satisfied in order for the UGA expansion to become effective. These requirements ensure that TDR certificates will be required for development approvals within the receiving area following annexation, while providing cities the flexibility to adopt TDR regulations that fit their local circumstances.

Consistent with market-based principles inherent to TDR programs, it is envisioned that most transactions will occur directly between sending and receiving area landowners. However, chapter 30.35A SCC authorizes the county to purchase, hold and resell development rights from designated sending areas under limited circumstances.

Based on a review of other jurisdictions' TDR programs, this option can be expected to: 1) help jumpstart private sector transfers by demonstrating successful transfers; and 2) respond in a timely manner to development pressures within the sending area. Limited funds have been identified to help with this effort.

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 authorized 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 the use of complementary Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs.**

Objective LU 14.A **Develop and implement a TDR program based on free market principles for the purpose of permanently conserving specified natural resource lands.**

Policies for TDR Sending Areas

LU Policies **14.A.1** **Natural resource lands targeted for conservation through the TDR program shall be referred to as “sending areas” and shall be: (a) designated as Transfer of Development Rights Sending Area Overlay on the Future Land Use Map, which shall also retain the underlying natural resource designation; and (b) depicted on the official zoning maps with a “SA” suffix.**

14.A.2 **Agricultural and forest lands as defined in RCW 36.70A.170 shall be eligible for designation as TDR sending areas, subject to the overlay established pursuant to LU Policy 14.A.1, based on consideration of the following factors: (a) the extent to which the area has historically been used for commercial agricultural or forest production; (b) the extent to which future residential or commercial development is likely to occur in or near the area, as evidenced by overall market trends; and (c) the extent to which conservation of the area would further the natural resource goals of the General Policy Plan.**

14.A.3 **TDR implementing regulations shall allow the transfer of development rights only from sites that are located within TDR sending areas and comply with additional substantive requirements, to be established by regulation, which help to further the natural resource goals of the General Policy Plan.**

14.A.4 **TDR implementing regulations shall establish a clear, orderly process for landowners within designated TDR sending areas to obtain TDR certificates in exchange for recording a conservation easement restricting non-agricultural development on the sending site. The number of TDR certificates issued shall be based on the**

approximate development potential of the sending site, multiplied by a “transfer ratio” established by the county in order to facilitate the creation of a market for TDR certificates. TDR certificates shall be valid for transfer purposes only and shall not entitle the sending area landowner to development approvals.

- 14.A.5 Requirements for TDR conservation easements shall be established by regulation and shall specify the substantive terms and conditions applicable to the sending site, including: (a) the prohibition of new residential development on all portions of the sending site for which TDR certificates are issued; (b) the prohibition of all development within the sending site that would impair or diminish the natural resource values of the land; and (c) provisions for the administration, enforcement, recording, and acceptance of TDR conservation easements.

Policies for TDR Receiving Areas

- 14.A.6 Lands where development rights from TDR sending areas may be used shall be referred to as TDR receiving areas and shall be (a) designated as Transfer of Development Rights Receiving Area Overlay on the Future Land Use Map; and (b) depicted on the official zoning maps with an “RA” suffix applied to the underlying zoning classification.
- 14.A.7 In identifying potential TDR receiving areas, the county council shall give priority to areas where: (a) market pressures favor increased development; (b) existing or planned urban services will be available to accommodate new growth and development; (c) the adjacent city and surrounding community support the proposed TDR receiving; and (d) a designated TDR sending area is located in the same area or region as the proposed TDR receiving area.
- 14.A.8 The TDR Receiving Area Overlay may only be applied to areas located within the Rural Urban Transition Area concurrent with the addition of such areas to an adjacent urban growth area (UGA). Expansions of a UGA to include a TDR receiving area must be conditioned by the county council on compliance with the requirements set forth in LU Policy 14.A.9 and will become effective only if those conditions are satisfied within a time period specified by ordinance. In the event that those conditions are not satisfied within the required time period, the population allocated to support the UGA expansion pursuant to PE Policy 1.A.6

shall revert back to the TDR population reserve set forth in Appendix D.

14.A.9 UGA expansions to include a TDR receiving area shall be conditioned by the county council on execution of an interlocal agreement between the county and a city adjacent to the UGA expansion area. The agreement, which may be included as an addendum to an existing interlocal agreement, shall be approved by ordinance and executed by the county only if the following provisions are included:

1. An agreement by the city to annex the TDR receiving area in a timely manner following expansion of the UGA.
2. An agreement by the city to adopt TDR regulations prior to annexation and to apply those regulations to the TDR receiving area following annexation. These regulations, as provided for in the agreement, must include:
 - a. A requirement that applicants for residential development in connection with a subdivision, short subdivision, binding site plan, planned residential development, or other official site plan provide the city with TDR certificates issued pursuant to chapter 30.35A SCC as a condition to development approval. For the pilot TDR receiving area designated outside the city of Arlington, the number of TDR certificates required must equal or exceed 25% of the number of single family residential units and 50% of the number of multifamily residential units resulting from the proposed development. The minimum TDR percentage required under interlocal agreements for future incorporated TDR receiving areas may vary, based on local circumstances and market conditions.
 - b. A requirement that applicants for commercial developments provide the city with TDR certificates issued pursuant to chapter 30.35A SCC and a provision establishing the number of TDR certificates to be required for approval of commercial development applications.
 - c. Other provisions, if any, that are deemed appropriate by the city, such as requirements for the presentation and extinguishment of TDR certificates.

3. An agreement by the county to retain existing zoning for the receiving area in order to prevent urban development from occurring prior to annexation and thus ensure that urban development within the receiving area will be compatible with the city's development standards and served by adequate facilities.
4. Other provisions, if any, that are deemed appropriate by the city and the county, such as requirements for zoning, master planning, and permit review within the TDR receiving area.

Purchase and Sale of TDR Certificates by Snohomish County

- 14.A.10 The county intends for TDR transactions to occur predominantly in the private sector, directly between sending area and receiving area landowners. However, to promote and encourage use of the TDR program, the county shall be authorized to buy, hold, and resell TDR 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 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 and that decisions concerning potential purchases are based on the goals of this chapter.

Policies for Promoting, Monitoring and Expanding the TDR Program

- 14.A.11 The effectiveness of the TDR program should be evaluated and adjustments made to the program as determined appropriate:
1. Performance indicators or measures of program success should be developed;
 2. The level of development rights transfers between sending and receiving areas should be monitored; and
 3. Based on an assessment of the measures of program success, changes to the sending or receiving area designations, transfer ratios, and other policy and code provisions should be considered and implemented, when appropriate.
- 14.A.12 Opportunities to create "non-residential" receiving areas and transfer options should be evaluated and, where appropriate,

be established through amendment of the comprehensive plan and/or implementing code. Examples of such options include increases to commercial floor area, impervious surfaces, parking stalls, or building heights through the use of transferred development rights.

14.A.13 Opportunities to designate additional natural resource lands as sending areas should be evaluated and, where appropriate, be established through amendment of the comprehensive plan and implementing code. When 50% or more of the projected number of transferable development rights have been utilized in the designated sending areas, the addition of sending area lands should be considered by the county.

14.A.14 A public outreach and education process, focusing on sending and receiving area landowners, should be implemented to inform potential program participants and to encourage participation in the TDR program.

14.A.15 The county should consider actions to promote the transfer of development rights including:

1. Helping facilitate the transfer of development rights from sending area to receiving area landowners;
2. Selective purchase and sale of private development rights to stimulate private sector transfers; and
3. Funding of public amenities in receiving areas to enhance the livability of the neighborhoods where higher densities are encouraged.

Objective LU 14.B 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.B.1 A PDR program may, at the option of the county, be used for the purpose of permanently preserving natural resource lands.

14.B.2 The PDR program shall be coordinated with, and be designed to complement, the TDR program.

14.B.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.B.4 An application process, application forms and review criteria shall be developed and utilized to consider landowner proposals to sell developments rights.
- 14.B.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.B.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.B.7 The effectiveness of the PDR program shall be evaluated and adjustments made to the program as determined appropriate:
1. Indicators or measures of program success shall be developed;
 2. The level of development rights sales shall be monitored;
 3. 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 provides generalized urban and rural residential, commercial, and industrial land use designations which generally reflect the county's existing 13 subarea comprehensive plans. In some cases, the designations are based on county zoning actions which have implemented pre-GMA subarea plans subsequent to their adoption. Forest and agricultural resource lands have been mapped on the basis of (1) the Interim Agricultural and Forest Land Conservation Plans; (2) supplementary research documented in the Forest Advisory Committee Findings and Conclusions on the Designation of Commercial Forest Lands, January 5, 1995; and (3) amendments to the GPP, adopted on July 21, 1999, as a result of the completion of Phase 2 planning of resource lands for the Tulalip subarea. Mineral resource lands have been mapped on the basis of known mineral resource sites. The map also shows rural residential land use designations on the Tulalip Reservation for non-tribal lands only.

The map includes urban growth area (UGA) boundaries between urban and rural land uses. The locations of several centers, consistent with plan policies, are also identified. A separate map also includes the boundaries of several areas which will receive particular attention in the Rural/Resource Plan.

It is anticipated that the generalized future land use map will be modified in the future once UGA plans are adopted with more detailed land use designations and refined UGA boundaries. For example, an adequate amount of open space and greenbelts will be designated within each UGA. Existing open spaces and greenbelts will be designated on the open space corridors/greenbelt areas map as part of this process. However, the land

capacity analysis used to determine the twenty year land requirements for each UGA reflected on the generalized future land use map already has incorporated a 15% set aside factor for public uses which is intended to include adequate open space and greenbelts to accommodate this future growth. Phase 2 rural/resource land planning may also result in adjustments to rural residential and resource land designations.

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 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 make the continue to adopt zoning to ensure consistency with future land use map designations 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, and the GPP Future Land Use Map. Once future GMA 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, property owners may individually request rezones to higher urban residential densities consistent with the GPP policies and the GPP Future Land Use Map. the county will initiate zoning when Phase 2 planning is completed. The exception is the Maltby UGA where additional planning has been was conducted in response to the GMHB remand order and final zoning is in place. Within UGA's,

~~implementing zoning may be further limited in the designations described below. 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 UGA 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 regulations. In general, the pre-GMA subarea plans provide more site specific policy and implementing zoning within urban industrial and urban commercial designations than the GPP land use designations. Rezones within these designations should be consistent with the recommended implementing zones in the applicable pre-GMA subarea plan, provided that the GPP and applicable pre-GMA subarea plan designations are consistent. In the event of an inconsistency, the GPP land use designation will be used.~~

Forestry and Recreation (F&R) is and Mineral Conservation (MC) ~~zones are not identified as an implementing zones within the applicable General Policy Plan designations. Property owners may request this these zoning classifications, and their requests will be considered as provided for under existing policies and regulations.~~

Mineral Conservation (MC) zone is not identified as an implementing zone within the applicable General Policy Plan designation. Properties already zoned MC may develop as provided for under existing policies and regulations.

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 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 except as specified in Policy LU 2.AB.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, and pre-GMA subarea plan policies, if applicable and consistent with the GPP, except as described below.

~~If pre-GMA 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 Ddensities 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 those 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.~~

~~The UGA plans and any associated development regulations will provide the detail necessary to interpret the GPP as applied to specific geographic areas and circumstances. Detailed UGA plans may~~

~~further limit urban residential density ranges and implementing zoning with the designations described below. Planning for UGAs and zoning adopted concurrently with a detailed UGA plan will determine final zoning.~~

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: 4 to 6 dwelling units per acre).** This designation covers various pre-GMA and GMA subarea plan designations which allows mostly detached housing developments on larger lots sizes. Land in this category may be developed at a density of four to six dwelling units per acre in areas without significant physical constraints. More detailed UGA plans may determine more specific density limits within this density range. UGA plans may designate lower densities in areas within or near critical areas that are large in scope, with a high rank order value, and are complex in structure and function. 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. Except within the Lake Stevens UGA, An additional implementing zone for areas containing within or near 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-9600is R-20,000.~~

Urban Medium Density Residential (UMDR: 6 to 12 dwelling units per acre). This designation covers various sub-area plan designations which allows a combination of detached homes on small lots, townhouses, and apartments in low/medium 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 (UHDR: 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.~~

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 UGA's. 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 designation is applied in a portion of the Sunnyside area, around Lake Stevens and southeast of the City that are confined to the lowest density urban zone because of environmental constraints and difficulties in service provision. 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 35th 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 35th 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 35th Avenue SE, and has enough contiguous undeveloped area to ensure that future development will have consistent 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, but do not 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 subarea plans. 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. A rezone to Planned Community Business or Neighborhood Business is required to utilize the Urban Centers Demonstration Program (SCC 30.34A)

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 Planned Community Business Urban Centers Demonstration Program (SCC 30.34A) is an optional regulatory tool.

Transit/Pedestrian Village. This designation identifies a compact, walkable area that could serve as the focal point for

Center redevelopment. The county shall prepare and adopt a conceptual or master plan showing how the area could accommodate a mix of commercial, office, residential, transit, circulation, and public land uses. The implementing zone is Planned Community Business-TPV (PCB-TPV). Use of the Urban Centers Demonstration Program is mandatory for parcels zoned PCB-TPV.

Urban Village. This designation identifies a mixed-use area with higher density residential development located within neighborhoods and communities. Urban Villages are smaller than Urban Centers. The implementing zone is Neighborhood Business. The Urban Centers Demonstration Program (SCC 30.34A) is an optional regulatory tool.

Manufacturing/Industrial Center. This overlay identifies major regional employment areas of 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 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 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 an UGA a more detailed plan process containing an UGA-level capital facilities needs analysis. 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.

- (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.9. Institutional UGA expansions are not subject to the requirements of LU 1.A.9, provided that the land

added to a UGA is designated P/IU concurrent with or prior to the UGA expansion. Subsequent re-designations of land added to a UGA under the P/IU designation are subject to the applicable requirements of LU 1.A.9 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 unless the land is re-designated to urban commercial, residential, or industrial in compliance with the UGA expansion requirements of LU 1.A.9.

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 the 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.

~~**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 PRD-9,600.~~

~~**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-7,200 and PRD-7,200.~~

~~**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 designation is applied in a portion of the Sunnyside area, around Lake Stevens and southeast of the City that are confined to the lowest density urban zone because of environmental constraints and difficulties in service provision. Implementing zones include R-9,600 and R-20,000.~~

~~**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.~~

Arlington UGA Designations:

~~**Parks/Open Space (P/OS).** The Parks/Open Space designation is intended to be applied to publicly or privately owned areas that are~~

~~dominated by a natural landscape, have a minimum of manmade structures, and are not appropriate for significant urban development due to the presence of critical areas. The purpose of the designation is to preserve extensive acres of critical areas, including wildlife habitat, as well as scenic and water resource land, and to eventually provide recreational opportunities important to enhance community life.~~

~~This designation will only be applied to private property if the owner voluntarily agrees to donate, sell or provide appropriate open space easements.~~

~~Implementing zoning for the Parks/Open Space designation is the A-10 zone, which will restrict significant development and provide open space areas inside the UGA. A new implementing zone for the Parks/Open Space designation will be studied as part of the detailed Phase 2 planning for the Arlington UGA.~~

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. ~~The more detailed Rural/Resource Plan 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 ~~the Rural/Resource Plan 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~~ have been included in Forestry designations on pre-GMA existing 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. ~~Until completion of the Rural/Resource Plan,~~ 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 with a lot yield that is determined by utilizing a minimum lot area of 200,000 square feet. On the Tulalip Reservation only, lands designated RR-10-RT ~~are were~~ zoned RRT-10 ~~by an areawide rezoning which became effective on August 1, 1999.~~ The RRT-10 zone requires a minimum lot size of 10 acres for each house in a new subdivision. The rural cluster subdivision technique maybe used in the RRT-10 zone with a basic lot yield calculated by utilizing a minimum lot size of 10 acres.

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 subarca 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 Phase 2 rural/resource land planning is completed 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.~~

Rural Residential-5 (RR-5: 1 dwelling unit per 5 or more acres). This designation includes identifies all lands which ~~are currently that were~~ designated as Rural on existing pre-GMA subarea comprehensive plans and ~~have subsequently been~~ zoned to 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. ~~This designation also includes some areas which were previously designated and zoned agriculture. It also includes lands for which the pre-GMA subarea comprehensive plan indicates a higher density but which were zoned R-5 by the county subsequent to the plan adoption date.~~ 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 all lands which ~~are were~~

currently designated as ~~“Rural”~~ or Residential Estates on ~~pre-GMA existing~~ subarea comprehensive plans and 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 the RR-designated areas have been identified by the county as needing more detailed study in the Rural/Resource Plan.

Rural Residential RD (RR- RD: 1 dwelling unit per 5 or more acres). This designation applies only to the rural residential area that has historically been ~~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.

Commercial and Industrial Designations

The Urban Commercial (UC) and Urban Industrial (UI) designations of the GPP provide for a wide range of implementing zones, but do not provide specific locational criteria or recommendations as to how the zones should be applied within the designation. Since the ~~pre-GMA~~ subarea plans provide additional site-specific policy and recommended implementing zoning not provided by the GPP, these plans should be used in the review of requests for rezones within these designations. Rezones to zones listed as implementing zones within these designations should be consistent with the zoning recommended for the site in the

~~applicable pre-GMA subarea plan, provided that the GPP and applicable pre-GMA subarea plan designations are consistent. In the event of an inconsistency, the GPP land use designation will be used.~~

Urban Commercial (UC). 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 pre-GMA 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 (UI). This designation identifies industrial designations within the UGA including the various light industrial, heavy industrial, industrial park, and business park designations of pre-GMA 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 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; ~~and tourist-oriented development such as art galleries, antique stores, and lodging facilities.~~ The implementing zone within the Clearview Rural Commercial designation consistent with LU 6.IH.6 and LU 6.IH.7 ~~will be determined through future action~~ 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 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 are ~~were~~ based on the Interim Agricultural Conservation Plan, ~~the text of which is incorporated into this document by reference.~~ 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 Phase 2 rural/resource land planning will be accomplished through a public involvement process. ~~It will include refinements to the agricultural designations and regulations consistent with the policy direction established in this plan.~~

~~**Transfer of Development Rights (TDR) Sending Areas.** This designation is applied to agricultural resource lands to allow for voluntary transfer of development rights from these areas to sending areas designated pursuant to a TDR areawide rezone process governed by implementing regulations. The sending area does not limit or otherwise affect development rights or zoning.~~

~~**Local Commercial Farmland (LCF).** 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, new sub-divisions in this designation may not create lots smaller than ten acres except through the rural cluster subdivision procedure.~~

Upland Commercial Farmland (UCF). This designation includes farmland areas on the Tulalip Reservation and 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. New subdivisions in this designation may not create lots smaller than ten acres. The ~~AG-U-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 ~~Upland Commercial Farmland UCF~~ designation.

Riverway Commercial Farmland (RCF). ~~Consistent with interim designations, t~~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 Agricultural-10 Acre zone within this designation will remain until replaced by a new zone to be developed as part of Phase 2 planning is the implementing 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 ~~during the development of Phase 2 rural/resource planning as necessary.~~ ~~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. Rural/resource planning will be accomplished 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 (CF). 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 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 and the basic lot yield is calculated using a minimum lot size of 20 acres.

Forest Transition Area (CF-FTA). This designation is an overlay to the Commercial Forest (F-C) 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. 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 Lands—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 54)

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 ten years or as needed pursuant to other requirements of the Growth Management Act.

Lands Useful for Public Purpose (Map 65)

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. This regular review shall occur at least once every ten years or as needed pursuant to other 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.~~

Mineral Lands (M)

~~This designation includes: those mining sites for which county conditional use permits for mineral extraction are issued or which are zoned MC, and for which state surface mining permits are issued (also shown in greater detail on a set of county assessor's maps); and those additional mining sites identified on a map provided by the mining industry, in a letter from the state department of natural resources (council exhibits #76 and #21 from hearings on the draft Interim Mineral Resource Lands Plan in November and December, 1993, and in the 1993 inventory list of county-owned gravel pits prepared by Snohomish County property management.~~

~~The designation of mineral lands will be refined following the adoption of the General Policy Plan and the completion of a Phase 2 mineral lands planning program.~~

Center Designations

~~The Future Land Use Map identifies the general location of several Centers and specific locations for one Urban Center, and one Transit/Pedestrian Village. The specific type, location and boundaries of each center will be determined in UGA plans or through special Centers planning studies. The map reflects the tentative location of Urban and Manufacturing and Industrial Centers. Smaller centers such as Community and~~

~~Neighborhood Commercial Centers will be identified in the detailed UGA plans or through special Centers planning studies.~~

~~Specific locations and boundaries for an Urban Center and Transit/Pedestrian Village and were identified through special planning studies at 164th Street and Interstate 5. The Urban Center and Village are designated on the FLUM.~~

~~**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 in this designation is dependent on the underlying zone. The optional implementing zone is the Urban Centers Demonstration Program (SCC 30.34A).~~

~~**Transit/Pedestrian Village.** This designation identifies a compact, walkable area that could serve as the focal point for Center redevelopment, and for which the County has prepared a conceptual plan showing how the area could accommodate a mix of commercial, office, residential, transit, circulation, and public land uses. The designation is used for both Transit/Pedestrian Villages within Urban Centers and a Pedestrian Center located outside an Urban Center. The Urban Centers Demonstration Program will be the mandatory implementing zone on an interim basis until a specific Transit/Pedestrian Village zone is adopted and rezones occur.~~

~~**Centers Designation.** This designation identifies the general location of a center. These areas require detailed planning to determine specific locations and boundaries, or to determine if the center designation should be removed from the FLUM.~~

Transfer of Development Rights Designations.

These two designations encompass areas which serve as either sending or receiving areas for the county's Transfer of Development Rights (TDR) program. The designations "overlay" other Future Land Use Map designations in order to provide clarity on applicable land use policies and regulations beyond the TDR program. Specific sending and receiving area provisions are established by GPP policies and implementing regulations.

Transfer of Development Rights Sending Area Overlay.

This overlay designation includes lands that allow the voluntary sale and transfer of development rights to designated receiving areas pursuant to Policies 14.A.1 through 14.A.5, as implemented by chapter 30.35A SCC. The sending area designation does not limit or otherwise affect development rights or zoning.

Transfer of Development Rights Receiving Area Overlay.

This overlay designation includes lands that may receive development rights transferred from a designated sending area pursuant to GPP Policies 14.A.6 through 14.A.9, as implemented by chapter 30.35A SCC.

Other Land Uses

~~This category includes (1) land with various subarea comprehensive plan designations such as Airport, Reformatory, and Fairgrounds, (2) areas that are within the UGA but still have an Agriculture designation on a subarea comprehensive plan or were designated as interim agricultural land prior to the adoption of the General Policy Plan, and (3) areas within the UGA's that will be studied for their potential as future employment land. Subdivisions or rezones within the Other Land Uses designation will be delayed until~~

~~the development potential of these areas is determined in more detailed UGA plans with appropriate urban land use designations.~~

Geographic Areas of Planning Emphasis for the Rural Resource Plan

~~Repealed Dec. 20, 2000 (Effective date Jan. 6, 2001)~~

Housing

Background

The availability of 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 two-thirds of Snohomish County households are enjoying home ownership, many low and moderate income households are paying more for housing than they can afford.

The GMA requires ~~Snohomish County to prepare a housing element of the comprehensive plan that recognizes 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, and 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) ~~population in unincorporated Snohomish County.~~

~~The county prepared an assessment of housing needs in inventory and analysis is included in the Housing Needs Analysis technical report prepared for the Comprehensive Plan. It ~~unincorporated Snohomish County, which~~ 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 is found in the County Profile, Appendix A, of the Comprehensive Plan.~~

~~The g~~Goals, objectives, and policies are based on the Needs Analysis assessment, the other legal requirements of the GMA, ~~the countywide planning policies~~, the recommended procedural criteria included in WAC 365-195-310, the countywide planning policies, other documents prepared by the county and cities cooperatively, and public input.

The Countywide Planning Policies (CPP) coordinate county and city efforts to meet GMA housing goals. They set requirements for the county and the cities concerning fair share allocation of housing for low and moderate income households, consistent definitions of housing income classifications, monitoring the effectiveness of housing actions, and reconciliation of neighborhood preservation and special needs housing. The CPPs also encourage infill housing, support a relationship between the location of housing and jobs, environmental sensitivity in housing development, consideration of the impact of regulations, mitigation fees and processing time on housing costs. The CPPs recommend

that jurisdictions seek infrastructure funding and implement housing relocation programs.

The Countywide Planning Policies are addressed, though not duplicated, in the goals and policies of the Housing Element.

The documents prepared by the county and cities cooperatively pursuant to countywide planning policies include:

1. The Housing Evaluation Report, prepared every five years, which monitors the performance of jurisdictions in meeting housing needs, particularly of low and moderate income households.
2. The 2025 Fair Share Housing Allocation, approved by the Snohomish County Tomorrow Steering Committee in January 2005, allocates needed units of housing for low and moderate income households among the county's jurisdictions. The allocation is determined using a formula that includes income, current availability of affordable housing and low wage jobs in the jurisdiction's jobshed.

~~Also included in the Housing Element are a variety of 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 is based on the assumption, assumes set forth in Section 365-195-060 (6) WAC, 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..."(Section 365-195-070 (6) WAC)~~

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 Office of Housing and Community Development every five years. It focuses on the housing needs of low and moderate income households. The 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 ~~should be~~ has been given to removing regulatory barriers to affordable housing where such action is otherwise consistent with the Act.

~~The GMA has established new and ambitious housing standards for local jurisdictions. To meet these standards, the housing element sets forth goals, objectives, and policies combined with an ongoing process of monitoring and evaluating their effectiveness.~~

Relationship to other GPP elements

The Housing Element relates closely to many elements of the Comprehensive Plan. The 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.

Current Housing Trends

The County Profile, Appendix A, 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 the proportion was only a bit over 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.

In the past decade, the Snohomish County population grew by nearly 40 percent, an unusually rapid pace that was faster than nearly four times the national population growth rate. The recent growth has meant not only more people but an increasingly different type of population compared to recent decades.

Aging Population

Between 1980 and 1990, the overall county population grew older, with the growth rate of people 65 years or older increasing about 30 percent faster than the population as a whole. Over the next twenty years, the state OFM forecasts the growth rate of people 65 years or older will increase more than 50 percent faster than the overall population.

Household Size

In the past decade, Snohomish County households continued to grow smaller, declining from 2.76 persons per household in 1980 to 2.68 persons per household in 1990. By the year 2010, the Puget Sound Regional Council estimates Snohomish County household size will have fallen to less than 2.5 persons per household. Contributing to the decline in household size has been the growth in the number of single person households, which increased between 1980 and 1990 about 40 percent faster than the overall population growth rate. Currently, single person households make up about 1 in every 5 households in Snohomish County.

Family Composition

The number of single parent households grew between 1980 and 1990, fifty percent faster than the overall county population growth rate, mirroring the decline in household size. During the same period, the number of married couple families increased about 15 percent slower than the population growth rate. The number of married couple families with children grew by less than 75 percent of the overall population growth rate. In 1990 married couples made up about 6 in every 10 households in the county while married couple families with children made up only 3 in 10 households.

Median Household Income and Median Housing Costs

Between 1980 and 1990, Snohomish County median household income increased at an average annual rate of 3.5 percent, adjusted for inflation. During the same period, the median cost of rent and utilities increased at the same rate as household income, but the median value of owner-occupied houses increased at an average annual inflation adjusted rate of 4.6 percent, or nearly one third faster than the rise in household income.

Renter and Owner Households

One result of the fast rise in owner occupied house prices has been a sharp decline in the rate of homeownership. In 1980 72 percent of the households in Snohomish County owned the house they occupied. Over the decade, the rate of homeownership declined to 66 percent of county households. This decline affected mostly young persons between the ages of 25 and 34 years. During the same period, the proportion of renter households in the county grew at nearly two times the population growth rate.

Housing Stock Composition

Because home ownership has become more costly, the composition of the county's housing stock has changed. In 1980, 80 percent of all residential units in Snohomish County

were single family residences. In 1990 this ratio declined to 70 percent after a decade where only 50 percent of all permits issued were for single family residences. Between 1980 and 1990, four in ten new housing units authorized for construction were multifamily units and one in ten was for mobile homes.

Housing Affordability

A common rule of thumb is that households that pay more than 30 percent of their income on housing have an excessive housing cost burden. According to the 1990 U.S. Census, 21.5 percent of Snohomish County households earned less than \$35,000 in 1989 and paid more than 30 percent of their income on housing. Two thirds were renters who probably had few alternatives finding less expensive housing.

GOAL HO 1

Ensure that all county residents have the opportunity to obtain safe, sanitary, and affordable housing.

Objective HO 1.A

Ensure fair and equal housing opportunities.

HO Policies 1.A.1

County regulations shall ~~be reviewed and, where necessary, be revised to ensure~~ continue to be in compliance with state and federal fair housing laws.

1.A.2

The siting of ~~essential residential facilities~~ group homes shall be facilitated, especially those designed to house special needs populations, ~~using the process identified in the capital facilities element.~~

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 ~~handicapped~~ ADA- accessible housing units, or units that can be easily modified to meet the individual needs of a ~~disabled person~~ with disabilities, shall be developed and promoted.

Objective HO 1.B

Ensure that a broad range of housing types is available in urban and rural areas.

- HO Policies** 1.B.1 Opportunities for affordable home ownership shall be facilitated by promoting an increased supply of ~~lower-cost~~ all housing types such as: small lot and cottage housing, townhouses, and condominium units ~~and~~ and multiplexes. The following areas of research toward this end shall be considered to increase the supply of lower cost housing types:
- a. Investigate and implement or revise the Unified Development Code so that it will provide for and facilitate: cottage housing, small-scale rental housing for families and senior citizens; subdivision of large homes in single family zones; expanded opportunities for mixed-use housing; shared housing and senior citizen communities.
 - b. Investigate and create a mobile home park zone that will encourage the long-term preservation of mobile home parks.
 - c. Investigate the development of site size and buffering standards for mobile home parks that permit development in all medium and high density residential zones and conditional development in low density residential zones.
 - d. Evaluate the feasibility of implementing a housing relocation assistance 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 mobile home park closures.
 - e. Support development of standards for co-housing developments that incorporate shared common buildings and open spaces.
- 1.B.2 The county shall recognize the increasing diversity in the cultural backgrounds of its residents and shall encourage ~~A~~ a broad range of ownership and rental housing opportunities; ~~especially those serving families and senior citizens shall be encouraged.~~
- 1.B.3 The county shall support the development and preservation of mobile and manufactured home parks ~~shall be supported.~~
- 1.B.4 ~~Greater opportunity for~~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 ~~housing~~ dwelling units, cottage housing and live/work units ~~shall be encouraged and supported.~~
- Objective HO 1.C** **Make adequate provisions for the existing and projected housing needs of all economic segments of the population. Reduce the proportion of low and moderate income households with housing needs.**

- HO Policies**
- 1.C.1 ~~The county shall cooperate with public, private and non-profit providers in applying T~~techniques for increasing the supply of owner-occupied homes ~~shall be investigated.~~
- 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.
- 1.C.3 ~~The county shall encourage P~~private sector production of new housing units that are affordable to and occupied by low income households ~~shall be encouraged.~~
- 1.C.4 ~~The county has implemented and shall maintain the Snohomish County Affordable Housing Trust Fund should be maintained as a source of local financial assistance to help underwrite the cost of producing low income rental and special needs housing 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 ~~shall be supported.~~
- 1.C.6 ~~The county shall encourage the~~ capacity of nonprofit housing and community development organizations to develop and manage low income housing ~~shall be encouraged.~~
- 1.C.7 The county shall ~~pursue investigate~~ techniques to minimize the displacement of low and moderate income households resulting from losses in the county's existing stock of low-cost housing.

Objective HO 1.D Maintain an adequate supply of appropriately zoned developable land.

- HO Policies**
- 1.D.1 ~~The land use intensity~~ county shall establish a mix of densities in residentially zoned ~~developable~~ land that is served with adequate infrastructure ~~shall be based on the public's housing preferences, its relative purchasing power demonstrated need of for~~ low and moderate income households, ~~identified~~ fair-share housing ~~targets allocations,~~ preservation of critical areas, and ~~county goals for coordinating density 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 county's fair-share housing allocation and support an efficient and competitive market for non-assisted housing.
- 1.D.3 ~~The county shall encourage E~~expeditious and efficient infill development in urban growth areas ~~shall be encouraged.~~

1.D.4 The county shall encourage housing in mixed-use 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.

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 design and initiate a program to strive to meet the its fair-share housing targets allocations based on recommendations in the most recent Housing Evaluation Report as provided in the 2025 Snohomish County Fair Share Housing Allocation Methodology and Guidelines Report and Documentation (Snohomish County Tomorrow Steering Committee, 2005-1994).

1.E.2 The feasibility of initiating an effort to pass a voter-approved countywide low-income housing levy shall be investigated in cooperation with the cities, the nonprofit housing development community, and local housing advocacy organizations.

1.E.3 The county shall maintain incentives which encourage residential developers to address low- and moderate-income housing needs, such as: priority permit processing and exemptions or reductions in impact mitigation payments for low-income projects;

1.E.4 The county shall evaluate the feasibility of reduction of minimum permitted lot sizes in non-PRD developments, and requirements for the inclusion of low income housing.

GOAL HO 2 ~~**Encourage and respect**~~**Ensure the vitality and character of existing residential neighborhoods.**

Objective H0 2.A ~~**Ensure**~~**Promote opportunities for all county residents have the opportunity to reside in safe and decent neighborhoods.**

HO Policies 2.A.1 ~~The participation of citizens in the land use and community development planning process shall continue to be encouraged.~~The county should preserve the character of stable residential neighborhoods through selective and innovative land use measures.

2.A.2 ~~When the funding of parks and other civic improvements is prioritized, the County shall consider the needs of communities in which assisted rental housing comprises more than 20 percent of the total~~

~~housing stock. 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 concentration county shall encourage the distribution of assisted rental housing in communities where more-less than 30 percent of the housing stock is assisted rental housing shall be discouraged.~~

2.A.4 ~~The county shall encourage development and maintenance of safe and secure outdoor environments, including the development of safewalks in new subdivisions.~~

Objective HO 2.B

Encourage the use of innovative urban design techniques and development standards guidelines 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 development and maintenance of safe and secure outdoor environments for children shall be encouraged. The county shall facilitate the development of urban centers and urban villages in appropriate locations within UGAs. (see LU 1)~~

2.B.13 The Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992) shall continue to be broadly distributed and other documents, such as those in the following list, may be used as references to innovative 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;
- 2002 Snohomish County Tomorrow Housing Evaluation Report (July 2003). 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.34 The county shall encourage the integration of a variety of dwelling types and intensities in residential neighborhoods ~~shall be encouraged.~~

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 regulation's 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, ~~which~~ that imposes the least amount of additional economic costs to development, including ~~but not limited to,~~ infill development, redevelopment, new housing, and renovation of existing housing homes.

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 shall be encouraged in order to minimize land and infrastructure costs.

3.A.4 ~~Critical area mapping shall be pursued in order to provide the most current available information on land development constraints and minimize potential delays in the land development process.~~

3.A.54 Snohomish County shall endeavor to process completed development applications within 120 days.

3.A.65 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 **Establish a process for adjusting fair-share housing ~~targets~~ allocations and housing strategies when required.**

Objective HO 4.A **~~Establish~~ Maintain a long-term monitoring process through Snohomish County Tomorrow to review and, if necessary, adjust fair-share housing goals and evaluate the progress of housing strategies.**

- HO Policies**
- 4.A.1 The land capacity analysis of urban and rural unincorporated areas shall ~~be expanded~~ 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, zoning regulations to increase land capacity. ~~or~~ 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.

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 ~~public and private~~ 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 ~~Vision 2020~~ Destination 2030 Regional Growth and Transportation Strategy, adopted by the Puget Sound Regional Council (PSRC), provides a basis for coordination of growth management and transportation policies across the central Puget Sound region. Implementation of the ~~Vision 2020~~ Destination 2030 transportation strategy within Snohomish County greatly depends on the collaborative and countywide planning process established under Snoho-

mish County Tomorrow. To make this collaborative process work, Snohomish County will strive need to accomplish several things.

The county ~~needs to~~ recognizes that transportation and land use are profoundly interrelated. The type, intensity, and timing of land development will largely determine the mode of transportation provided 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.

~~There is a need to~~ 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.

~~There is a need to~~ 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, ~~there is a need~~ 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 - ~~t~~ransportation services systems must be adequate to serve planned land use. ~~the level of land development forecasted and ultimately allowed.~~

GOAL TR 1 Develop transportation systems that complement the land use 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 and the land use elements of the county's comprehensive plan.

- TR Policies**
- 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.

- TR Policies**
- 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 the comprehensive plan.

- 1.B.3 Land use designations shall be reviewed where roadway construction or upgrading to serve designated land use intensities is not 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 multi-modal 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.

Objective TR 1.C Establish access and on-site circulation standards to maintain the safety and integrity of the arterial roadway system.

- TR Policies**
- 1.C.1 A countywide network of primary corridors shall be identified that provide for multi-modal 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 and 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-sac, 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 non-motorized 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.

TR policies 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 land lock any existing or future parcel of land.

GOAL TR 2 **Provide public transportation services that are enhanced by the land use element and economic development element of the county comprehensive plan.**

Objective TR 2.A **In cooperation with the cities, make the designated centers the focus of residential and employment growth and transportation investment in unincorporated county areas.**

- TR Policies**
- 2.A.1 Roadways serving designated centers shall be redesigned, improved, and maintained as primary corridors for multi-modal travel.
 - 2.A.2 A transit-supportive transportation system shall be provided linking 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.**

- TR Policies**
- 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.

GOAL TR 3 **Improve nonmotorized transportation facilities and services.**

- Objective TR 3.A** **Plan, design, program, construct, and promote use of nonmotorized transportation facilities in Snohomish County and in cooperation with WSDOT and the cities.**
- TR Policies** 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 encouraged between 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.
- Objective TR 3.B** **Ensure that new development accommodates nonmotorized transportation facilities in its site planning.**
- TR Policies** 3.B.1 Adequate pedestrian access to and circulation within all developments shall be 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.
- 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.

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.**

- TR Policies**
- 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.**

- TR Policies**
- 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.**

- TR Policies**
- 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.

- 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.

GOAL TR 5 Design transportation systems that are efficient in providing adopted levels of service.

Objective TR 5.A To comply with the 1990 Growth Management Act, cooperation will be established with the cities, transit operators, and WSDOT, regarding concurrency and level of service requirements.

- TR Policies** 5.A.1 The county shall identify ~~alternative~~ additional transportation mitigation for proposed developments that impact roadways determined to be at ultimate capacity ~~and which are operating below adopted level of service standards.~~
- 5.A.2 Transportation level of service shall be used ~~as a~~ in a manner that is consistent with growth management tools ~~that~~ to manage the rate of

growth in rural areas and encourage more intense development within urban areas.

- 5.A.3 Different levels of service shall be allowed depending on development form and intensity and density of land use.
- 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.
- 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.
- 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.
- 5.A.7 ~~Modes of travel, such as carpools, vanpools and a~~ Access to high-occupancy vehicle ~~public and private~~ transportation in addition to single occupant vehicles should be considered in making concurrency decisions.
- 5.A.8 Level of service shall be monitored on county arterials ~~those critical roadway facilities that serve as indicators of system operation and performance of state highways shall be reported as required by the Growth Management Act.~~
- 5.A.9 Monitoring of level of service shall be coordinated with WSDOT, and adjacent local jurisdictions ~~and transit agencies.~~

Objective TR 5.B Participate in 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 state and other 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 set 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 RTA and WSDOT in a cooperative planning process for public transportation and high-capacity transit.**
- TR Policies** 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. ~~Transit service would have to be designed to complement this objective.~~
- Objective TR 5.E** **Sponsor education programs with ~~school districts~~ regarding alternative modes of transportation.**
- TR Policies** 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 have positive or minimal adverse impacts on the natural environment, air quality, water quality and energy consumption.

Objective TR 6.A 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.

TR Policies 6.A.1 Transportation facilities shall be designed to include mitigation of adverse impacts on water and soil resource and drainage patterns.

6.A.2 Transportation systems, including circulation roadways and driveways, shall be located and designed to minimize the disruption of natural habitat, floodplains, wetlands, geologically hazardous areas, resource lands, and other elements of the 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 pollution, and noise levels.

Objective TR 6.B Comply with the requirements of the Federal Clean Air Act in developing the transportation system.

TR Policies 6.B.1 Transportation plans and programs shall be in conformity with the 1990 Clean Air Act amendments, and consistent with goals to reduce carbon monoxide and ozone levels to national air quality standards, of 1997.

Objective TR 6.C 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.

TR Policies 6.C.1 Transportation plans and improvements programs shall comply with appropriate state and federal legislation related to municipal water supply.

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.

TR Policies 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 improvements programs shall consider the extent to which they fulfill the objectives of the regional transportation plan and the county's and cities' comprehensive plans.

7.A.5 A coordinated six-year program shall be prepared that finances transportation improvements within projected funding levels and clearly identifies sources of public money for such purposes.

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 plans 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 multi-modal transportation impact mitigation, in-

cluding 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 ~~prepared~~ 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.

GOAL TR 8 Plan, develop, and maintain transportation systems through intergovernmental coordination.

Objective TR 8.A 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.

- TR Policies** 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 established that provide a geographic basis for joint projects, mitigation programs, and finance methods.

Objective TR 8.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.

- TR Policies** 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.

Objective TR 8.C **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.**

- TR Policies** 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 multi-modal transportation centers.

Objective TR 8.D **Participate with the cities, Sound Transit, Community Transit, Everett Transit, King County-METRO, Marine Division of WSDOT, and AMTRAK in establishing compatible schedules and terminal locations.**

- TR Policies** 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.

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.**

TR Policies	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.
TR Policies	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 multi-modal 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.
Objective TR 9.C		Preserve railroad rights-of-way for alternative uses (i.e., recreation and transportation) when continued rail service is not practicable.
TR Policies	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.
GOAL TR 10		Develop transportation systems that enhance the economic competitiveness of the county, Puget Sound region, and state.

- Objective TR 10.A** **Cooperate with other jurisdictions to ensure adequate transportation services to and from major air, rail and water transportation facilities.**
- TR Policies** 10.A.1 Safe and efficient ground access on county arterials shall be maintained to the major air, rail and water transportation facilities.
- Objective TR 10.B** **In cooperation with WSDOT and the cities, encourage continued and enhanced freight rail transportation.**
- TR Policies** 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.
- 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.

Capital Facilities

~~Development needed to accommodate growth requires a~~ wide array of public services and facilities is needed in order to be properly accommodate and integrated new population growth into the existing communities and its supporting infrastructure system. The state Growth Management Act (GMA) places great importance on planning for public these facilities, requiring local comprehensive plans to include capital facilities and utilities elements.

~~Snohomish County provides services and facilities for all county residents, as well as certain services for unincorporated citizens and properties.~~ All Snohomish eCounty 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 although many county facilities do not are "necessary to support development," or 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 ~~section~~ chapter reflect requirements and direction from the Growth Management Act, procedural criteria of the Washington Administrative Code, and the countywide planning policies. These countywide policies 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 ~~section~~ chapter include:

- ~~the 13 sub-area comprehensive plans;~~

- ~~sSystem~~ plans and policy recommendations from the various provider agencies;
- ~~policy recommendations from Growth Management Coordinating Committees (GMCCs) and the Rural Forum;~~
- ~~other eCounty~~ studies and plans, such as the Shoreline Management Master Program, the Solid Waste Management Plan, the Drainage Needs Report project and the six-year Capital Improvement Plan; and
- ~~tThe~~ Countywide Comprehensive Park and Recreation Plan (Snohomish County Tomorrow, 1993), joint school capital facilities plan, and the Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993).

The Shoreline Management Master 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 ~~Fthe~~ primary driver of capital facility needs ~~is the same measure of future demand that also determines land requirements under the land use element: the projected growth and distribution of population and employment over the next 20 years.~~ 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

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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 ~~more effective~~ means to achieve balance and fiscal realism in the required financing program, ~~than through Mmodifications to the land use element and corresponding land use map may also be used to achieve the same result.~~ ~~This a~~ Adjustment of service levels may occur either through amendments to the GPP or the capital facilities plan, ~~or through adoption of UGA plans. UGA plans may incorporate LOS standards or facility guidelines that are higher than countywide standards or guidelines, based on local preferences and the availability of additional local revenues.~~

This ~~chapter section~~ of the comprehensive plan (~~including, as well as future plan phases and implementation measures that deal with public services and facilities~~), ~~are is~~ intended to carry out, and ~~should~~ be evaluated against the following fundamental principles:

- ~~p~~Public facilities should be planned to support projected population growth and land use patterns;
- ~~H~~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;
- ~~f~~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;
- ~~p~~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;

- ~~p~~Public facilities and services within rural areas should be provided at ~~lower~~ levels reflecting the reduced demands and higher costs of serving these lower density, more dispersed patterns of development;
- ~~p~~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
- ~~p~~Public services and facilities should be provided in an efficient and cost-effective manner.

This element of the plan seeks to ~~realize~~ 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);
- ◆ ~~other~~ non-county providers' facilities and services including
 - public education,
 - fire suppression,

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- sanitary sewer (see utilities element), and
- public water supply (see utilities element); and
- ◆ essential public facilities - siting.

~~This section chapter of the General Policy comprehensive pPlan provides the overall direction and detailed policy guidance for the area-specific policies, facility plans, and the financing program components which are contained in the companion the Capital Facilities Element of the GMA comprehensive plan. The Capital Facilities Element also includes the Capital Facilities Plan and the 6-year Capital Plan-Improvement Program, or will follow as part of the next phase of this planning effort and the implementing development regulations. 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.~~

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. ~~Under the goals established by the GMA, †~~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.

~~As a result, it becomes necessary to D~~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 section 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, and—correction/detention, and related services), general government, parks and recreation, and the airport. Each of these functions will be considered in a separate section. However, there are some goals, objectives, and policies which are applicable across these broad functions. These deal generally with the notions of cost-effectiveness, support for the land use element, and the other broad principles identified earlier.~~

Snohomish County is committed to pursuing this GMA goal in 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 has prepared a six-year capital improvement programs annually—for the past several years. This regular review and updating of capital investment has been will continue but will be 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, and for other public facilities and services sur-

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face 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 elements of 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 elements 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 development". 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 Capital Plan CIP. These parameters may be revised as the specifics of the six-year financing program are

developed. The process ~~is~~ 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 elements of this plan. These guidelines were then used in developing ~~those aspects of a forecast of future needs~~ the 20-year facilities plan and the six-year financing program ~~contained in the capital plan.~~ 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.

~~In the past, Snohomish County has prepared~~ annual six-year capital improvement programs (CIPs) to guide capital spending decisions. ~~Future CIPs will be~~ are directly linked to a longer term capital facilities plan which will be linked and to the land use element of the comprehensive plan. They will reflect a realistic assessment of future revenues to meet the GMA specifications for the six-year financing program. The ~~new~~ CIPs will should also reflect incorporate an assessment of the fiscal implications of capital projects on the county's operational budget.

~~Snohomish County has relied on a pay-as-you-go approach to the financing of its capital facility needs. As a result, the county's outstanding debt is very low. Three percent of the 1993 budget was set aside for debt retirement. This approach has resulted in deferral of major capital projects. With low~~

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~~interest rates and a favorable bond rating, the county can make greater use of its bonding capability to address its facility needs.~~

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 (opening 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.

~~General obligation bonds are also available to finance projects where user fee revenue streams are not appropriate or feasible to pledge against bonded debt. Ample debt capacity is required to pursue this strategy. Fiscal goals may include the use of councilmanic bonds for projects where positive cost/benefit ratios can be demonstrated or where no other funding source is available. Voter approved bonds or levies may be sought for quality of life projects where cost savings or new revenues may not be present.~~

The GMA expressly gives ~~authorizes~~ 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. ~~By 1999,~~ Snohomish County

~~had~~ adopted GMA-based impact fee programs for roads and schools, which are ~~is~~ now codified at Chapters 30.66B and 30.66C, respectively. The county ~~is considering whether to~~ 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 ~~growth management~~ the GMA is the concurrency requirement. This refers to the goal of 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 at the time they are needed ~~or~~ (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 defines the concurrency management system for Snohomish County's transportation facilities. Concurrency ~~This~~ test is encouraged but not expressly required for other types of public facilities. Under the GMA, a ~~true~~ 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. ~~Because of the difficulty for counties in meeting these specifications for the numerous independent providers of several important facilities, a~~ true concurrency system is ~~will~~ only be utilized for the road system because of the difficulty for counties

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~~in meeting these specifications for the numerous independent providers of several important facilities (see the transportation element). As Snohomish County gains experience with the administration of concurrency management, it Snohomish County may 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 veritably 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 develop-

~~ment applications and updates to the six-year CIP. For development applications, t~~
This generally involves a review of proposals to ascertain their impact upon existing or planned infrastructure systems for development applications. Where added capacity or other facility improvements to systems are needed to support a development proposal,
~~‡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 measures where added capacity or other facility improvements to systems are needed to support a development proposal.~~

~~For updates to the CIP, a "s~~Statements of assessment" are will be prepared to accompany updates to the CIP. These statements will 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 2001~~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 and maintain level of service standards for ~~land transportation~~ county roads and transit and other public facilities and services necessary for 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 evaluate all of its facility types to determine whether they should provide urban or rural service.

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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 land transportation, county roads and transit and is within its financial capabilities to carry out.**

CF Policy 1.B.1 The county shall prepare and adopt, ~~at least once every two years,~~ 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 ~~To aid in establishing~~ 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 will have control over earlier adopted program numbers.

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.

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 limit its search and selection of sites for urban projects to designated UGAs.

GOAL CF 2 **~~Follow a facilities strategy which preserves and supplements, as necessary, the natural drainage ways and other natural stormwater systems to minimize run-off impacts from development. 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 **~~Establish with cities and other agencies the joint development and maintenance of a system of stormwater retention and detention facilities. Track and compare changes over time in established levels of service~~**

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standards for land transportation and other public facilities and services necessary for development.

CF Policy 2.A.1 ~~The county shall work with the cities to undertake joint planning, financing, and development of regional stormwater detention and flood control projects to mitigate run-off impacts on streams, rivers, and their ecosystems and reduce damage to adjoining properties. 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

~~Stormwater runoff and riverine flooding problems in both urban and rural areas are the focus of this section. Snohomish County's approach to surface water management includes both regulatory and capital facilities solutions. Regulation can often prevent a problem from developing and be viewed as the solution of choice where practical. The county's regulatory program is in Title 24 of the county code.~~

~~Capital facility projects represent last resort solutions where problems have already reached critical stages or where regulatory answers alone are inadequate. Facilities include levees, dikes, detention facilities and associated conveyance systems needed to supplement the natural systems when development increases runoff or otherwise impairs the ability to handle heavy rainfalls. Water quality issues may also be addressed through projects such as lake restorations and wetland restorations or enhancements.~~

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 to 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

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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 watershed - based planning that will prioritize areas 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 pre-

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serves a legacy of beneficial surface water uses for present and future generations.

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

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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.

Objective CF 3.C **Provide a system of stormwater treatment and base flow water quality protection to protect water quality and habitat for present and future generations.**

CF Policies 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 The county shall consider a program to identify high priority water quality problem areas for targeted water quality capital facilities.

Objective CF 3.D **Provide for the restoration and protection of habitat for present and future generations.**

CF Policies 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

- 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.

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- 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.

~~At present,~~ About one-third of the county's solid waste stream is recovered presently through recycling. The remainder is deposited at a landfilled at a site outside of the county through a long term contract. A

~~county landfill at Cathcart was recently closed because its capacity was exhausted. However, substantial capacity could be made available at the county's regional landfill site adjacent to the closed Cathcart site at some future time when waste exporting is no longer practical or available.~~

The Public Works Department's solid waste division published its updated Comprehensive Solid Waste Management Plan in January 2004. ~~is currently updating the county's long range waste management plan.~~ It will look s at both intermediate and long-term solutions to solid waste problems which will intensify as the population grows and available land diminishes. ~~A m~~Major goals include will be to recovering more of the waste

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stream through recycling and recovering waste that is escaping the county's solid waste system.

~~The present objective is to recycle 50 percent of the waste stream by the year 2005. This will require a significant strengthening of developing markets for recycled materials and further improvements in packaging technology and consumer behavior, factors over which the county has only limited influence.~~

Other forms of waste recovery will also be

explored to reduce the residual stream requiring landfill disposal. The primary facility focus ~~will be to improve the system of drop boxes and transfer stations to facilitate recycling and the cost-effective disposal of non-recyclables~~ is a critical review of existing transfer stations and drop box disposal sites for subsequent expansion and/or enhancement in order to facilitate recycling and cost-effective disposal of non-recyclables throughout the county.

GOAL CF 43

Fund services and facilities for solid and moderate-risk waste disposal that result in cost savings and efficient re-use of waste resources.

Objective CF 43.A

Improve the overall county waste reduction and recycling rate (as measured by weight) to 50 percent of the waste stream by the year ~~2000~~2008.

CF Policies 43.A.1

The county shall provide or encourage source reduction activities through ~~a comprehensive conservation education programs,~~ source reduction program for county agencies, support of waste exchange and materials reuse ~~clearinghouse,~~ and promotion of home composting of and other activities related to yard debris.

43.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.

Objective CF 43.B

Provide a system of environmentally compatible facilities of adequate number, geographic distribution, and capacity to encourage proper disposal of solid and ~~minimum~~ moderate-risk wastes by county residents and businesses.

CF Policies 43.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 waste management plan.

43.B.2

The county shall continue to operate and/or monitor closed design or retrofit landfills and other solid waste disposal sites to minimize ~~ally~~ disrupt natural drainage patterns and prevent water pollution.

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Objective CF ~~43.C~~

Make available safe, effective, economical, and environmentally sound disposal techniques for moderate risk waste.

CF Policies ~~43.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.

~~43.C.2~~

The county shall work cooperatively with cities, ~~D.O.E. 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.

Law and Justice

~~County government provides law enforcement services to persons and properties within the unincorporated portions of the county as well as operating a judicial system of courts and a system of correctional facilities that serve the entire county. The need for facilities is directly related to the rates of criminal activity and civil actions initiated, which generally are a function of overall population levels. Other factors contributing to increasing workload include: continued urbanization of the county, mandatory sentencing legislation at the state level, and the completion of new correctional facilities in the 1980s. The impacts are reflected in the following statistics: from 1985 to 1992 the county population increased by 30 percent while the prisoner population tripled. A study of correctional space needs conducted in 1989 projected the incarceration rate to increase from .047 percent in 1985 to .12 percent in the year 2000. This increase is similar to that of other urban counties in the state of Washington.~~

~~While growth will generate facility demands in all functional areas, the greatest immediate need in the law and justice system is in the correctional category. The existing maximum security facility is already overcrowded. According to a 1989 study of~~

~~county correctional space needs, the projected population increases and a continued rise in the incarceration rate could produce a need for as many as 300 additional beds by the year 2000. A more recent study of prisoner housing needs indicates that construction of a new 200-bed minimum security facility, combined with an expanded work release program, would be the most cost effective solution to address this problem over the next six years.~~

~~The factors driving the need for more jail beds are also placing additional facility demands on the other components of the county law and justice system: the prosecutor's office, the courts, the medical examiner, and the sheriff. These needs were assessed in the 1989 Comprehensive Parking and Office Space Study conducted by the Naramore, Bain, Brady & Johanson (NBBJ) Group (and hereinafter referred to as the NBBJ Study). That study identified a significant deficiency in the medical examiner's space and projected significant expansion requirements for the superior court. Other law and justice functions were projected to expand more or less proportionally to the growth in population. A more in-depth analysis of the operations and associated space requirements of the entire law and justice system should be undertaken to more accurately define facility needs and identify potential solutions. This is needed to~~

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~~supplement the more generalized analysis of the NBBJ Study in order to develop an effective facility expansion plan.~~

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 in-

crease 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 studies of operations and associated space requirements would be needed to assess changing facility needs and to identify potential capital and non-capital solutions.

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GOAL CF 54 **Develop and implement a coordinated program of facility usage expansion for the departments and agencies which together carry out the county's law and justice functions.**

Objective CF 54.A **Complete those capital improvement projects necessary to reduceliminate substantial 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 services and support functions which are performed by professional, administrative, managerial, and clerical staff working within a general office spacesetting. ~~Because of their common requirement for 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 the other headings of this section are accounted for in this category.

~~Snohomish County currently utilizes about 300,000 square feet of general office space to house the approximately 1500 employees involved in the general government functions. The nearly 600 employees working at the airport, the correctional facilities, the courts, and the sheriff's office are not included within this general government classification. Approximately one-third of this office space is located within leased facilities scattered around downtown Everett. The remainder is within county owned buildings on the county's central campus at Rockefeller Avenue and Wall Street in downtown Everett.~~

Snohomish County currently utilizes general office space for employees involved in general government functions 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 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 last major effort to analyze and evaluate the county's office space needs and to project future requirements was the NBBJ Study. That study projected a significant increase in overall county staffing levels, generating a corresponding increase in required office space. Between 1988 and 1992, eCounty staffing increased substantially, even exceeding the projections of the NBBJ Study. However, a leveling off in county staffing is now taking place, reflecting the recent economic slowdown in the Puget~~

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Sound region. Significant investment in a geographic information system (GIS) and office automation technology planned over the next several years may help limit the future growth in staffing through greater efficiency and productivity of existing staff.

The NBBJ Study explored five alternative solutions representing three conceptual approaches to meeting the county's space needs. Two central issues examined through these alternatives were the relative merits of 1) building versus leasing office space, and 2) centralization versus decentralization of county services and functions. All five alternatives included substantial renovation to the central campus buildings, estimated at over \$15 million (in 1988 dollars.) These renovations were seen as necessary to maximize efficiency and to extend the useful life of these major assets. The county has been undertaking them on a phased basis. These improvements, while classified as non-capacity projects because they do not increase gross office space, will allow greater efficiency in its use and therefore increase the employee holding capacity of those facilities.

The study concluded that, while leasing may offer some short term advantages in addressing the county's present deficiency in office space, it does not offer any long term financial advantages. Consequently, the NBBJ recommended long term solution calls for the replacement of the existing Annex Building and Hearing Wing with a new office building and parking garage on the central campus. This would allow consolidation of county functions now dispersed in leased facilities throughout downtown Everett. A second phase of the NBBJ recommended solution would construct new parking and additional office space on the site of the present parking garage, further concentrating the county presence in a centralized urban campus setting. While these alternatives were recommended in the NBBJ

study, events may have superseded them. In 1995 the county purchased property adjacent to the current campus for a future law and justice building. Additional analysis will be necessary in the future to determine how the NBBJ alternatives fit into this new development.

A decentralization alternative was included in the NBBJ analysis that would move some office functions to the county's Soper Hill site west of Lake Stevens. Although this alternative compared favorably in cost with the other alternatives, it was not selected as the NBBJ recommended alternative, which was judged to best address the goal of cost-effectiveness and positive image. The issue of decentralization was not fully evaluated by the NBBJ Study. As leases expire and the need for more space combines with public demand for both better service and greater cost effectiveness, hard choices. Difficult decisions will have to be made as leases expire and the need for more space combines with public demand for both better service and greater cost effectiveness, hard choices will have to be made. A more in-depth analysis of available decentralization options should be undertaken to develop a building program to meet the general government facility needs of Snohomish County through and beyond the year 2000.

The Campus Redevelopment Initiative Project is 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 administration building in 2001. This plan-

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ning, 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 65

Maintain Develop a long-range capital program to efficiently accommodate the county's projected staffing requirements for the general governmental departments and agencies.

Objective CF 65.A

Update the six-year CIP to include a capital program to efficiently provide quality work space for existing and ~~proposed~~ projected future staffing levels through the year 2005.

Objective CF 65.B

~~Under the guidelines of the Regional Services Act, r~~ Redefine county government to meet new county role under GMA under the guidelines of the Regional Services Act.

Parks and Recreation

~~Since its inception in the mid 1960's, 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 these needs are developed and prioritized. The Snohomish County Parks and Recreation Comprehensive Parks Plan reflects those needs, and is updated approximately every six years. Revised County park plans have been prepared and 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

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~~for Department of 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 occurred in December, 2001 ~~with the adoption of the 2001 Snohomish County Comprehensive Parks and Recreation Plan~~ 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 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 76

Continue to develop and maintain Create a system of parks to meet the needs of current and future residents for both community and regional recreational opportunities.

Objective CF 76.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 76.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.

76.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.

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76.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 76.B Implement the capital park acquisition and development priorities, using a wide range of funding sources including park bond issues. Augment local funding with outside sources wherever possible in order to make the most efficient use of revenues.

CF Policies 76.B.1 The County shall consider utilizing 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.

Objective CF 76.C Monitor and maintain minimum LOS standards, as defined in the Comprehensive Park and Recreation Plan and the CFP, through adequate CIP funding and regulatory mechanisms.

CF Policy 76.C.1 The County shall perform annual assessments of its parkland acquisition and facility development programs as a part of the 6-year CIP.

Objective CF 76.D Ensure that park lands and facilities are maintained and operated in a safe and efficient manner.

Airport

The county owned and operated airport complex at Paine Field has been the subject of intensive study at both the local and regional levels. A regional air transportation study completed in the late 1960s called for a new regional facility in Kitsap County to relieve Sea-Tac and envisioned Paine Field as a major general aviation facility with some air carrier, air freight, and commuter air services.

In 1973 the county initiated a planning study of the airport that generated significant public debate and eventually culminated in county adoption in 1978 of a general aviation role for Paine Field. During this period, the planning department also initiated a general comprehensive planning effort in the surrounding Paine Field area. 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 remaining compliant with the covenants in deeds and grants of the United States Government.

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The overall goal was to produce consistent plans for both the airport facility and the surrounding community.

~~Following the 1978 policy direction from the county commission,~~ An airport master plan was completed in 1984², 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. ~~At the same time,~~ 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 new airport master plan is intended to provide guidance for future capital improvement programming that is consistent with FAA and GMA requirements as well as with the goals of the county and surrounding community. 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.

GOAL CF 87 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 87.A Maximize utilization of the existing land area at Paine Field to minimize the need for future site expansion.

CF Policies 87.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.

87.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.

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Non-County Provided Facilities - General

~~Snohomish County plans for, reviews, and permits both rural and urban development that depends upon an array host of local public agencies for necessary support infrastructure. Among these types of facilities are schools, fire stations, libraries, water supply systems, and wastewater collection and treatment facilities. In the ideal planning world, these facilities would all be included within this element of the plan.~~

~~The extraordinary work effort that would be required to accomplish this, however, has dictated that certain facilities be placed in the less analytically demanding utilities element while others will be deferred to later iterations of this comprehensive plan. This is necessitated by the sheer number of providers. 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 of simply for the county's comprehensive plan-CFP is to coordinateing these numerous public bodies, much less and in arriveing at mutually agreed upon decisions concerning level of service, financing strategies, construction timing, and other necessary required components of the capital facilities element, especially for those public facilities that are identified in the CFP as necessary to support development. will take much more time than was provided by the legislature.~~

~~An exception to this approach is the public schools. Snohomish County's former impact mitigation program for schools provided the advance groundwork and the incentive for the county to include this facility system within this element. The county has been able to work closely with the school districts to develop GMA-compliant school capital facility plans to serve as the foundation for the new 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 program. The joint schools project has produced a six-year financing program for each of the participating 14 districts which will be are collectively incorporated into this comprehensive plan with each biennial update.

~~The facility needs and fiscal resources of fire districts are considerably less extensive than those of the school districts. However, a six-year capital financing program would help address their changing circumstances under the GMA. Fire districts can better manage their available resources through capital planning. Both stations and mobile equipment are major capital expenditures which must be planned for well in advance of actual need, especially with the fiscal limitations that constrain fire district budgets. The county will attempt to mobilize the districts to undertake such financial planning.~~

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~~With most of the non-county capital facilities, i~~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 ~~and feedback~~ on possible consequences of particular strategies to the county itself.

The Capital Facilities Plan/Year ~~2004~~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 devel-

opment regulations and provider agency plans, as well as new development proposals. ~~Although e~~Concurrency review will not be utilized for any non-county facilities, however, an adequacy test will be utilized in reviewing development applications.

This ~~will~~ 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. ~~Where additional capacity or other improvements are needed to support a development proposal, t~~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. ~~As with county facilities, s~~Solutions may involve temporary or permanent facility construction by the developer, longer project phasing or build-out periods, or other appropriate measures.

GOAL CF 98

Coordinate with non-county facility providers such as cities and special purpose districts to support the future land use pattern promoted indicated by this plan.

Objective CF 98.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.

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Public Education

Public education represents a major public investment at both the local and the state level. ~~In Snohomish County, 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 ~~larger fluctuating average classrooms sizes,~~ widespread use of portable classrooms, and aggressive building programs that ~~have~~ may not be challenged to keep kept pace with future need.

~~In 1991 Snohomish County adopted a SEPA based impact mitigation fee program, for schools in 1991 commonly originally referred to as Title 26C, pursuant to the State Environmental Policy Act (SEPA). Through interlocal agreement, the school districts and the county engaged a local consulting firm to prepare new capital facilities plans for all of the districts, including a model ordinance for a GMA based impact fee program. In 1999, 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 on an annual basis every two years. The GMA expressly authorizes cities and~~

~~counties to impose impact fees on new development to help finance certain types of capital facilities, including schools, which are necessary to serve that new development at the minimum levels of service established by the capital facilities plan.~~

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 in the 2001 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.

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GOAL CF 109

Ensure that county growth and development anticipated under the comprehensive plan can be accommodated by present and future school facilities. Assist school districts in achieving desired level of service objectives for school facilities to serve existing and projected student enrollments.

Objective CF 109.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. Ensure that the expansion of school facility capacity proceeds at a comparable rate with that of private residential development and demographic trends.

CF Policies 109.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.

109.A.12

The county shall consider the adequacy of school facilities when reviewing new residential development.

109.A.23

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.

109.A.34

The county shall monitor and adjust, when appropriate, its school impact fee program ~~consider utilizing impact fees~~ 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.

~~**Objective CF 9.B**~~

109.AB.51

~~**Assist school districts in siting new schools.**~~

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.

EXHIBIT T

~~9.B.2~~ The county shall assist the school districts in working with the providers of necessary support infrastructure to coordinate the construction of new schools with that of sewer, water, roads, and other needed facilities.

~~Objective CF 9.C~~ **The county should make a special effort to promote wetlands as school amenities while being sensitive to construction near a wetland.**

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. While 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 kinds of injury and life threatening incidents other emergency situations where aid is required.

GOAL CF 1110 **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.**

EXHIBIT T

Objective CF 10.1.A Match water system plans for providing fire flow with the future needs required by development as anticipated in the future land use plan.

~~Objective CF 10.B Deleted Amended Ord. 04-127 eff. 12/10/04~~

~~CF Policy 10.B.1 Deleted Amended Ord. 04-127 eff. 12/10/04~~

CF Policies 10.1.A.1 Fire flow standards shall be based on the building and fire codes adopted by the county.

CF Policy 10.1.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.

CF Policy 10.1.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.

CF Policy 10.1.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.

Siting Of Essential Public Facilities

The GMA addresses facility siting in two separate sections, one dealing with county-wide planning policies and the other with local comprehensive plans. The question that the legislature asks us to address is how to site facilities that are needed by both urban and rural populations, but which no one wants near their own property or home. Almost any public facility or use is vulnerable to neighborhood opposition which can and frequently does lead to delay or denial of facility permits.

Snohomish County's countywide planning policies include provisions to meet the GMA requirement. The policies call for the cities and county to develop a common site review process to be included by all local jurisdictions within their comprehensive plans. The policies establish certain parameters for the design of this process which collectively provide a broad outline for what it should con-

tain. ~~Following adoption of the policies by the county council, a~~ joint staff subcommittee, formed under the auspices of Snohomish County Tomorrow, began working on the design of this siting process following adoption of the policies by the county council. ~~After the review and consideration of numerous drafts and modifications by the Planning Advisory Committee, the Infrastructure Coordinating Committee, an ad hoc legal review team, the Community Advisory Board, the Executive Board, and the Steering Committee of Snohomish County Tomorrow, on October 25, 1995~~ The Steering Committee approved the process design contained in Appendix B of the General Policy Plan. This followed the review and consideration of numerous drafts and modifications by the Planning Advisory Committee, the Infrastructure Coordinating Committee, an ad hoc legal review team, the Community Advisory Board, the Executive Board, and the Steering Committee of Snohomish County Tomorrow.

EXHIBIT T

The GMA also requires local jurisdictions to include within their comprehensive plans a process for siting essential public facilities.

The common site review process called for in the countywide planning policies, as supplemented by the goals, objectives, policies, and implementation measures can effectively serve that role for Snohomish County. Most of the county's own facilities serve populations from more than one local jurisdiction and can, therefore, be considered facilities of a countywide nature. ~~By adopting the major provisions of this siting process,~~ Snohomish County will be placing most of its own facilities under its umbrella by adopting the major provisions of this siting process.

Similar facilities proposed by other local and state agencies as well as by private utility companies and nonprofit organizations will also be subject to its provisions. Operating procedures for the new siting process, including hearings and pre-hearing steps, must also be created and accepted before it can be implemented. Snohomish County will review and modify its code and administrative procedures as necessary, and will continue to work with Snohomish County Tomorrow on the improvement and implementation development of its administrative guidelines and with any other actions necessary to fully implement the common siting process.

GOAL CF 1244 **Facilitate the siting of essential public facilities sponsored by public or private entities and whose location within unincorporated areas may be appropriate.**

Objective CF 1244.A ~~Secure a consensus~~ Work with ~~of Snohomish County jurisdictions on a to implement the design for a common siting criteria for various types of essential public facilities.~~ ~~process.~~

CF Policy ies 1244.A.1 The county shall follow the Process for Siting Essential Public Facilities of a Countywide or Statewide Nature in Snohomish County, as adopted by Snohomish County Tomorrow, and as presented in Appendix B.

1244.A.2 Snohomish County will review and modify its code provisions and administrative procedures as necessary to fully implement the common siting process within its areas of land use jurisdiction.

Objective CF 1244.B **Identify and secure sites for county facilities that are consistent with the plans of the host community.**

Utilities

The 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. By contrast, 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. For these jurisdictions, sewer and water are provided by other agencies (special districts or cities) for these jurisdictions. That 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, and which should ideally be included in the capital facilities element. The challenge of coordinating an inter-jurisdictional planning effort involving 32 major public water suppliers and 26 providers of wastewater collection and/or treatment services in Snohomish County was simply not feasible in the time allotted by the legislature for compre-

~~hensive planning under the GMA. Although 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 of this plan), the critical decision-making necessary to develop an integrated capital facilities plan with all of these providers could not be attempted in this initial planning iteration.~~

~~As with the capital facilities element, this utilities element draws heavily from a variety of sources including the countywide planning policies, past the subarea planning efforts, and the policy recommendations from the provider agencies, and various GMCCs, and the Rural Forum 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 in the UGA and Ru-

ral/Resource plans. 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 essential 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 and the next section. Utility-specific issues and corresponding goals, objectives, and policies are discussed in sections to follow.

~~Although it~~ Snohomish County is not a provider of public water, wastewater or electric power infrastructure, ~~but it the county~~ 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. ~~With implementation of its~~

~~geographic information system, the necessary tools will be in place for the county to provide high quality information management, an essential prerequisite for coordination.~~

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. ~~While this~~ eCounty review authority does not extend to municipal systems, but Snohomish County ~~does~~ will participate in utility system planning conducted by cities that may impact development in unincorporated areas.

~~Although e~~Concurrency review ~~will~~ is not be currently utilized for non-county facilities, however, an adequacy test for utility infrastructure ~~will be~~ is utilized by Snohomish County in reviewing development applications. This ~~will~~ generally involves a review of development proposals to ascertain their impact upon existing or planned utility systems. ~~Where additional capacity or other system improvements are needed to support a development proposal,~~ The county will ~~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 coordination review of utility, land use, transportation and natural environment planning documents.

Objective UT 1.A ~~Achieve~~ **Pursue a more coordinated facility planning process among the various utility providers serving Snohomish County.**

- UT Policy** 1.A.1 The county shall provide coordinated and timely review of utility comprehensive plans and amendments 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 ~~Where feasible,~~ 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 utility plans 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 established 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. ~~Between these extremes.~~ 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.

~~Fifteen~~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 author-

ized 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. ~~Sized to serve major industrial users,~~ The Everett system provides a major resource for most of urbanized Snohomish County. It is also large enough to serve industrial users.

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 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 water rights already secured by the city total 246 million gallons per day, and pending applications, if approved, would increase that to over 370 million gallons per day. However, a distribution system is not in place that would permit all urban growth areas to draw from this source. Since it does not appear to be financially feasible to put the necessary treatment and distribution capacity in place, other sources (both surface and ground water) will continue to be utilized by several jurisdictions.~~ 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.

It resulted in dialogue between large and small providers to rural and small town residents 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 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

~~Develop the water resources~~ **Work with provider agencies of Snohomish County and assist them to ensure the availability of a reliable, high quality water supply for all households within the county in a manner that is consistent with the comprehensive plan and protection of the natural environment.**

Objective UT 2.A

~~Assure that a~~ **All new residential developments should be able to ~~can~~ demonstrate the availability of a potable water supply meeting state water quality standards and of sufficient capacity to serve domestic requirements.**

UT Policy 2.A.1

The county shall review new residential projects requiring land use or construction permit approval for the availability of an adequate water supply.

Objective UT 2.B

Work with 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 ~~shall~~ 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. ~~As a result, the~~ resulting number of public wastewater collection and treatment systems in Snohomish County is considerably smaller than the number of public water supply systems. ~~In general, 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. ~~Although there may be isolated exceptions,~~ 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~~ s 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 ~~over~~ 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. ~~Because of the high costs of treatment plant construction and operation,~~ a ~~more~~ More centralized approaches frequently makes good financial sense because of the high costs of treatment plant construction and operation.

~~Of the county's 20 cities,~~ o 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. ~~In addition,~~ 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 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 ~~is currently~~ has upgrading its two large treatment plants in the last 10 years and is ~~considering the construction of a third plant within the next 10-15 years,~~ in the process of developing a third plant (Brightwater). ~~One~~ The likely location ~~under consideration~~ for this plant is near the King/Snohomish County line. ~~In addition to the METRO plant,~~ There are 15 other waste-

wastewater treatment plants serving the urban areas within Snohomish County. The Everett and Edmonds plants ~~have both undergone major upgrading projects~~ and serve as regional facilities serving areas and jurisdictions outside of their municipal boundaries. ~~The Marysville plant has been expanded and serves customers and properties within a large unincorporated area to the north of its corporate limits that constitutes its defined Rural Utility Service Area (RUSA).~~ Treatment plants operated by the Alderwood Water and Sewer District, Lake Stevens Sewer District, and the Olympus Terrace Sewer 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~~ will likely be accommodated ~~primarily~~ by expansion of existing plants or new wastewater treatment technologies.

GOAL UT 3

~~Develop an efficient system of wastewater collection and treatment facilities to support urban growth within designated UGAs in a manner that is consistent with the comprehensive plan and protection of the natural environment.~~ 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~~** ~~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.AB** Utilize wastewater system plans as a phasing basis mechanism for orderly development or expansion within UGAs in accordance with the countywide planning policies.
- UT Policies** 3.AB.1 The county shall review new residential projects 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.AB.2 ~~Except as may be provided under development regulations which are consistent with LU Policy 2.A.1. related to the phased implementation of minimum urban densities within the un-sewered portion of UGAs, under limited conditions,~~ 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.1 related to the phased implementation of minimum urban densities within the un-sewered portion of UGAs, under limited conditions. Provided, nothing herein shall preclude use of package treatment plants or community sanitary sewage systems on any lot where the maintenance and operation of such plants or systems by a City of special purpose district is assured.
- Objective UT 3.BC** **Discourage inappropriate development patterns and densities in rural areas by restricting public sewer systems outside of designated urban growth areas.**
- UT Policy** 3.BC.1 The county shall prohibit new municipal sanitary sewer systems within the rural and resource lands unless sewers are necessitated by serious public health considerations or by necessary public facilities, or there are compelling reasons for such locations related to engineering design requirements or significant limitations on site availability, and when they are intended and designed solely to serve urban development within the UGA, with the exception that churches or schools located within the rural lands may hook up to sewer lines located on or directly adjacent to the church or school property.¹

¹The stricken and underlined text in J.C.1 reflects the reinstatement of text as was in effect prior to the adoption of Ordinance No. 03-104. Ordinance No. 03-104 was ruled invalid by the CPSGMHB on May 5, 2004. (See Resolution No. 04-023 adopted on September 1, 2004)

3.BC.2

~~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. 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 enabling legislation. ~~As all electric utilities in Washington, if~~ 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~~ have been utilized in compiling ~~the original~~ this 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, 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 ~~1,934~~ 1,517 megawatts by the year ~~2010~~ 2006 which is about a 13 ~~45~~ percent increase over ~~1994~~ 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 conservation within the community. ~~In addition, a 33-megawatt co-generation project at Scott Paper in Everett is under construction. In 1994, the PUD issued a "request for proposals" for up to 250 megawatts of power generation or conservation resources. 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. Although~~ ~~the~~ review and evaluation process has not been completed, ~~as~~ specific proposals ~~initiatives~~ will be are evaluated by the PUD, ~~they will need to be evaluated~~ 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 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 planning 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 growing awareness of hydroelectric power's limitations. Natural gas ~~will~~ 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. ~~Unlike electric utilities,~~ Natural gas companies are not required by statute to make their product available to all potential customers like electric utilities. ~~As a result, 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 ~~Washington Natural Gas (WNG)~~ 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. ~~WNGPSE~~ 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. ~~WNGPSE~~ PSE takes its supply from ~~six~~ gate stations located along the Northwest pipeline where pressures are reduced and from which the gas is transmitted to ~~WNGPSE's~~ PSE's major demand centers via intermediate pressure lines. Pressures are further reduced at several town border stations before the gas is distributed ~~through low pressure mains to~~ customer service lines.

~~Coordination of major natural gas facilities with surrounding land uses is a principal comprehensive planning issue. Key issues for the utility are timely permit review and coordination with other utilities and local public works projects at the project planning level.~~

Telecommunications

~~Telecommunications infrastructure will become more important in the next century. Telecommunications networks are privately owned, publicly regulated utilities that are driven by market forces more than statutory requirements. The principal system provid-~~

ers in Snohomish County are ~~GTE Northwest~~ Verizon (telephone) and ~~Viacom~~ 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, 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 ~~common~~ 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 county shall 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 ensure that private utilities are located in compliance with the Shoreline Management Master Program.

Economic Development

Background

Snohomish County has recognized economic development as part of the fabric of the comprehensive planning required by the GMA. A look at some economic development trends in Snohomish County will provide a foundation for planning efforts.

Excluding resource and construction jobs, employment surged in the 20-year period between 1970 and 1990 by 133 percent. Economic expansion accelerated during the mid and late 1980s and outpaced the state as a whole. In large part, this was due to the county's burgeoning aerospace industry which accounts for just over half of all manufacturing employment. Nearly one out of every three new jobs in the late 1980s was in aerospace. In addition, increased employment resulted indirectly from Boeing's build-up. By 1991 significant employment growth had leveled off resulting in the service sector becoming the source for the smallest employment growth the county has experienced. Future manufacturing employment into the year 2010 is not expected to increase at its previous record rate of growth. From 1991 through 1995, nearly 16,000 new service sector jobs will be created with demand driven by population growth. In fact, retail and service employment is expected to consume an increasing portion of total employment as the county moves into the first decade of the next century.

In addition to growth in the aerospace industry, ship and boat building and repair employment reached a decade peak in 1988 with 1,800 workers. Electronic and other electrical

equipment manufacturing (high tech combinations) provided the third and final major component of the county's manufacturing economy, employing about 8,200 people by 1990.

The 1960s were the peak of local logging and lumber activity. However, with the county's supply of timber significantly reduced and the gradual conversion of forest lands to residential and commercial uses, lumber and wood products employment began to decline. What is left of lumber and wood products employment makes up about two percent of county payroll jobs. Job loss is expected to continue in the face of aggressive foreign competition and various harvest restrictions due to conservation and preservation programs.

The paper and allied products industry employs about 1,800 people locally but faces many of the negative impacts familiar to the logging and wood products industry. There is little or no prospect for growth into the mid-1990s.

Per capita income is generally held to be an indicator of economic well-being. While the county's per capita income remained just below the state average from 1970 through 1985, strong economic growth in the area during the late 1980s reversed the trend. Between 1970 and 1989, real per capita income, adjusted for inflation, rose from \$11,650 to \$17,832, an increase of 53 percent. By comparison, real per capita income for the state and nation rose 41 percent and 44 percent, respectively, over the same time period.

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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 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, flexible enough to serve the community in both periods of growth and recession, and 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 the county access to national and international trade – renewable resources, leading edge industries, an independent well educated business management and labor force, opportunities for the development of

industries in support of ~~Boeing and other major aerospace and high technology~~ employers, and a strong competitive advantage because of the quality of life that has been a major part of Snohomish County's reputation and attractiveness.

~~A cross section of Snohomish County represented in the planning process generated the following vision of the future for Snohomish County:~~

- ~~• There must be a sustainable economy, one that is not a victim of short term investment or abuse of the resource base including labor, Snohomish County's most important resource.~~
- ~~• Job creation should emphasize clean environmentally sensitive industries, export of value added local products and services, and development of family wage jobs.~~
- ~~• Plan and maintain healthy, well designed communities with a well educated and well trained citizen work force, good quality affordable housing, and a growing employment base that offers a wide variety of creative, secure, interesting, and well paying jobs.~~

The first step on the quality of life ladder is the opportunity to secure family living wage employment. ~~Quality of life, as we have come to know it and as it has been expressed in the shared vision for the future of Snohomish County, also~~ Other steps includes affordable housing, well designed communities, quality health care, access to parks and open space, and educational and cultural opportunities.

As Snohomish County ~~enters~~ moves through the twenty-first century, it must secure its role as a regional ~~information~~ resource in a society that is increasingly dependent on accurate, timely, and quickly accessible information. Snohomish County recognizes the need for

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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, represents 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 ways 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.

~~Economic development is one of many roles that Snohomish County plays as a unit of local government. It is, however, dwarfed by the substantial responsibilities assigned to counties by state law. The planning process has shown that there are specific actions that Snohomish County can take to provide an environment conducive to economic development. The policies in this element are consistent with and support the recently completed Strategic Economic and Investment Plan for Snohomish County. The very best thing the county can do is perform its state mandated roles in a quality way: with the interests of the entire community assessed, sensitive to citizen input, in cooperation with regional partners in the provision of public services, with an emphasis on customer service, and with an eye on the impacts on future generations.~~

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 recommendations 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 using the public facility district mechanism.

The county's efforts to focus and enlist support for maintaining and enhancing agriculture are 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 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 sufficient land zoned to accommodate the variety of employment needs and urban centers for higher density mixed use development;
- Resource lands: opportunities for economic activities in agriculture, forestry

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and recreational and tourist pursuits in these lands; and mineral extraction;

- Housing: affordable housing in functionally organized communities for a variety of workforce households;
- Human services and workforce training to improve workforce productivity;
- Natural Environment: A healthy natural environment draws tourism and recreation dollars into 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.

The goals, objectives and policies describe how Snohomish County is working to facilitate the provision of jobs and the enhancement of a healthy economy.

GOAL ED 1

Promote the maintenance and enhancement of 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 12

Maintain a local environment that encourages the expansion of existing industry and attracts new industry. Provide a planning and regulatory environment which facilitates growth of the local economy.

Objective ED 12.A

Provide a regulatory environment which facilitates growth of the local economy. Develop and maintain a regulatory system that is fair, understandable, coordinated and timely.

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- ED Policies** ~~42.A.1~~ ~~Snohomish County shall ensure that Revisions to the Snohomish County Code shall result in a more understandable, accessible, and user friendly development tool document which eliminates unnecessary and clarifies unused, confusing, or outdated code provisions elements. Revision should stress predictability but maintain enough flexibility in comprehensive plans and zoning to allow for timely response to unanticipated and desirable developments.~~
- ~~42.A.2~~ ~~The county shall develop a program to prescreen industrial sites to facilitate environmental review and subsequent land use approval. 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.~~
- ~~4.A.3~~ ~~Through periodic monitoring of nonresidential land use capacity and evaluation of market forces, the county shall consider undertaking a program of amendments to avoid scarcity of parcels of land to accommodate industrial and commercial development.~~
- ~~42.A.43~~ ~~To ensure timeliness, responsiveness, and increased efficiency, the county shall develop and maintain a program of periodic review of the permit processing system to eliminate unnecessary administrative procedures that do not respond to legal requirements for public review and citizen input.~~

~~Objective ED 1.B Support economic development by providing adequate levels of infrastructure and promoting technological advancements in public service and facility systems.~~

- ED Policies** ~~4.B.1~~ ~~The county and the cities should investigate the potential for tax revenue sharing to assist in the provision of reasonable levels of public services in unincorporated UGAs.~~
- ~~4.B.2~~ ~~Snohomish County shall participate in efforts to provide innovative options to finance public infrastructure in support of economic development such as tax increment financing.~~
- ~~4.B.3~~ ~~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.B.4~~ ~~The county shall support the efforts of the Economic Development Council of Snohomish County, educational institutions, government, and businesses, as described in the recently completed Strategic Economic and Investment Plan for Snohomish County, to establish a community interactive multimedia network (Sno-Net) which will~~

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~~provide a high technology communication connection for citizens, employees, teachers, and students.~~

~~1.B.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, purchase, or conservation futures.~~

~~Objective ED 1.C Support economic development by promoting education and training opportunities for the work force.~~

~~ED Policies 1.C.1 Snohomish County shall participate in the community-wide effort to encourage creation of a four-year university in Snohomish County and support the community-based economic development programs at Everett and Edmonds Community Colleges.~~

~~1.C.2 Snohomish County shall encourage and, where feasible, help finance vocational-technical education opportunities that help retain existing aerospace 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.~~

GOAL ED 23 Encourage expansion of the commercial, industrial, and service sectors of the local economy. Encourage the retention and expansion of existing businesses and jobs and attract new businesses and jobs.

Objective ED 23.A Provide opportunities for job creation through the expansion of existing and future potential industries. Assure the availability and suitability of land for employment.

~~ED Policies 23.A.21 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. ~~prioritize the redevelopment of existing industrial areas and investigate potential incentives that may make redevelopment a greater financial opportunity.~~~~

~~23.A.12 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. ~~work with the Economic Development Council of Snohomish County to preserve and nurture the growth of existing local industries and businesses and maintain a business environment conducive to preserve jobs at large manufacturers and the estimated 50,000+ business operations~~~~

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~~in the county. The vitality of the economy calls for large sites as well as parcels suitable for the large number of small businesses in the county.~~

~~23.A.3 Snohomish County shall provide assistance and incentives for the intensification and re-use of existing employment areas, both in the incorporated and unincorporated areas. aggressively 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.~~

~~23.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. encourage and assist the adoption of the "Main Street" economic development program in central business districts in the county.~~

~~3.A.5 Snohomish County shall develop 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 and related development and use of shorelines as an economic development effort through the Shoreline Management Plan.~~

Objective ED 23.B ~~Provide programs to help ensure the sustainable economic use of timber, agricultural, and mineral resources as well as recycled resources. Assure Economic Development efforts of the county are coordinated.~~

ED Policies ~~23.B.1 Snohomish County shall develop a capital investment strategy to focus investments in existing and planned areas with greatest potential for living wage job creation. 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 manufacture value-added wood products and products using regional agricultural commodities.~~

~~23.B.2 Snohomish County shall target recruitment efforts on groups of industries that share and provide services and goods to one another (clusters) and other special opportunities. develop a program of in-~~

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~~centives to encourage or maintain local recycling based industries using stockpiled or regionally generated recycled materials.~~

~~2.B.3 The county shall investigate incentives, tax breaks, or direct subsidies to encourage the development of ecosystem rehabilitation industries.~~

~~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.~~

~~2.B.4 The county shall conserve and enhance existing agriculture and support change to more intensive farming as an essential part of local and regional economy and food and farm product supply.~~

Objective ED 23.DC

Provide opportunities for the creation of home-based businesses. Support efforts that partner Snohomish County with other public and private and non-profit economic development entities that are consistent with this plan.

ED Policies 23.DC.1

~~Snohomish County shall allow for flexibility in the various zoning classifications in order to foster low-impact, home-based businesses. Snohomish County shall partner with other organizations to promote and enhance the county's national and international trade position.~~

~~23.DC.2~~

~~Snohomish County shall investigate the establishment of a revolving entrepreneurial loan program to assist qualified home-based businesses with start-up funds. 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 preserve jobs at large manufacturers and the estimated 50,000+ large and small business operations in the county.~~

~~23.DC.3~~

~~Snohomish County shall participate in and support technology which can be utilized by home-based industries, i.e. telecommuting, fiber optics, SNET, etc. Snohomish County shall encourage retention and expansion of existing industries and attraction of new industries by:~~

- ~~• Partnering with local economic development entities to gauge and respond to changing industry needs.~~
- ~~• Partnering with cities to ensure seamless planning and encourage retention and attraction of living wage jobs.~~

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- Partnering with organizations that provide venture capital and technical assistance to startup businesses and existing small and minority-owned businesses.

3.C.5 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.

3.C.6 Snohomish County shall aggressively 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.7 The county shall encourage and assist the adoption of economic development programs in central business districts in the county.

3.C.8 The county shall collaborate on the formation and funding of public facility districts to develop projects such as the Everett Events Center, Paine Field Future of Flight and centers in Lynnwood and Edmonds.

Objective ED 23.CD

~~Maximize the growth potential of local port and airport resources through continued commitment of public financial resources, improved transportation access to the physical sites, and aggressive marketing.~~
Provide opportunities for job creation through promoting the expansion of existing and future potential port and airport industries and industrial areas.

ED Policies

3.D.1 Snohomish County shall maximize the growth potential of local port and airport resources through continued commitment of public financial resources, improved transportation access to the physical sites, and effective marketing.

23.CD.42 Snohomish County shall promote greater industrial and commercial development at the Paine Field and Arlington airports.

23.CD.23 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.

23.CD.34 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.

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23.AD.25 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.

Objective ED 2.E ~~Promote the growth of tourism resources as a clean, nonpolluting, and sustainable provider of jobs and markets in Snohomish County.~~

ED Policies 2.E.1 ~~Snohomish County shall produce, with the participation of the local tourism industry, a strategic plan to identify goals for tourism development and promotion and determine the appropriate long term application of local convention and performing arts funds.~~

2.E.2 ~~Snohomish County shall recognize the value of historic preservation as economic development and continue to identify and promote historic preservation as a tourism resource.~~

2.E.3 ~~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.~~

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 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.

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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 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 opportunities that help retain existing aerospace 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 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.

5.A.4 Snohomish County shall explore the feasibility of using the human service delivery system in the context of economic development.

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 economic 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 manufacture value-added wood products and products using regional agricultural forestry commodities.

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- 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 marking 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 of jobs and markets in Snohomish County.

ED Policies

- 6.B.1 Snohomish County shall produce, with the participation of the local tourism industry, a 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.
- 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 economic development and continue to identify and promote such preservation as a tourism resource.
- 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.

NOTE: SHADED AREAS SHOW TEXT THAT WAS IN THE PREVIOUS GPP IN THIS CHAPTER BUT MOVED TO ANOTHER AREA.

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.

NE Policies 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 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 based on the land's potential for resource productivity, ecological function and investment-to-return ratio.

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; and
 - (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.
- 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) developing incentive-based, voluntary restoration and enhancement programs to offset impacts to overall ecological functions and values resulting from development projects and encouraging creative on-site, off-site, or joint restoration/enhancement proposals; and
 - (d) 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.
- 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.

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.**

- NE Policies** 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.

- NE Policies** 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.
- 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 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.
- 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.

Objective NE 3.F Protect ecological functions of shoreline natural resources through the Snohomish County Shoreline Management Program.

- NE Policies** 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.

Objective NE 3.G Adopt regulations and development standards as required by the Forest Practices Act (chapter 76.09 RCW).

NE Policies 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.

Objective NE 3.H Comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit issued to the county pursuant to the Clean Water Act.

NE Policies 3.H.1 The county shall prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) according to the terms of its NPDES permit that reduces the discharge of pollutants, reduces impacts to receiving waters, eliminates illicit discharges, and makes progress toward compliance with surface water, groundwater, and sediment standards.

3.H.2 The county should consider adoption of the Puget Sound Action Team's Technical Guidance Manual for Low Impact Development and encourage its use in the design and construction of new development and redevelopment projects.

3.H.3 The county shall adopt policies, programs and development regulations that encourage or create incentives for the use of low impact development techniques.

3.H.4 Water quality should meet or exceed state guidelines.

Objective 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.

GOAL NE 4

Balance the goals of protecting elements of the natural environment while promoting the long-term viability of commercial agriculture.

Objective NE 4.A

Provide flexibility in regulations to provide protection of the natural environment while recognizing the need to promote viability in the commercial agricultural industry.

- NE Policies** 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.
- Objective NE 4.B Use incentives to encourage protection of the natural environment and the continued operation of working farms.**
- NE Policies** 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 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 can not 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.

Objective 5.B**Provide incentives for voluntary environmental restoration, enhancement and protection.**

- NE Policies** 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:
- (a) aquatic ecosystems and aquifers;
 - (b) existing or degraded habitat areas;
 - (c) native top soils;
 - (d) water quality through use of low impact development techniques;
 - (e) a healthy diversity of native plants and plant communities; and
 - (f) rare plant species listed by the state department of natural resources' natural heritage program.
- 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.

GOAL NE 6

Educate citizens regarding the natural environment and encourage voluntary environmental protection and stewardship.

Objective 6.A

Provide programs for education about the natural environment.

NE Policies 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 6.B**Provide programs and opportunities for voluntary environmental protection and stewardship.**

- NE Policies** 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.

Objective 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 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 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.

Objective NE 8.C Minimize the exposure of citizens to the dangers of excessive noise.

- 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.

GOAL NE 9 Promote energy conservation and recycling to reduce detrimental effects on the natural environmental and human health and safety.

Objective NE 9.A Recycle and reuse water and provide safe, efficient and cost effective disposal of solid waste while limiting impacts on humans and natural resources.

- NE Policies**
- 9.A.1 The county shall develop plans and programs for the reuse, recycling, treatment, and disposal of water, and solid waste.
 - 9.A.2 County facilities shall be designed, operated and maintained to ensure recycling of water and solid waste occurs to the maximum extent possible.
 - 9.A.3 County offices and facilities shall set an example of efficiency in waste reduction and recycling.
 - 9.A.4 The county should promote the use of low impact development designs to encourage recycling and the reuse of water and solid wastes.
 - 9.A.5 The county shall design, maintain or retrofit solid waste handling facilities including landfills, transfer stations, and rail loading facilities to prevent contaminated storm water run-off from the facility for the purpose of preventing water pollution.
 - 9.A.6 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.

Objective NE 9.B Conserve nonrenewable energy resources while promoting the development and utilization of new and renewable energy resources.

- 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.

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 pro-

vide 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 ~~the viability of~~ 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 recognized the benefits of coordinated planning. ~~before GMA required it. They initiated~~ The cities, county and Tribes continue to participate in Snohomish County Tomorrow (SCT), a joint planning process called Snohomish County Tomorrow and through which developed goals which were to have been formulated to guide the development and revision of local comprehensive plans. These goals formed the basis for the countywide planning policies which were also developed jointly by the cities and the county using the through SCT the Snohomish County Tomorrow process. This SCT process was also has been used instrumental to-in develop developing annexation policies which have been are used by the county and the cities in the processing of annexations.

The county and the cities ~~realized~~ realize ~~early on~~ that coordinated planning was is beneficial in preparing updating comprehensive plans for the unincorporated areas around cities. The county and cities are exploring urban transition options that would

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~~result in improved regulatory consistency between jurisdictions over standards for land use development in the UGAs. entered into interlocal agreements with most cities and towns to establish a process and a citizen advisory committee for delineating the planning of each unincorporated urban growth area.~~

~~These committees are dealing with local planning issues in their respective areas. They participated in the establishment of interim urban growth areas. They will continue to work and make recommendations to the county on refinements to urban growth area boundaries and land use plans for the unincorporated urban growth areas using the policy direction of the countywide planning policies and the county's GMA Comprehensive Plan. The close cooperation between the county and the cities facilitate coordinated plans that maintain consistency between city and county plans.~~

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 ~~the~~ joint planning processes.

IC Policies 1.A.1 The county shall continue participation in Snohomish County Tomorrow to reconcile, monitor and, if necessary, adjust population and employment growth targets; to resolve possible inconsistency between the local jurisdictions' plans; and to ~~establish and maintain a~~ provide for common siting ~~process for~~ of essential public facilities.

1.A.2 The county shall work with cities and private citizens to develop more detailed UGA plans where local conditions and interests demand ~~it through the growth management coordinating committee process.~~

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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- IC Policies**
- 1.B.1 The county shall ~~cooperate~~ 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 transportation, parks, and schools prior to potential or planned annexations or incorporations.
- ~~1.B.4~~ The county shall seek interlocal agreements with the cities to implement Policies LU 2.A.7, LU 2.A.9, and LU 2.B.6 in areas which are proposed for annexation. 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.
- ~~1.B.5~~ 1.B.4 The county shall not support any proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominately 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.
- 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;

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- (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; and
- (f) Other issues such as SEPA review, appeals, transportation concurrency, surface water, solid waste and public safety.

Objective IC ~~1.D~~1.C

Ensure that county and city development regulations are consistent within UGAs.

IC Policies ~~1.D~~1.C.1

The county shall seek interlocal agreements with the cities which identify development standards for each UGA.

~~1.D~~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.

Objective IC ~~1.E~~1.D

Promote interjurisdictional planning and implementation of capital facilities.

IC Policy ~~1.E~~1.D.1

The county shall seek the participation of cities when planning and financing capital facilities within UGAs.

Objective IC 1.E

Re-evaluate and, as required, modify MUGA boundaries to facilitate county planning for the development of these urban areas.

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.

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- 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 reciprocal impact mitigation for transportation, parks, and schools within the city’s MUGA prior to potential or planned annexations or incorporations.

Objective IC ~~1.C~~ 1.F Cooperate with local jurisdictions to access and distribute regional financial resources.

IC Policies ~~1.C~~ 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 countywide county.

~~1.C~~ 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.

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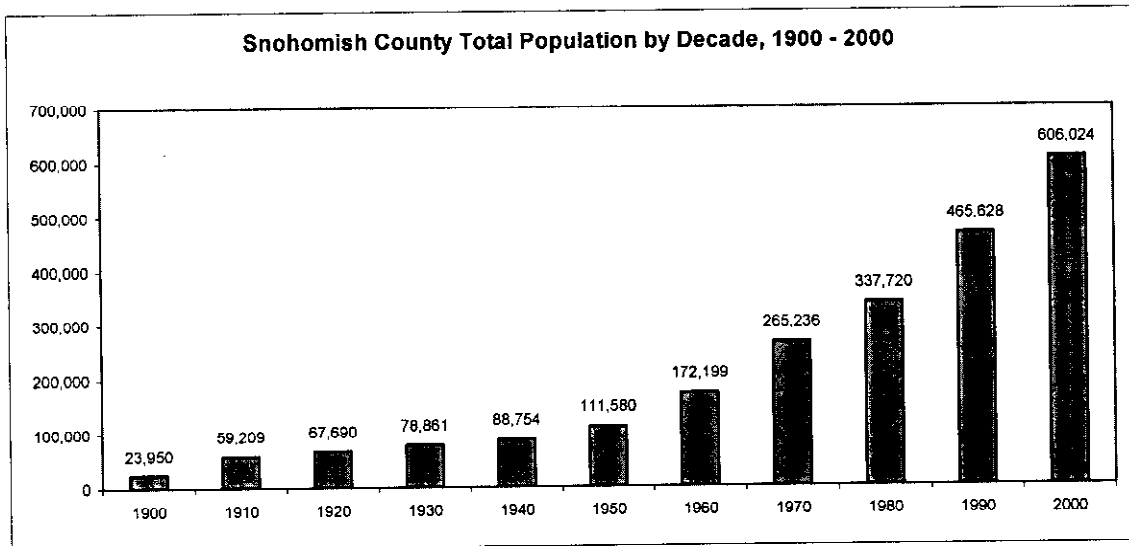
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County Profile – Appendix A

Population Change

Snohomish County has experienced rapid population growth in recent decades. Located at the northern end of the rapidly growing Seattle metropolitan area, Snohomish County has received a significant share of the region’s population and employment growth. Growth has been most pronounced since the construction of Interstate-5 through the county and the decision of the Boeing Company in the mid-1960’s to build the 747 in the City of Everett. Since then, Snohomish County’s population growth has been substantial and sustained, reaching 606,024 total residents by the year 2000.

Figure A-1



Source: U.S. Census Bureau

Snohomish County is Washington State’s third most populous county (after King and Pierce counties). Most of the county’s population resides in cities (52% in 2000). This is a fairly recent reversal of the historic trend in Snohomish County in which unincorporated area population traditionally exceeded incorporated area population (with the exception of 1970).

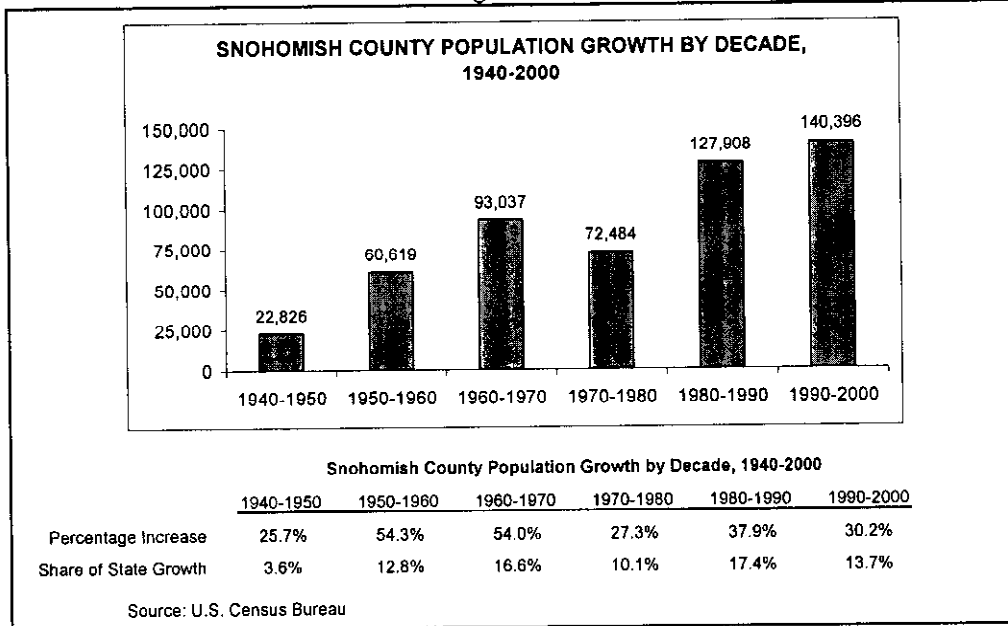
Table A-1
Snohomish County Total Population, 1940 - 2004

Area	1940		1950		1960		1970		1980		1990		2000		2004	
	Number	Pct	Number	Pct	Number	Pct	Number	Pct	Number	Pct	Number	Pct	Number	Pct	Number	Pct
Incorporated	41,872	47%	48,872	44%	81,238	47%	137,284	52%	151,229	45%	205,832	44%	314,882	52%	335,382	52%
Unincorporated	46,882	53%	62,708	56%	90,961	53%	127,952	48%	186,491	55%	259,796	56%	291,142	48%	309,418	48%
Total County	88,754	100%	111,580	100%	172,199	100%	265,236	100%	337,720	100%	465,628	100%	606,024	100%	644,800	100%

Source: U.S. Census Bureau and Washington State Office of Financial Management (OFM).

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Figure A-2



During the 1990's, Snohomish County's population grew by over 140,000 – the single largest decade population gain in the County's history. Among counties in Washington State, this was the second largest numeric gain in population (King County showed the largest numeric gain in the State) and represented 27% of the 4-county central Puget Sound region's population growth during the decade. Snohomish County's population growth during the 1990's translated into a 30% increase over the decade, or a 2.7% average annual growth rate – the fastest rate of population growth among the four counties in the central Puget Sound region.

Table A-2
COMPONENTS OF POPULATION CHANGE BY COUNTY, APRIL 1, 1990 TO APRIL 1, 2000

	1990 Census	2000 Census	1990-2000 Change					Net Migration	
			No.	% Change	Avg Annual % Change	Natural Increase	No.	% of 1990-2000 Change	
King	1,507,305	1,737,046	229,741	15.2%	1.4%	109,009	120,732	52.6%	
Pierce	586,203	700,818	114,615	19.6%	1.8%	52,278	62,337	54.4%	
Snohomish	465,628	606,024	140,396	30.2%	2.7%	48,022	92,374	65.8%	
Kitsap	189,731	231,969	42,238	22.3%	2.0%	17,606	24,632	58.3%	
Regional Total	2,748,867	3,275,857	526,990	19.2%	1.8%	226,915	300,075	56.9%	

Source: U.S. Census Bureau and Washington State Office of Financial Management (OFM).

Population growth has continued since 2000, averaging nearly 10,000 new residents per year. The most recent State Office of Financial Management estimate shows Snohomish County with a total population of 644,800 as of April 1, 2004. Since 2000, Snohomish County continues to exhibit the fastest rate of population growth among the four central Puget Sound counties.

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Table A-3
COMPONENTS OF POPULATION CHANGE BY COUNTY, APRIL 1, 2000 TO APRIL 1, 2004

	2000 Census	2004 OFM Estimates	2000-2004 Change					
			No.	% Change	Avg Annual % Change	Natural Increase	Net Migration	
							No.	% of 2000-2004 Change
King	1,737,046	1,788,300	51,254	3.0%	0.7%	41,912	9,342	18.2%
Pierce	700,818	744,000	43,182	6.2%	1.5%	18,855	24,327	56.3%
Snohomish	606,024	644,800	38,776	6.4%	1.6%	18,048	20,728	53.5%
Kitsap	231,969	239,500	7,531	3.2%	0.8%	4,809	2,722	36.1%
Regional Total	3,275,857	3,416,600	140,743	4.3%	1.1%	83,624	57,119	40.6%

Source: U.S. Census Bureau and Washington State Office of Financial Management (OFM).

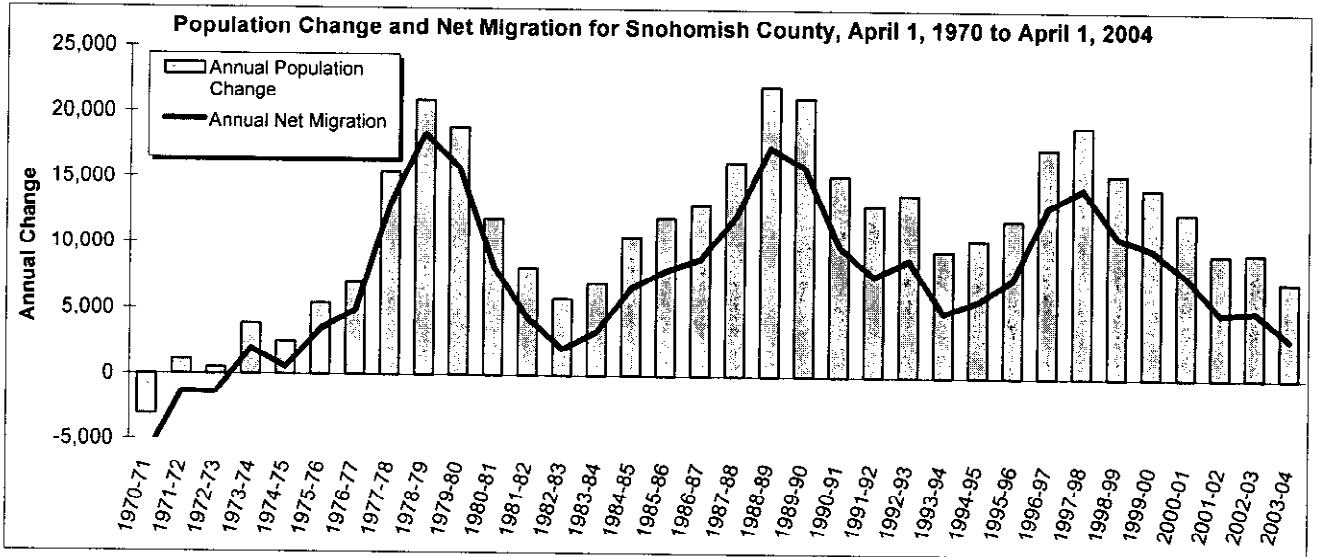
Net migration

As is evident in Tables A-2 and A-3, net migration (the number of people who moved into the County minus those estimated to have moved out) has fueled most of Snohomish County's population growth since 1990. Net migration accounted for nearly 66% of the county's total population increase during the 1990's, compared to nearly 57% for the central Puget Sound region as a whole. This same pattern has continued since 2000, although at a lower level. Since 2000, net migration has accounted for 54% of Snohomish County's population growth, while only 41% of the region's growth is now due to net migration. Of the four counties in the central Puget Sound region, Snohomish County had the highest share of its population growth attributable to net migration during the 1990's. Since 2000, however, net migration to Pierce County has accounted for a slightly higher share of its population growth (56%) when compared with Snohomish County (54%).

Unlike natural increase (the surplus of births over deaths), which is remarkably stable from year-to-year, migration is a highly variable component of population change. Net migration varies considerably from year-to-year, and closely mirrors economic conditions in the county. Periods of rapid job expansion and low unemployment have been generally accompanied by an increase in net migration to the county. Examples of this include the relatively high employment growth periods experienced during the latter half of the 1990's, 1980's and 1970's when net migration to Snohomish County consistently exceeded 10,000 new residents per year. Periods of job losses and high unemployment during the early 1970's and early 1980's were accompanied by significant reductions in net migration (or actual net out-migration conditions in the early 1970's).

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Figure A-3



Source: Washington State Office of Financial Management (OFM).

Residential Mobility

According to the U.S. Census Bureau, Snohomish County residents move more frequently than residents of both Washington State and the U.S. overall. This is probably not surprising given the high level of net migration to Snohomish County. Although the percentage of Snohomish County residents 5 years of age and older that moved sometime during the previous 5 years was lower in 2000 at 53% than it had been in 1990 when it was at 56%, it remained higher than the percentages observed in the U.S. overall, Washington State and in neighboring King County.

Figure A-4

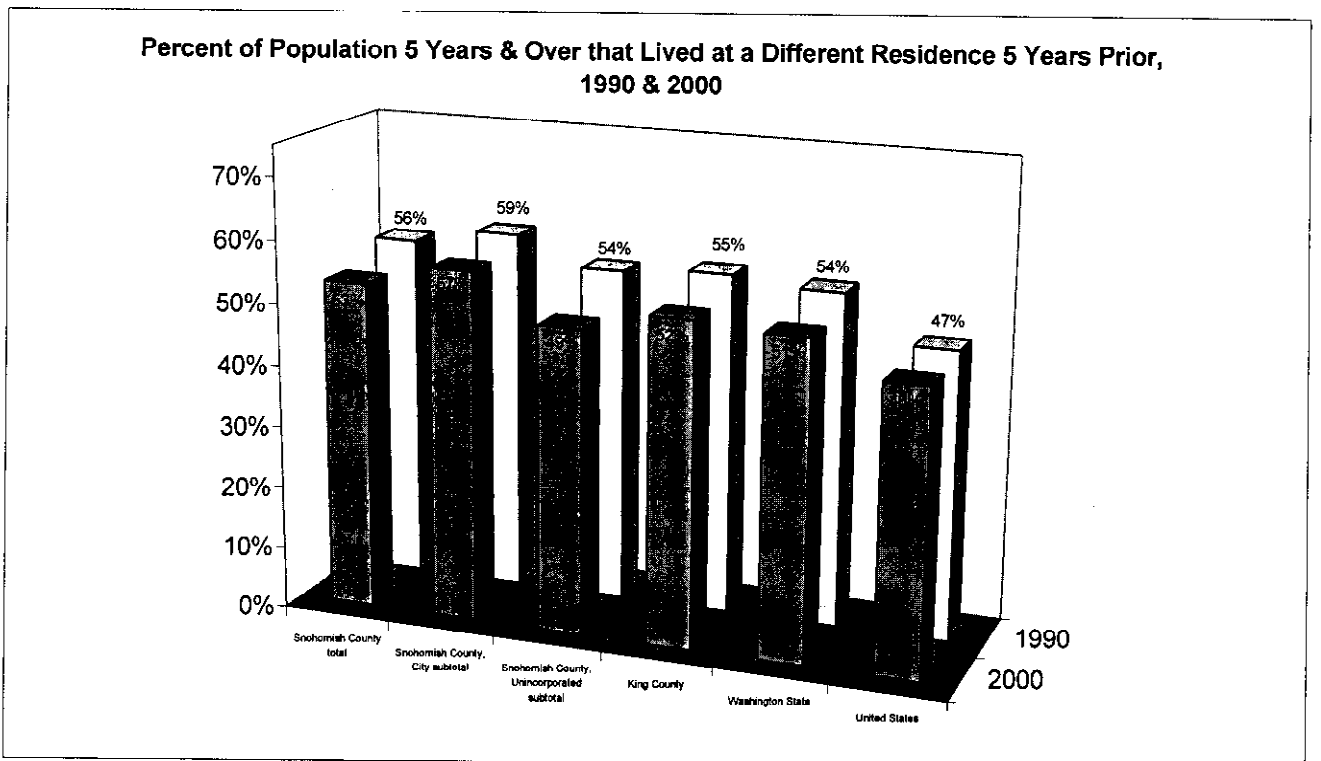


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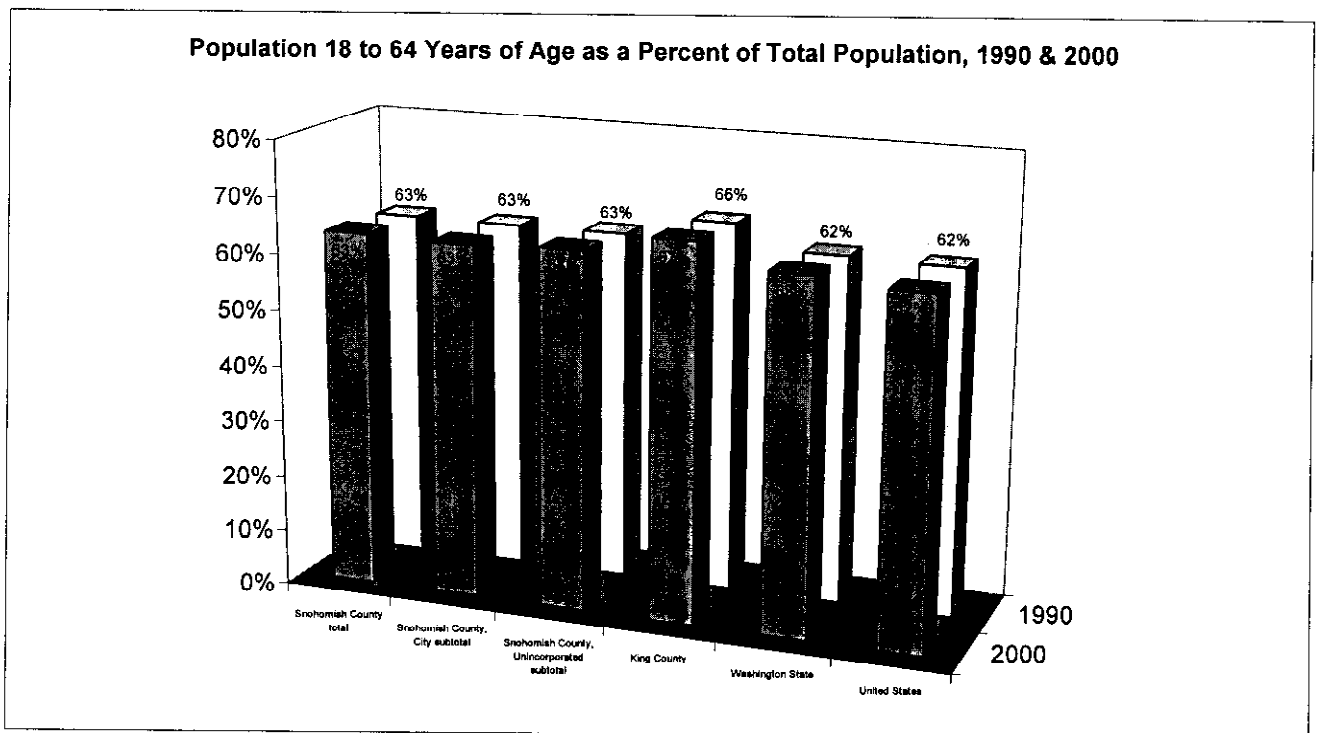
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Source: U.S. Census Bureau

Age

The median age of Snohomish County's population has increased from 29.3 in 1980, to 32.2 in 1990, and to 34.7 in 2000. (Half the population is younger and half the population is older than the median age.) Interestingly, the percent of the population that was of labor force age (ages 18 to 64) was unchanged at 63% between 1990 and 2000. The percentage of the population less than 18 and 65 and older was also relatively stable over the ten year period, indicating that aging of the population of labor force age in the County has caused the overall increase in the median age during the past decade. Note that the percentage of total population between ages 18 to 64 in Snohomish County is nearly identical to that seen in Washington State and the nation as a whole.

Figure A-5



Source: U.S. Census Bureau

Figure A-6 shows changes in the county's age structure between 1990 and 2000. The horizontal bars show the number of persons in each 5-year age group in 2000, while the line graphs show the number in each group in 1990. Substantial growth in the number of middle-age adults as well as in the number of youth under 20 is evident. This rapid growth is the result of the aging of the baby boom population (i.e., those born from 1946 through 1964, roughly 35 to 54 years old in 2000) combined with the in-migration of additional baby-boomers to the county over the decade. Growth in the baby boom population has also directly resulted in the rapid growth of the school-aged population. Of note are the 25 to 34 age groups which showed little growth or slight decreases during the decade. This is a demographic remnant of the "baby bust" which occurred following the baby boom in the late 1960's and early 1970's when birth rates fell dramatically.

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Figure A-6
Number in Age Group

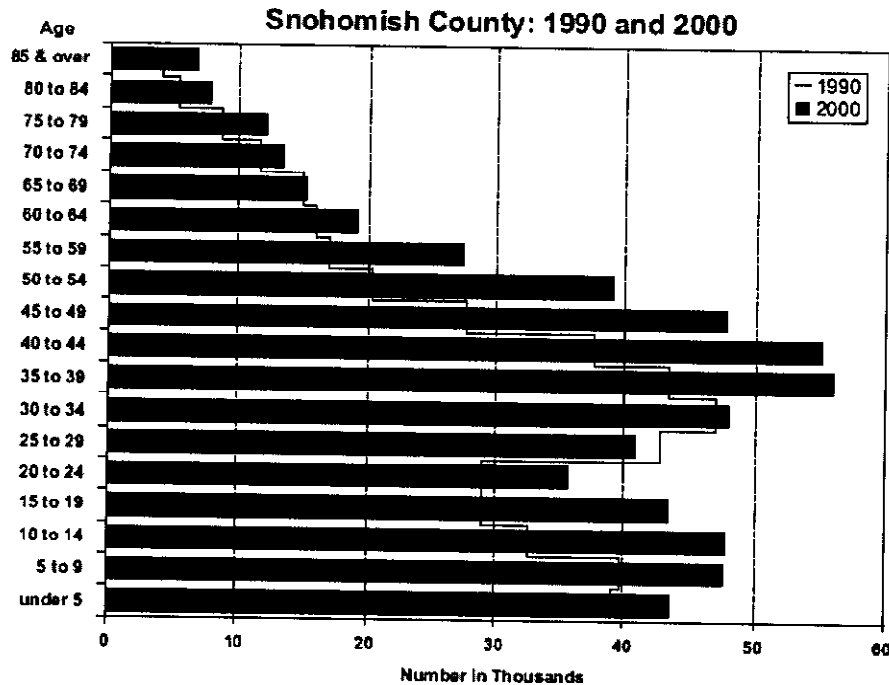


Table A-4

Age	Number		Change	
	1990	2000	#	%
85 & over	4,017	6,808	2,791	69.5
80 to 84	5,110	7,819	2,709	53.0
75 to 79	8,652	12,027	3,375	39.0
70 to 74	11,570	13,428	1,858	16.1
65 to 69	14,931	15,322	391	2.6
60 to 64	15,910	19,146	3,236	20.3
55 to 59	16,934	27,392	10,458	61.8
50 to 54	20,460	38,911	18,451	90.2
45 to 49	27,802	47,761	19,959	71.8
40 to 44	37,644	55,094	17,450	46.4
35 to 39	43,524	55,918	12,394	28.5
30 to 34	47,099	47,909	810	1.7
25 to 29	42,748	40,826	-1,922	-4.5
20 to 24	28,938	35,676	6,738	23.3
15 to 19	28,941	43,194	14,253	49.2
10 to 14	32,601	47,768	15,167	46.5
5 to 9	39,565	47,564	7,999	20.2
under 5	39,196	43,461	4,265	10.9
Total	465,642	606,024	140,382	30.1
Median Age	32.2	34.7		

Source: U.S. Census Bureau (from *Changing Age Structures in Washington Counties*, Annabel R. Kirschner, Wa. State Univ.).

Household Composition

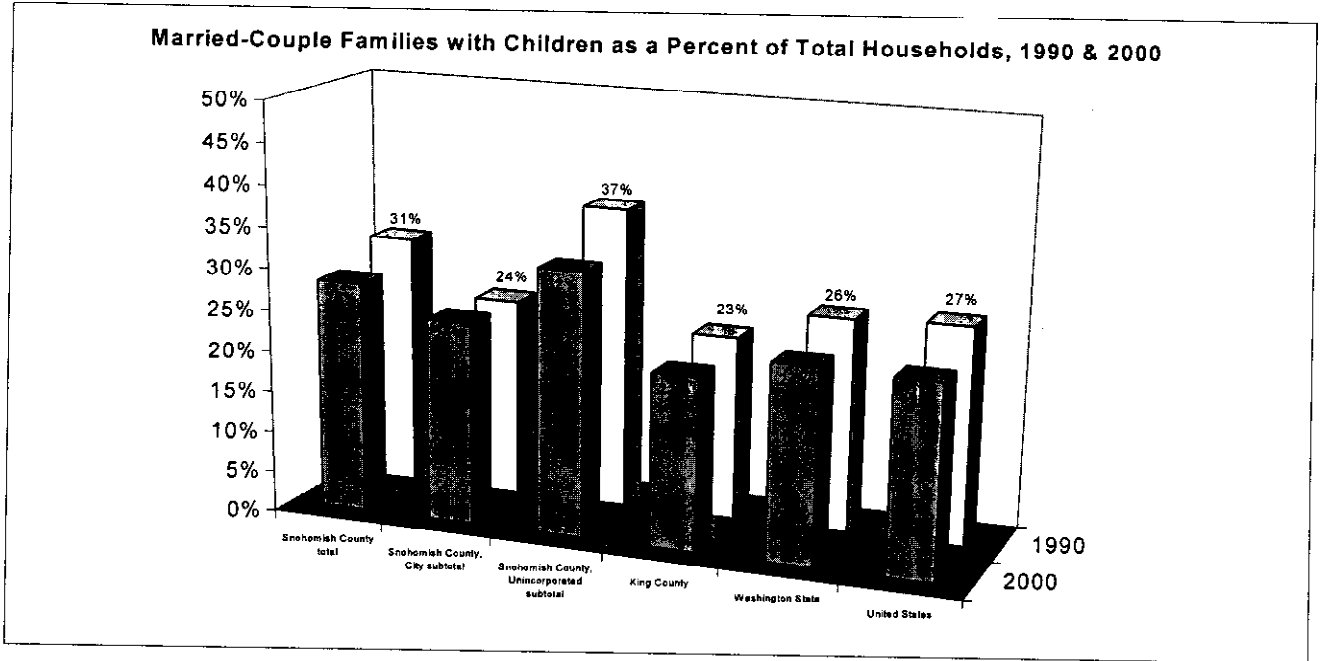
The composition of households in Snohomish County has also been changing over the past three decades. In 1970, the percentage of Snohomish County households that could be characterized as traditional married-couple families with children was 46%. By 2000, this percentage had dropped to 28%. Although still higher than that observed in King County in 2000 (21%), and in Washington State and the nation as a whole (24%), this drop for Snohomish County is significant. Snohomish County has been perceived as a suburban location providing housing primarily for traditional families with children. In 1970, this perception matched reality much more

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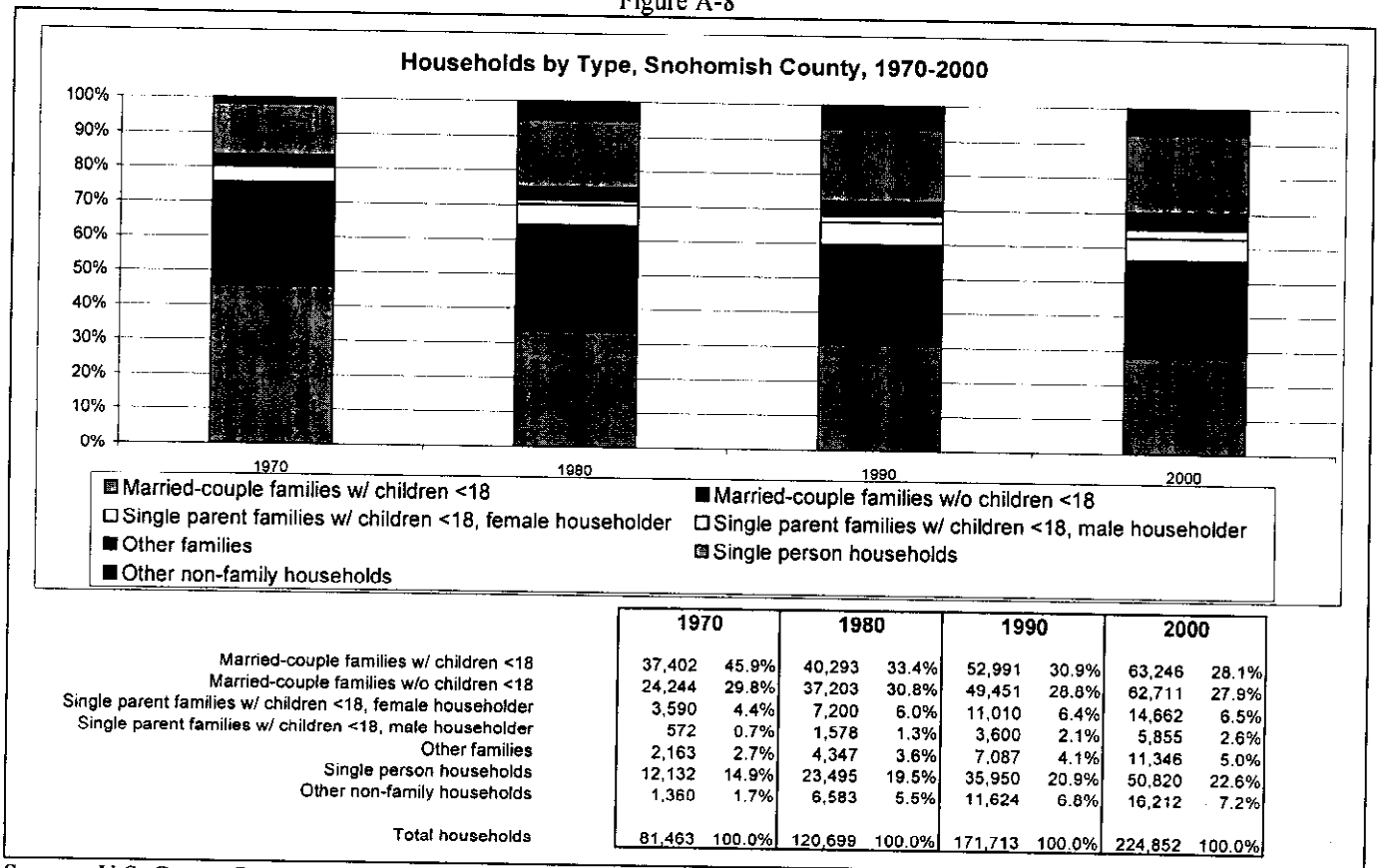
than it does today. Today, other significant housing market niches exist, including married-couple families without children (28%), single person households (23%), and single parent families (9%).

Figure A-7



Source: U.S. Census Bureau

Figure A-8



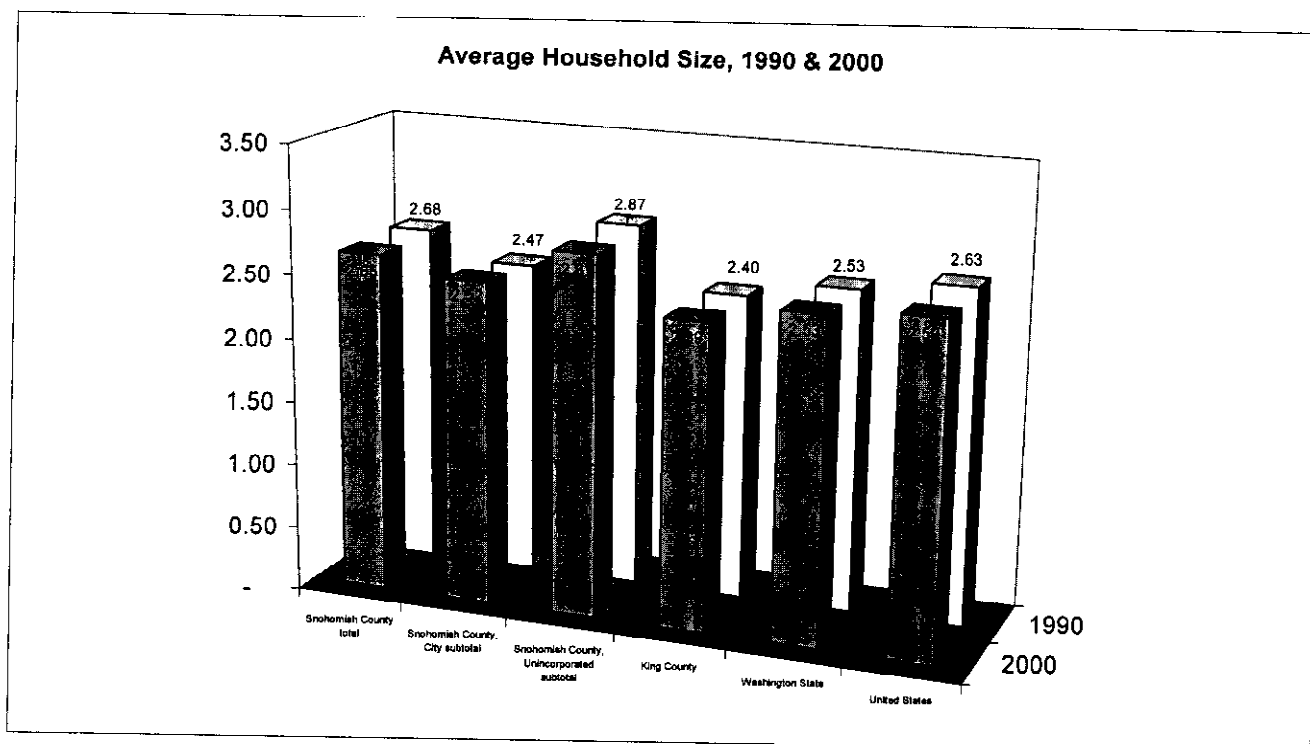
Source: U.S. Census Bureau

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Average Household Size

Another key demographic variable that has important implications for land use planning is the average number of persons per household that is observed over time. Declines in the average household size in a community means that an increase in housing units would be needed to house the same number of people over time. After dropping rapidly beginning in the 1970's (from 3.22 in 1970, 2.76 in 1980, and to 2.68 in 1990), the rate of decline in the average household size for Snohomish County has slowed considerably, reaching 2.65 in 2000. This is higher than that observed in 2000 for King County (2.39), Washington State (2.53) and the U.S. (2.59). Average household sizes are also higher in unincorporated areas of the county, with 2.81 persons per household on average in 2000 compared with 2.52 overall in cities.

Figure A-9



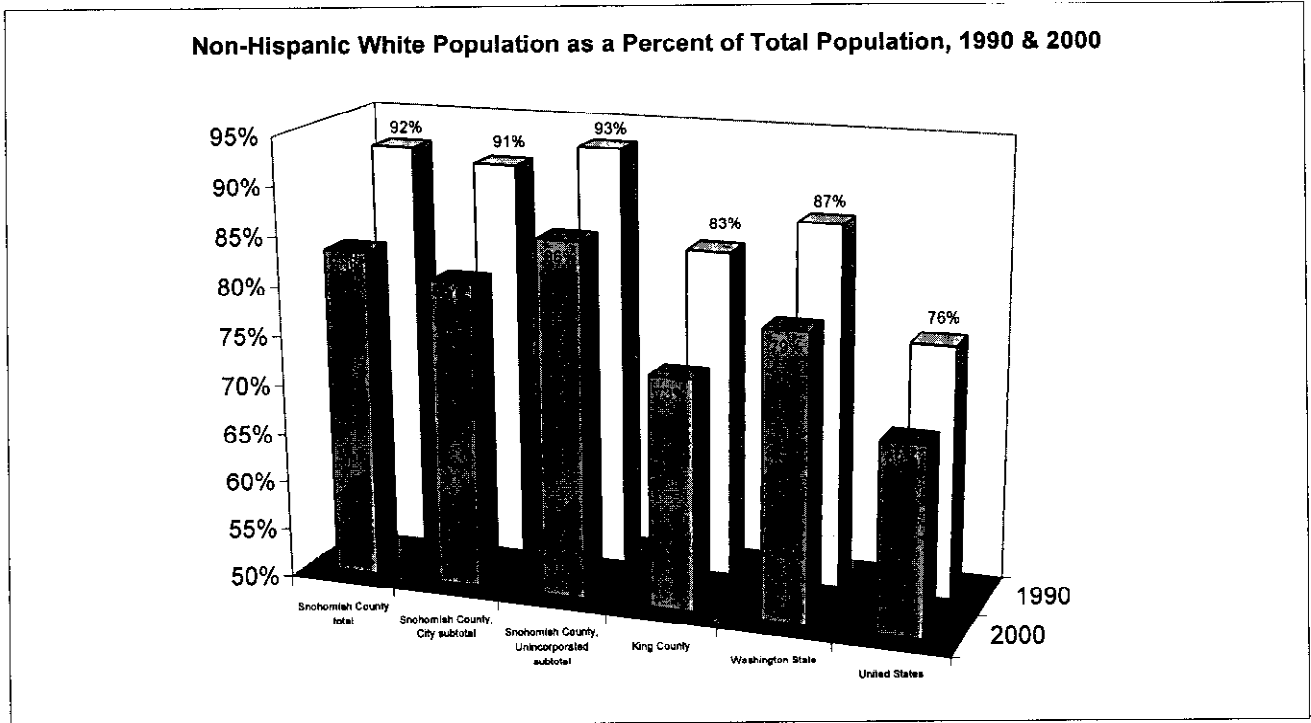
Source: U.S. Census Bureau

Diversity

Snohomish County's population is becoming more diverse. In 1990, 92% of the county's population identified themselves as non-Hispanic whites. This percentage dropped to 83% by 2000. This equals the percentage observed in King County in 1990. An increasing trend towards greater racial and ethnic diversity was also experienced in the U.S. and Washington State overall and in King County over the same time period, although non-Hispanic whites constitute a lower percentage of total population in these other locations when compared to Snohomish County.

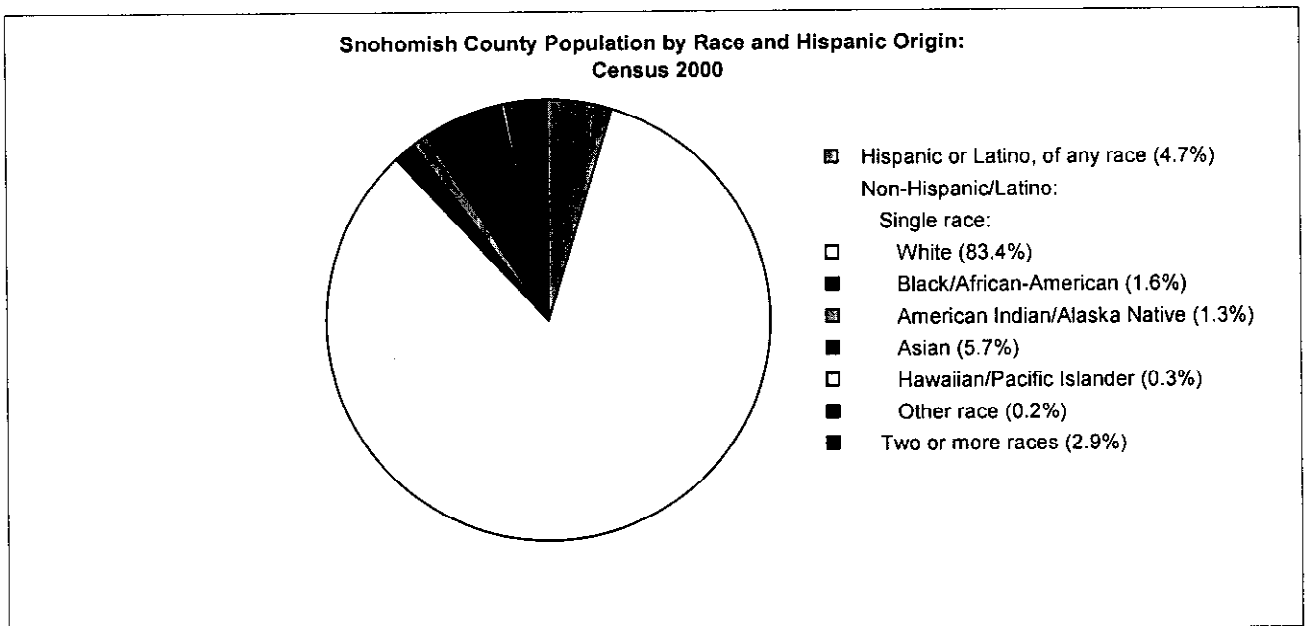
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Figure A-10



Source: U.S. Census Bureau

Figure A-11



Source: U.S. Census Bureau

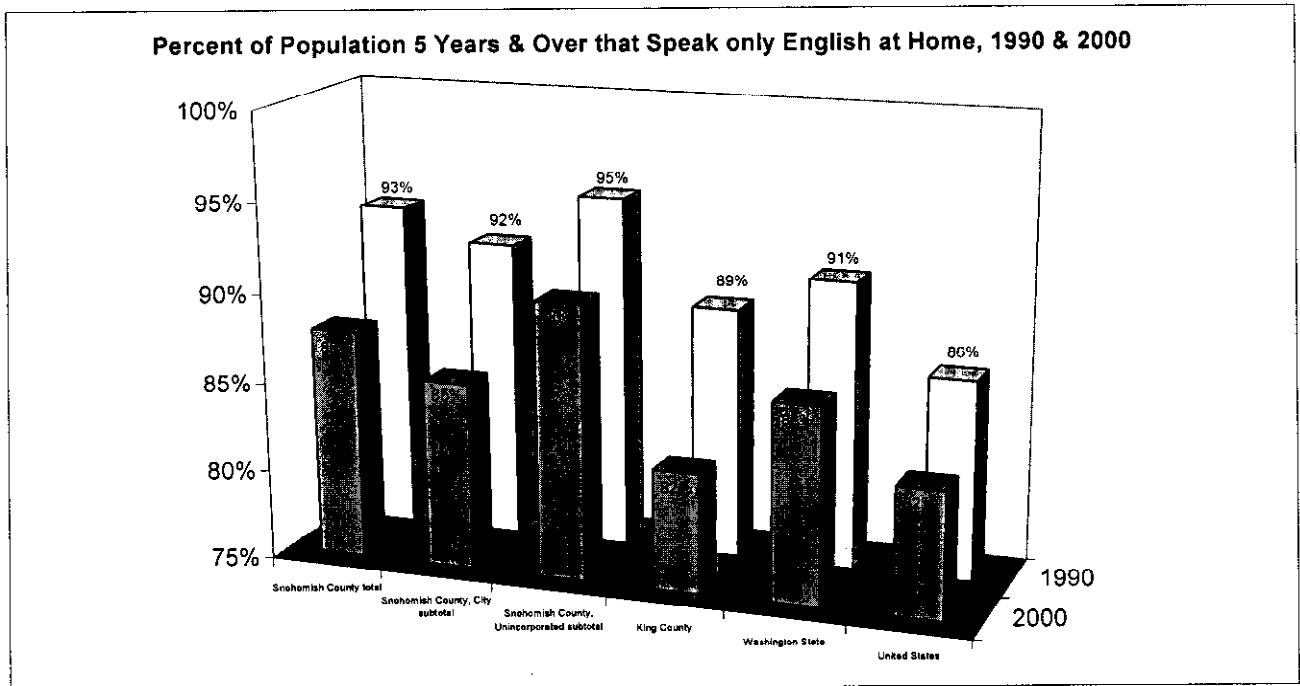
Other data from the Census 2000 indicate greater diversity within Snohomish County's population. The percentage of population 5 years and older that speak only English at home dropped from 93% in 1990 to 88%

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in 2000. This is still higher though than the percentage observed in the U.S. as a whole (82%), the state of Washington (86%), and King County (82%) in 2000.

Figure A-12



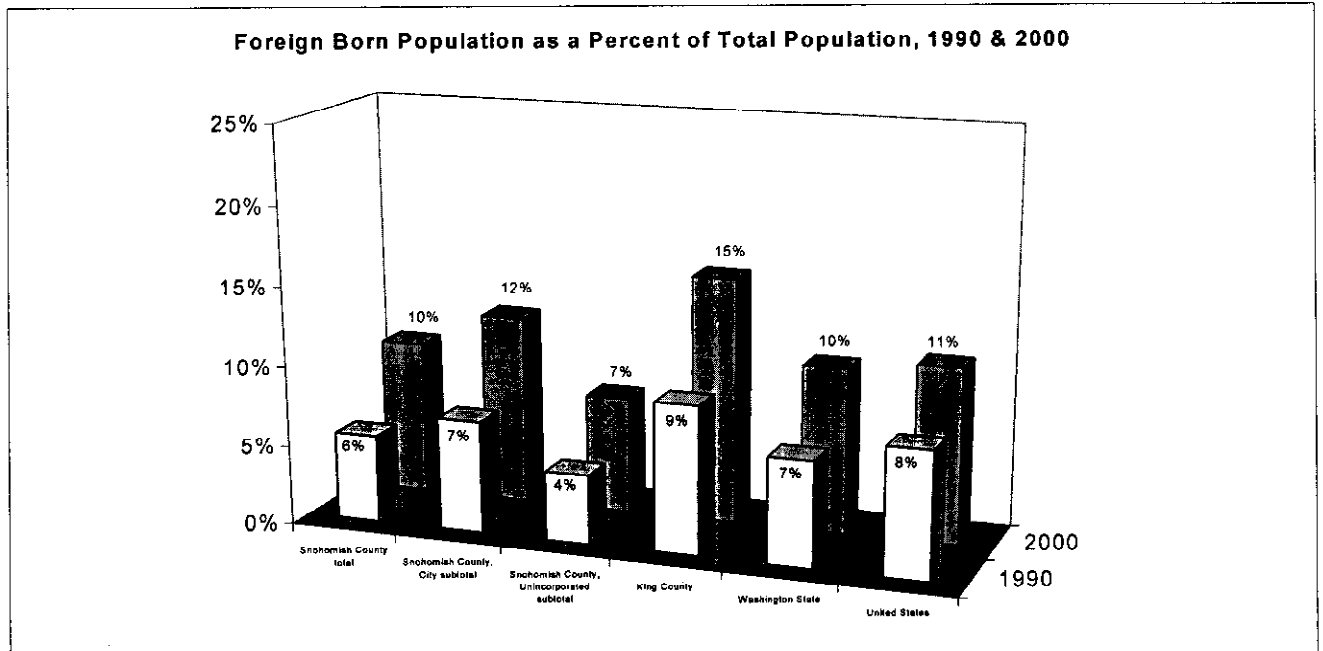
Source: U.S. Census Bureau

The percentage of foreign born population in Snohomish County has also increased between 1990 and 2000, from 6% to 10% during this time period. This characteristic of Snohomish County’s population is relatively similar to that observed in 2000 in Washington State and the U.S. as a whole, where 10% and 11% of the total population respectively was foreign born. However, King County’s percentage of foreign born population jumped considerably during the 1990’s, reaching 15% by 2000, up from 9% in 1990.

Figure A-13

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Source: U.S. Census Bureau

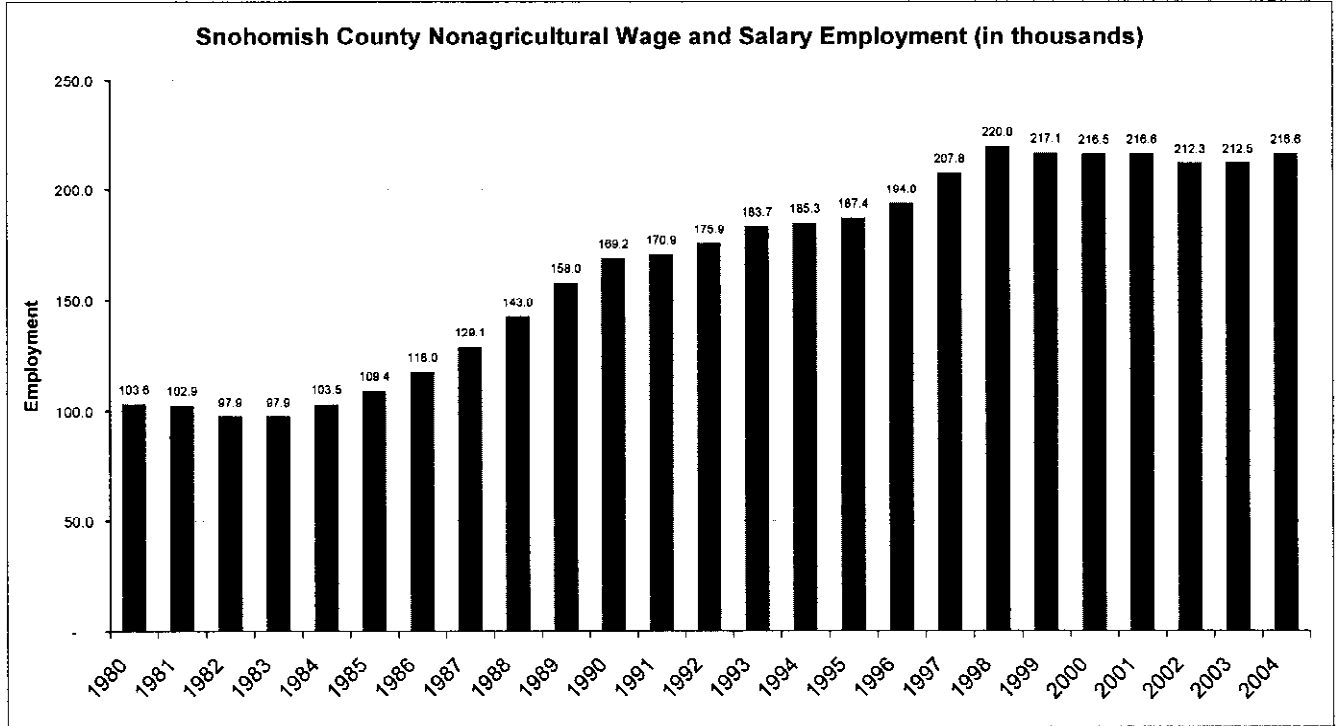
Employment and Economic Characteristics

Between 1990 and 2004, a total of 47,400 jobs were added to the Snohomish County economy, amounting to a 28% increase in employment (compared with a 38% increase in total population during this same time period). Most of the employment growth (over two-thirds) occurred during a single three-year span, beginning in 1995 and ending in 1998, when 32,600 non-agricultural jobs were added to Snohomish County's employment base. With a net increase of 17,300 manufacturing jobs between 1995 and 1998, this sector alone accounted for over half (53%) of the County's total three-year job gain. This increase was primarily due to increases in transportation equipment manufacturing employment (Boeing) during this time period.

Following 1998, however, Snohomish County entered a 4-year period marked by job reductions, bottoming out in 2002 with a total of 212,300 jobs, down 3.5% from the record high county job total of 220,000 recorded in 1998. These job reductions occurred during a period when a significant number of jobs (19,000) were lost in the manufacturing sector of the economy, primarily due to layoffs at Boeing. Job growth in other sectors during the same time period (retail trade, services, construction, and government) helped to attenuate the effects of the manufacturing job losses on the Snohomish County economy.

Figure A-14

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Source: Washington State Employment Security Department (ESD).

Modest job growth conditions in Snohomish County have resumed since 2002. With a nearly 2% increase in jobs between 2003 and 2004, Snohomish County’s job total has bounced back to 216,600 in 2004.

Job growth by employment sector between 2000 and 2004 shows that job gains in the “services providing” categories (up 12,500 jobs) were offset by job losses in the “goods producing” categories (down 12,400 jobs), resulting in nearly identical 2000 and 2004 job totals (216,500 versus 216,600 respectively). Increases in services providing employment were fueled by increases in financial activities (32%), professional and business services (21%), government (12%), wholesale trade (11%) and education and health services (10%). Decreases in goods producing employment were predominantly caused by significant declines in aerospace manufacturing (down 29% or 8,700 jobs) between 2000 and 2004.

Table A-5

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Nonagricultural Wage and Salary Workers Employed in Snohomish County, 2000 - 2004

NAICS INDUSTRY TITLE (in thousands)	2000		2001 Annual Average	2002 Annual Average	2003 Annual Average	Prelim 2004		2000 - 2004	
	Annual Average	Pct. Distrib.				Annual Average	Pct. Distrib.	No.	Pct.
TOTAL NONFARM 1/	216.5	100%	216.6	212.3	212.5	216.6	100%	0.1	0.1%
TOTAL PRIVATE	184.4	85%	182.7	177.8	176.9	180.8	83%	-3.6	-1.9%
GOODS PRODUCING	72.3	33%	70.4	63.9	60.3	59.9	28%	-12.4	-17.2%
CONSTRUCTION	18.2	8%	17.9	17.8	16.6	17.5	8%	-0.7	-3.6%
MANUFACTURING	53.2	25%	51.7	45.7	43.1	41.9	19%	-11.3	-21.3%
Computer and Electronic Product Mfg	6.8	3%	6.8	5.6	5.4	5.2	2%	-1.6	-23.3%
Electronic Instrument Manufacturing	4.1	2%	4.1	3.6	3.7	3.5	2%	-0.6	-13.5%
Transportation Equipment Mfg	31.5	15%	31.2	27.1	24.2	23.1	11%	-8.4	-26.7%
Aerospace Product and Parts Mfg	30.4	14%	30.0	25.9	23.0	21.7	10%	-8.7	-28.6%
SERVICES PROVIDING	144.3	67%	146.2	148.3	152.2	156.8	72%	12.5	8.7%
TRADE, TRANSPORTATION and UTILITIES	37.2	17%	36.4	36.2	36.4	37.4	17%	0.2	0.6%
Wholesale Trade	5.8	3%	5.9	6.0	6.2	6.4	3%	0.7	11.4%
Retail Trade	28.2	13%	27.6	27.0	27.0	27.5	13%	-0.6	-2.2%
Transportation, Warehousing and Utilities	3.2	1%	2.9	3.1	3.2	3.4	2%	0.2	5.8%
INFORMATION	4.3	2%	4.2	3.7	3.4	4.0	2%	-0.3	-6.4%
FINANCIAL ACTIVITIES	9.5	4%	10.2	11.2	12.1	12.5	6%	3.0	31.9%
PROFESSIONAL and BUSINESS SERVICES	15.2	7%	15.7	16.1	17.0	18.4	8%	3.1	20.5%
EDUCATIONAL and HEALTH SERVICES	18.9	9%	19.4	20.3	20.4	20.8	10%	1.9	10.0%
LEISURE and HOSPITALITY	18.7	9%	17.9	17.8	18.7	19.3	9%	0.6	3.4%
OTHER SERVICES	8.4	4%	8.5	8.5	8.6	8.6	4%	0.2	2.5%
GOVERNMENT	32.1	15%	33.9	34.5	35.5	35.8	17%	3.7	11.5%
Federal Government	2.5	1%	2.3	2.2	2.2	2.2	1%	-0.4	-14.8%
Total State Government	4.8	2%	5.0	5.2	5.4	5.4	2%	0.5	11.1%
State Educational Services	1.8	1%	2.0	2.1	2.1	2.2	1%	0.3	17.8%
Total Local Government	24.7	11%	26.6	27.2	27.9	28.3	13%	3.5	14.3%
Local Educational Services	13.0	6%	13.4	13.9	14.0	14.1	7%	1.1	8.7%
Workers in Labor/Management Disputes	0.4	0%	0.0	0.0	0.1	0.0	0%	-0.4	-100.0%

1/ Excludes proprietors, self-employed, members of the armed services, workers in private households, and agriculture. Includes all full- and part-time wage and salary workers. Columns may not add due to rounding. Prepared by the Labor Market and Economic Analysis Branch, Washington State Employment Security Department.

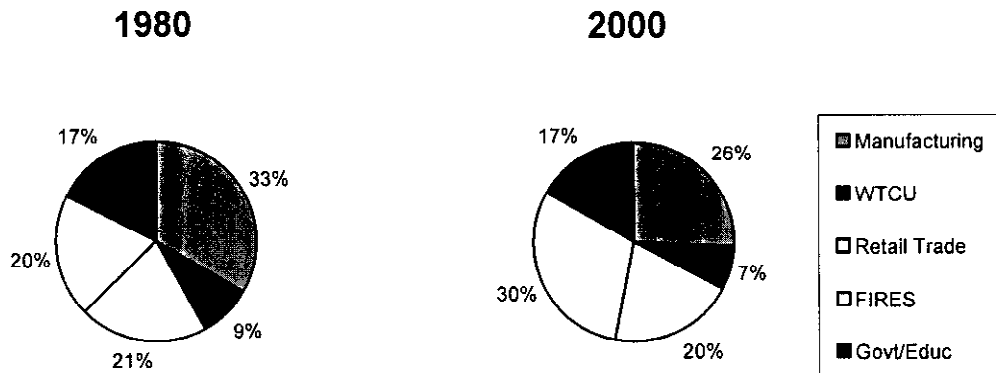
This continues a long-term employment trend in Snohomish County. As the pie charts in Figure A-15 demonstrate, service sector employment has grown in importance over the past two decades. Service jobs rose from 20% of the county's total employment in 1980, to 30% by 2000. This has been accompanied by a corresponding decline in the importance of manufacturing employment in Snohomish County over the same time period. In 2000, manufacturing jobs accounted for 26% of the County's total employment, down from 33% in 1980.

(Please note that the employment classifications that add up to the major sector categories shown below are based on the older SIC categories. The new NAICS system, which began in 2000, uses combinations of employment classifications that are substantially different, as shown in Tables A-6 and A-7, and thus are not directly comparable to the major sector categories shown in Figure A-15.)

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Figure A-15

Total Snohomish County Employment by Sector, 1980 & 2000



WTCU = Wholesale trade, transportation services, communications and utilities.
 FIRES = Finance, insurance, real estate and services.
 Source: Puget Sound Regional Council (PSRC).

The employment totals reported in Tables A-6 and A-7 refer to non-agricultural wage and salary employment in Snohomish County. To provide a perspective on the size of the agricultural sector in Snohomish County's economy, the State Employment Security Department (ESD) covered employment series can be used. Covered employment refers to jobs covered by State unemployment insurance laws or the Federal unemployment compensation program. In 2001, the most recent year for which covered employment estimates are available that show agricultural service job detail, agricultural jobs in Snohomish County amounted to about 2,900, or about 1.4% of the total number of covered jobs. Statewide, agricultural jobs accounted for 3.2% of total covered employment in 2001. Agricultural employment in Snohomish County breaks down as follows:

Table A-6

Agricultural Production - Crops	470
Agricultural Production - Livestock	464
Agricultural Services	1,966
Subtotal - Agriculture	2,900
Total County Covered Employment	209,643

Source: Washington State Employment Security Department (ESD).

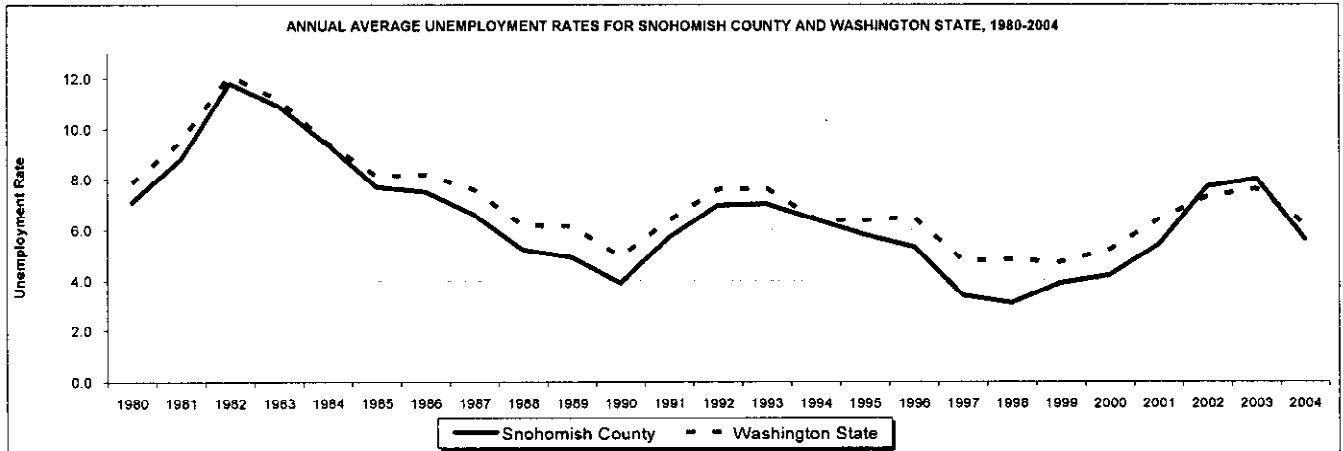
Snohomish County's unemployment rate dropped to 5.6% in 2004, down from 8.0% recorded in 2003 – the highest unemployment rate observed in Snohomish County since 1984. This recent reduction in the unemployment rate corresponds to the period during which modest job gains have once again been observed in Snohomish County.

During the three-year high job growth period from 1995 through 1998, unemployment rates dropped markedly to reach a low of 3.1% in 1998. Remarkably, unemployment rates were below 5% for the entire 1997-2000 period. Prior to 1997, Snohomish County had had only two years since 1980 in which the annual average unemployment rate fell below 5% (1989 and 1990). Snohomish County's unemployment rate has exceeded 5% every year since 2001.

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Figure A-16



Source: Washington State Employment Security Department (ESD).

Snohomish County has the third largest number of non-agricultural jobs among counties in Washington State, behind King and Pierce counties. Table A-7 compares the amount and distribution of jobs by major sector category among the 4 counties of the central Puget Sound region.

Table A-7

Nonagricultural Wage and Salary Workers Employed in Central Puget Sound Counties, 2004 Annual Averages								
NAICS INDUSTRY (in thousands)	Snohomish		Pierce		King		Kitsap	
	County	% Distr	County	% Distr	County	% Distr	County	% Distr
TOTAL NONFARM 1/	216.6	100%	254.5	100%	1118.7	100%	82.8	100%
TOTAL PRIVATE	180.8	83%	201.0	79%	956.0	85%	54.6	66%
GOODS PRODUCING	59.9	28%	38.5	15%	163.6	15%	6.7	8%
CONSTRUCTION	17.5	8%	19.1	8%	59.3	5%	4.8	6%
MANUFACTURING	41.9	19%	19.0	7%	103.5	9%	1.8	2%
Transportation Equipment Manufacturing	23.1	11%	NA	NA	41.1	4%	NA	NA
Aerospace Product and Parts Mfg	21.7	10%	NA	NA	37.3	3%	NA	NA
SERVICES PROVIDING	156.8	72%	215.9	85%	955.1	85%	76.0	92%
TRADE, TRANSPORTATION, and UTILITIES	37.4	17%	49.1	19%	222.6	20%	13.3	16%
Wholesale Trade	6.4	3%	9.4	4%	62.8	6%	NA	NA
Retail Trade	27.5	13%	29.9	12%	113.5	10%	10.9	13%
Transportation, Warehousing and Utilities	3.4	2%	9.8	4%	46.3	4%	NA	NA
INFORMATION	4.0	2%	3.1	1%	68.1	6%	NA	NA
FINANCIAL ACTIVITIES	12.5	6%	13.8	5%	77.1	7%	NA	NA
PROFESSIONAL and BUSINESS SERVICES	18.4	8%	22.0	9%	163.3	15%	7.4	9%
EDUCATIONAL and HEALTH SERVICES	20.8	10%	37.7	15%	117.9	11%	NA	NA
LEISURE and HOSPITALITY	19.3	9%	24.9	10%	103.1	9%	7.6	9%
OTHER SERVICES	8.6	4%	11.9	5%	40.4	4%	NA	NA
GOVERNMENT	35.8	17%	53.4	21%	162.7	15%	28.2	34%
Federal Government	2.2	1%	9.8	4%	22.6	2%	14.8	18%
Total State Government	5.4	2%	11.5	5%	54.3	5%	2.2	3%
State Educational Services	2.2	1%	3.7	1%	40.5	4%	NA	NA
Total Local Government	28.3	13%	32.2	13%	85.8	8%	11.2	14%
Local Educational Services	14.1	7%	17.9	7%	35.4	3%	NA	NA
Workers in Labor/Management Disputes	-	0%	0.0	0%	0.1	0%	NA	NA

1/ Excludes proprietors, self-employed, members of the armed services, workers in private households, and agriculture. Includes all full- and part-time wage and salary workers. Columns may not add due to rounding. Prepared by the Labor Market and Economic Analysis Branch, Washington State Employment Security Department.

Snohomish County has a significantly larger share of its employment in the manufacturing sector compared with the other counties in the central Puget Sound region. This is mainly due to the presence of Boeing in the City of Everett. Boeing is the largest employer in the County (see Table A-8) and aerospace is the largest industry cluster in the County. Note that while 13% of the 4-county region's total employment is located within Snohomish County, 25% of the region's manufacturing jobs are located within the County. The aerospace manufacturing sector is cyclical, however, with dramatic fluctuations in employment, as is evidenced by the

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recent significant declines in manufacturing employment. During healthy economic periods, however, the presence of aerospace employment in the County provides a high wage job base for the population.

The second largest employer is the United States Navy, with three facilities in the county. Employment at these facilities is dependent on federal priorities and political factors, and as a result can be volatile.

Table A-8
Top Employers in Snohomish County

Company	Number of Employees
Boeing *	20,000
Naval Station Everett **	6,087
State of Washington	3,023
Premera	2,658
Providence Everett Medical Center	2,624
Snohomish County Government	2,566
Goodrich	1,650
Verizon	1,633
Edmonds School District	1,425
Philips	1,296
Marysville School District	1,295
Tulalip Tribes *	1,283
Fluke	1,168
Everett School District	1,160
City of Everett	1,084
Everett Clinic	1,010
Stevens Healthcare	1,005
Kimberly Clark	903
US Marine/Bayliner	872
Snohomish County PUD	860
Community Transit	850
Intermec	697
Eldec Corporation	671
QFC	612

* : approximate employee count; ** : 2001 employee count

Source: Economic Development Council of Snohomish County (EDC).

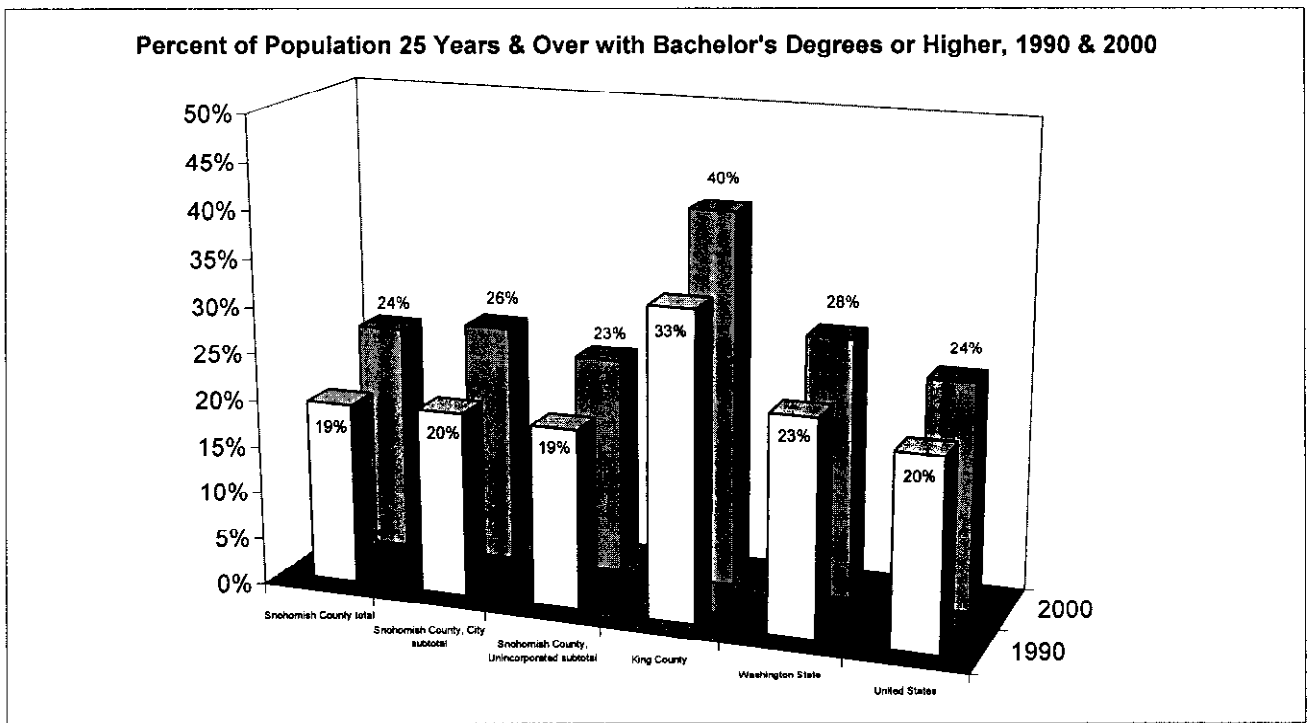
As has been previously discussed, job growth in several services producing sectors (especially in financial and professional/business services) has been significant since 2000 and has counterbalanced job losses in aerospace manufacturing. The *Snohomish County 2010: Blueprint for Education, Workforce and Economic Development in Snohomish County*, developed in 2003 by a partnership of government (including Snohomish County), educational and economic development organizations, notes that 35 out of the state's 190 biotechnology and medical device firms are located within Snohomish County, employing approximately 5,000 workers in 2002. Ninety-three percent of this industry's employment in Snohomish County is located in Bothell. Other key industry clusters identified in the *Blueprint* for special economic development focus included tourism (hospitality services), manufacturing, business services, education, construction, public service and medical/health care services.

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Educational attainment

Snohomish County's population shows higher educational attainment in 2000 compared with 1990. During that time period, the percentage of county residents 25 years or older that earned bachelor's degree or higher increased from 19% to 24%. For the year 2000, Snohomish County's percentage was identical to the national average, but lower than the Washington State average (28%), and significantly lower than the King County percentage of 40%.

Figure A-17



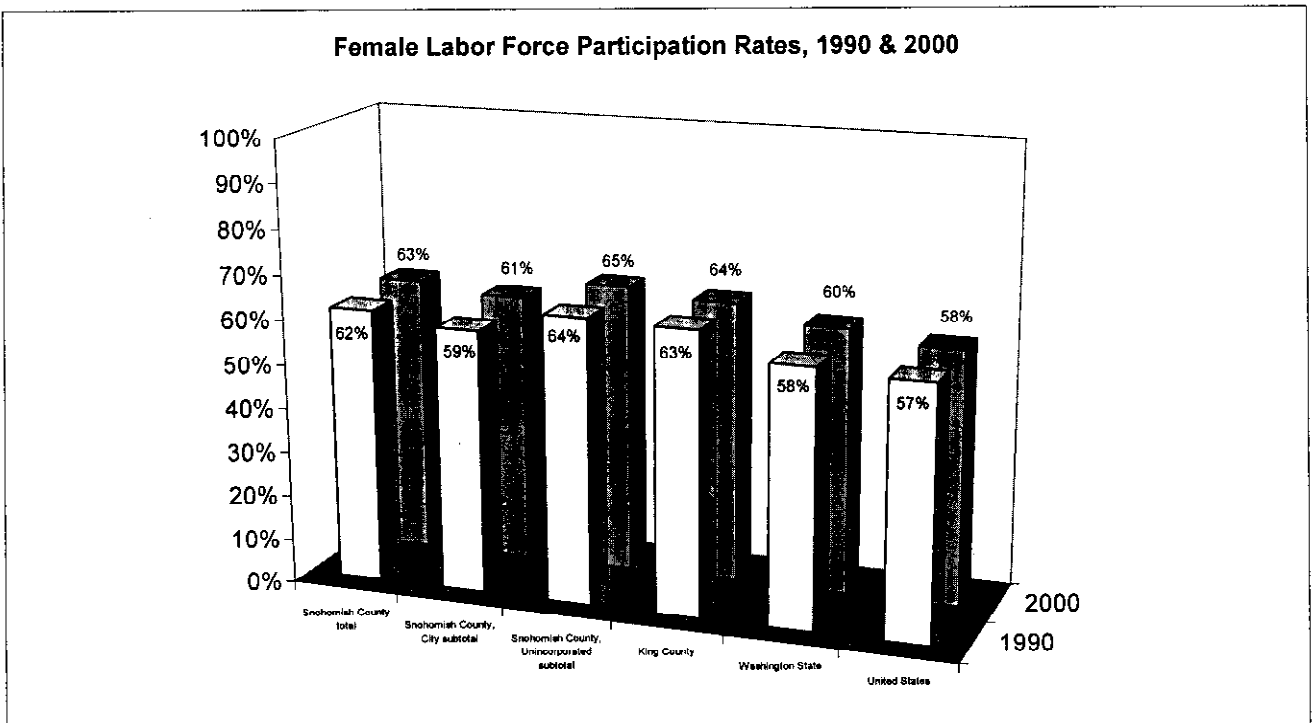
Source: U.S. Census Bureau

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Labor force participation

After rapidly increasing in the 1970's and 1980's, female labor force participation rates have stabilized during the past decade. In 2000, 63% of females 16 and older were part of Snohomish County's labor force (up only from 62% in 1990, after increasing from 53% in 1980 and 40% in 1970). Snohomish County's year 2000 female labor force participation rate is very similar to King County's (64%), but higher than both the State and National averages of 60% and 58% respectively.

Figure A-18



Source: U.S. Census Bureau

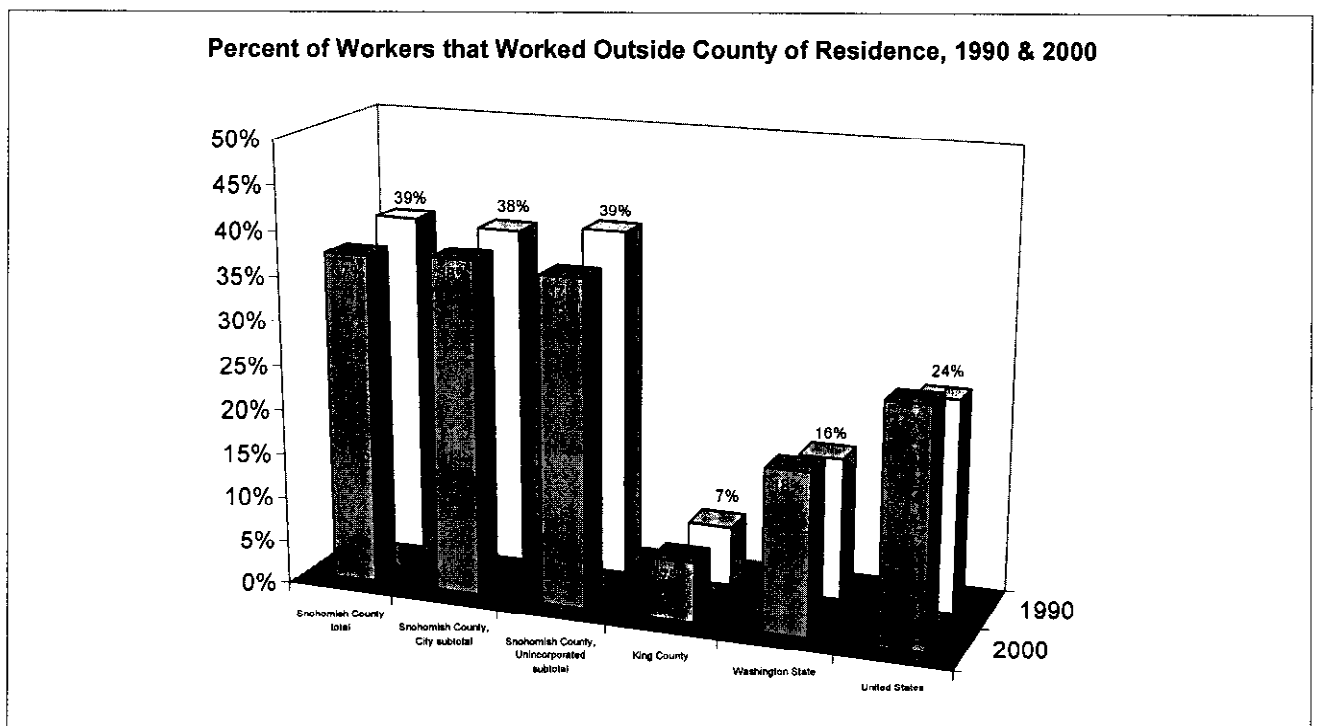
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Commuting patterns

Snohomish County's proximity to King County's large employment base greatly influences the commute pattern for workers residing in Snohomish County. Although the percentage of workers residing in Snohomish County that work outside the County was slightly lower in 2000 (37%) compared with 1990 (39%), these percentages are significantly higher than those observed in King County, Washington State, and the U.S. (with percentages of 7%, 18% and 27% respectively were observed in 2000). In numeric terms, the effect of King County jobs on Snohomish County's workforce is substantial. The 2000 census determined that over 103,000 Snohomish County workers commuted daily to work locations within King County.

Figure A-19

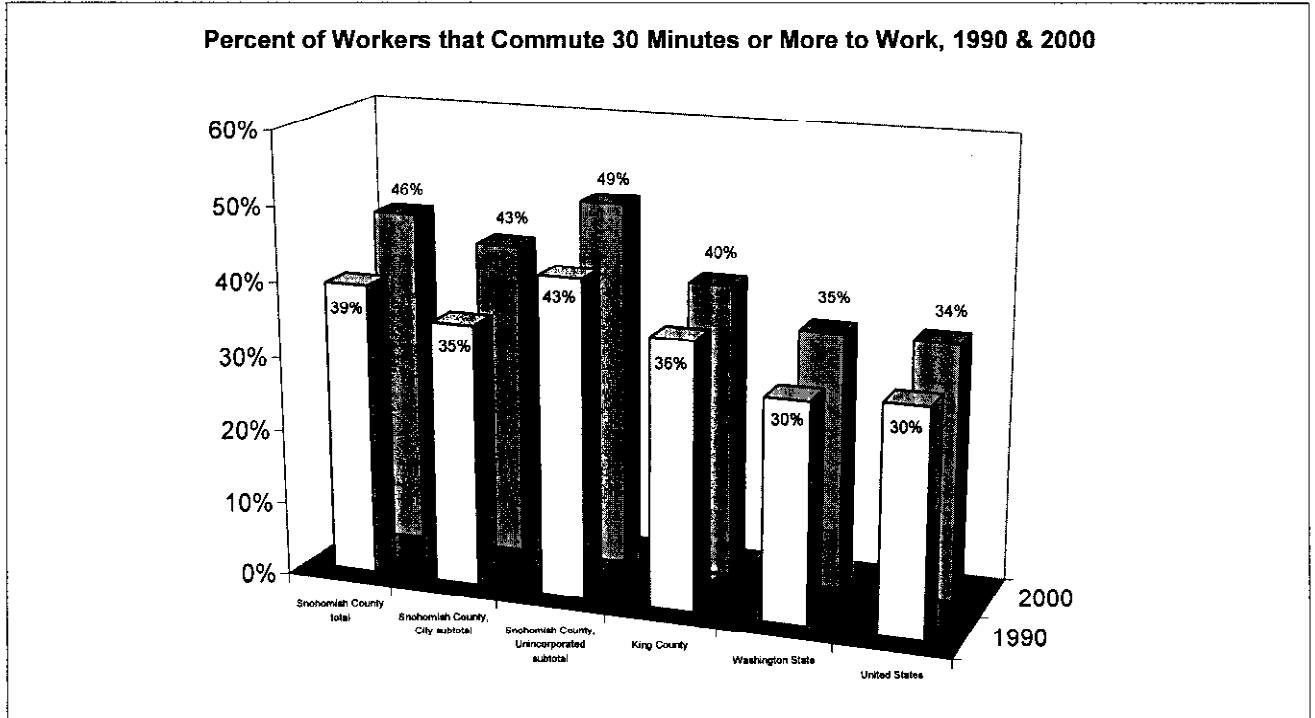


Source: U.S. Census Bureau

Commute times to work for Snohomish County workers are increasing. Between 1990 and 2000, the percentage of Snohomish County workers that commuted 30 minutes or more to work increased from 39% to 46%. This 2000 percentage is higher than that observed in King County (40%), Washington State (35%) and the nation as a whole (34%).

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Figure A-20



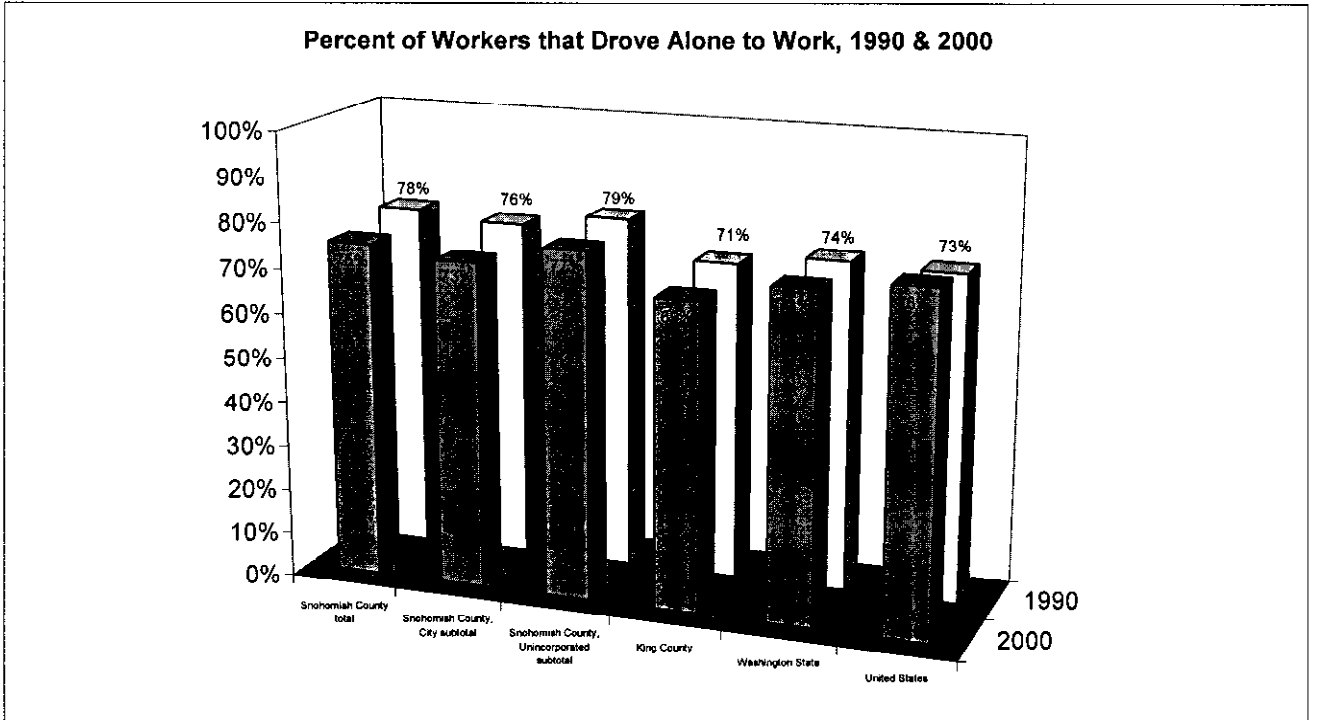
Source: U.S. Census Bureau

While commute times increased for Snohomish County workers, there was a simultaneous reduction in the percentage of Snohomish County workers that drove alone to work during the 1990's, dropping from 78% in 1990 to 75% in 2000. This 2000 percentage is higher than that observed in King County (69%), but closer to the Washington State average of 73% and the national average of 76%.

Figure A-21

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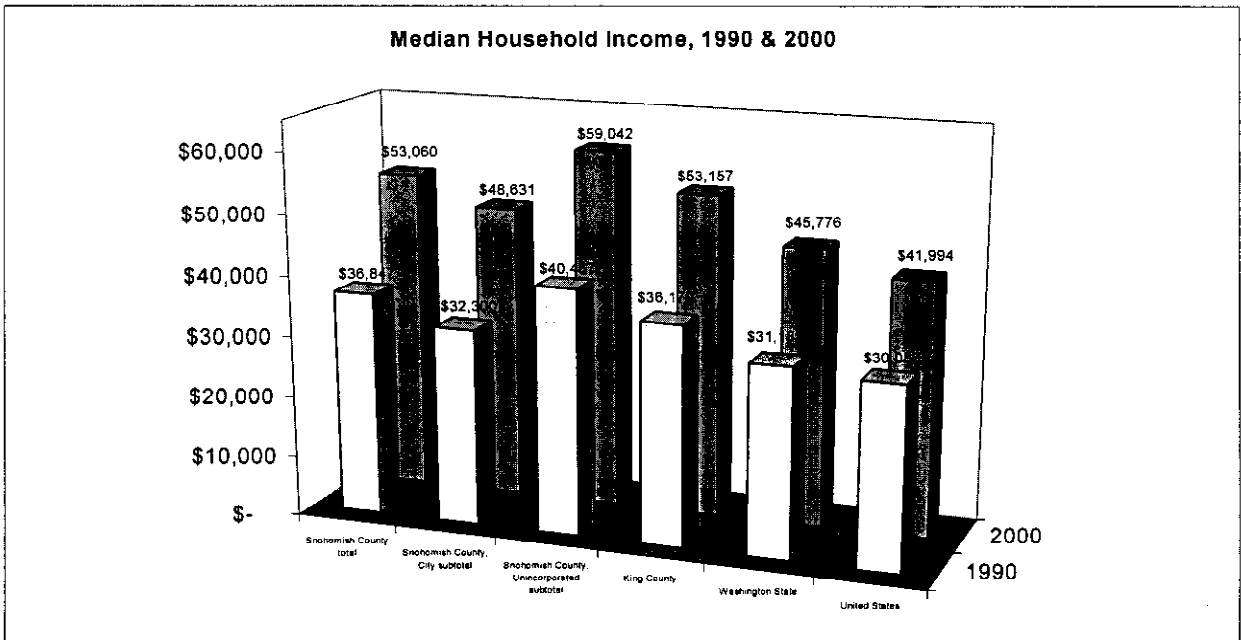


Source: U.S. Census Bureau

Household Income

Snohomish County median household income remains very similar to King County's, and higher than both the state and national averages. The rate of increase in Snohomish County's median household income between 1990 and 2000 was 44%, similar to the increases in King County's income (47%), Washington State (47%) and nation (40%) as a whole during this time period.

Figure A-22



Source: U.S. Census Bureau

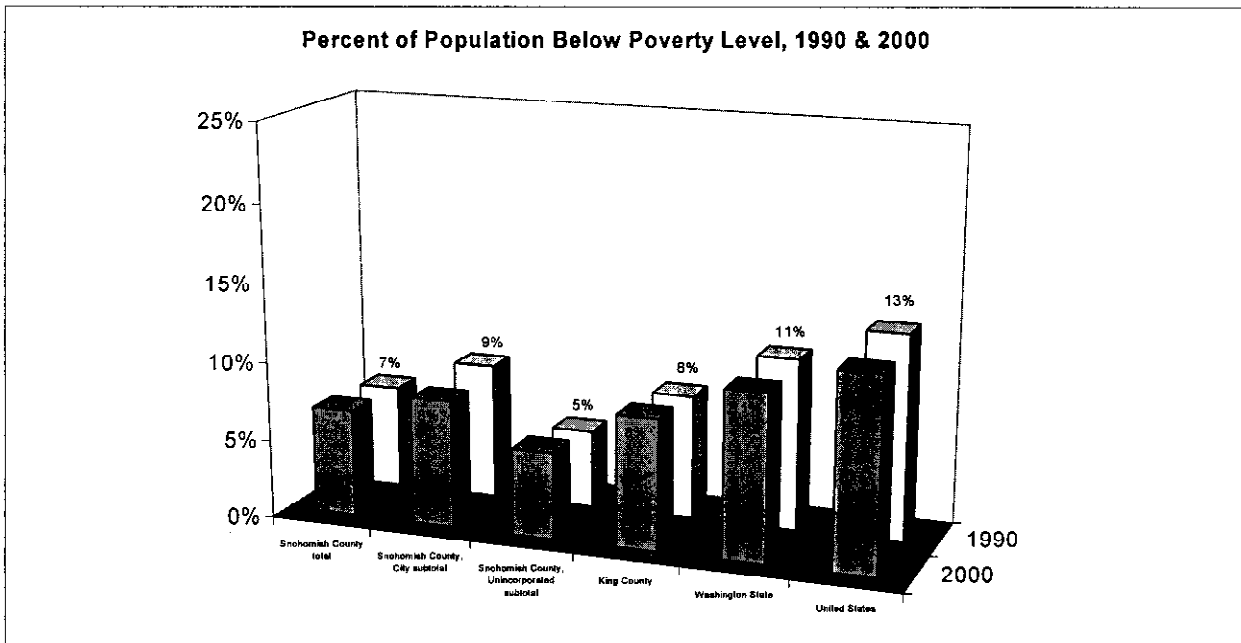
This gain in Snohomish County household income during the 1990's contributed to stability in the county's overall poverty rate during the same time period, with 7% of the county's population below the poverty level in

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both 1990 and 2000. This compares with 8% in King County, 11% in Washington State overall and 12% nationwide in 2000.

Figure A-23



Source: U.S. Census Bureau

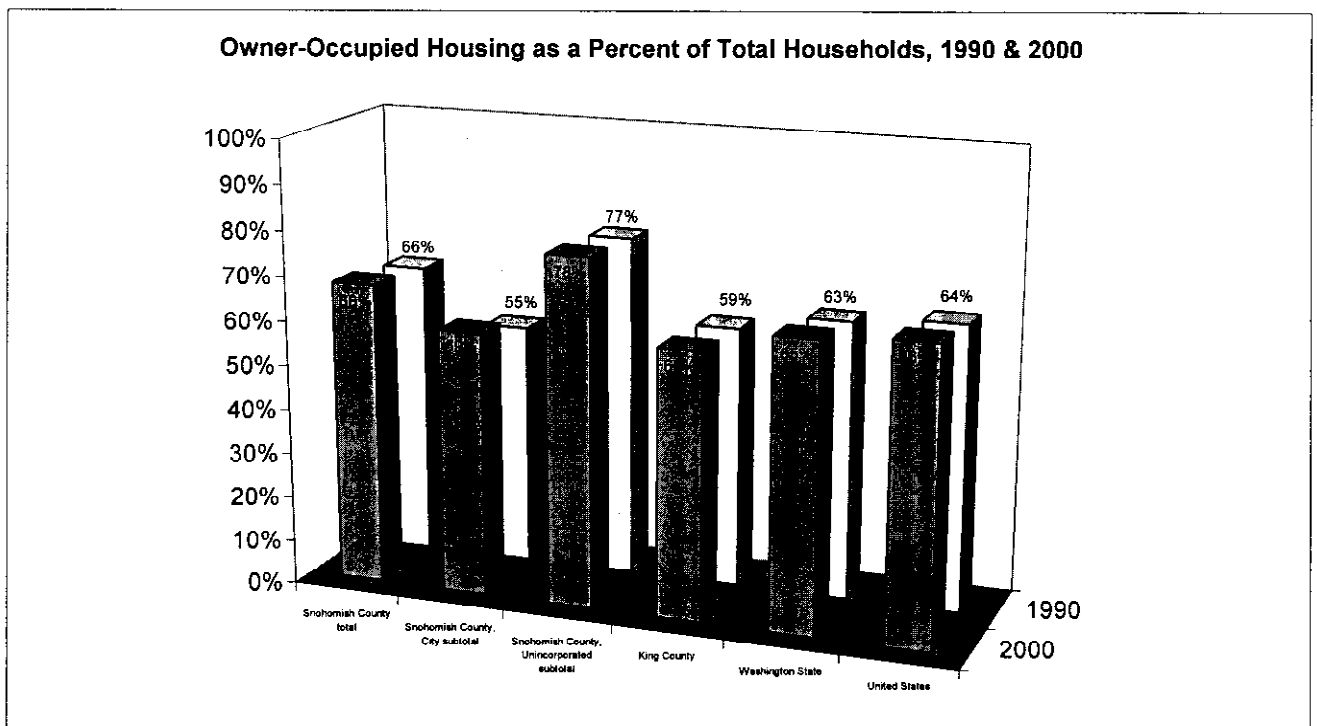
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Housing Characteristics

Home ownership rates rose during the 1990's for Snohomish County, starting at 66% in 1990 and reaching 68% by 2000. This pattern was also observed in King County, Washington State and the nation as a whole. Home ownership rates in Snohomish County were higher than those observed in these other areas for both 1990 and 2000.

Figure A-24



Source: U.S. Census Bureau

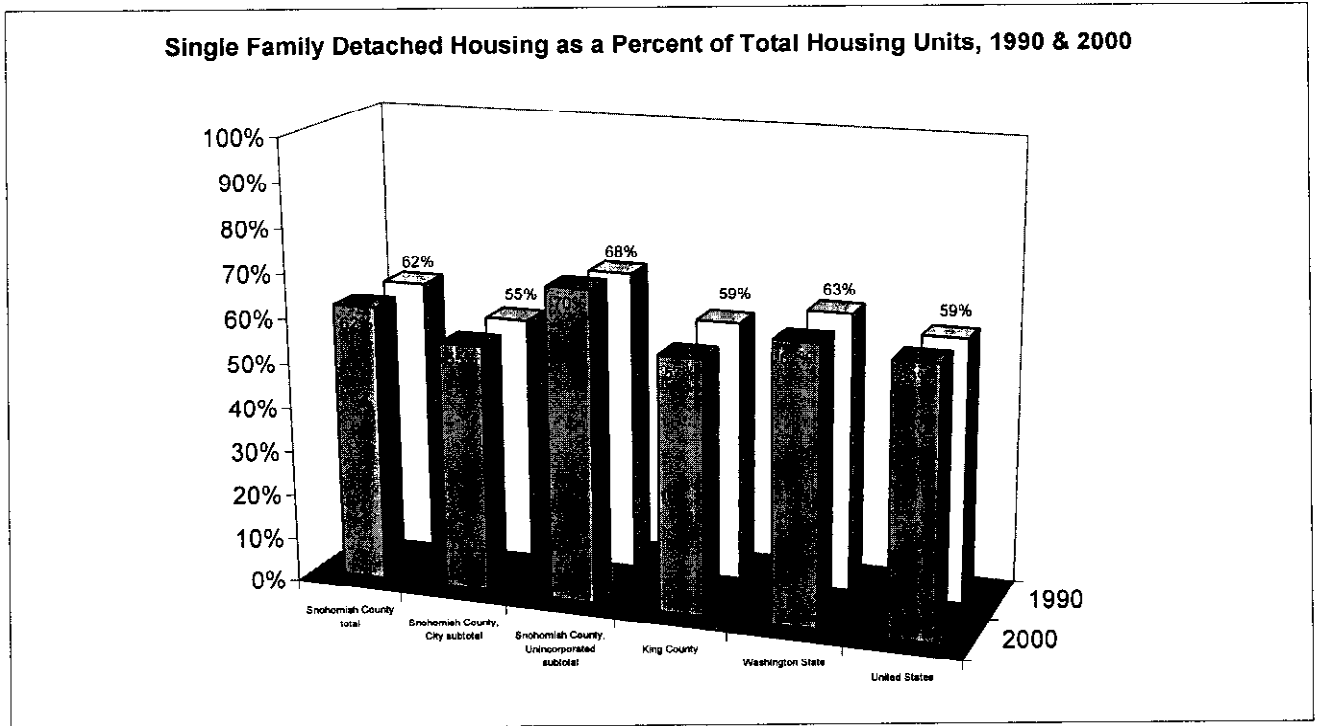
Snohomish County's higher homeownership rates in the 1990's occurred at the same time single family detached housing as a percent of total housing held constant. In Snohomish County, the percentage of total housing that was single family detached was 62% for both 1990 and 2000. As such, the gain in the homeownership rate in Snohomish County during the 1990's was achieved without increasing the percentage of housing in the single family detached category. This finding was also observed in King County and Washington State where the percentage of housing stock that was single family detached actually decreased slightly between 1990 and 2000. These results indicate that homeownership opportunities are becoming increasingly available within housing types other than single family detached, especially in condominium and townhouse ownership categories.

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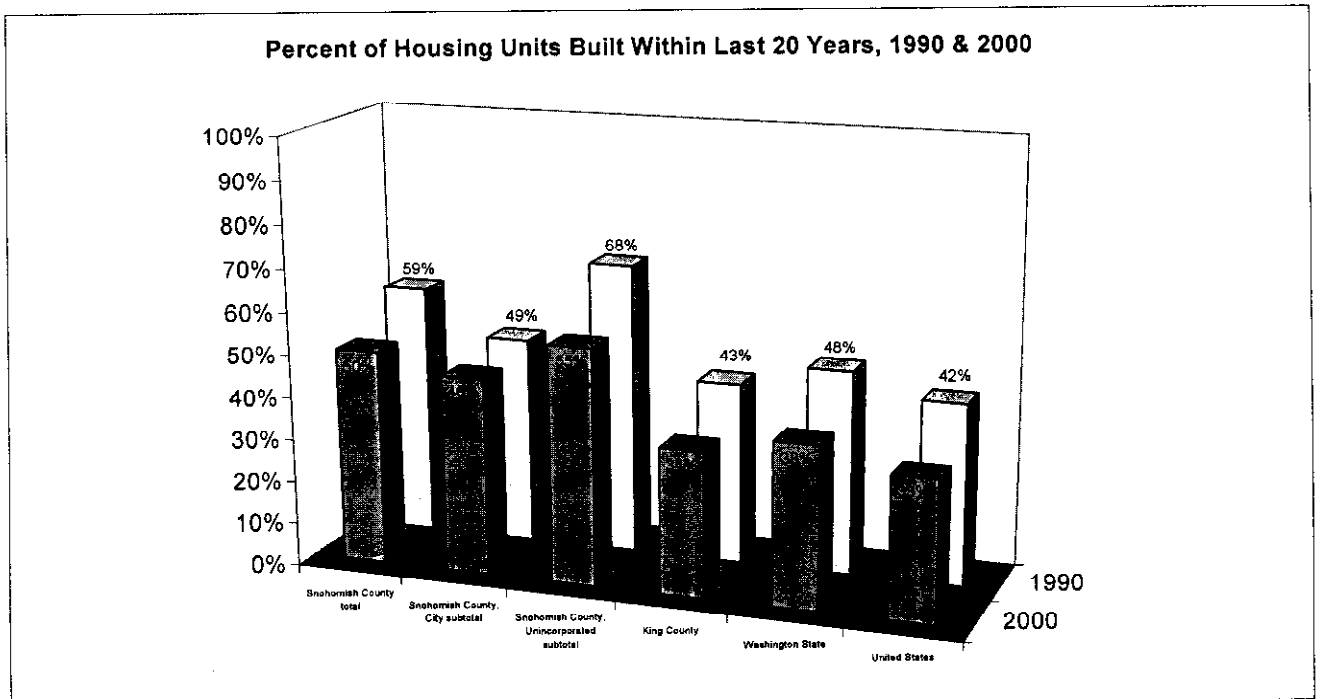
Figure A-25



Source: U.S. Census Bureau

Snohomish County’s existing housing stock is younger than King County’s, Washington State’s and the nation’s overall housing stock, both in 1990 and 2000. The predominance of younger housing stock is especially apparent in unincorporated portions of Snohomish County for both 1990 and 2000.

Figure A-26



Source: U.S. Census Bureau

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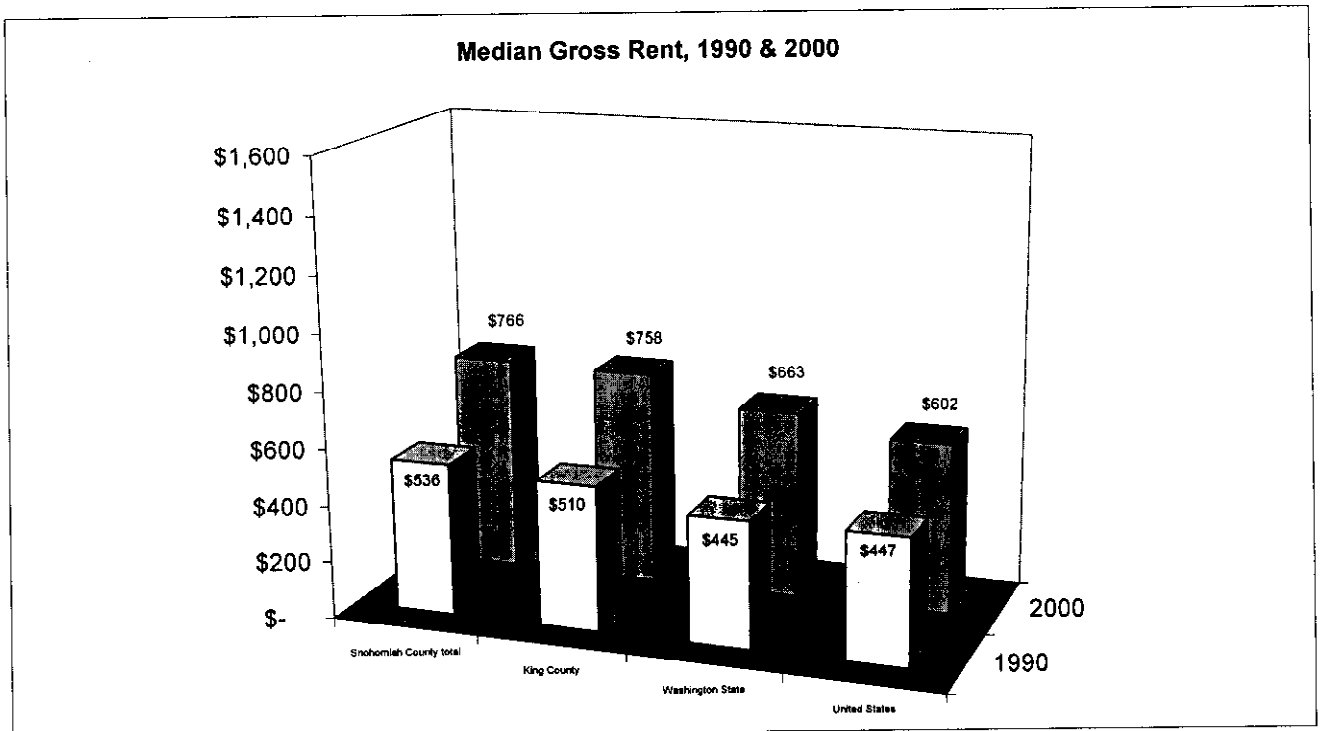
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Housing Affordability Conditions

Renter Households

Median gross rents paid in Snohomish County rose by 43% during the 1990's, from \$536 at the start of the decade to \$766 at the end of the decade (in current dollars, unadjusted for inflation). Median gross rents increased faster during the same time period in both King County and Washington State (by 49%), but slower in the nation overall (by 35%). (*Gross rent is the contract rent plus the estimated average monthly cost of utilities and heating fuels.*)

Figure A-27



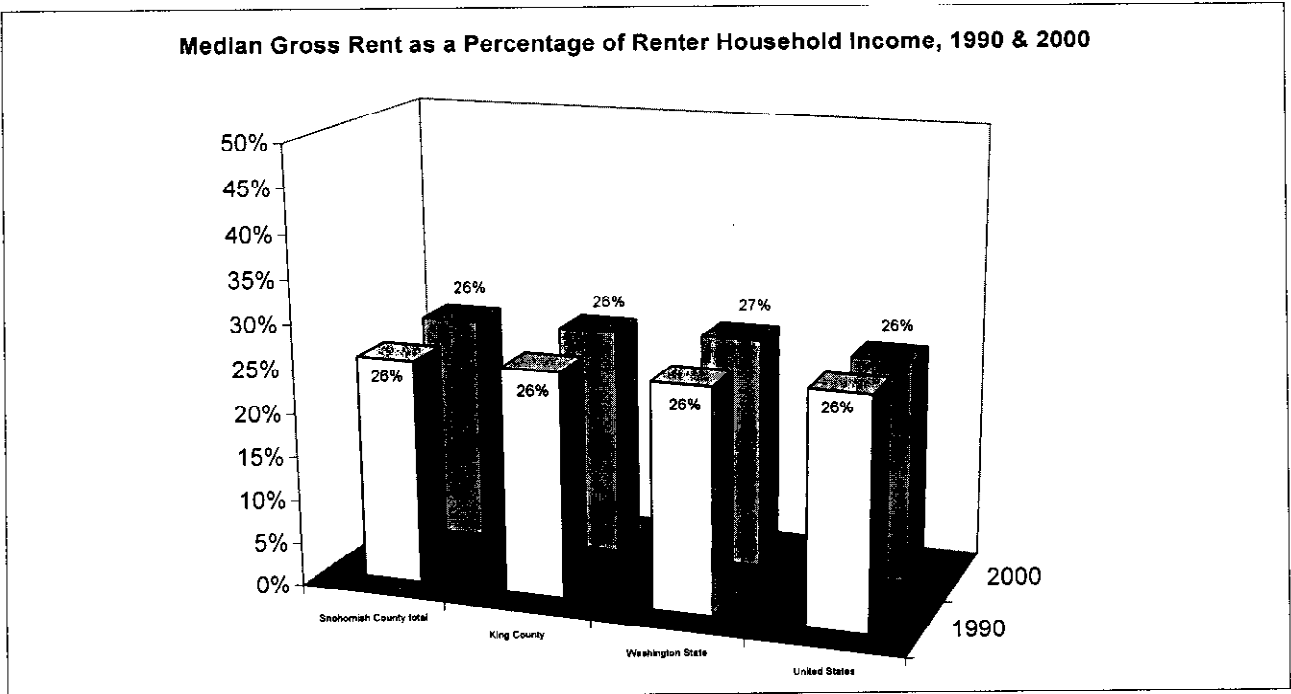
Source: U.S. Census Bureau

In order to evaluate changes in rent price affordability, increases in rents should be compared with renter household ability to pay for increasing rents over time. As we saw previously, median household incomes also rose during the decade. When median gross rent as a percentage of renter household income is calculated, the percentage of renter household income represented by median gross rent was unchanged at 26% between 1990 and 2000 for Snohomish County. This means that if measures of central tendency are used as an indicator, renter household income increases kept pace with increases in median gross rent over the decade. This same observation can be made in King County, Washington State and the nation as a whole.

For more detailed information on the number of renter households with high housing cost burdens, see the Snohomish County Tomorrow 2025 Fair Share Housing Allocation report and the Snohomish County Housing Needs Analysis, 2005.

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Figure A-28



Source: U.S. Census Bureau

Owner Households

The median value of owner-occupied housing units rose by 54% during the 1990's in Snohomish County, from \$127,200 in 1990 to \$196,500 in 2000 (in current dollars, unadjusted for inflation). By comparison, rates of increase of 69% were observed during the 1990's in King County, 80% in Washington State, and 51% in the U.S. overall. Snohomish County's median value in 2000 exceeded that shown in Washington State and the nation overall; however, it was about \$40,000 less per unit located in King County.

Figure A-29

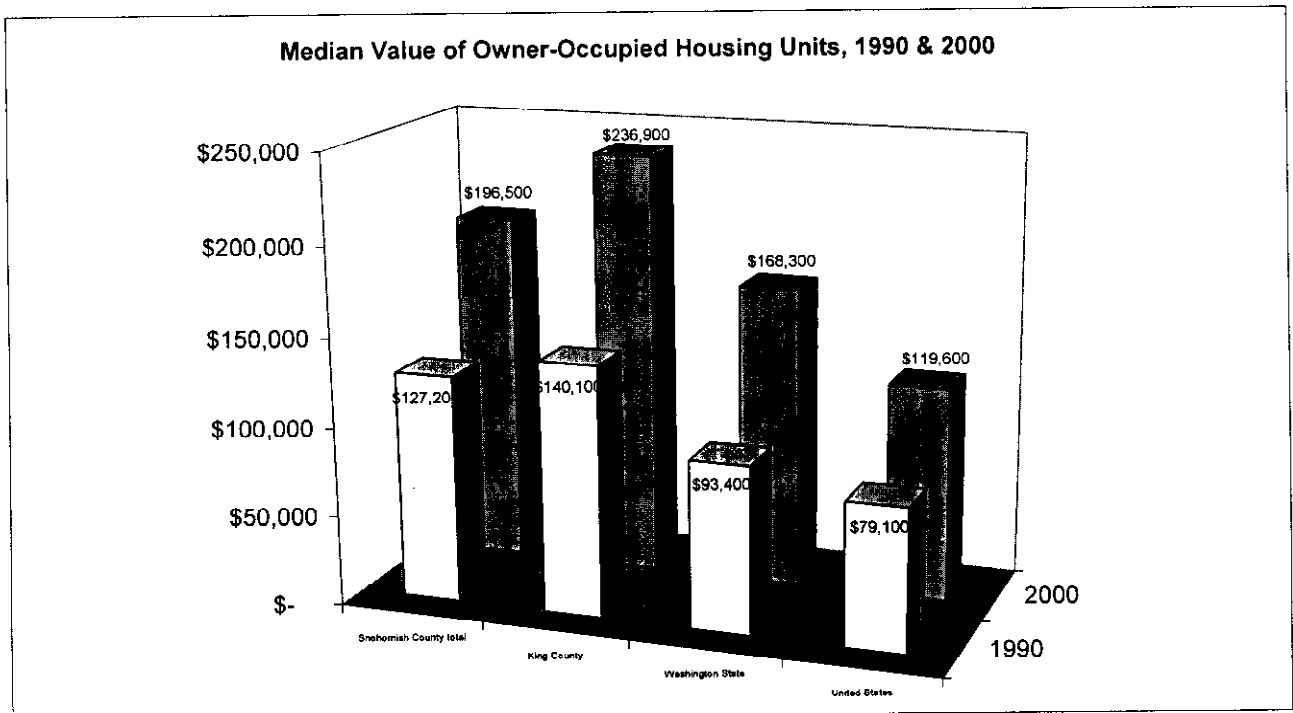


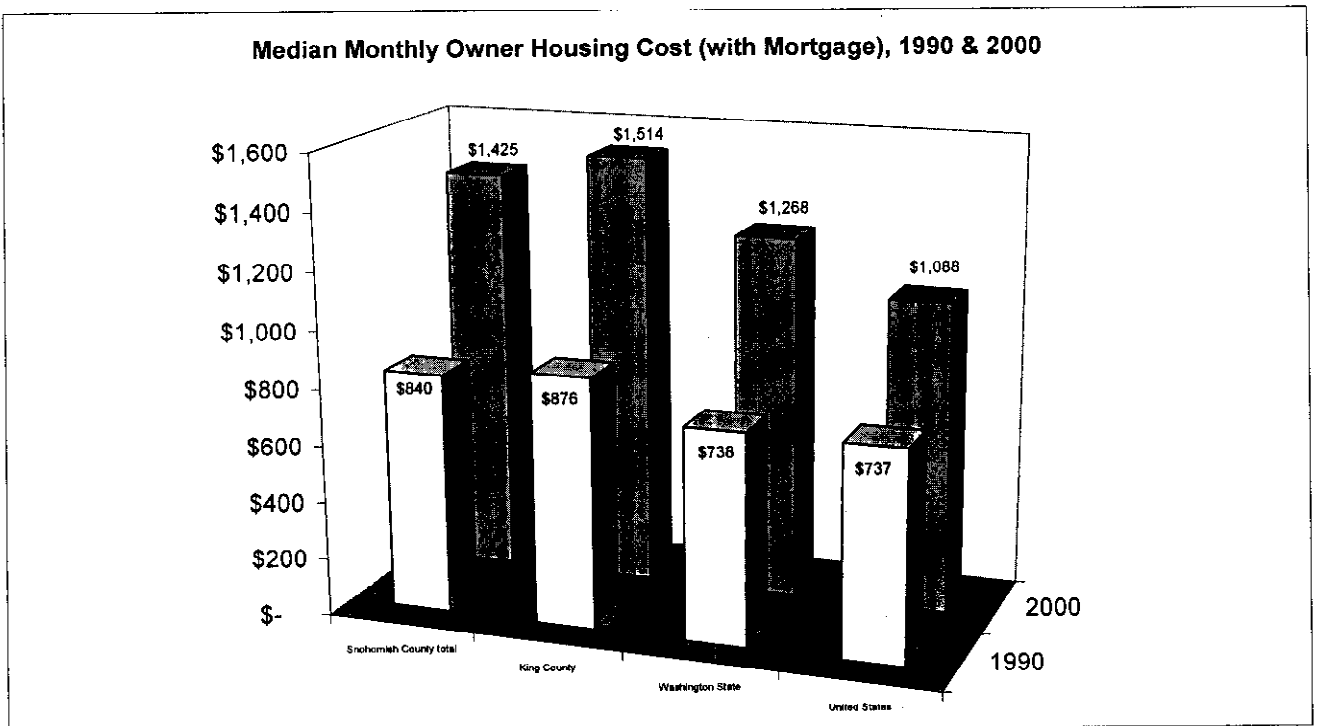
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Source: U.S. Census Bureau

The median housing values shown above are based on homeowner estimates of the current market value of their housing. As such, these values (unless they are based on a recent mortgaged housing purchase by the homeowner) are not an indication of the actual housing costs the homeowner is incurring. To provide information on homeowner housing costs, the following graph shows for homeowners with a mortgage what their median monthly housing costs are for 1990 and 2000. (*Monthly owner housing costs include payments for mortgages, deeds of trust, contracts to purchase, all other debts on the property, real estate taxes, insurance, utilities and heating fuels, and monthly condominium or mobile home park fees.*)

Figure A-30



Source: U.S. Census Bureau

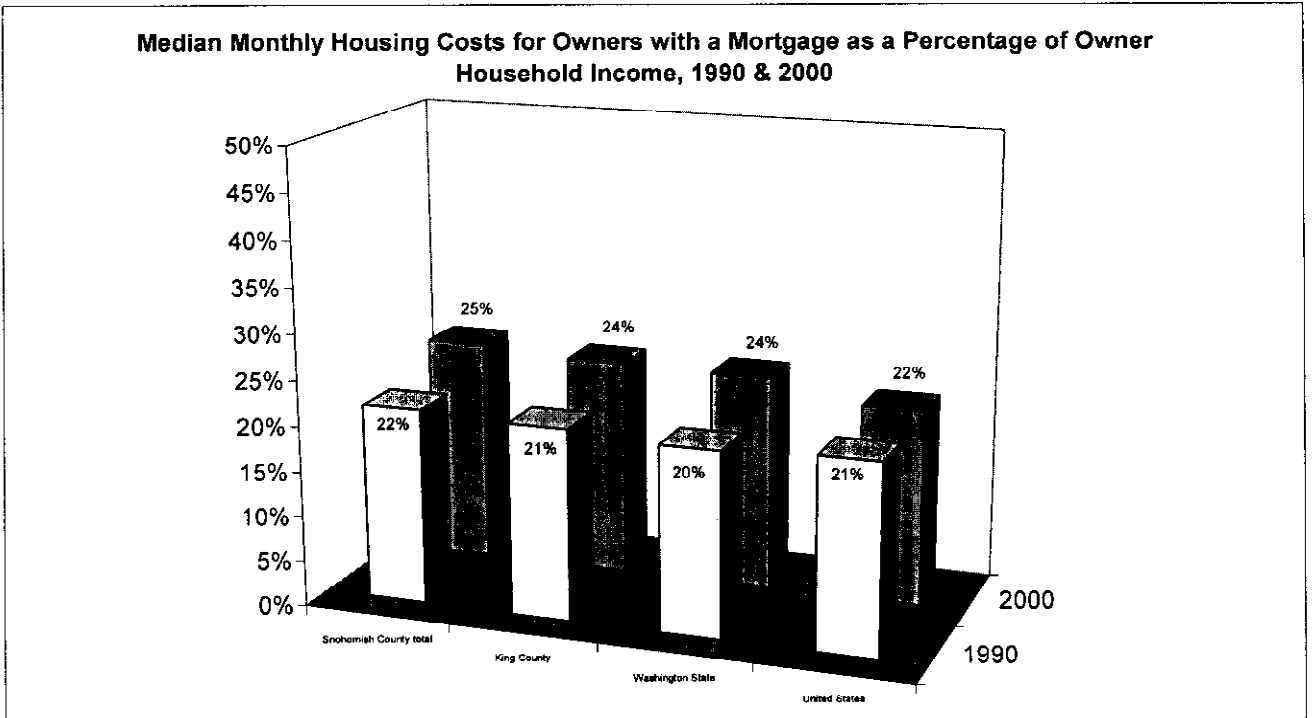
As can be seen, median monthly owner housing costs rose by 70% during the 1990's in Snohomish County, from \$840 per month in 1990 to \$1,425 per month in 2000 (in current dollars, unadjusted for inflation). By comparison, median monthly owner housing costs during the 1990's rose by 73% in King County, 72% in Washington State, and 48% in the U.S. overall. At \$1,425, Snohomish County's median monthly owner housing cost in 2000 exceeded that observed in Washington State and the nation overall; however, it was nearly \$100 less than that observed in King County.

As with the evaluation of changes in rent price affordability, an analysis of owner housing affordability trends needs to take into account changes in owner household income over time. As we saw previously, median household incomes also rose during the decade. Increases in monthly owner housing costs should be evaluated in the context of owner household ability to pay for increasing housing costs over time.

When median monthly owner housing costs as a percentage of owner household income is calculated, the percentage of owner household income represented by median monthly housing costs rose from 22% in 1990 to 25% in 2000 for Snohomish County overall. This means that if measures of central tendency are used as an indicator, owner household income increases did not keep pace with increases in median monthly owner housing costs over the decade. This same observation can be made in King County, Washington State, and, to a lesser extent, the nation as a whole.

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Figure A-31



Source: U.S. Census Bureau

For more detailed information on the number of owner households with high housing cost burdens, see the Snohomish County Tomorrow 2025 Fair Share Housing Allocation report and the Snohomish County Housing Needs Analysis, 2005.

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APPENDIX B

PROCESS FOR SITING ESSENTIAL PUBLIC FACILITIES OF A COUNTYWIDE OR STATEWIDE NATURE IN SNOHOMISH COUNTY [APPROVED BY SCT STEERING COMMITTEE - OCTOBER 25, 1995]

PURPOSE

In accordance with the requirements of the Washington Growth Management Act, and following an extensive policy review process by the Snohomish County Tomorrow Steering Committee, the Snohomish County Council has adopted a series of countywide planning policies to guide the preparation of city and county comprehensive plans. Included therein are policies addressing the siting of "public capital facilities of a countywide or statewide nature" (identified as Policies CF-1 through CF-5), as specifically required by the GMA. These policies commit the GMA planning jurisdictions of Snohomish County to develop a common siting process for these facilities.

The GMA further requires local governments to develop a process for identifying and siting "essential public facilities" and to incorporate that process into their local comprehensive plans. As indicated and defined by WAC 365-195-340 essential public facilities can be difficult to site, and their location in a community may be locally unpopular. Local and state governments are charged by GMA with the task of ensuring that such facilities, as needed to support orderly growth and delivery of public services, are sited in a timely and efficient manner.

The process described here is intended to address the siting of essential public facilities not already sited by a local comprehensive plan and for which discretionary land use action is required. The siting process set forth below is also intended to meet GMA requirements, as well as the intent of the countywide planning policies. A final objective is to enhance public participation during the early stages of facility siting to reduce the time spent analyzing unacceptable sites and thereby produce earlier siting decisions that are also consistent with community goals.

DEFINITION OF ESSENTIAL PUBLIC FACILITY

Any facility owned or operated by a unit of local or state government, by a public utility or transportation company, or by any other entity providing a public service as its primary mission may qualify as an "essential public facility" (or, EPF). In general, an essential public facility will be characterized by the following:

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- 1) it is a necessary component of a system or network which provides a public service or good; and
- 2) it may be difficult to site because of potential significant opposition.

Essential public facilities of a countywide nature are those which serve a population base extending beyond the host community-which may include several local jurisdictions within Snohomish County or a significant share of the total County population. Such facilities may include, but are not limited to, the following examples: airports, state education facilities, state or regional transportation facilities, state or local correctional facilities, solid waste-handling facilities, in-patient facilities including substance abuse facilities, mental health facilities, and group homes.¹ The application of this definition for group homes and similar facilities, as well as of the siting process for these facilities, will be within the legal parameters of fair housing laws. Other facilities meeting the basic definition above and whose sponsor desires to utilize this siting process may be qualified as essential public facilities by completing the designation procedure described below.

Essential public facilities of a regional or state-wide nature may include, but are not limited to, those facilities listed above which serve a multi-county population base; and other large public facilities appearing on the OFM list to be maintained under RCW 36.70A.

ESSENTIAL PUBLIC FACILITIES ELIGIBLE FOR COMMON SITE REVIEW

Essential public facilities of a county-wide or statewide nature which are not already sited in a local comprehensive plan are eligible for review under the common siting process described below. Candidate facility proposals may be submitted for review under this Common Siting Process by either the project sponsor or by a local jurisdiction wishing to site the project (the "host community").

A facility may be designated an essential public facility eligible for review under this process under the following conditions:

- 1) the Snohomish County Tomorrow Steering Committee or the governing board of the host community makes a determination that the proposed facility meets the definition of an essential public facility; or, the facility appears on the State, County, or the host community's list of essential public facilities;

AND

- 2) either the sponsoring agency or the host community determines that the facility will be difficult to site.

¹ The application of this definition for group homes and similar facilities, as well as of the siting process for these facilities, will be within the legal parameters of fair housing laws.

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COMMON SITE REVIEW PROCESS

Either the sponsor of an essential public facility within Snohomish County which is eligible for review under the Common Site Review Process, or the proposed host community, may elect to follow the process described herein. Alternatively, sponsors of such facilities having a preferred site location already identified may choose to seek siting approval under the local process provided by the host community (the jurisdiction having land use authority over that site), if that approach is acceptable to the host community.

The Common Site Review Process will involve the steps described below.

1. Determination of Eligibility. The project sponsor must receive a determination of eligibility from either the host community or the Snohomish County Tomorrow Steering Committee that the proposed facility constitutes an essential public facility as defined above. This initial step will also include a determination, as a threshold matter, of whether the facility in question presents siting difficulties. If the facility does not present siting difficulties, it should be relegated to the normal siting process, as recommended in WAC 365-195-340 (2) (a) (iii).
2. Site Search Consultation. As an optional service to project sponsors, the Planning Advisory Committee (PAC) and/or the Infrastructure Coordinating Committee (ICC) will, upon request, provide a forum for project sponsors prior to the initiation of the formal siting review process. Sponsors will have the opportunity to present proposed projects involving essential public facilities for the purpose of seeking information on potential sites within Snohomish County and about potential concerns related to siting. Sponsors may also propose possible incentives for host communities.

Through the PAC/ICC local jurisdictions may be requested to provide information to sponsors regarding potential sites within their communities. The sponsor of an eligible project electing to utilize this siting process may initiate this communication by contacting Snohomish County Tomorrow and requesting aid in the siting of its proposed facility.

3. Local Land Use Review. Following site consultation with the PAC and/or the ICC (when that step is taken by the sponsor) the sponsor may then apply for site approval with the local land use or permit authority, as required under local law. The local jurisdiction shall conduct its review as required by this common siting process, as well its own codes and ordinances. This shall include the conduct of public hearings required for any land use action which may be needed by the proposal, including comprehensive plan amendment, rezoning, conditional use permit, or similar approval.

The local authority shall evaluate the proposal against the common siting criteria described herein, as well as against any local criteria generally applicable to the type of action required, in making its land use decision on the project proposal. Where no local land use action is required the sponsor may proceed directly to the permit application stage.

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1. Advisory Review Process. The local land use authority's decision, as it relates to matters encompassed by the site evaluation criteria described below, is subject to an advisory review process as provided herein. This process, if utilized, would occur prior to any appeal processes already provided by local ordinance.

Within 21 days following the decision by the local land use authority required to approve the proposal, an advisory review process may be utilized by the sponsor involving member advisory review board appointed by the Snohomish County Tomorrow Executive Board. Qualifications for board members, as well as procedures for board creation and conduct of board business shall be governed by written guidelines to be established by Snohomish County Tomorrow, provided that no official or employee of Snohomish County or any local jurisdiction within Snohomish County shall be a board member.

The advisory review board shall not have the authority to overturn a local decision. The board, on a review of the record, shall only find that the local decision does or does not accurately reflect the evidence provided by the sponsor, or that adequate consideration was or was not given to the evaluation criteria, and may recommend to the local agency that it reconsider its decision.

A recommended alternative for host communities and sponsors would be to use arbitration as the final recourse for resolution of differences. In cases where this option is agreed to in advance, a pre-selected arbitrator would serve as the appeal agent for these parties.

Nothing herein shall be construed to limit the administrative appeal or legal remedies otherwise available to sponsors, host communities or third parties.

5. Permit Application. Upon receipt of the required land use approvals by the local land use authority, the sponsor may then apply for the required permits to construct the proposed facility. When permit is denied for reasons relating to this siting process, the permitting authority will submit in writing the reasons for permit denial to the sponsor.

SITE EVALUATION CRITERIA

The following criteria will be utilized by all county and city review authorities in evaluating siting proposals made by sponsoring agencies seeking to site an essential public facility (EPF) in Snohomish County. The sponsor shall provide the information needed for the reviewing body to evaluate site(s) and make a recommendation or decision on a specific proposal. These criteria encompass an evaluation of regional need and local site suitability for the proposed and designated essential public facility. Findings concerning the proposal's conformance with each criterion shall be included in the documentation of the local authority's decision.

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1. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs. Included in the analysis of need should be the projected service population, an inventory of existing and planned comparable facilities and projected demand for this type of essential public facility.
2. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.
3. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans. The proposal should be consistent with the comprehensive plan and other adopted plans of the prospective host community. In evaluating this consistency, consideration shall be given to urban growth area designations and critical area designations, population and employment holding capacities and targets, and the land use, capital facilities and utilities elements of these adopted plans.
4. Relationship of Service Area to Population. The facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its over-all service area population. [Note: linear transmission facilities are exempt from this criterion]
5. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility. Site requirements may be determined by the following factors: minimum size of the facility, access, support facilities, topography, geology, and mitigation needs. The sponsor shall also identify future expansion needs of the facility.
6. Alternative Site Selection. In general, the project sponsor should search for and investigate alternative sites before submitting a proposal for siting review. Additionally, the proposal should indicate whether any alternative sites have been identified that meet the minimum site requirements of the facility. The sponsor's site selection methodology will also be reviewed. Where a proposal involves expansion of an existing facility, the documentation should indicate why relocation of the facility to another site would be infeasible.
7. Concentration of Essential Public Facilities. In considering a proposal, the local review agency will examine the overall concentration of essential public facilities within Snohomish County to avoid placing an undue burden on any one community.
8. Public Participation. Sponsors should encourage local public participation, particularly by any affected parties outside of the host community's corporate limits, in the development of the proposal, including mitigation measures. Sponsors should conduct local outreach efforts with early notification to prospective neighbors to inform them about the project and to engage local residents in site planning and mitigation design prior to the initiation of formal hearings. The sponsor's efforts in this regard should be evaluated.

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9. Consistency with Local Land Use Regulations. The proposed facility must conform to local land use and zoning regulations that are consistent with the Countywide Planning Policies. Compliance with other applicable local regulations shall also be required.
10. Compatibility with Surrounding Land Uses. The sponsor's documentation should demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.
11. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies). Mitigation measures may include, but are not limited to, natural features that will be preserved or created to serve as buffers, other site design elements used in the development plan, and/or operational or other programmatic measures contained in the proposal. The proposed measures should be adequate to substantially reduce or compensate for anticipated adverse impacts on the local environment.

AMENDMENTS

This siting process may be amended, upon recommendation by the Snohomish County Tomorrow Steering Committee, through established procedures for amending the comprehensive plan in accordance with local code and the State Growth Management Act.

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General Policy Plan

Appendix C

Table C-1
General Policy Plan Objectives that Implement GMA Goals

General Policy Plan Objectives	GMA Goals (RCW 36.70A.020)													
	Urban Growth	Reduce Sprawl	Transportation	Housing	Economic Development	Property Rights	Permits	Natural Resource Industries	Open Space and Recreation	Environment	Citizen Participation	Public Services and Facilities	Historic preservation	Shoreline Management
Introduction														
Population And Employment														
PE 1.A														
PE 1.B														
PE 1.C														
PE 2.A														
PE 2.B														
PE 2.C														
Land Use														
LU 1.A														
LU 1.B														
LU 1.C														
LU 1.D														
LU 1.E														
LU 2.A														
LU 2.B														
LU 2.C														
LU 3.A														
LU 3.B														
LU 3.C														
LU 3.D														
LU 3.E														
LU 3.F														
LU 3.G														
LU 3.H														
LU 4.A														
LU 4.B														
LU 5.A														
LU 5.B														

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General Policy Plan Objectives	GMA Goals (RCW 36.70A.020)													
	Urban Growth	Reduce Sprawl	Transportation	Housing	Economic Development	Property Rights	Permits	Natural Resource Industries	Open Space and Recreation	Environment	Citizen Participation	Public Services and Facilities	Historic preservation	Shoreline Management
LU 5.C														
LU 6.A														
LU 6.B														
LU 6.C														
LU 6.D														
LU 6.E														
LU 6.F														
LU 6.G														
LU 6.H														
LU 7.A														
LU 7.B														
LU 7.C														
LU 7.D														
LU 8.A														
LU 8.B														
LU 8.C														
LU 8.D														
LU 9.A														
LU 9.B														
LU 9.C														
LU 9.D														
LU 9.E														
LU 9.F														
LU10.A														
LU10.B														
LU10.C														
LU11.A														
LU11.B														
LU11.C														
LU11.D														
LU 12.A														
LU 12.B														
LU 12.C														
LU 13.A														

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General Policy Plan

General Policy Plan Objectives	GMA Goals (RCW 36.70A.020)													
	Urban Growth	Reduce Sprawl	Transportation	Housing	Economic Development	Property Rights	Permits	Natural Resource Industries	Open Space and Recreation	Environment	Citizen Participation	Public Services and Facilities	Historic preservation	Shoreline Management
LU 14.A														
LU 14.B														
Housing														
HO 1.A														
HO 1.B														
HO 1.C														
HO 1.D														
HO 1.E														
HO 2.A														
HO 2.B														
HO 3.A														
HO 3.B														
HO 4.A														
Transportation														
TR 1.A														
TR 1.B														
TR 1.C														
TR 1.D														
TR 2.A														
TR 2.B														
TR 3.A														
TR 3.B														
TR 4.A														
TR 4.B														
TR 4.C														
TR 4.D														
TR 4.E														
TR 5.A														
TR 5.B														
TR 5.C														
TR 5.D														
TR 5.E														
TR 6.A														
TR 6.B														
TR 6.C														
TR 7.A														
TR 7.B														
TR 8.A														
TR 8.B														
TR 8.C														

EXHIBIT AA

General Policy Plan

General Policy Plan Objectives	GMA Goals (RCW 36.70A.020)													
	Urban Growth	Reduce Sprawl	Transportation	Housing	Economic Development	Property Rights	Permits	Natural Resource Industries	Open Space and Recreation	Environment	Citizen Participation	Public Services and Facilities	Historic preservation	Shoreline Management
TR 8.D														
TR 9.A														
TR 9.B														
TR 9.C														
TR 10.A														
TR 10.B														
TR 10.C														
TR 10.D														
Capital Facilities														
CF 1.A														
CF 1.B														
CF 1.C														
CF 2.A														
CF 3.A														
CF 3.B														
CF 3.C														
CF 3.D														
CF 3.E														
CF 3.F														
CF 4.A														
CF 4.B														
CF 4.C														
CF 5.A														
CF 6.A														
CF 6.B														
CF 7.A														
CF 7.B														
CF 7.C														
CF 7.D														
CF 8.A														
CF 9.A														
CF 10.A														
CF 11.A														
CF 12.A														
CF 12.B														
Utilities														

EXHIBIT AA

General Policy Plan

General Policy Plan Objectives	GMA Goals (RCW 36.70A.020)													
	Urban Growth	Reduce Sprawl	Transportation	Housing	Economic Development	Property Rights	Permits	Natural Resource Industries	Open Space and Recreation	Environment	Citizen Participation	Public Services and Facilities	Historic preservation	Shoreline Management
UT 1.A	■	■	■				■			■				
UT 1.B	■	■					■	■		■				
UT 2.A				■	■									
UT 2.B	■	■												
UT 3.A	■	■												
UT 3.B	■	■		■										
UT 4.A					■									
UT 4.B					■									
UT 5.A							■							
UT 5.B							■							
UT 5.C							■							
UT 5.D					■		■				■			
Economic Development														
ED 1.A					■					■				
ED 1.B					■					■				
ED 1.C					■									
ED 2.A					■	■	■							
ED 3.A					■		■							
ED 3.B					■		■							
ED 3.C					■						■			
ED 3.D					■							■		
ED 4.A					■									
ED 5.A					■									
ED 6.A					■		■							
ED 6.B					■		■							
Natural Environment														
NE 1.A										■				
NE 1.B							■			■				
NE 1.C												■		
NE 1.D							■			■				
NE 2.A								■		■				
NE 2.B										■	■			
NE 2.C							■			■				
NE 2.D										■				
NE 2.E										■				

EXHIBIT AA

General Policy Plan

General Policy Plan Objectives	GMA Goals (RCW 36.70A.020)													
	Urban Growth	Reduce Sprawl	Transportation	Housing	Economic Development	Property Rights	Permits	Natural Resource Industries	Open Space and Recreation	Environment	Citizen Participation	Public Services and Facilities	Historic preservation	Shoreline Management
NE 2.F														
NE 3.A														
NE 3.B														
NE 3.C														
NE 3.D														
NE 3.E														
NE 3.F														
NE 3.G														
NE 4.A														
NE 4.B														
NE 4.C														
NE 5.A														
NE 5.B														
NE 6.A														
NE 6.B														
NE 6.C														
NE 7.A														
NE 7.B														
NE 8.A														
NE 9.A														
Interjurisdictional Coordination														
IC 1.A														
IC 1.B														
IC 1.C														
IC 1.D														
IC 1.E														
IC 1.F														

**Appendix D, Table D-1
2025 Population Targets for Council Adoption (December 21, 2005); updated December 22,
2005 consistent with the final Future Land Use Map adopted by the Snohomish County
Council on December 21, 2005**

Area	2002 Estimated Population	2025 Population Target	2002-2025 Numeric Change	Pct of Total Co. Growth
Non-S.W. County UGA	134,101	227,165	93,064	30.5%
Arlington UGA	13,920	24,320	10,400	3.4%
Arlington City	13,280	17,360	4,080	1.3%
Unincorporated	640	6,960	6,320	2.1%
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	0.1%
Unincorporated	762	1,003	241	0.1%
Granite Falls UGA	2,909	6,100	3,191	1.0%
Granite Falls City	2,760	4,770	2,010	0.7%
Unincorporated	149	1,330	1,181	0.4%
Index UGA (incorporated)	160	190	30	0.0%
Lake Stevens UGA	26,828	46,125	19,297	6.3%
Lake Stevens City	6,640	8,360	1,720	0.6%
Unincorporated	20,188	37,765	17,577	5.8%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	50,828	83,500	32,672	10.7%
Marysville City	27,580	39,720	12,140	4.0%
Unincorporated	23,248	43,780	20,532	6.7%
Monroe UGA	16,240	26,590	10,350	3.4%
Monroe City	14,670	20,540	5,870	1.9%
Unincorporated	1,570	6,050	4,480	1.5%
Snohomish UGA	10,194	14,535	4,341	1.4%
Snohomish City	8,575	9,981	1,406	0.5%
Unincorporated	1,619	4,554	2,935	1.0%
Stanwood UGA	4,479	9,340	4,861	1.6%
Stanwood City	4,085	5,650	1,565	0.5%
Unincorporated	394	3,690	3,296	1.1%
Sultan UGA	4,258	10,840	6,582	2.2%
Sultan City	3,910	8,190	4,280	1.4%
Unincorporated	348	2,650	2,302	0.8%
S.W. County UGA	380,579	527,271	146,692	48.1%
Incorporated S.W.	242,490	297,955	55,465	18.2%
Bothell City (part)	14,490	22,000	7,510	2.5%
Brier City	6,445	7,790	1,345	0.4%
Edmonds City	39,460	44,880	5,420	1.8%
Everett City	96,070	123,060	26,990	8.9%
Lynnwood City	33,990	38,510	4,520	1.5%
Mill Creek City	12,055	16,089	4,034	1.3%
Mtlake Terrace City	20,470	22,456	1,986	0.7%
Mukilteo City	18,520	22,000	3,480	1.1%
Woodway Town	990	1,170	180	0.1%
Unincorporated S.W.	138,089	229,316	91,227	29.9%
UGA Total	514,680	754,436	239,756	78.6%
City Total	327,540	417,123	89,583	29.4%
Unincorporated UGA Total	187,140	337,313	150,173	49.2%
FCC Population Reserve	NA	15,000	15,000	4.9%
TDR Population Reserve	NA	4,900	4,900	1.6%
Potential UGA total	514,680	774,336	259,656	85.1%
Non-UGA Total (Rural Unincorporated)	113,320	158,615	45,295	14.9%
County Total	628,000	932,951	304,951	100.0%

FCC = Fully Contained Community; TDR = Transfer of Development Rights; NA = Not applicable.

Appendix D, Table D-2
2025 Employment Targets for Council Adoption (December 21, 2005); updated December 22,
2005 consistent with the final Future Land Use Map adopted by the Snohomish County
Council on December 21, 2005

Area	2002 Estimated Employment	2025 Employment Target	2002-2025 Numeric Change	Pct of Total Co. Growth
Non-S.W. County UGA	43,105	74,805	31,700	24.1%
Arlington UGA	8,103	15,360	7,257	5.5%
Arlington City	7,928	14,350	6,422	4.9%
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	1,398	1.1%
Granite Falls City	802	2,109	1,307	1.0%
Unincorporated	-	91	91	0.1%
Index UGA (incorporated)	44	70	26	0.0%
Lake Stevens UGA	3,799	6,615	2,816	2.1%
Lake Stevens City	1,164	1,805	641	0.5%
Unincorporated	2,636	4,810	2,174	1.7%
Mallby UGA (unincorporated)	2,107	4,960	2,853	2.2%
Marysville UGA	11,292	19,285	7,993	6.1%
Marysville City	9,369	12,260	2,891	2.2%
Unincorporated	1,923	7,025	5,102	3.9%
Monroe UGA	7,627	12,390	4,763	3.6%
Monroe City	7,506	11,800	4,294	3.3%
Unincorporated	121	590	469	0.4%
Snohomish UGA	4,842	6,410	1,568	1.2%
Snohomish City	4,015	4,900	885	0.7%
Unincorporated	827	1,510	683	0.5%
Stanwood UGA	3,081	5,550	2,469	1.9%
Stanwood City	2,856	4,790	1,934	1.5%
Unincorporated	225	760	535	0.4%
Sultan UGA	860	1,220	360	0.3%
Sultan City	843	1,190	347	0.3%
Unincorporated	18	30	12	0.0%
S.W. County UGA	163,204	252,377	89,173	67.8%
Incorporated S.W.	142,477	212,273	69,796	53.1%
Bothell City (part)	11,247	15,840	4,593	3.5%
Brier City	300	430	130	0.1%
Edmonds City	10,300	12,190	1,890	1.4%
Everett City	80,493	130,340	49,847	37.9%
Lynnwood City	22,876	31,350	8,474	6.4%
Mill Creek City	2,890	4,544	1,654	1.3%
Mtlake Terrace City	7,869	8,039	170	0.1%
Mukilteo City	6,449	9,450	3,001	2.3%
Woodway Town	53	90	37	0.0%
Unincorporated S.W.	20,727	40,104	19,377	14.7%
UGA Total	206,309	327,182	120,873	91.9%
City Total	177,548	266,172	88,624	67.4%
Unincorporated UGA Total	28,761	61,010	32,249	24.5%
Non-UGA Total (Rural Unincorporated)	7,566	18,150	10,584	8.1%
County Total	213,875	345,332	131,457	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 2,680 total jobs in 2000).

Appendix D, Table D-3

**2025 Population Targets for County Council Adoption (December 21, 2005);
updated December 22, 2005 consistent with the final Future Land Use Map adopted
by the Snohomish County Council on December 21, 2005;
Shown for Unincorporated MUGAs**

Unincorporated MUGAs within SW UGA:	2002 Estimated Population	2025 Population Target	2002-2025 Numeric Change
Bothell	16,121	29,565	13,444
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	28,529	55,650	27,121
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
Unincorporated MUGA total	138,089	229,316	91,227

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.

Appendix D, Table D-4

**2025 Employment Targets for County Council Adoption (December 21, 2005);
updated December 22, 2005 consistent with the final Future Land Use Map adopted
by the Snohomish County Council on December 21, 2005;
Shown for Unincorporated MUGAs**

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
Unincorporated MUGA total	20,730	39,079	18,349

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.

Glossary - Appendix E

Acronyms

<u>BLR</u>	<u>Buildable Land Report</u>	<u>ESA</u>	<u>Environmentally Sensitive Area</u>
<u>CAR</u>	<u>Critical Area Regulations</u>	<u>ESA</u>	<u>Endangered Species Act</u>
<u>CF</u>	<u>Commercial Forest</u>	<u>F & R</u>	<u>Forest and Recreation</u>
<u>CFP</u>	<u>Capital Facilities Plan</u>	<u>FAA</u>	<u>Federal Aviation Administration</u>
<u>CIP</u>	<u>Capital Improvement Program</u>	<u>FAC</u>	<u>Forest Advisory Committee</u>
<u>CLG</u>	<u>Certified Local Government</u>	<u>FAR</u>	<u>Floor Area Ratio</u>
<u>CPP</u>	<u>Countywide Planning Policies</u>	<u>FAZ</u>	<u>Forecast and Analysis Zones</u>
<u>CRC</u>	<u>Clearview Rural Commercial</u>	<u>FCC</u>	<u>Fully Contained Community</u>
<u>CRS</u>	<u>Community Rating System</u>	<u>FEIS</u>	<u>Final Environmental Impact Statement</u>
<u>CTR</u>	<u>Commute Trip Reduction</u>	<u>FEMA</u>	<u>Federal Emergency Management Agency</u>
<u>CWSP</u>	<u>Coordinated Water System Plan</u>	<u>FLUM</u>	<u>Future Land Use Map</u>
<u>DTCED</u>	<u>Washington State Department of Community Trade and Economic Development</u>	<u>FTA</u>	<u>Forest Transition Area</u>
<u>DEIS</u>	<u>Draft Environmental Impact Statement</u>	<u>GC</u>	<u>General Commercial</u>
<u>DNR</u>	<u>Washington State Department of Natural Resources</u>	<u>GIS</u>	<u>Geographic Information System</u>
<u>DNR</u>	<u>Drainage Needs Report</u>	<u>GMA</u>	<u>Growth Management Act</u>
<u>DPO</u>	<u>Development Phasing Overlay</u>	<u>GMACP</u>	<u>Growth Management Act Comprehensive Plan</u>
<u>DPW</u>	<u>Department of Public Works</u>	<u>GMCC</u>	<u>Growth Management Coordinating Committee</u>
<u>EDC</u>	<u>Snohomish County Economic Development Council</u>	<u>GPO</u>	<u>Growth Phasing Overlay</u>
<u>EDDS</u>	<u>Engineering Design and Development Standards</u>	<u>GPP</u>	<u>General Policy Plan</u>
<u>EIS</u>	<u>Environmental Impact Statement</u>	<u>HOV</u>	<u>High Occupancy Vehicle</u>
<u>EMF</u>	<u>Electromagnetic Fields</u>	<u>HUD</u>	<u>Housing and Urban Development</u>
<u>EPA</u>	<u>Federal Environmental Protection Agency</u>	<u>IRP</u>	<u>Integrated Resource Plan</u>
		<u>ISTEA</u>	<u>Intermodal Surface Transportation Efficiency Act</u>

EXHIBIT CC

<u>IUGA</u>	<u>Interim Urban Growth Areas</u>	<u>PDS</u>	<u>Snohomish County Planning and Development Services</u>
<u>LCF</u>	<u>Local Commercial Farmland</u>	<u>PSRC</u>	Puget Sound Regional Council
<u>LDRR</u>	<u>Low Density Rural Residential</u>	<u>PUD</u>	Public Utility District No. 1 of Snohomish County
<u>LF</u>	<u>Local Forest</u>	<u>RA</u>	<u>TDR Receiving Area</u>
<u>LID</u>	<u>Local Improvement District</u>	<u>RCF</u>	<u>Riverway Commercial Farmland</u>
<u>LID</u>	<u>Low Impact Development</u>	<u>RCW</u>	Revised Code of Washington
<u>LOS</u>	Level of Service	<u>RD</u>	<u>Rural Diversification</u>
<u>LU</u>	<u>Land Use</u>	<u>RFS</u>	<u>Rural Freeway Service</u>
<u>MAZ</u>	<u>Micro Analysis Zone</u>	<u>RI</u>	<u>Rural Industrial</u>
<u>MC</u>	<u>Mineral Conservation</u>	<u>RR</u>	<u>Rural Residential</u>
<u>METRO</u>	<u>Municipality of Metropolitan Seattle</u>	<u>RTA</u>	Regional Transit Authority
<u>MOU</u>	Memorandum of Understanding	<u>RUC</u>	<u>Reservation Urban Commercial</u>
<u>MUGA</u>	<u>Municipal Urban Growth Area</u>	<u>RUSA</u>	Rural Utility Service Area
<u>NPDES</u>	<u>National Pollutant Discharge Elimination System</u>	<u>RUTA</u>	<u>Rural/Urban Transition Area</u>
<u>OAHP</u>	Washington State Office of Archaeology and Historic Preservation	<u>SA</u>	<u>TDR Sending Area</u>
<u>OFM</u>	Washington State Office of Financial Management	<u>SCC</u>	Snohomish County Code
<u>OPD</u>	<u>Office of Public Defense</u>	<u>SCS</u>	Soil Conservation Service
<u>PAC</u>	Snohomish County Tomorrow Planning Advisory Committee	<u>SCT</u>	Snohomish County Tomorrow
<u>PCB</u>	<u>Planned Community Business</u>	<u>SEPA</u>	State Environmental Policy Act
<u>PDR</u>	Purchase of Development Rights	<u>SNOTRAN</u>	Snohomish County Transportation Authority
<u>PE</u>	<u>Population Employment</u>	<u>SOV</u>	<u>Single Occupancy Vehicle</u>
<u>P/IU</u>	<u>Public / Institutional Use</u>	<u>SWM</u>	<u>Surface Water Management</u>
<u>P/OS</u>	<u>Parks / Open Space</u>	<u>SWUGA</u>	<u>Southwest Urban Growth Area</u>
<u>PDR</u>	<u>Purchase of Development Rights</u>	<u>TDM</u>	Transportation Demand Management
<u>PRD</u>	<u>Planned Residential Development</u>	<u>TDR</u>	Transfer of Development Rights
<u>PSCAA</u>	<u>Puget Sound Clean Air Agency</u>	<u>TE</u>	<u>Transportation Element</u>
<u>PSCOG</u>	<u>Puget Sound Council of Governments</u>	<u>TSA</u>	<u>Transportation Service Areas</u>
		<u>UC</u>	<u>Urban Commercial</u>
		<u>UCF</u>	<u>Upland Commercial Farmland</u>

EXHIBIT CC

General Policy Plan

Appendix E

UGA	<u>Urban Growth Area</u>	VPA	<u>Visual Preference Assessment</u>
UH	<u>Urban Horticulture</u>	WAC	Washington Administrative Code
UHDR	<u>Urban High Density Residential</u>	WDFW	Washington State Department of <u>Fish and Wildlife</u>
UI	<u>Urban Industrial</u>	WNG	Washington Natural Gas
ULDR	<u>Urban Low Density Residential</u>	WRIA	<u>Water Resource Inventory Area</u>
UMDR	<u>Urban Medium Density Residential</u>	WSDOT	Washington State Department of Transportation
UR	<u>Urban Residential</u>		
USDA	<u>United States Department of Agriculture</u>		
VMT	<u>Vehicle Miles Traveled</u>		

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.

EXHIBIT CC

Arterial roadways: A class of roadway serving major movements of traffic not served by free-ways. 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.

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

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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 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.

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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: ~~Planned~~ development incorporating common open space and small homes on lots that are usually smaller than the underlying zoning or land use designation would indicate 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.

~~**Commute Trip Reduction (CTR):** The use of measures which reduce vehicle miles travelled (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).~~

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 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

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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,

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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, such as busways, light rail, and commuter rail.

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.

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.

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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).

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

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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)

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

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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 pre-eminence 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: Development designs that encourage walking by providing site amenities for pedestrians. Pedestrian friendly 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.

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

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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, carpools, 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.

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 and is eligible to receive certified development rights from TDR sending sites.

Receiving site: ~~A parcel of land located within an area identified as a receiving area pursuant to an areawide rezone process governed by implementing regulations. Development rights may be transferred to and used on a receiving site, as allowed through the TDR implementing regulations.~~ A site located within a receiving area that meets the requirements of chapter 30.35A SCC for participation in the TDR program.

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 protec-

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tion areas need to be recorded in a manner required 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”.

~~Sending site:~~ ~~A parcel of land that contains development rights as a part of the ownership,~~

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~~and that meets applicable criteria to qualify. Sending sites may transfer their development rights to a receiving site parcel or a TDR bank. When development rights are sold or transferred, a conservation easement is placed on the parcel. 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 joint-planning process forum of the county, its cities and towns, and the Tulalip Tribal governments; provides coordination on planning issues involving the County and other jurisdictions to guide effective growth management and 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.

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

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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):** Transfer of the potential right to develop, ex-~~

~~pressed in dwelling units per acre, from land in resource or environmentally sensitive area designations to land in an urban area where such density or development is permitted. 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."~~

~~**TDR Bank:** An agency, non-profit or financial institution designated by the county to hold TDR development rights that have been purchased by the county, until such time as they are sold.~~

Transit centers: Focal points for transit services which may allow connections with other routes.

Transit Pedestrian Village: A core area within designated Urban Centers where transit-oriented development will be required. Transit Pedestrian Villages feature mixed-use buildings combining housing and offices with neighborhood oriented retail shops and services, with street front retail at key locations in a compact area. They require access to transit and will be considered for inclusion in the regional light rail system or enhanced high-capacity express bus service. They also provide multiple family housing at a density that supports high-capacity transit. Emphasis is placed on the public realm and creation of a sense of place with the inclusion of park, open spaces, plazas, transit centers and other public facilities.

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 trans-

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portation 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 primarily 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 development with public and community facilities and pedestrian connections located along designated high capacity routes or transit corridors.

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 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 mixed-use area with a variety of small-scale commercial and office uses, public buildings, high-density residential units, and public open space. Pedestrian orientation includes pedestrian circulation, pedestrian scale and pedestrian convenience with connections between neighborhoods, communities and other centers. Urban Villages serve several neighborhoods or communities 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

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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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APPENDIX F

REVIEW CRITERIA FOR SCHOOL DISTRICT PLANS

Required Plan Contents

1. Future Enrollment Forecasts by Grade Span, including:
 - a 6-year forecast (or more) to support the financing program;
 - ~~a 20-year forecast to match the land use element of the county's comprehensive plan;~~and
 - 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 ~~and programs that affect school capacity,~~ such as classroom size, school size, use of portables; ~~special education needs, required support facilities,~~ etc.;
 - the location and description-size of all district-owned or leased sites (if any) and properties;
 - ~~a description of leased facilities (if any), including their location, site size, capacity, the remaining term of leases, etc.;~~
 - 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 ~~20~~ 6 years; and
 - the number of additional portable classrooms needed; and
 - ~~other school and support facility needs.~~
4. Forecast of Future Site Needs, including:
 - the number, size, and general location of needed new school sites; and
 - ~~other facility site needs (transportation, administration, etc.).~~
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;
 - 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:

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- 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

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submitted as part of an update to the capital facilities plan, and will be considered no more frequently than once a year.

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 calendar days prior to their desired effective date. (For example, if a district requires its updated plan to take effect on January 1, ~~1997-2007~~ in order to meet the minimum updating requirement of item 2. above, it must formally submit that plan no later than October 30, ~~1996~~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.

Appendix G

Introduction to 1995 GPP **A New Plan for Snohomish County** **(For Historical Purposes Only – Not Current Policy)**

As one of the state's largest and fastest-growing counties, Snohomish County, along with each of its cities and towns, is required to adopt a new comprehensive plan under the provisions of the Growth Management Act (GMA or the Act). The GMA stipulates that these new plans must include elements addressing land use, transportation, housing, capital facilities, and utilities.

Snohomish County's General Policy Plan constitutes an essential part of the comprehensive plan required by GMA. It includes all of the mandatory elements and also optional elements which deal with economic development and the natural environment, as well as policies on population and employment growth. In addition, the Act requires that incorporated and unincorporated Snohomish County accommodate a proportionate share of the state's projected 20-year population growth.

Snohomish County's General Policy Plan is intended to guide growth in unincorporated areas for the next 20 years, in coordination with the new plans of its cities and towns. The plan identifies urban growth area (UGA) boundaries and contains a map which shows future land uses as required by the GMA. The map provides direction for future subarea plans, development regulations which will implement the General Policy Plan, and the review of development applications. The majority of the county's growth for the next 20 years will be located within the UGAs.

The fundamental purpose of the General Policy Plan is to establish a framework of goals, objectives, and policies for the more detailed growth planning and implementation actions which will occur in the near future in designated unincorporated urban growth areas, and in the county's rural areas. In this way, Snohomish County's new General Policy Plan can fulfill the primary objective of the GMA. This objective is to encourage each local government to develop a long-range growth plan that articulates a vision of the community's future and provides a clearly defined action strategy for achieving it.

Benefits of GMA-Based Planning for Snohomish County

The major benefits to Snohomish County of developing and implementing a new vision-based comprehensive plan incorporating the process and elements outlined in the GMA include:

- identifying the major trends and issues that will affect the county's future form, livability, and overall health;
- assuring the continuity of the county's important physical characteristics, natural resources, environmental systems, existing communities, and values in the midst of anticipated growth and change;
- using capital improvements, regulatory programs, and incentives to guide new development and encourage appropriate redevelopment; and

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- acting strategically to improve the county's economic future and its ability to attract and retain well-paying jobs.

Plan Development

Several factors influenced the development of the goals, objectives and policies contained in the General Policy Plan for Snohomish County.

The Growth Management Act: Goals and Requirements

The GMA was originally passed by the legislature in 1990 and later amended in 1991, 1993, 1994 and 1995. The GMA has changed Washington planning law in several ways:

- Local governments must develop comprehensive plans and adopt compatible and consistent development regulations, changing the historic position in this state that the plan had little force of law.
- Land use authorized by the plan must be supported by adequate public facilities and services. If the facilities or services cannot or will not be provided, the land uses must be revised until they can be adequately served or the levels of service need to be reduced.
- Local plans must be in general conformity with state goals and regional policy plans, and are subject to appeal which could result in sanctions if the plans are not found to be in conformity with those goals and consistency requirements.
- Areas for urban growth must be identified with higher densities being favored and sprawl to be avoided. Areas outside such urban growth areas shall develop only at rural densities and with rural services.
- A process is required to accommodate essential public facilities. Local governments are prohibited from excluding essential public facilities.

- Regionalism is a substantial element of the GMA and the state agencies must conform to local comprehensive plans.

The GMA lays out thirteen broad goals to guide local governments in the planning process. Local plans must implement these goals in a balanced manner. The goals include:

- encouragement of development 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;
- citizen participation in the planning process;
- adequate provision of necessary public facilities and services; and
- preservation of historic and archaeological resources.

Interjurisdictional Coordination and Consistency

The GMA requires that Snohomish County's GMA comprehensive plan be coordinated and consistent with the plans of adjacent jurisdictions. The Act directs local govern-

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ments to attempt to resolve conflicts through consultation and negotiation.

Perhaps the most far reaching of the GMA's impacts is the legal status it gives Snohomish County's GMA comprehensive plan, including the General Policy Plan. Until now, plans have largely been advisory and had less legal standing than regulations. Once the General Policy Plan is adopted by the county council, all new codes and programs subsequently adopted and implemented must be consistent with it.

In addition to this overriding requirement for consistency between the General Policy Plan and its implementing regulations, the Act also establishes two other requirements for consistency. These requirements involve internal consistency among the plan's various elements and interjurisdictional plan consistency.

The GMA requires that Snohomish County's General Policy Plan be an internally consistent document and all elements be consistent with the generalized land use map. This means that each part of the plan should be integrated with all other parts. The plan also needs to provide mechanisms for review and allow for adjustments, if necessary.

Snohomish County's General Policy Plan must also achieve interjurisdictional consistency. Under the requirements of GMA, the countywide planning policies are designed to ensure that Snohomish County's General Policy Plan and the comprehensive plan of each of the county's cities and towns are consistent.

To accomplish this, each local comprehensive plan should demonstrate that the adopted countywide planning policies have been followed in its development.

Recent changes in state transportation legislation, as well as specific requirements of the GMA, also require that the transportation

elements of city and county comprehensive plans be consistent with the regional transportation plan.

The GMA requires the General Policy Plan to include financial strategies for transportation and capital facilities that demonstrate Snohomish County's ability to support growth as planned. For transportation, Snohomish County must set a level of service standard against which performance of the transportation system will be measured. Snohomish County must also demonstrate that it has the funds to provide transportation facilities that meet the level of service standards within six years of when the growth occurs. If this cannot be demonstrated, development must not be permitted, or the level of service standard or the land use plan must be changed. This General Policy Plan applies concurrency only to transportation as required by the GMA. Concurrency for other facilities and services is regarded as a goal by the plan rather than a requirement, as long as it is determined that the facility or service can be provided adequately over the twenty year growth planning period.

The relationship of the county's General Policy Plan with the GMA goals is shown in Table C-1 of Appendix C. The table shows how each plan objective and its associated policies addresses the thirteen goals of the GMA. The table also demonstrates how the objectives of various plan elements such as land use, transportation and housing are integrated and coordinated within the plan.

Vision 2020 and Multicounty Policies

Vision 2020 was initiated by the former Puget Sound Council of Governments (PSCOG) and adopted by the region's local governments, including Snohomish County, in 1990. Upon adoption, it became the regional transportation plan required by federal law for the central Puget Sound urbanized areas. The Vision 2020 plan requires a change in the

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distribution of federal funds to meet the plan's expanded emphasis on public transit.

Vision 2020 calls for population and employment growth to be focused in urban and urbanizing areas where infrastructure exists or can be provided. A central theme of Vision 2020 is limiting sprawling development to conserve valuable farmlands, forests, mineral resources, and open spaces. The regional vision recognizes the need for efficient movement of people as the region continues to grow. Vision 2020 supports more compact, people-oriented living and working places, thereby reversing trends that have created increased numbers of low-density, auto-oriented communities. It limits the expansion of the urban area and focuses a significant amount of new employment and housing into mixed-use centers that are served by a more efficient, transit-oriented, multi-modal transportation system.

The goals, policies, and implementation strategies developed through the regional visioning and planning process were intended to be consistent with the goals of the GMA and provided the foundation for the multi-county policies developed and adopted by the Puget Sound Regional Council (PSRC), successor agency to the PSCOG, in March 1993.

These multicounty policies are intended to assist in the implementation of the GMA by forming a framework for coordinating and integrating the countywide planning policies developed by King, Kitsap, Pierce, and Snohomish counties.

Snohomish County has embraced this regional vision and the multicounty policies and has incorporated them into the General Policy Plan's goals, objectives, and policies.

Snohomish County Tomorrow Goals

Snohomish County Tomorrow (SCT) is the county's collaborative planning process which is comprised of local citizens and elected officials from every jurisdiction. The cities,

towns, tribes, and county have worked together through SCT since 1989 to apply the regional vision and later the goals of the GMA to our local planning needs.

In October 1990, a vision for the future of the county was agreed upon by SCT. Members of the SCT Steering Committee 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. The SCT goals address the following topics:

- Natural Environment
- Forestry and Agricultural Lands
- Rural Land Use
- Parks and Recreation
- Open Space
- Civic and Cultural Resources
- Education
- Governmental Roles and Responsibilities
- Urban Land Use
- Infrastructure
- Growth Patterns
- Transportation
- Housing
- Economic Development

Adoption of these goals provided an important first step in developing consistency in growth management planning among the county, cities, and tribes.

Countywide Planning Policies

In response to the amendments to the GMA in July 1991, the SCT Steering Committee decided to use the adopted SCT goals as a basis for establishing the countywide planning policies required by the GMA. The framework provided by the adopted countywide planning policies ensures that local planning efforts will be consistent with one another and the regional vision. According to

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the GMA, each local comprehensive plan should demonstrate that such policies have been followed in its development.

The countywide planning policies address urban growth areas, contiguous and orderly development, joint county and city planning, rural land, housing, siting of public capital facilities, economic development and employment, fiscal impact analysis, and transportation. In addition, Snohomish County Tomorrow endorsed a set of supplemental policies through a memorandum of understanding in January 1994. The county, cities, and towns agreed to incorporate within their comprehensive plans, where applicable, policies which are consistent with the supplemental policies attached to the MOU. These supplemental policies address protection of the natural environment, parks and recreation, and open space.

While the GMA goals and Vision 2020 provide a statewide and regional framework, the countywide planning policies and supplemental policies supply local level detail for realizing the broader GMA goals within Snohomish County. The county and the cities represented on the SCT Steering Committee adopted the SCT process as the collaborative process to fulfill the requirements of the GMA to develop and adopt countywide planning policies. 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 policy development and adoption process provided opportunities for public review and input. The SCT Steering Committee, an appointed citizen advisory panel called the Community Advisory Board, the cities, and the county reviewed the countywide planning policies and took public input at their meetings. The county council adopted the countywide planning policies on February 4, 1993, following a public hearing. On February 2, 1994, the

county council adopted amendments to the countywide planning policies consistent with an order issued by the Central Puget Sound Growth Management Hearings Board.

Snohomish County Planning Efforts

The Snohomish County Comprehensive Plan Before Growth Management

Since the 1960s, the Snohomish County comprehensive plan has consisted of several components, including thirteen subarea comprehensive plans. All subarea plans are listed below with the date of their last full update and the dates of any subsequent amendments noted in parentheses:

- Alderwood Area (1973, amended in 1986 and 1991)
- Arlington Area (1975, amended in 1985 and 1986)
- Cathcart-Maltby-Clearview Area (1987, amended 1988 and 1991)
- Darrington Area (1979)
- Granite Falls Area (1984)
- Marysville Area (1982, amended in 1982 and 1985)
- North Creek Area (1977, amended in 1977, 1983, 1986, 1987, 1990 and 1991)
- Northwest County Area (1986, amended in 1986, 1987 and 1989)
- Paine Field Area (1983, amended in 1983)
- Skykomish Area (1980)
- Snohomish-Lake Stevens Area (1979, amended in 1980, 1981, 1986, 1987 and 1990)
- Southwest Area (1967)
- Tulalip Area (1972)

The subarea planning process recognized the diversity of communities, life styles and in-

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terests in Snohomish County. It afforded citizens a more direct influence in the planning process for their particular community than was the case in preceding countywide planning efforts in the 1960s.

Planning Under GMA: Interim Plans and Regulations

Although the GMA established a multi-year timetable for local governments to follow in developing and adopting their new comprehensive plans, it also required that interim plans and regulations be adopted on a faster schedule to protect certain environmentally sensitive areas (critical areas) and three types of important resource lands. These resource land categories are: forest, agricultural and mineral. The Act was also amended by the state legislature to require that counties, after consultation with their cities and towns, adopt interim urban growth areas (IUGAs). Snohomish County has taken several actions to comply with these interim planning requirements.

In 1992 the county council adopted an interim ground water protection ordinance and in 1993 took action to reaffirm the use of other existing county planning and regulatory measures to protect the remaining types of critical areas. Critical areas regulations were adopted in March, 1995.

The county adopted the Interim Forest Land Conservation Plan in 1992. The plan classifies and designates commercial forest lands and includes policies to conserve commercial forest lands for timber production. The plan was implemented through interim regulations adopted by ordinance.

In 1993 the existing 1982-83 Agricultural Preservation Plan was supplemented with the adoption of the Interim Agricultural Conservation Plan. The Interim Plan met the GMA requirement of classifying, designating and adopting interim development regulations to

assure the conservation of productive agricultural lands while the growth management plan for the county was prepared. The texts of the Interim Agricultural Conservation Plan, and the Interim Forest Land Conservation Plan and supplementary research documented in the Forest Advisory Committee Findings and Conclusions on the Designation of Commercial Forest Lands, January 5, 1995, are incorporated by reference as the basis for the agricultural land and forest land designations in the General Policy Plan.

A proposed Interim Mineral Land Conservation Plan received considerable public hearing testimony, was substantially revised but not adopted. It and other interim plans and regulations have been incorporated as policies into the General Policy Plan.

In response to GMA amendments, the county council adopted ordinances in October and December of 1993 and in March 1994 establishing interim urban growth areas (IUGAs) adjacent to its cities and towns. This was done after considerable consultation with all the affected municipalities and a substantial amount of general public input as stipulated by the Act.

Phased Approach to Planning in Snohomish County

With the introduction of the General Policy Plan, the county is pursuing a phased approach to the implementation of the GMA in Snohomish County. While the General Policy Plan meets the mandate of the GMA, the more detailed planning work for UGAs and rural areas has proven to demand time, resources and citizen participation to the extent that completion of these detailed plans will not be possible until after adoption of the General Policy Plan.

Consistent with coordination requirements of the GMA, the cities and the county have insti-

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tuted an unprecedented joint planning effort for unincorporated urban growth areas. For the detailed planning in rural areas, the county will continue its public involvement process which will result in recommendations on specific rural issues and rural subareas.

The complexity of the planning process and the need for effective public involvement requires a phased approach. The first phase will consist of the General Policy Plan. The second phase will end with the completion of the planning process which will produce detailed plans for all urban growth areas and some rural areas.

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.

Public Participation

The GMA requires that Snohomish County establish procedures for early and continuous public participation in the development of its comprehensive plan and implementing development regulations. These procedures should provide for broad dissemination of all plan proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments. The development of Snohomish County's General Policy Plan is the result of a planning process that included an extensive public participation process which utilized all of these procedures.

Advisory Committees

Snohomish County has used a wide array of advisory committees as one important means to generate much needed citizen input for the development of the General Policy Plan. Some of the committees focused on a single GMA planning issue such as forest lands or critical areas, while others addressed a full range of concerns for a specific geographic area. Listed below are the advisory committees which have been active at various points throughout the county's three-year GMA planning process.

- Agricultural Advisory Board
- Citizen Agricultural Committee
- Code Advisory Committee
- Darrington Area Rural Advisory Committee
- Forest Advisory Committee
- Ground Water Advisory Committee
- Growth Management Coordinating Committees (GMCCs)
 - Arlington
 - Granite Falls
 - Index
 - Lake Stevens
 - Marysville
 - Monroe
 - Snohomish
 - Southwest County (Bothell, Brier, Edmonds, Everett, Lynnwood, Mill Creek, Mountlake Terrace, Mukilteo and Woodway)
 - Stanwood
 - Sultan
- Gold Bar Area Planning Advisory Committee

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- Housing Technical Advisory Committee
- Mineral Lands Advisory Committee
- Parks Technical Advisory Committee
- Planning Commission
- Rural Forum and subcommittees
- Schools Technical Advisory Committee
- Shoreline Advisory Committee
- Smokey Point Planning Advisory Committee
- Snohomish County Tomorrow Community Advisory Board
- Snohomish County Tomorrow Steering Committee
- Transportation Technical Advisory Committee
- Water Utility Coordinating Committee
(Coordinated Water System Plan)

GMCCs and the Rural Forum

A GMCC was established for most UGAs in Snohomish County. The GMCCs were made up of representatives from each city, the county, and citizens from both the incorporated and unincorporated areas within the UGA. The comparable committee for the large unincorporated rural area was called the Rural Forum. The Rural Forum was comprised of rural area residents, business owners, resource industry representatives (agriculture, forestry, mining), tribal representatives, representatives from state agencies, rural special districts, county planning commission members, and a few representatives from GMCCs. GMCC and Rural Forum meetings were open to the public. The various GMCCs and the Rural Forum have played a valuable role in assisting in the development of the General Policy Plan. The county will implement the General Policy Plan at area-specific levels of detail with a continued public in-

volvement and planning process that will address various urban and rural areas.

Tulalip Subarea

On July 21, 1999 the county adopted amendments to the GPP for the Tulalip subarea that reconciled differences between Snohomish County's and the Tulalip Tribes' rural residential and resource land use designations in their respective comprehensive plans. The primary purpose of the joint planning for the Tulalip subarea was to provide greater protection of farm and forest areas on both Indian owned and fee-simple owned lands and reduce overall rural residential densities on the Tulalip Reservation. These measures will assist the Tribes in protecting the central core area of the reservation to ensure the perpetuation of the Tribes' cultural heritage and preserve natural resources. The county worked with the Tribes to continue the designation of fee-simple Local Forest and Upland Agriculture lands on the reservation to provide compatibility with adjacent Indian-owned farm and forestry lands that have similar resource designations. The majority of the rural land in the Tulalip subarea is designated Rural Resource-10 (Resource Transition) in order to provide a low density rural residential transition area between the central core area resource lands and surrounding 5-acre designated rural residential properties.

Planning Commission as the Focal Point

The county planning commission served as the focal point for public input during the review and revision of the draft version of the General Policy Plan. The commission held a series of public hearings at various locations throughout the county before making its formal recommendation to the county council. The Rural Forum, GMCCs, and numerous other advisory committees also had an opportunity to make their formal recommendations

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on the various aspects of the General Policy Plan directly to the planning commission. Snohomish County's public participation program of community meetings, newsletters, and other outreach efforts has been geared toward informing the county's citizens and interest groups about the content of the plan, the commission's hearing schedule, and the importance of getting involved.

County Vision

To supplement the regional planning vision, Snohomish County initiated its own visioning process. The Snohomish County Opinion Survey and Visual Preference Assessment (May 1993) was designed to obtain input from local citizens on the concepts presented in Vision 2020 and to provide detailed direction for the county's planning efforts. The opinion survey tested citizen commitment to the general concepts, while the results of the visual preference assessment gave direction on urban design, parks, transportation, employment, and housing for the county's southwest area, outlying urban growth areas, and rural areas. The opinions and suggestions gathered from this exercise provided substantial input and direction for the development of the General Policy Plan, and will continue to be useful in development of specific UGA plans and in rural/resource land planning.

Four types of surveys were developed and used in polling county residents. The questions in each survey were developed mutually among the consultants, county planning staff, and the county council. First, an informational bulletin explaining Snohomish County's planning activities was mailed to 154,000 registered voter households. The bulletin included a brief questionnaire for those who wished to comment.

Secondly, a random-sample, statistically valid telephone survey was conducted as a major part of the study effort with a total of 1,005

interviews completed with adults 18 years of age and over in households with a listed telephone number throughout the county. The survey's margin of error was plus or minus three percent.

Finally, a visual preference assessment (VPA) and a written questionnaire were given to participants at each of nine VPA workshops held throughout the county over a three week period. Workshop participants were asked to respond to specific issues related to one of three study areas: the southwest urban area, outlying cities and towns (the urbanizing areas), and rural areas. In addition, participants were asked to address supplemental issues on public comment boards.

The results of the surveys, visual preference assessments, and questionnaires were analyzed by the consultant team to arrive at an understanding of concerns and preferences relating to growth, environmental management, land use planning and design. Analysis of these opinion surveys and visual assessments pointed to several major issues that were consistent throughout the project findings:

- Desire to protect and enhance the natural environment was shown as a priority by the respondents to the survey, assessment, and questionnaires countywide. There was strong support for development regulations that protect community character and the environment.
- Maintaining community identity was an important consideration for most residents polled. Respondents expressed concern that impacts of growth such as sprawl, crowding and poorly designed development are causing undesirable changes in community character. Of particular concern to many people was a fear that a sense of community or neighborliness among residents is being lost and previously distinct edges between com-

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munities and the countryside are becoming blurred. Preserving rural and small town character and specific elements that establish that character was a priority among people from all parts of the county.

- The traditional single-family detached house located on a street with established street trees and sidewalks was the most favored housing image among visual assessment participants. While the desire to preserve this type of housing was strong, people also acknowledged that it may not be suitable for everyone's housing needs or pocket books. Support for a variety of well-designed housing types was indicated by respondents to the survey, assessment, and questionnaires. Townhouses and housing for senior citizens are examples of housing types that received strong support.
- Enhancing the livability of their communities rated highly among most county residents, and the results of all surveys imply that residents want to maintain a quality of life that they currently enjoy in Snohomish County. These quality of life issues include the size of towns and cities, the accessibility to the natural environment, the feeling of community, availability of community services, and the convenience with which people are able to get around day-to-day. Respondents showed a preference for actions that would preserve this quality of life. For example, revitalizing existing commercial and industrial areas received strong support.
- While the automobile remains the transportation mode of choice for most respondents, the telephone survey findings indicated approval for alternative transportation options, including carpools and vanpools. In the visual preference assessments, support for mass transit in the

urban areas was clear, while in the outlying towns improved bus service received approval. Improving existing roads and pathways was also a priority.

- Potential expenditures by the county for additional infrastructure improvements was a concern of telephone survey respondents. Support for additional taxes was considerably lower than support for needed improvements. While a majority of the people were willing to pay more to improve roads, expand transit services and preserve open space, other items attracted less support.

This sampling of opinions indicated a general satisfaction with living in Snohomish County and an understanding of the challenges facing the region and the county. While most people would prefer to have the situation remain much as it is today without more population growth and greater degradation of the environment, the project findings point to a fairly realistic attitude toward directing and managing growth and its impacts. This is most evident in the desire to preserve the quality of life in the county and to develop regulations that protect the environment.

Economic Development Strategy and Action Plan Workshops.

A series of economic development strategy and action plan workshops was initiated to solicit a collective vision of Snohomish County's future and generate strategies that would define the role of county government in helping to attain that vision. The end product of the process is reflected in the Economic Development Element of the General Policy Plan. A representative cross section of the community was invited by Snohomish County Executive Robert J. Drewel to participate in the workshop series. Representatives of Snohomish County businesses; industries; educators; developers; environmentalists; elected officials; social service providers; tourism, cultural resource and historic preser-

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vation proponents; chambers of commerce; the Economic Development Council of Snohomish County; financiers; the U.S. Navy; and other private citizens agreed to participate. Consultants were selected to facilitate workshop activities and brought knowledge and experience in local, regional, and world economics; growth management; and group process. Four workshops were held at Everett Community College in Summer 1993. The workshops featured presentations to provide workshop participants with information on the local economy, the growth management process in Snohomish County, and other local economic development planning efforts. Small facilitated focus groups and innovative techniques such as a mock trial were employed to encourage discussion. Hopes, fears, suggestions, comments, opinions, reactions, and discussion generated in the large and small group formats over the course of the four workshops led to recommendations reflected in the Economic Development Element of the General Policy Plan.

The General Policy Plan

The General Policy Plan contains the goals, objectives, and policies which apply to all unincorporated portions of Snohomish County and are intended to carry out the purpose and intent of the countywide planning policies. The General Policy Plan was developed from the countywide planning policies. The relationship between the countywide planning policies and the General Policy Plan is described in the Draft Environmental Impact Statement, General Policy Plan (Snohomish County, 1994, pp. III-31 to 58).

Components

The General Policy Plan that comprises this document incorporates the goals and mandates of the GMA in the county's GMA comprehensive plan. It provides the framework and direction for future, more detailed su-

barea plans in urban growth and rural areas, for the development regulations required by GMA to implement the plan and for the review of development applications. For the first time, Snohomish County has a single, guiding plan document that applies to all unincorporated areas in Snohomish County.

The General Policy Plan is organized according to the various elements required by the GMA. Each chapter of the plan includes an introduction which briefly describes the issues associated with each element. Goals, objectives, and policy statements follow and either summarize comprehensive plan goals and policies of existing subarea comprehensive plans or, where necessary, introduce new policy direction required by the GMA or the countywide policies. Implementation measures which indicate how plan goals will be implemented are included in Appendix H.

The required elements include land use, transportation, housing, capital facilities, and utilities. Optional elements address population and employment, economic development and the natural environment. The plan also identifies urban growth area (UGA) boundaries. The majority of the county's growth for the next 20 years will be located within the UGAs. Also included is a map of future land uses as well as monitoring and implementation measures to provide guidance for the more detailed urban growth area and rural/resource land planning which will occur subsequent to adoption of the General Policy Plan. The General Policy Plan references several supporting technical documents which provide detailed background information for its various elements.

Key Concepts

The key concepts of the General Policy Plan revolve around accommodation of Snohomish County's assigned share of the state's 20-year population growth (220,000 additional people) and corresponding increase in employment. The majority of this growth

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will be located inside designated UGA boundaries at urban densities.

Urban growth area boundaries in this phase of planning and environmental review are generally somewhat larger than the previous Interim Urban Growth Area (IUGA) boundaries. Larger UGA's are designated for the Southwest County area and the cities of Arlington, Marysville, Lake Stevens and Sultan. The UGA for the City of Snohomish is smaller than the IUGA. Subsequent phases of Snohomish County's planning process will include potential amendments to the UGA boundaries, adoption of more detailed UGA plans, refinements to rural and resource land policies and designations, and other implementing actions.

The General Policy Plan follows Vision 2020 concepts and the countywide planning policies and would create a compact land use pattern. Population, housing and employment growth will be directed toward designated centers and the UGA's of southwest county and outlying cities. Designated centers would be located in Everett (metropolitan center); Lynnwood and Bothell (subregional centers); Smokey Point, Frontier Village and southwest cities (activity centers); unincorporated southwest county (4-5 pedestrian or activity centers); Paine Field (manufacturing centers); and several community centers. These centers correspond to the hierarchy and functions identified in Vision 2020.

Growth would be concentrated in urban areas containing higher density centers. Approximately 85 percent of the 20-year forecast population growth would occur within urban growth areas (including cities), with the Southwest County UGA accommodating 59 percent and non-southwest county UGA's accommodating 26 percent of the county's 20-year population growth. The remaining 15 percent of the growth is forecasted to occur within currently rural areas of the county.

To achieve a balance of housing and employment, most future job growth (approximately 96 percent) would also be directed toward the urban growth areas of the county. Approximately 37 percent of the population growth and 79 percent of the employment growth would occur within the currently incorporated areas. Lower growth rates would occur in rural areas.

The future land use map is based generally on existing land use designations or more recent areawide zoning actions. Refinements to the map will occur in more detailed UGA plans and through amendments to rural and resource land designations.

The transportation system will emphasize transit, including high capacity transit on Interstate 5 using HOV lanes and fixed route buses serving the centers such as Everett, Lynnwood and Bothell. Modest investments would be required in multi-modal roadways; pedestrian and bicycle facilities serving the centers would be enhanced.

Concentrating growth in UGAs and in centers will likely increase demand for some public facilities and utilities such as parks, water, sewers, and sewage treatment facilities in these areas. It is also expected to decrease the demand for services and facilities in rural areas. Protection of the natural environment will be accomplished through a balanced program of planning, regulation, education, incentives, acquisition, and voluntary programs. This program will be adopted and implemented in phases consistent with the policies of the plan.

Other Alternatives

The environmental impact statement for this plan analyzes the impacts of the General Policy Plan and three additional growth scenarios: Regional Centers, Urban Infill and Current Trends. The four alternatives were included in the EIS to analyze and compare the environmental impacts of a wide range of

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possible plan actions. Regional Centers would allocate more growth in the Southwest County UGA, particularly within its designated centers. Urban Infill would direct the greatest portion of population and employment growth to urban growth areas and the southwest county urban area. However, it would not include the centers concept. The Current Trends scenario is the "no action alternative" required by SEPA. It would continue existing trends of decentralized employment and population growth.

Relationship of the County's GMA Comprehensive Plan to Existing Subarea Comprehensive Plans, Development Regulations, and Development Proposals

The county's GMA comprehensive plan consists of the following components: The goals, objectives, policies and future land use map included in the General Policy Plan (GPP), a document entitled "Transportation Element For the Snohomish County Comprehensive Plan," a document entitled "The Countywide Comprehensive Park and Recreation Plan," and a document entitled "Snohomish County 1995-2000 Capital Plan." The county may, in the future, supplement its GMA comprehensive plan with other functional plans which may provide more detail on such topics as parks, recreation, and surface water management. Future supplements will be consistent with the policy direction established in the county's GMA comprehensive plan.

The county's GMA comprehensive plan will also be supplemented with more detailed subarea plans for the urban growth areas (UGAs) and further refined in the rural areas of the county. While the GPP provides policy direction to all unincorporated areas, the subarea plans will provide greater detail, particularly for land uses and densities in unincorporated areas. They will be consis-

tent with the policy direction established in the GPP and will replace the pre-GMA subarea comprehensive plans which were adopted under the county's constitutional and charter authority and the authority of the Planning Enabling Act, Chapter 36.70 RCW. The subarea plans for the UGAs, the more detailed functional plans, and the GPP, will together constitute components of the county's GMA comprehensive plan.

The GPP provides direction and a framework for ongoing and future planning efforts and for development regulations which have been or will be adopted to implement the county's GMA comprehensive plan. The GMA requires that these development regulations be consistent with the county's GMA comprehensive plan.

Although the pre-GMA subarea comprehensive plans are not part of the county's GMA comprehensive plan, they represent a long history of plan development and together provide the foundation for the county's GMA comprehensive plan. They provide the necessary refinement and detail in those areas where they are consistent with the county's GMA comprehensive plan. Pre-GMA subarea comprehensive plans represent the county's and the community's views of how subareas of the county should develop. They provide the detailed policy basis for the adopted area zoning.

In general, the pre-GMA subarea plans provide more site specific policy and implementing zoning within urban industrial and urban commercial designations than the GPP land use designations. Rezones within these designations should be consistent with the recommended implementing zones in the applicable pre-GMA subarea plan, provided that the GPP and applicable pre-GMA su-

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subarea plan designations are consistent. In the event of an inconsistency, the GPP land use designation will be used. In all cases, existing or future development regulations adopted pursuant to the requirements of GMA will provide guidance in the review of development applications. Since these regulations implement the goals, objectives, and policies of the county's GMA comprehensive plan, they will provide direction for development permit decisions and supersede any policy direction provided for a specific topic in pre-GMA subarea comprehensive plans.

Technical Reports

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)
 - Snohomish County Housing Needs Analysis (Snohomish County, 1994)
 - 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)
- Other plans and reports were used in the preparation or amendment of the County's GMA Comprehensive Plan and are available from the Department of Planning and Development Services, from other county departments, or from other agencies as noted below:
- 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)

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- 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 Fair Share Housing Allocation Methodology and Guidelines (Snohomish County Tomorrow, 1994)
- Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992)
- Interim Forest Land Conservation Plan (Snohomish County, 1993)
- Interim Regulations to Conserve Forest Lands (Snohomish County Council Ordinance No. 92-101)
- Agricultural Preservation Plan (Snohomish County, 1982-1983)
- Snohomish County 1993 Interim Agricultural Land Conservation Plan (Snohomish County, 1993)
- Interim Agricultural Land Regulations to Conserve Agricultural Lands (Snohomish County Council Ordinance No. 93-038)
- Draft Interim Mineral Resource Lands Plan (Snohomish County, 1992)
- Countywide Planning Policies for Snohomish County (1993, 1994, 1995)
- A Guide to Land Use and Public Transportation for Snohomish County, Washington (Snohomish County Transportation Authority, 1989)
- Snohomish County Rural Commercial and Industrial General Policy Plan and Zoning Amendment Study, Final Report (Dennis Tate Associates, Kasprisin Pettinari Design, July 1999)

Plan Monitoring and Amendment Process

The General Policy Plan is based on detailed population and employment forecasts, land capacity analyses, and public facilities and services capacity analyses. These analyses and forecasts are based on numerous assumptions about growth rates and distribution, land availability, market factors and others. Following the adoption of the plan, the county will initiate a monitoring program in coordination with the cities to allow plan review and, if necessary, plan amendments to allow for a timely response to differences between actual growth rates and the assumptions.

The General Policy Plan establishes policy direction for the physical development of Snohomish County over the next twenty years. However, the plan is not cast in stone and may need to be amended to respond to

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changing conditions which were not anticipated when the plan was initially adopted.

Amendments to the plan are either initiated by the county or requested by individual applicants. Amendments may be required for a number of reasons:

- the completion of all city plans and the resulting reconciliation of city and county population and employment forecasts may require amendments to the plan forecast and urban growth area boundaries;
- the more detailed plans for UGAs and the rural areas may require adjustments in the General Policy Plan, including the UGA boundaries;
- the county's plan monitoring program may indicate the need for plan changes if future growth, the distribution of growth or the availability of affordable housing differ significantly from the plan's assumptions; and
- the review of plan amendments initiated by the county or by requests from applicants indicates that plan changes are necessary to correct internal or external plan inconsistencies.

The county is committed to participate in a process with the cities that would evaluate the adequacy of the remaining land supply of the UGAs at least every five years. This review will comply with the GMA requirement of conducting a "buildable lands" review and evaluation every five years. This review could result in amendments to the permitted densities within the urban growth areas or to UGA boundaries.

The process for reviewing plan amendments will follow the process used for the preparation of this plan. Comprehensive plan amendments will not occur more than once each year, except as otherwise provided by

the GMA. As part of the docketing process, proposed amendments will be considered concurrently so that the cumulative effect of various proposals can be identified. The county has established procedures for the processing and review of plan amendments.

Property Rights

The county will utilize the process developed by the state attorney general pursuant to the GMA to evaluate proposed regulatory or administrative actions for their potential to result in unconstitutional takings of private property. The Attorney General's Office has prepared a document entitled "State of Washington Attorney General's Recommended Process for Evaluation of Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property." As provided in RCW 36.70A.370(2), "Local governments that are required or choose to plan under RCW 36.70A.040 and state agencies shall utilize the process...to assure that proposed regulatory or administrative actions do not result in an unconstitutional taking of private property."

The county's General Policy Plan emphasizes the utilization of market and pricing incentives and/or voluntary measures as a method of achieving some of the county's land use objectives. These measures and/or incentives include and are not limited to: establishment of purchase of development right (PDR) and/or transfer of development right (TDR) programs for protecting critical resource and open space lands; promotion of existing tax and deferral programs for maintaining lands in resource or open space uses; and encouragement of cluster subdivisions to promote open space character in rural and environmentally sensitive areas.

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APPENDIX H

Master and Conceptual Plans for Urban Centers

This appendix contains adopted Master and Conceptual Plans.

SNOHOMISH COUNTY URBAN CENTERS PROJECT



164th STREET URBAN CENTER PLAN

Finalized June 2004

Prepared for
Snohomish County Planning & Development Services

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I. Introduction & Overview

Background of Urban Centers Planning

Urban Centers are an important element of the Puget Sound region's strategy for managing growth. As articulated in *Vision 2020* and the *Countywide Planning Policies for Snohomish County*, urban centers are compact, higher density areas that contain a mix of residential and non-residential uses, and whose location and development are coordinated with the regional high capacity transportation system. Snohomish County's General Policy Plan (GPP) encourages planning for centers development that is compact, mixed use, higher density, transit-supportive and pedestrian oriented. The Plan's Future Land Use Map designates five urban centers in the unincorporated southwest county urban growth area, and Land Use element policies provide guidance for how those centers should be planned and coordinated.

Phase I of Snohomish County's Urban Centers Project, completed in 2001, was an initial step in reviewing and refining several elements of the County's growth management strategy. It identified revised policies, a focused planning process, new regulatory tools (including mixed-use zoning standards and design guidelines), and implementation strategies that, over time, could be used to designate (or re-designate), plan and guide development of urban centers. It was anticipated that the conclusions of Phase I would be revisited and tested in the context of more detailed centers planning, which was recommended for the GPP-designated urban center "circles" at 164th Street/I-5 and 128th Street/I-5. These two centers were viewed as having the greatest potential in the near-term, in part because of their transit availability/access and the presence of several large sites that provide near-term opportunities for redevelopment.

Beginning in 2002, with initiation of the current *Phase II* work program, Snohomish County began master planning processes for the two currently designated Urban Centers at 164th Street/I-5 and 128th Street/I-5. This process included the following public involvement and technical tasks:

Communication, Public Involvement and Coordination

- communication with residents and property owners about urban center development issues;
- interviews of developers, property owners and realtors to identify perceived real estate market and development issues;
- informational meetings and workshops within each urban center study area;
- a design charrette for each center, to identify citizens' issues and preferences, and development of a charrette handbook for future Urban Centers;
- appointment of a public-private advisory committee, to provide input on key planning and regulatory issues;
- coordination with Sound Transit on its master planning for the Ash Way Park-and-Ride lot; and
- coordination with the Snohomish County Economic Development Council on sponsorship of a conference on Urban Centers.

Technical Tasks

- updated market and demographic analysis of the centers areas;
- inventories of natural and built environment conditions;
- identification of study area and Urban Center boundaries;
- assessment of redevelopment potential, opportunities and constraints;
- recommendation of the location of the core or focus of each Urban Center, referred to as the “transit/pedestrian village” (TPV);
- development of a conceptual master plan for each Urban Center’s transit/pedestrian village, showing the general location of land uses, circulation; and
- several iterations of refinement of the concept plans to reflect property owner concerns, site constraints and new information.

This report contains background information that was compiled to support the planning efforts, and the recommended master plan, and an outline of phased implementation steps to implement the master plan.

Implementation of the concept plan for each Urban Center is envisioned to occur in phases. As part of the annual Comprehensive Plan update, Snohomish County is proposing to revise the generalized circles on the GPP Future Land Use Map to reflect the Urban Center boundaries (polygons) used in this plan. Selected GPP policies will also be proposed for amendment to reflect the current direction of Urban Centers planning and implementation. Environmental review complying with the State Environmental Policy Act will also occur for each Urban Center plan. Subsequent implementation steps will include new zoning standards and design guidelines specific to the Transit/Pedestrian Village.

This report is organized in eight sections. Following this overview, section 2 summarizes key provisions of state, regional and local policy encouraging the development of Urban Centers. Section 3 provides an inventory of land use and environmental conditions. Section 4 presents the results of market and demographic research. Section 5 discusses the criteria used to establish boundaries for the Urban Center. Section 6 provides an overview of redevelopment opportunities and constraints and recommends a location for the near-term core of the Urban Center -- the Transit/Pedestrian Village. Section 7 contains the conceptual master plan, identifying the general mix and arrangement of land uses, public spaces, and the circulation system. Section 8 identifies a number of implementation issues that will be addressed over time.

II. Urban Centers Planning & Policy Framework

The concept of “urban centers” – compact, mixed-use, high density, pedestrian-oriented and transit supportive concentrations of development within urban areas – is well established nationally and locally. It is solidly integrated in state, regional and local policies, including the Growth Management Act, Vision 2020, the Countywide Planning Policies, and the Snohomish County General Policy Plan. This section provides an overview and summary of this policy base.

Growth Management Act

The Growth Management Act (GMA) does not mention urban centers directly. However, their purpose and function -- focusing greater population and employment within compact urban areas -- is certainly consistent with the following key planning goals of the GMA:

- 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, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. (RCW 36.70A.020)

Well designed and located urban centers, therefore, have the potential to advance multiple fundamental state goals.

Vision 2020

Vision 2020 (Puget Sound Regional Council, 1995 Update) is a long-range growth management, economic and transportation strategy for the central Puget Sound region. Its land use strategy is based on focusing a significant share of growth in mixed-use urban centers at higher densities, and coordinating this growth with transportation system and high capacity transit improvements. They are intended to be vital, pedestrian oriented areas with significant concentrations of jobs

and housing. Vision 2020 defines three types of centers, which are distinguished primarily by their size, density and level of transit service:

- *Urban Centers*, which contain a dense mix of business, commercial, residential and cultural activities within a compact area of up to 1.5 square miles. The largest sub-categories include *regional centers* (Seattle's four densest neighborhoods) and *metropolitan centers*, which are the central business districts of the region's largest cities. These centers will have the highest densities of employment and housing, ranging from 10 households and 25 employees per acre for urban centers, and 20 households and 80 employees per acre for regional centers. Urban centers are to be served by fast and frequent high capacity transit and other forms of transit. (Note that PSRC is currently considering revised criteria for regional growth centers.)
- *Town Centers*, which include the cores of the region's small-to-medium sized cities and unincorporated areas. These are envisioned as compact focal points with a moderately dense mix of locally and pedestrian-oriented retail, jobs and housing. They are typically served by bus transit to connect them to other centers and the regional high capacity transit system. Minimum densities should be 7 households and 15 employees per acre, with a minimum of 2,000 workers.
- *Manufacturing/Industrial Centers*, which are existing regional concentrations of manufacturing and industrial uses.

In general, Vision 2020's policies are intended to provide direction for local comprehensive plans adopted pursuant to the state Growth Management Act (GMA). They are applicable to cities and counties through the Multi-County Planning Policies and county-wide planning policies. As indicated below, they are an important component of Snohomish County's Comprehensive Plan and of its future land use pattern.

Countywide Planning Policies & Snohomish County Tomorrow

Snohomish County's Countywide Planning Policies, originally adopted in 1993 to comply with the Growth Management Act, provide a framework for local comprehensive planning. Several policies support centers-based development by:

- coordinating centers designation with land use and transportation planning (UG-6);
- encouraging the majority of growth to locate at higher densities within designated metropolitan centers, subregional centers and pedestrian pockets (UG-7);
- establishing densities that support efficient transportation and efficient utilization of infrastructure;
- providing incentives for multi-story commercial and mixed-use development (UG-10); and
- encouraging mixed-use pedestrian friendly and transit compatible development in plans for sub-areas within the urban growth area (UG-11).

The Snohomish County Tomorrow Steering Committee, acting pursuant to the Countywide Planning Policies, adopted (1993) supplemental policies and criteria for designating urban centers consistent with Vision 2020 and the Countywide Planning Policies. These policies and criteria identify additional sub-categories of centers, including pedestrian centers and activity centers, as follows:

Pedestrian Centers: These centers are located within UGAs outside existing downtown areas, connected with one another by planned regional high capacity transit (express bus or light rail). Mixed-use (residential, retail and office) development is encouraged in “pedestrian pockets” near transit stations and should emphasize pedestrian access to transit. Recommended criteria include location within ¼ to ½ mile of a high capacity transit station; a high intensity, mixed-use development pattern with a strong emphasis on urban design quality; net average densities for new development of 20 residential units per acre and 30 employees per acre, with total employment of 2,000; and parking management mechanisms that encourage transit use.

Activity Centers: These centers are located next to, and connected by, local bus transit centers within or outside the high capacity transit corridor. Densities are higher than the surrounding UGA. Criteria include location within ¼ to ½ mile of a transit center; connection to other centers via local bus service; and net average densities for new development of 8-10 residential units per acre and 15-20 employees per acre, with total employment of 2,000.

The Steering Committee also recommended that all jurisdictions adopt incentives for centers development. Examples include financing strategies, prioritization of infrastructure, land assembly, zoning incentives and permit expediting.

Snohomish County GMA Comprehensive Plan/General Policy Plan

The General Policy Plan (GPP) Land Use Element (adopted in 1996) contains several goals, objectives and policies that provide direction for planning urban centers. These provided the impetus for the Urban Centers Project and have guided the ensuing work program.

Objective LU 3.A - encourages revitalizing or creating “identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other.” Supporting policies direct the County to develop more detailed UGA plans to identify neighborhoods, neighborhood commercial centers and community commercial centers according to general criteria for size, density and uses. Neighborhoods are defined as areas encompassing 200-500 acres and a population of 4,000-8,000 people; have varied densities and character; a mix of housing types and compatible styles with an average density of at least 6 dwelling units per acre; and focal points such as parks and public or institutional facilities within a ¼ mile radius. Community commercial centers should be approximately 20-25 acres in size, serve several neighborhoods within a radius of approximately 2 miles, provide open space, accommodate mixed-use commercial and multi-family uses, and are served by public transportation. General policies also require preservation of natural features, environmentally sensitive areas and open space; coordinated infrastructure

improvements; location of large-scale, auto-oriented commercial and employment uses on the periphery of and linked to centers; and preservation of cultural resources.

Goal LU 4 - directs the County to "establish compact, clearly defined urban centers consistent with Vision 2020 and the Countywide Planning Policies." Two types of centers – Activity Centers and Pedestrian Centers -- are addressed in the supporting objectives and policies; one or more of each should be designated and implemented through detailed UGA plans for the southwest unincorporated UGA.

Activity Centers (LU 4.A) are defined as compact areas within ¼ to ½ mile of a transit center; emphasizing a mix of employment, commercial uses, high density residential uses, and civic or public buildings. Densities (for new development) should average 8-10 dwelling units per acre and 15-20 employees per acre, with a minimum total employment of 2,000 workers. Large buildings should be either well-integrated or located at the periphery of the center. Public amenities should be included.

Pedestrian Centers (LU 4.B) are more transit oriented. They are defined as compact areas within ¼ to ½ mile walking distance of a planned high capacity transit station; featuring a high intensity mix of office, housing and commercial uses with high quality design; and average densities of 20 dwelling units per acre and 30 employees per acre for new residential and employment growth, respectively, with a total minimum employment of 2,000 workers.

The GPP also directs the County to "investigate and develop techniques to ensure the long-term success of centers" (Objective LU 4.E). Suggested techniques include prioritizing capital improvements within centers; coordinating with developers, transit agencies and service providers to achieve compatible land use, transportation and capital facilities; developing techniques that allow phased development within centers and ensure long-term development potential; investigating innovative techniques such as land assembly, master planning redevelopment; and connecting centers pedestrian and bicycle trails.

The Future Land Use Map identifies five urban centers. These are indicated by a circle with an approximate ½ mile radius centered on the intersection of a major arterial and freeway/highway. The locations of the five designated centers include: 164th Street/I-5 (Swamp Creek), 128th Street/I-5, Highway 99/Airport Road, 196th Street/SR 527 (Thrasher's Corner), and Highway 99/SR 525. These designations, along with the policy and implementation direction in the GPP, were the impetus for the Urban Centers work program.

Urban Centers Demonstration Program (Chapter 30.34A SCC)

The Urban Centers Demonstration ordinance, adopted in 2001, provides an interim process for encouraging higher density mixed-use development within or near currently designated urban centers. It permits the County to vary its existing development standards (which are primarily oriented to single use activities) for qualifying development proposals so as to facilitate desired development while urban center plans and regulations are being developed. Three demonstration projects are currently being developed under this program.

Transportation-Related Policies and Plans

Statewide and Regional Policies

The policy direction embodied in state, regional and local plans encourages future growth in Central Puget Sound to be concentrated in centers connected by multi-modal transportation options. Transportation investments are a means to support and implement this concept. A second major theme in these policies is to provide a multi-modal transportation system that serves all travel modes, actively encouraging the use of alternatives to the automobile. Another policy theme is a focus on managing demand and managing the transportation system to maximize the efficiency of the system. This includes using a variety of Transportation Demand Management (TDM) and Transportation System Management (TSM) strategies, as well as completing critical links in the system.

Washington State Growth Management Act (GMA)

In 1990, the Washington Legislature passed the Growth Management Act (GMA) to mandate local comprehensive planning in heavily populated and high growth areas of the state. The GMA mandates that jurisdictions keep pace with land development and make public road and transit improvements concurrent with expected transportation demand. Snohomish County has adopted transportation concurrency policies, which are intended to ensure that the transportation element of the comprehensive plan is consistent with the land use element. The GMA requires a transportation element that implements and is consistent with the land use element of the comprehensive plan.

The transportation elements must include:

- Land use assumptions used in estimating travel;
- Inventory of transportation facilities and services;
- LOS and actions necessary to allow transportation facilities and services to meet standards;
- Identification of transportation system needs to meet current and future travel demand;
- A multi-year finance strategy that balances needs against available funding; and
- Intergovernmental coordination.

Consistency between the land use and transportation elements is of particular importance. Proposed land use must be reflected in the travel forecasts.

VISION 2020

In 1990, the Puget Sound Council of Governments (a predecessor agency to the Puget Sound Regional Council) adopted VISION 2020 as the region's growth management and transportation strategy. VISION 2020 is the long-range growth management, economic and transportation strategy for the central Puget Sound region encompassing King, Kitsap, Pierce and Snohomish counties. It combines a public commitment to a growth management vision with the transportation investments and programs and economic strategy necessary to support that vision. VISION 2020 also identifies the policies and key actions necessary to implement the overall strategy.

The region's long-range transportation strategy is to establish a coordinated multi-modal transportation system that is integrated with and supported by region-wide growth management objectives. Future growth is intended to be located within defined urban growth areas, creating compact urban communities and centers of activity. Identified urban centers are the focal points of activities within urban areas and serve as hubs for the regional public transportation network. The County of Snohomish has five designated centers. Two are in the southwest corner of the county at 128th Street/I-5 and 164th Street/I-5. The 164th center is the focus of this plan.

The VISION 2020 supports efforts to optimize and manage the use of transportation facilities and services, including the following strategies detailed in the Framework Policy (RT-8) that develops a transportation system that emphasizes accessibility, includes a variety of mobility options, and enables the efficient movement of people, goods, and freight, and information. Specifically VISION 2020 seeks to:

- Develop and maintain efficient, balanced, multi-modal transportation systems that provide connections between urban centers and link centers with surrounding communities by: a. Offering a variety of options to single-occupant vehicle travel; b. Facilitating convenient connections and transfers between travel modes; c. Promoting transportation and land use improvements that support localized trip-making between and within communities; and d. Supporting the efficient movement of freight and goods. (RT-8.1)
- Promote convenient intermodal connections between all elements of the regional transit system (bus, rail, ferry, and air) to achieve a seamless travel network that incorporates easy bike and pedestrian access. (RT-8.2)
- Maintain and preserve the existing urban and rural transportation systems in a safe and usable state. Gives high priority to preservation and rehabilitation projects that increase effective multimodal and intermodal accessibility, and serve to enhance historic, scenic, recreational, and/or cultural resources.
- Vision 2020 also supports establishing regional, major corridor, and urban center goals to reflect regional policy intent to achieve increased proportional travel by transit, high-occupancy vehicle, and non-motorized travel modes to achieve reduced dependence on single-occupant vehicle travel, with the greatest proportional increases in urban centers. Such goals should be set for 5- to 10-year periods and periodically updated in consultation with local jurisdictions, transit agencies and WSDOT. (RT-8.13)

- Support transportation system management activities, such as ramp metering, signalization improvements, and transit priority treatments, to achieve maximum efficiency of the current system without adding major new infrastructure. (RT-8.8)

Destination 2030

Destination 2030 supports capacity expansions that complete links in the region's highway network, and promotes transit and non-motorized modes. *Destination 2030* is the update of the 1995 Metropolitan Transportation Plan (MTP). *Destination 2030* operates as the transportation element of VISION 2020. The plan emphasizes an integrated multi-modal transportation system and describes the regionally significant modal components of that system. *Destination 2030* serves as a planning tool to identify regional transportation problems, analyze and develop regional solutions. It also serves as a focus for required state and regional transportation system performance monitoring, particularly for the federally-mandated congestion management system (CMS).

Destination 2030 supports the core strategy of VISION 2020 to change development patterns by concentrating new growth into existing urban areas. A key element of this urban growth strategy is the development of "urban centers" within the urban growth area. Centers are places that contain a mix of business, commercial, residential and cultural activity with a compact area. Centers are defined as places where walking and transit use, as well as automobile and bicycle access, are viable transportation options.

Destination 2030 supports a balanced multi-modal transportation system that provides options to users, but the plan also recognizes that capacity enhancements are needed to improve mobility on the region's roadways. Under *Destination 2030*, VMT is expected to increase by 45 percent and population by 50 percent over the next 30 years. To address this growth, the plan calls for an aggressive program of transportation investments. The result is that the forecasted growth can be accommodated with relatively minor impacts---a 2 percent increase in congestion (PM peak) in 2030.

Destination 2030 includes the following major elements:

Roadways. The roadway and high occupancy vehicle (HOV) systems are integral components of the region's transportation system and will continue to be into the foreseeable future. Individual streets and roads do not function independently, but rather form a network through which traffic flows and connects to regional freeways. *Destination 2030* includes improvements on principal arterials, arterial HOV lanes, and adds General Purpose and HOV lane miles to the Interstate and State Route system in the four-county region.

Transit. The transit component of the Metropolitan Transportation System is comprised of major regional transit services and facilities that provide public transportation access between major regional activities centers, connecting designated urban centers and major regional employment locations. In addition, regional transit services provide an alternative in congested corridors. In addition to the region's planned fixed-route HCT (light rail and commuter rail), and

passenger-only ferry service, transit services are also represented by the transportation facilities they use--GP lanes, HOV lanes, and exclusive transit rights-of-way. Regional transit facilities include major park-and-ride lots, major transit centers, and ferry terminals.

Non-motorized Transportation System. This component of the MTP includes Pedestrian Improvement Zones located within a ½ mile radius of designated urban centers and regional transit station areas including bus, rail, and ferry facilities. The program fills in the gaps that have been identified in the existing non-motorized network, creating safe bicycle and pedestrian connections within, to and between the designated Urban Centers with the intent to make regional connections between all urban centers.

The Sound Transit Regional Transit System Plan

Sound Transit's implementation program supports Snohomish County's Comprehensive Plan, particularly with regard to the developing transit-oriented urban centers within the Southwest Urban Growth Area (UGA).

Voters adopted *Sound Move*, the 10 Year Regional Transit System Plan in 1996. *Sound Move* was developed in response to the stated goals in the region's MTP plan for an efficient multi-modal system. *Sound Move* will expand existing travel corridors and create new high-capacity transportation (HCT) corridors linking economic centers and communities. The modes include regional express bus, commuter rail, and light rail.

Snohomish County's fundamental strategy has not changed since 1995 and correlates well with Sound Transit. Sound Transit's implementation program for HCT in Snohomish County includes the following: commuter rail service between Seattle and Everett to be started in 2002, (since moved out to 2003) with multi-modal transportation stations within the cities of Everett, Mukilteo and Edmonds; HOV access provisions at major freeway interchanges, including the Ash Way Park-and-Ride; regional express bus service, and transit centers, with services focused on key activity centers with the county. The Everett multi-modal station opened in February 2001.

Snohomish County Plans

There are numerous planning documents developed for Snohomish County. They are reviewed briefly in the following section.

Snohomish Countywide Planning Policies – Snohomish County Tomorrow

The GMA provides for the preparation and adoption of multi-county and countywide planning policies. These policies provide a framework for developing consistent local growth management plans. The County Council adopted countywide planning policies on February 4, 1993 and amended them in February of 1994.

Snohomish County GMA Comprehensive Plan

The county's comprehensive plan is a set of documents that provides guidance as to how Snohomish County will develop over the next 20 years. The comprehensive plan consists of the General Policy Plan and supplemental plans refining the various elements of the General Policy Plan, including the transportation element document. The plan was amended in 1997 and 2001. Key points are summarized in the following sections.

Transportation Element 1995

The 1995 Transportation Element included a multi-modal approach to moving people and managing transportation system congestion. It addressed public transportation, roadways, bikeways, pedestrian accessibility, and the possibility of commuter rail services. Four land use/transportation alternatives were modeled and evaluated for their performance and impacts. Snohomish County employed the EMME/2 forecasting package to make traffic assignments and to determine future trip making patterns for vehicles and transit trips. Travel forecasts were produced for the horizon years of 2000 and 2012 for the alternatives.

The evaluation of the alternatives led to selection of the "diversified centers land use" alternative. The transportation element supports the diversified centers land use and includes a higher transit ridership. The GMA Comprehensive Plan designated an urban center on 164th Street SW and I-5. The 128th Street/I-5 and 164th Street/I-5 centers are designated in the comprehensive plan as 'Pedestrian Centers,' defined as centers located next to planned regional high-capacity transit system facilities and characterized by a mix of residential, office and retail uses.

III. Existing Conditions: Land Use and Environmental Inventory

1. Introduction

This chapter provides an inventory of land use, public service facilities, natural environment elements, and infrastructure within the 164th Urban Center study area. The purpose of this inventory is to identify existing conditions within the study area and provide a foundation for further planning. Issues discussed include land use, parcel size, building conditions, access, parks and recreation, fire/EMS and police facilities, schools, streams, wetlands, steep slopes, water and stormwater, solid waste, and energy.

Information was generated through field reconnaissance and research; use of published documents (from Snohomish County, the Alderwood and Silver Lake Water Districts, Snohomish County PUD, and other sources); and verbal interviews with local government and agency staff. This information will also be used to provide documentation for SEPA compliance.

Location

The 164th Urban Center study area is located south of Everett in the general vicinity of the Interstate 5 (I-5) intersection with 164th Street SW in unincorporated Snohomish County (see **Figure 1 – Vicinity Map**). The study area is bounded on the north by 156th Street SW (extending over I-5), the northeast by Larch Way and 164th Street SW, the east by North Road, the south by 172nd Street SW to 13th Ave W and 169th Place extending to I-5. Alder Way and Ash Way denote the southern boundary on the west side of I-5. The western boundary is defined by 35th Ave. W north of 164th and by SR 525 south of 164th.

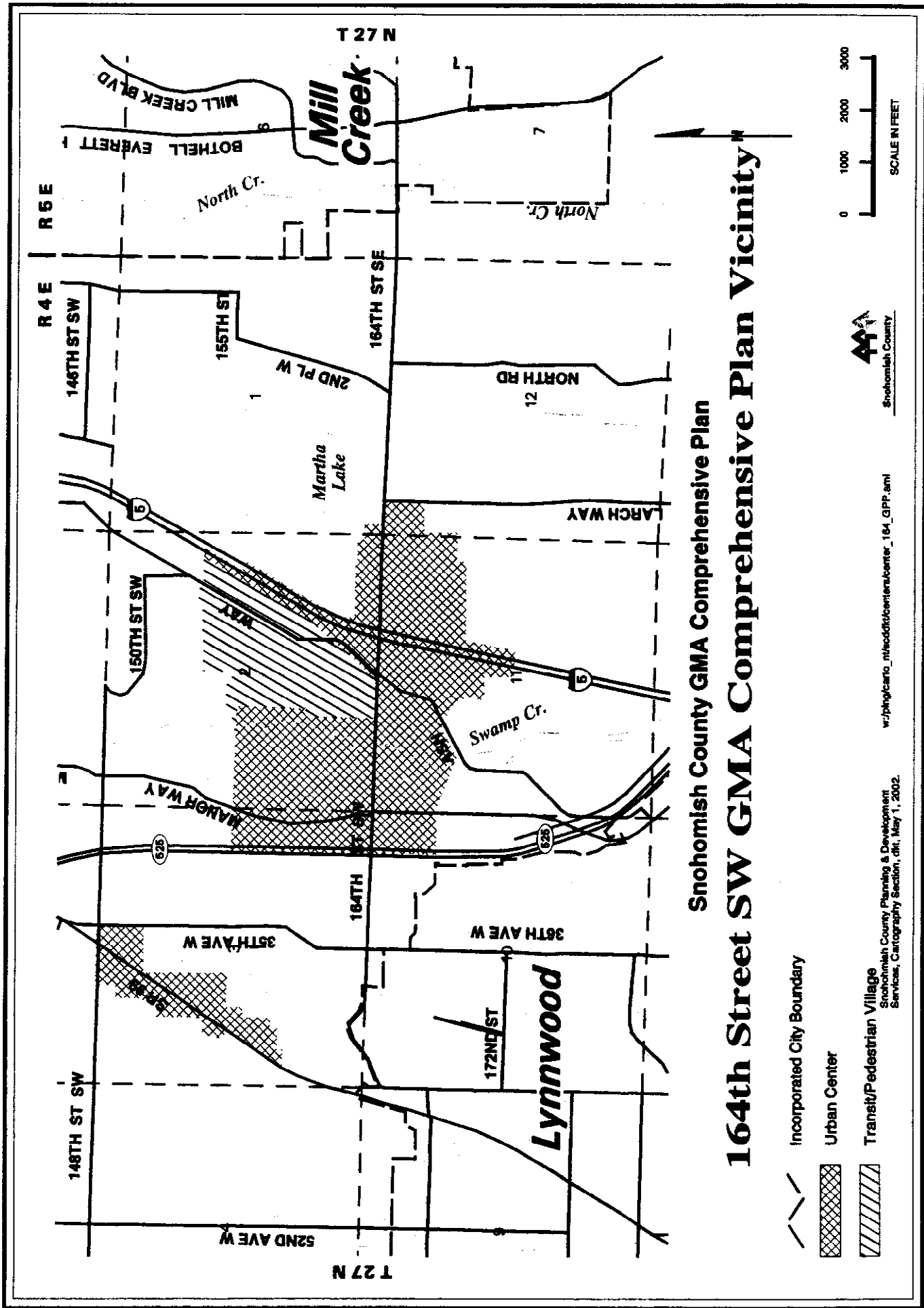
2. Land Use

Existing Land Use Pattern

Overview

The 164th Urban Center study area is approximately 1,024 acres in area. The I-5/164th Street intersection bisects the study area from southwest to northeast. The study area is also associated with the Swamp Creek natural corridor that traverses the area north to south, paralleling Ash Way to the west (see **Figure 2 – Aerial Photo of 164th Urban Center**).

The study area east of I-5 is characterized by a suburban-density strip retail/service pattern of development along 164th Street. A large Wal-Mart retail store is located on the southwest corner of the I-5/164th Street interchange. Martha Lake, located immediately beyond the northeast study area boundary, is surrounded by single family residences.



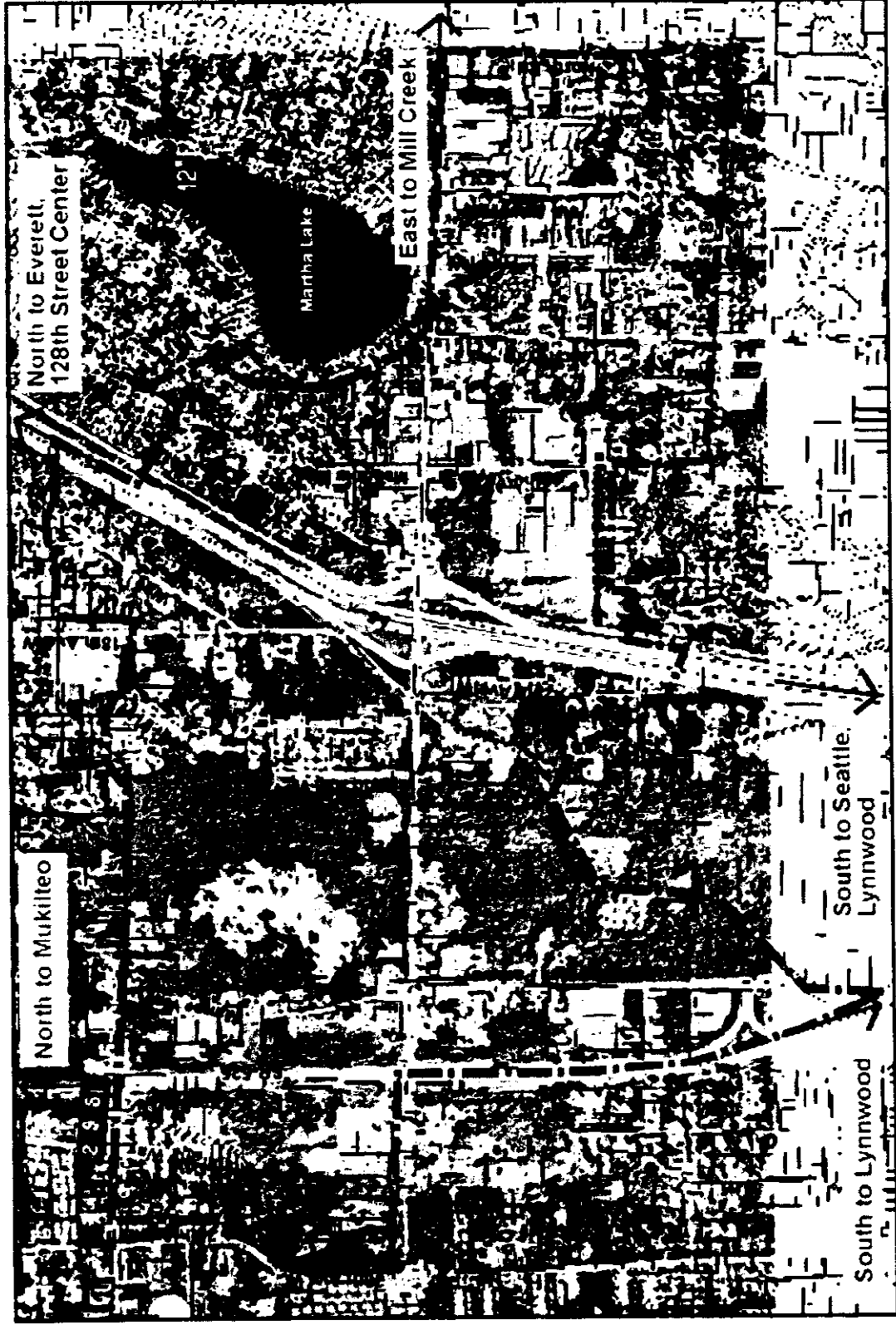
Snohomish County GMA Comprehensive Plan
164th Street SW GMA Comprehensive Plan Vicinity



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 Snohomish County Planning & Development
 Services, Cartography Section, chf, May 1, 2002

Figure 1.

Figure 2 – Aerial Photo of 164th Street Urban Center Study Area



(1995)

Source: LMN Architects 2002.

The 164th Urban Center study area west of I-5 has a somewhat different development pattern. Development is dispersed and disconnected along 164th Street SW, and currently consists of many undeveloped sites. However, new office and residential projects have emerged in the past several years. Opus Northwest, LLC is beginning to develop a 720,000-square foot business park. The first phase of development, which consists of two office buildings, recently began and could significantly change the character of the study area. New townhomes and an apartment complex have also been constructed over the past two years at the SR-525 and 164th Street juncture. Sound Transit recently completed preliminary planning studies for possible transit-oriented development on its Ash Way Park & Ride site, adjacent to I-5. Most of the land south of 164th is either residential or undeveloped. The commercial and institutional properties including businesses on the corner of Ash Way and 164th, two public storage buildings on Alderwood Mall Parkway and two churches are exceptions.

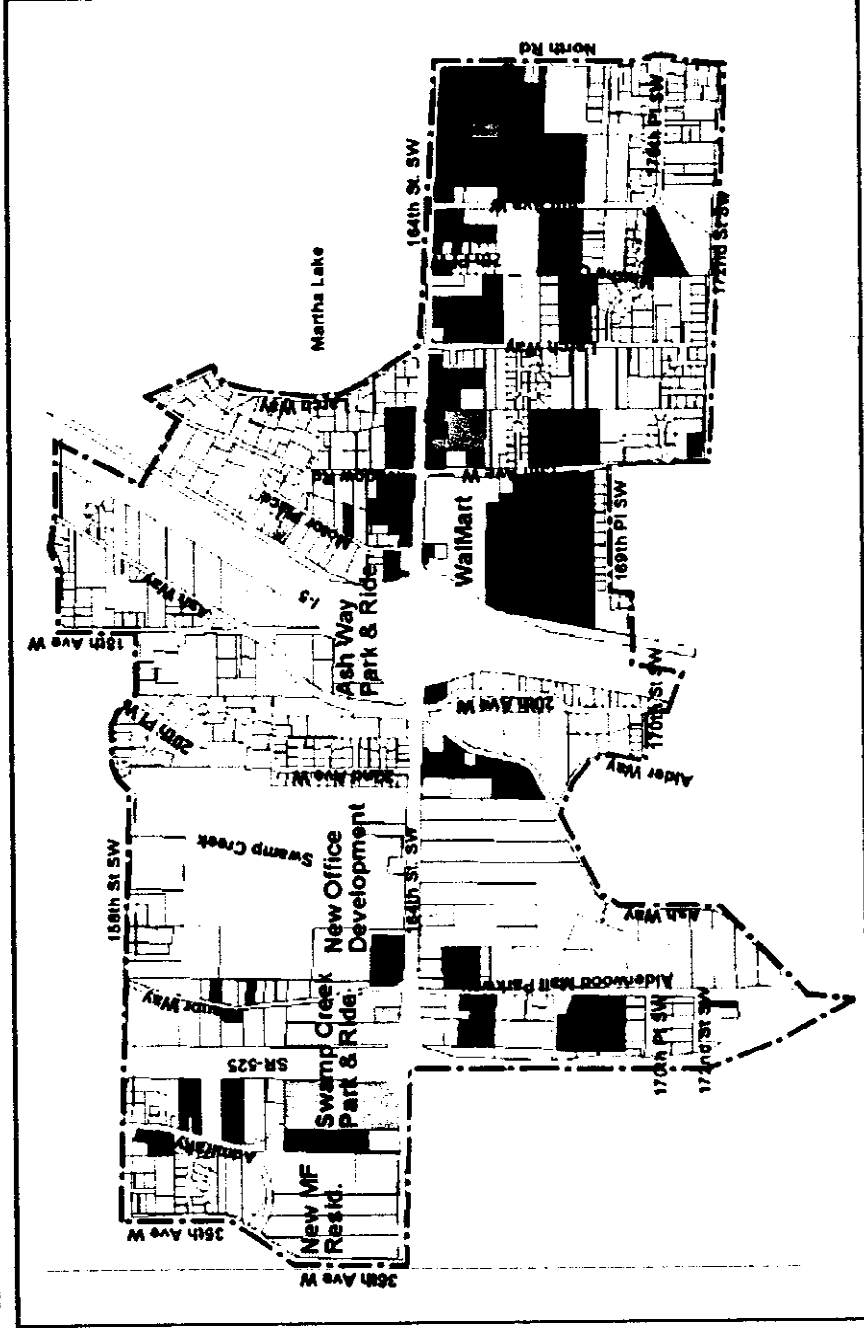
An approximately one and a half-mile long segment of Swamp Creek flows through the center of the study area. The creek lies in the midst of a wetland complex consisting of a 38-acre wetland located north of 164th Street in a swath between Manor and Ash Way, an 18-acre wetland located south of 164th and north of Ash Way, and a 12-acre wetland located between Ash Way and Alderwood Mall Parkway. Two smaller creeks enter Swamp Creek south of 164th. Box Springs Creek enters from the west and Ash Way Creek enters from the east. An artesian well, which is a source of water for some residents, is also present in the riparian area N of 164th. This corridor serves an important drainage function.

Table 1 summarizes existing land uses in the 164th Urban Center study area (see **Figures 2 and 3 – Existing Land Use**). The most common land use in the 1,024-acre study area is single family residential or duplex (approximately 29 percent or 300 acres). The second largest land use is right-of-way (approximately 18 percent, or 186 acres.) Office Commercial (95 acres), multi-family (65 acres), manufacturing (36 acres), retail commercial (24 acres) and institutional (25 acres) are other significant land uses in the study area. A large portion of the study area is also undeveloped, with approximately 22% percent (or 223 acres) of the study area. Approximately 47 acres of the Opus property in the central study area is constrained by the Swamp Creek corridor. In addition, some areas to the west of I-5 and south of 164th Street SW are also constrained to some degree by natural features, such as soft soils, streams, and wetlands.

Figure 3 – Existing Land Use

KEY

	Single Family Residential & Duplex		Manufacturing
	Multiple Family Residential (3+ DU)		Utilities, Transp., Comm.
	Government & Educational		Recreation
	Institutional		Resource Production
	Retail Commercial		Water Area
	Office Commercial		Undeveloped
	Warehouse		Unknown



Source: LMN Architects 2002.

Table 1
164th Urban Center - Existing Land Use

LAND USE	No. of Parcels	Acreage	Percent of Total
Retail Commercial	34	24	2%
Office Commercial	8	95 ¹	9%
Recreation	1	4	>0%
Surface Water Area	1	3	>0%
Single Family/Duplex	580	300	29%
Multifamily (3+du)	36	65	6%
Utilities/Transportation/Communication	92	22	2%
Manufacturing	4	36	4%
Warehouse	4	8	1%
Government/Education	3	4	>0%
Resource/Production	1	1	>0%
Institutional	11	24	2%
Mobile Home Park	1	4	>0%
Undeveloped	172	223	22%
Unknown Uses	22	27	3%
Right-of-Way	--	186	18%
Total	970	1,026	100%

Note: *Undeveloped portion of Opus property.
Source: Snohomish County PDS 2002.

The Swamp Creek and Ash Way Park & Ride lots (23 acres total) are public Utilities/Transportation/Communication (UTC) land uses located on the west side of I-5.

The topography of the study area steps down significantly from 35th Avenue W and from I-5 toward the Swamp Creek corridor. The west side of I-5/164th Street is in a topographic v-shaped depression. The slopes in the study area are buildable, but not easy to walk.

Views

Properties at higher elevations within the study area have territorial views of the Swamp Creek natural corridor and 164th Street. West-facing views consist of some development, but are primarily of the 164th Street arterial and the wooded, natural areas located along Swamp Creek. East-facing views from 35th Avenue W also include I-5 and the interchange at 164th Street. Territorial views exist from the 164th Street I-5 overpass to Martha Lake beyond the eastern study area and the Swamp Creek natural corridor to the west. Eastern territorial views also exist from 36th Avenue W and SR-525 of the Swamp Creek corridor.

¹ 47 acres of the Opus property north of 164th is constrained by the Swamp Creek Corridor. Although classified as Office Commercial no development is permitted on that land.

Parcel Size, Building Conditions, and Street Network

There are several large undeveloped or vacant parcels within the 164th Urban Center study area (see **Figure 4 – Parcel Size**). These areas occur in the southwest corner, in areas along the I-5 corridor, and in the eastern portion of the study area south of 164th Street.

The largest vacant space within the study area is the Swamp Creek natural area (47 acres), which consists of the creek and wetlands located on the 90-acre Opus property. This area is constrained and undevelopable.

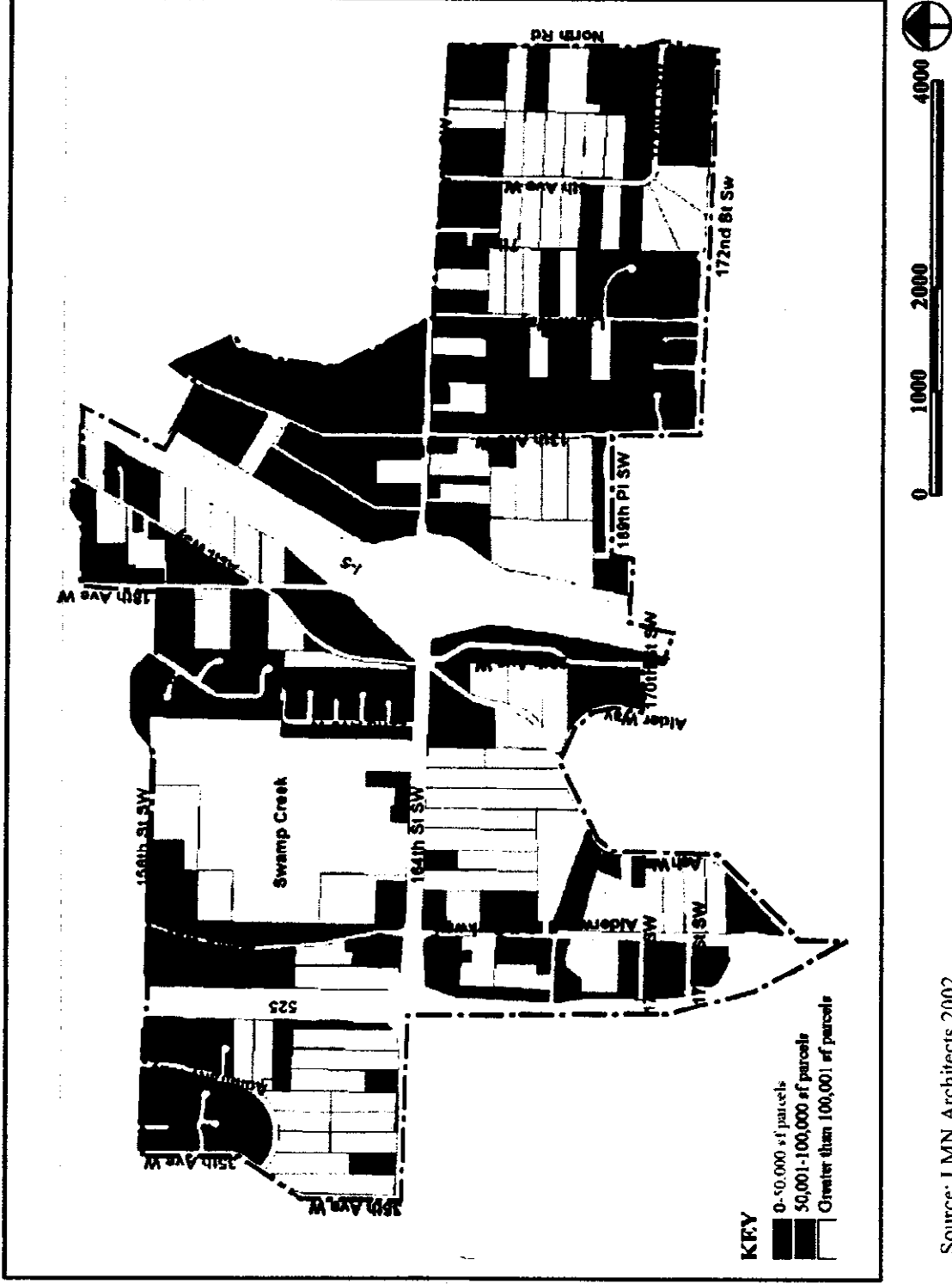
The age of the existing development within the eastern study area varies (see **Figure 5 – Existing Building Conditions**). The commercial buildings east of I-5 on 164th Street are occupied and in good condition. The residential areas south and north of 164th Street contain a mix of older single family homes that vary in condition. The multi-family residential complexes generally appear to be in good condition, but are not all new. Several newer single family subdivisions have also been constructed recently south of 164th Street SE.

On the west side of I-5, the Ash Way Park and Ride is a new and highly utilized facility. The single family homes north of the park and ride are old and mixed in with wooded vacant lots. The homes along 20th Place W are bigger and range in condition from poor to good. The older single family residences along 22nd Avenue W have been infilled with newer well-kept single family homes. Similar to areas north of the Ash Way Park & Ride, Manor Way contains dispersed older homes with wooded vacant lots that are zoned for large lot single family. An older tree nursery is operating on the corner of Manor Way and 164th Street.

South of 164th Street, lots vary in size and most are undeveloped. The developed lots along Alder Way are primarily residential. Structures on those lots are generally older and in moderate to poor condition. A couple of lots directly south of 164th Street on Ash Way have small commercial buildings including a church. Box Spring Creek passes underneath Ash Way approximately a third of a mile south of 164th Street. Three developed properties are located just south of the creek. One is a ranch style home in good condition. The other two are older single story homes in deteriorating condition. All the homes along Alderwood Mall Parkway are located on the west side of the street just south of 164th Street. They are all older small single story and mobile homes in moderate to poor condition.

The Swamp Creek Park & Ride facility is located west of SR-525 and has additional room to expand. It sits adjacent to an underutilized industrial/office complex that is in declining condition. A large new multi-family residential development is located to the west of this area. A farmhouse located in this area along 164th Street remains in good condition, but the barn situated behind the home is in disrepair. The residential area around Admiralty Way also contains a mix of older single family homes with new multi-family developments and a church.

Figure 4 – Parcel Size



Source: LMN Architects 2002.

The street layout within the 164th Urban Center study area is currently suburban in character. The interstate, SR-525, and Swamp Creek natural corridor generally constrain the street patterns in the western study area. 164th Street is the only east-to-west through street within the study area. As such, all traffic within the western study area is carried along 164th Street to the limited number of streets (3) that continuously connect north to south. The same is evident in the eastern study area; large blocks within the residential areas are broken up by dead end cul-de-sacs and private roads (see **Figure 6 – Street Layout and Block Sizes.**)

Non-motorized transportation infrastructure in the study area includes a bicycle lane designated on the shoulder of 13th Avenue W as a part of the Interurban Trail and sidewalks along 164th Street. The sidewalks are not well-utilized by pedestrians due to heavy traffic in general; sidewalks that are interrupted by the entrance and exit ramps of the I-5 overpass; steep grades down to Swamp Creek; and the 164th Street bridge over SR-525. These issues have created a hostile environment for pedestrian/bicycle traffic. There are some sidewalks in the residential neighborhoods, but they are discontinuous.

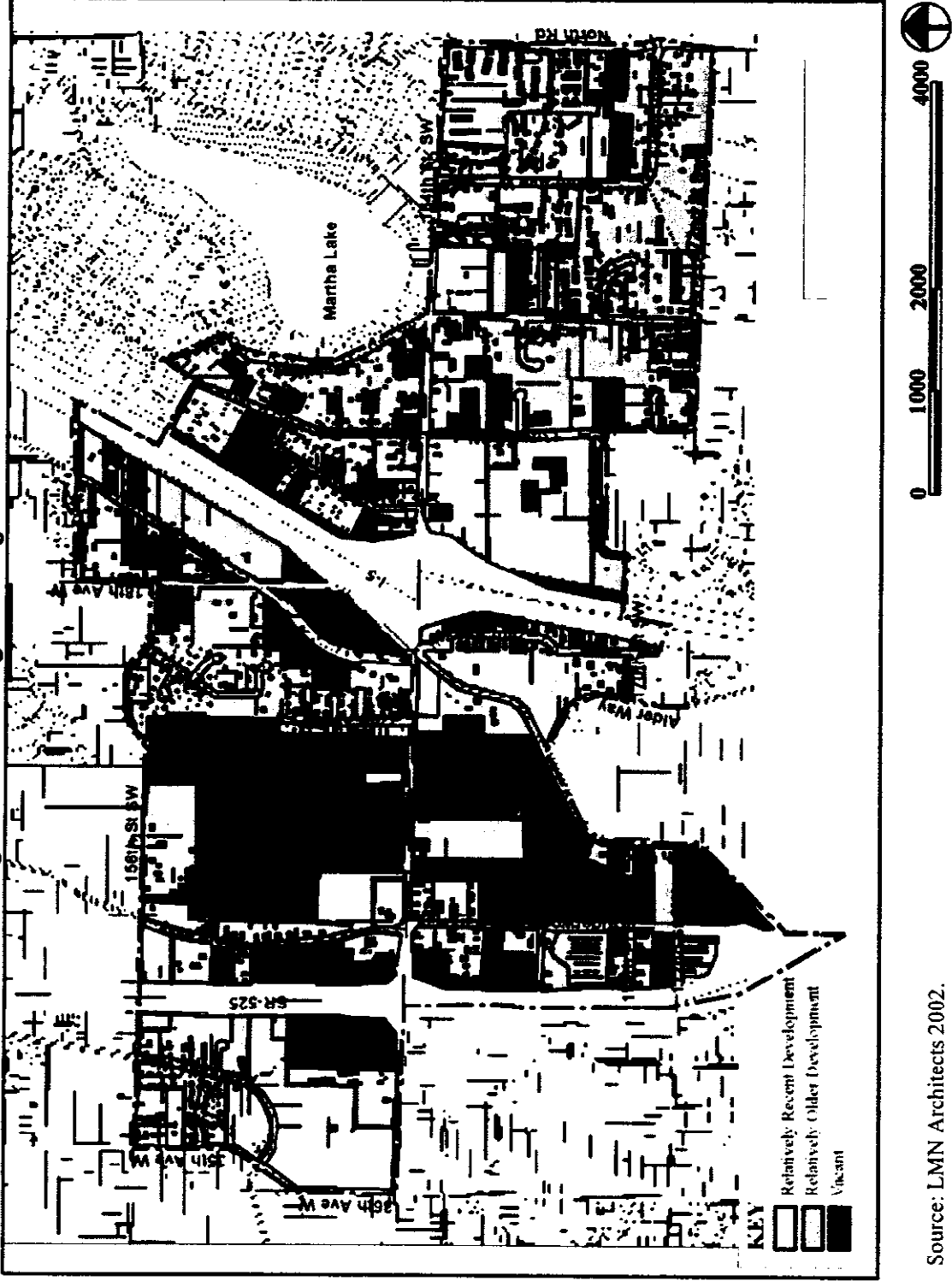
No through-block pedestrian passages or connections occur between separate multi-family and single family residential developments in the eastern portion of the study area. These residential areas are not connected to the retail areas along 164th Street. In general, the study area is extremely auto-oriented, and has limited pedestrian connections between park-and-ride lots and residential areas.

Surrounding Area

The 164th Urban Center study area is surrounded by concentrations of residential, public, commercial, and transportation uses. The Oak Heights Elementary School is located immediately north of study area along 148th Street SW and 18th Avenue W. Single family residential neighborhoods and several newer subdivisions at densities ranging from 6 to 12 units per acre border the study area north of 148th Street SW. These residential areas are buffered from the Business Park district located immediately south by natural wooded areas. Single family/duplex and multi-family residential areas also border the western study area. The maximum net density of the multi-family areas is approximately 24 units per acre.

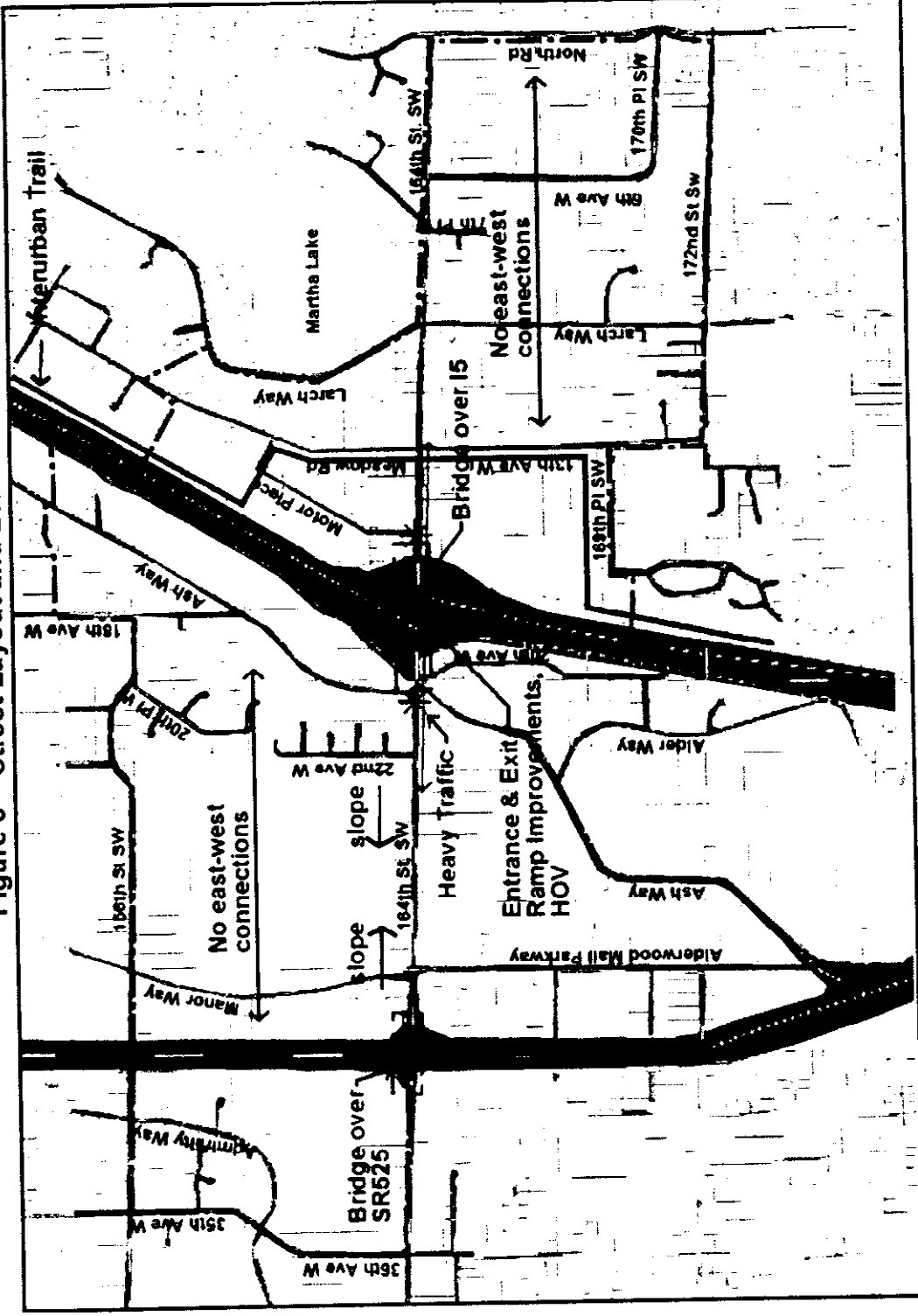
West of I-5, the area south of 164th Street is developed for multi-family housing and small retail/service uses. Approximately half of this area is undeveloped and constrained by natural features. A portion of this area, known as North Gateway, was proposed for annexation by the City of Lynnwood; this proposal was subsequently abandoned. East of I-5, the area south of 164th Street is primarily residential, at approximately 6 to 12 units per acre. The Olympic Ridge Estates, a private housing development, has Park & Bridle Trails located immediately south of the study area. Only a small portion of this park lies within the Urban Center study area. The trails are poorly maintained, although they are open for public use.

Figure 5 – Existing Building Conditions



Source: LMN Architects 2002.

Figure 6 – Street Layout and Block Sizes



Source: LMN Architects 2002.

The Alderwood Mall, located in the City of Lynnwood, lies approximately one mile south of the study area. The mall is a regional shopping center that encompasses over 1,100,000 square feet; a significant expansion is under construction. Several other big-box retail stores extend east of the Mall. Commercial areas are also located to the west of the study area along State Route 99.

Snohomish County Zoning

The majority of the urban center study area to the west of I-5 is designated Business Park (BP), which permits up to four-story office commercial uses that would create employment opportunities for the area, and Residential 8,400 (R-8400). East of I-5, Community Business (CB) and Residential 7,200 (R-7200) are dominant zoning districts. Development in the CB zone would be 2-3 story buildings with maximum lot coverage of 50 percent. **Table 2** identifies the current zoning designations that apply to the Urban Center study area and summarizes applicable standards (see **Figure 7 – Zoning**).

Table 2
164th Street Urban Center – Zoning Districts

Zoning Districts	Max Bldg. Height	Minimum lot area/unit	Max Lot Coverage	General Setback Requirements*
Residential				
Residential 8,400 (R-8400)	25 feet	8,400 sf	35 percent	20 feet
Residential 7,200 (R-7200)	25 feet	7,200 sf	35 percent	20 feet
Multiple Residential (MR)	35 feet	7,200 sf	35 percent	20 feet
Commercial				
Community Business (CB)	35 feet	None	50 percent	05 feet
Planned Community Business (PCB)	40 feet	None	None	25 feet
Business Park (BP)	50 feet	None	35 percent	25 feet
Neighborhood Business (NB)	25 feet	None	35 percent	25 feet

Note: *Setback requirements from Public/Private ROW 30.23.040 SCC.
Source: Snohomish County Title 30: Unified Development Code 2003

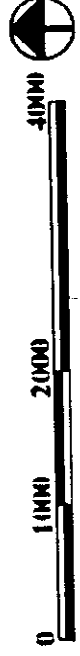
Surrounding zoning designations include:

- North – Residential 8,400;
- Northeast – Waterfront Beach, Community Business, and Low Density Residential;
- East – Residential 9,600 and Residential 7,200;
- Southeast – Residential 7,200;
- Southwest – Rural Conservation, Business Park, Residential 9,600, and Multiple Residential; and
- West – Residential 8,400 and Multiple Residential.

Figure 7 – Zoning



Source: LMN Architects 2002.



Planned Projects

Table 3 describes proposed development projects that are currently being reviewed by Snohomish County Planning & Development Services (PDS). Planned projects west of I-5 are residential in nature. To the east of I-5, planned projects are related to residential or commercial.

**Table 3
164th Street Study Area – Planned Projects**

	Projects West of I-5	Address	Type
1	Schuler Apartments	15707 Admiralty Way	Apartments (28 dus)
2	Ridgecrest (formerly Carillon Apartments)	3333 164th Street SW	Apartments (468 dus)/Rezone
3	Bethany Korean Church	15420 Ash Way	CU for a church project
4	Ashglen	15526 Ash Way	Official Site Plan (27 dus)
5	Metco Site Plan	15806 18th Avenue W	Condominiums/Rezone
6	Burke Villa	15806 18th Avenue W	Condominiums (48 dus)/Rezone
7	Ash Glen	15610 18th Avenue W	Apartments (24 dus)
8	Martha Lake Meadows	15614 18th Avenue W	Plat (17 lots)
	Projects East of I-5		
9	Gai's Bakery	1415 164th Street SW	Commercial
10	Mill Creek Foursquare Church	431 164th Street SW	CU-Major Modification
	Projects East of I-5		
11	Heritage Ridge Apartments	16619 Larch Way	Apartments (144 dus)/Rezone/Short Plat
12	Kite Capital LLC	16423 Larch Way	Commercial Property
13	Harlan Ferry Short Plat	16024 Larch Way	Short Plat - 6 offices
14	Ferry's Landing	16108 Larch Way	Short Plat - 8 offices
15	CL Martha Lake Business Park	13th Avenue W	Site Plan – 2 warehouse bldgs
16	Holman	35th Ave W	Rezone - MR /Shoreline Preapplication
17	Sosinsky		Commercial

Source: Snohomish County PDS 2002.

3. Public Services

Parks

The 2001 Comprehensive Park and Recreation Plan for Snohomish County provides an inventory of public park lands countywide. The Plan provides the policy basis for property acquisition, park development, capital improvement planning and programs for the next six to twelve years.

The Snohomish County Interurban trail is one of few county park facilities within the Urban Center study area. The Interurban trail, which includes a bike lane along the shoulder of 13th Avenue W and Meadow Road, extends north and south through the eastern study area and generally parallels the I-5 corridor. No other designated park lands are currently located within the 164th Street Urban Center study area.

Immediately northeast of the study area, a 6-acre county park is located at the south end of Martha Lake just north of 164th Street SE. This prominent local park, as well as Martha Lake itself, is a significant amenity. Big Rock Park, located north of Martha Lake, is another large park that serves the study area.

Fire Suppression/Emergency Medical Services

The Snohomish County Fire District 1 provides services to the 164th Street Urban Center study area. Fire District 1 is a full service fire department that protects approximately 50 square miles between Seattle and Everett along the Interstate 5 corridor. The estimated 2001 total service area population is 130,000 (Fire District 1, 2001). Fire District 1 provides fire, rescue, EMS, haz-mat and fire prevention services from six fire stations staffed 24 hours a day by professional firefighters. Battalion Chiefs manage the day-to-day operations of the six stations as well as command all major incidents within the district. Fire District 1 responded to over 9,000 alarms in 1998.

Fire District 1 utilizes its own shop facilities and 2 full time mechanics to keep its equipment in top condition. There are 99 uniformed personnel distributed over several shifts that respond to emergency incidents. Fire Station #21 (FS #21) is located in the southeast section of the study area. District 1 station locations include:

Alderwood Manor Fire Stations

Station 21- 16819 13th Ave W, Lynnwood
Engine Co. 21, Aid 21, Medic 21

Station 22- 20510 Damson Rd, Lynnwood
Engine Co. 22, Aid 22

Station 23- 4323 Serene Way, Lynnwood
Rescue Co. 23, Aid 23

Silver Lake Fire Stations

Station 11- 12310 Meridian Ave, Everett
Engine Co. 11, Aid 11, Medic 11

Station 12- 12011 19th Ave SE, Everett
Engine Co. 12, Aid 12

Station 13- 13611 Puget Park Dr, Everett
Engine Co. 13, Aid 13

Stations #22 and #23 would respond to calls for service in the study area if FS #21 was unable or needed assistance.

The average current response time for emergencies at each fire station in District No. 1 is approximately 5.12 minutes for advanced life support (ALS), 5.44 minutes for basic life support (BLS), and 7.00 minutes for fire rescue (SCFD, 2001). Two crews of three fire suppression/emergency medical staff and a battalion chief respond to calls for service within this area, or a total of 7 staff members. The station is equipped with a fire truck and a paramedic unit. Staffing levels are based upon numerous contributing factors: trends in population growth, traffic patterns, calls-for-service data, and average response times.

Police Protection

The Snohomish County Sheriff's South Precinct provides police services to the 164th Urban Center study area. The South Precinct serves the county west of the Snohomish River, south of Everett, and extends south to the county border. Approximately 146,000 residents and businesses are included in the South Precinct service area. The precinct office is located within the City of Mill Creek at 15928 Mill Creek Boulevard and includes an impound yard located near the intersection of 172nd and West Interurban.

The South Precinct staff includes approximately 71 employees. The staffing ratio within the South Precinct is .45 deputies per 1,000 persons (Snohomish County Sheriff's Office, 2000). Within the study area, two deputies assigned to the areas near I-5 respond to calls for police service. One deputy responds to emergency calls for service east of I-5 and the other patrols the area west of I-5. Precinct-wide, the average response time for service is approximately 7.95 minutes (Snohomish County Sheriff's Office 2000).

Schools

The 164th Urban Center study area lies within the Edmond School District (ESD) No. 15. The ESD serves the population in the Lynnwood, Edmonds, Brier, Mountlake Terrace, and unincorporated Southwest UGA areas. The District includes eight elementary schools (Grades K to 6), four junior high schools (Grades 7 to 9), and five senior high schools (Grades 10 to 12). Three elementary schools, including Oak Heights Elementary located immediately north of the study area boundary, are situated within close proximity to the 164th Urban Center study area. These schools include:

- Oak Heights Elementary – 15500 18th Ave W, Lynnwood, WA 98037-8799
- Martha Lake Elementary – 17500 Larch Way, Lynnwood, WA 98037-8207
- Spruce Primary – 17405 Spruce Way, Lynnwood, WA 98037-7499

The ESD's administration center is located at 20420 68th Avenue W in Lynnwood, Washington. Schools located north and east of the study area are part of the Mukilteo and Everett School Districts, respectively, and do not serve the study area.

Public Service Providers

Solid Waste

Waste Management NW, a private garbage hauler contracted by Snohomish County, provides solid waste collection services for garbage generated by residents and businesses in the 164th Street service area. Waste Management NW hauls waste collection to the Mountlake Terrace and Everett transfer stations, which are managed by the Solid Waste Division of the Snohomish County Public Works Department. At the transfer stations, the waste is compacted into containers, delivered to a rail yard, and transported by train to a privately owned landfill, Roosevelt Landfill, in Klickitat County.

Electricity/Natural Gas

Snohomish County Public Utility District (PUD) provides electric utility service to the study area. The PUD's service area consists of 2,200 square miles, including all of Snohomish County and Camano Island. The utility, located at 2320 California Street, Everett, Washington, maintains over 5,000 miles of transmission and distribution line. The PUD provides electrical and natural gas service to the study area.

Utilities Infrastructure

Water

Water service for the 164th Street SW study area is provided by Alderwood Water & Wastewater District (AWWD). The District owns and maintains the water mains within the study area, which are primarily 8-inch water mains, with some 4 and 6-inch mains connecting smaller properties. A 30-inch concrete transmission main transports water from the reservoirs to the north along the 36th/35th Avenue W corridor. The transmission main reduces to a 24-inch pipe at the intersection of 164th Street SW.

The 24-inch water main runs east and west along 164th St SW, where it connects to a few 8-inch mains. A 12-inch main branches to the north at the intersection of 164th Street SW and Manor Way. The 24-inch water main transitions on the west side of I-5 to a 30-inch concrete pipe under I-5 transitioning back to a 24-inch DIP on the east side of I-5. The 24-inch water main exits the study area to the east along 164 Street SW. 16-inch mains branch off to the south with the intersections of 10th Avenue W and 2nd Avenue W. A 12-inch main is located from the intersection of 160th Place SW and Meadow Road northward along Meadow Road and out of the project study area.

Sanitary Sewer

Sanitary sewer service for the 164th Street SW study area is provided by the AWWD. Sanitary sewer flows in the study area generally flow southward, where it is eventually treated at the King County Westpoint Wastewater Treatment Plant. Mains are primarily 8-inch, with some 10 and

12-inch gravity sewer lines. The trunk lines generally flow southward on either side of the I-5 corridor.

Sanitary sewer flows on the west side of the study area are picked up by the Alderwood Swamp Creek Trunk, which is a 30-inch concrete pipe running parallel with 22nd Avenue W. It enters the study area at 156th Street SW and roughly 22nd Avenue W, where it continues southward through the study area, then turns to the west for about 60 feet at the intersection of 164th Street SW and 22nd Avenue W before continuing southward again. This large trunk line eventually discharges to the NE Lake Washington Sewer Trunk.

The sewer lines along the eastern side of the 164th Street SW study area are mostly 8-inch mains that connect to a larger 12-inch main, which runs parallel with 164th Street SW, then continuing southward at the intersection of 6th Avenue W. This sewer main is known as the Martha Lake Trunk and it serves those residential areas around Martha Lake and to the south of 164 Street SW. This sewer main increases in size to a 15-inch main about 60 feet east of the 6th Avenue W and 170th Pl. SW intersection, where it then continues southward out of the study area to connect with the Swamp Creek Sewer Trunk.

Storm Drainage

The 164th Urban Center study area is located within the Swamp Creek Watershed, which eventually drains to Lake Washington via Swamp Creek. As the area has developed, storm drainage facilities have transitioned from an open ditch system to closed conveyance pipes with outfalls to the nearest surface drainage course. Depending on when development occurred, there are some detention and treatment facilities that were constructed as part of individual developments and roadway improvements.

The Snohomish County Public Works Department Surface Water Management group recently completed the Drainage Needs Report (DNR), which catalogues the current storm drainage system within the study area and makes recommendations for upgrades and improvements to the existing system.

Information about flooding problems indicates:

- The Swamp Creek corridor floods during heavier rain events, but also acts as a buffer since it is mostly wetland area. The area to the west of the creek is a wetland mitigation site for the Opus development occurring beyond to the west.
- The County is planning roadway improvements along 164th Street SW from 35th Avenue W to Ash Way. These improvements will upgrade storm drainage conveyance capacity and utilize a detention and water quality pond located at the sag in the road around the Swamp Creek area; thereby reducing stormwater flows into Swamp Creek.
- The ponds in the woods around the area north of 170th Street SW and east of 6th Avenue W overflow during prolonged storm events due to an undersized conveyance line. This causes a backwater problem for multi-family developments to the north and west of this particular intersection, while also creating flooding problems for adjacent properties to the southwest.

These are the currently known problem areas. Additional information about drainage will be developed in the context of the GPP update. The county is currently operating under the 1992 Department of Ecology (DOE) stormwater regulations and is requiring that detention and water quality treatment be provided for any new development or roadway project. A change to the 2000 DOE regulations is anticipated in the near future.

4. Natural Environment

Streams, Wetlands, & Fisheries

An approximately one and a half mile segment of Swamp Creek flows through the 164th Street Urban Center study area west of I-5 on the Opus property, crosses underneath 164th and continues south paralleling Alderwood Mall Parkway. Swamp Creek originates at the outlet of Lake Stickney, south of Paine Field, and flows for approximately 14 miles to its confluence with the Sammamish River near Kenmore. In general, Swamp Creek, a Type II salmon-bearing stream, has a relatively stable channel and good fish habitat. The following fishery species utilize Swamp Creek: Chinook, coho, sockeye, and kokanee salmon; cutthroat trout; three-spined stickleback; and sculpins². The highest concentrations of fish exist downstream of the site, south of Interstate 5 between Larch Way and the mouth of Scriber Creek³. The stream is currently on the state 303(d) list for dissolved Oxygen⁴. The Snohomish County and the Lynnwood Sensitive Areas Ordinances (SAO) both designate Swamp Creek as a Category 1 stream (highest rating).

The County's Critical Areas Ordinance requires that additional environmental protection and mitigation steps be taken whenever development is proposed upon land containing habitat features that are essential for a federally threatened or endangered species. The County's Salmonid Habitat Management Plan Administrative Rule states that the effective impervious surfaces of development shall not be placed within 300 feet of listed salmonid-bearing waters and applies to Swamp Creek.

Within the study area, Swamp Creek lies in the midst of a 37-acre wetland system, which includes one large 36-acre wetland and approximately 15 smaller wetlands, located north of 164th Street in a narrow swath of land between Manor and Ash Way⁵. Below 164th Street, an 18-acre wetland is located along Swamp and Ash Way Creeks and a 12-acre wetland is located between Ash Way and Alderwood Mall Parkway⁶. The County has also designated this area as a 100-year floodplain (see **Figure 8 – Environmental Features**). The natural corridor serves an important drainage function to the region and is protected, in part, by SAO regulations. Also located north of 164th Street within this corridor is a public artesian water well owned by the Alderwood Water District.

² City of Lynnwood, *Stream Habitat Analysis: Report 2 – Salmonid Habitat Assessment*, October 2000.

³ City of Lynnwood, *Stream Habitat Analysis: Report 2 – Salmonid Habitat Assessment*, October 2000.

⁴ Ibid; US Department of Ecology 2000.

⁵ Ibid; Talasaea Wetland Delineation, 1998; Terra Wetland Delineation Map, 1992.

⁶ City of Lynnwood, *North Gateway Plan, Draft EIS*, January 1998

East of I-5, another creek flows through the eastern portion of the study area. Martha Creek originates at the outlet of Martha Lake and converges with Swamp Creek near Interstate 5 and State Route 524 to the south of the study area. The National Wetland Inventory (NWI) maps developed by the US Fish and Wildlife Service (USFWS) indicate that a wetland system exists to the east of Martha Creek within the study area.

Because the NWI maps are general and are based largely on aerial photographs, and because wetland areas change over time, actual field investigations would be necessary to delineate the boundaries of this wetland. In general, wetlands located within the study area would be subject to the County's sensitive area regulations.

Of the 1,024 acres of project area, roughly 277 acres (or 27 percent) are undeveloped. In addition, 47 acres of the study area is known to be constrained within the Swamp Creek corridor on the Opus property. Most of the developed sites in the study area are approximately 50 percent pervious surfaces. These areas consist of landscaping, drainage ditches, open lots, wet meadows, or wooded areas (scrub-shrub and trees).

The impervious areas include vehicular pavement (parking lots and roadways), paved paths, and buildings. The Swamp Creek natural corridor consists of much of the pervious area within the study area and is often saturated in wet weather. Isolated wetlands and local depressions also exist in several locations.

Soils

Soils within the Swamp Creek corridor have been mapped by the Natural Resources Conservation Service (NRCS) as consisting of Alderwood-Urban Land complex and Norma Loam. Norma Loam, a hydric soil, is mapped throughout the Swamp Creek corridor. The Alderwood-Urban Land complex is not listed as hydric by NRCS, although it may have hydric soil inclusions⁷.

The topography of the study area declines significantly from 35th Avenue W and from I-5 downward to the Swamp Creek corridor. Stormwater drains from the higher elevation areas into Swamp Creek. County maps and data do identify the study area as being highly sensitive to ground water contamination (moderate to high aquifer sensitivity).

Snohomish County data identify a Moderate Landslide Hazard Area (MLHA) immediately southwest of Martha Lake within the study area. An MLHA designates areas with slopes between 15 and 40 percent and underlain by soils that consist largely of sand, gravel, bedrock or glacial till. Erosion potential in this area is moderate to high. Development in this area would be subject to Snohomish County sensitive area regulations.

⁷ Opus Northpointe, *Wetland and Stream Study Report*, December 24, 1998.

Wildlife/Habitat

There are a number of upland, riparian, and wetland habitat types in the 164th Urban Center study area. Upland habitat types include natural forested, scrub-shrub, and grassland communities. Most of the area surrounding Swamp Creek consists of forested habitat and scrub-shrub wetland.⁸ The study area uplands are inhabited by animals commonly found in urbanized areas including raccoons, opossums, gray squirrels, and voles⁹. Most of the riparian and wetland habitat is located around Swamp Creek and its tributaries. Those areas are known to provide habitat for many anadromous fish species including chinook, coho, sockeye, steelhead and sea-run cutthroat trout, as well as resident fishes including rainbow and cutthroat trout¹⁰. The presence of Great Blue Heron was also noted in the Washington State Department of Fish and Wildlife's priority Habitats and Species database.¹¹

The vegetative communities within the stream corridor and floodplain areas are primarily wetland associations. The most common vegetative type is seasonally flooded deciduous riparian forest with canopy of red alder and black cottonwood (*Populus trichocarpa*) and an understory of salmonberry and skunk cabbage (*Lysichitum americanum*).¹² According to the Washington Department of Fish and Wildlife's database system, no endangered, threatened, or priority wildlife species or habitats have been identified within the portion of the Swamp Creek natural corridor located on the Opus property¹³.

Bird species observed during Opus field observations include: American robin, California quail, Steller's jay, winter wren, spotted towhee, Bewick's wren, European starling, song sparrow, American goldfinch, red-tailed hawk, and great blue heron. Mammal species observed include: coyote, raccoon (tracks), black-tailed deer (tracks), moles (uplift mounds), and voles (trails). Reptile and amphibian species observed include: the garter snake, the Pacific chorus frog, and the larvae of an unidentified *Ambystoma* salamander. The number of wildlife species that utilize the site could be higher than the number actually observed due to the season and hidden nature of most wildlife species.

Swamp Creek Watershed Management Plan

The Snohomish County Storm and Surface Water Management Code requires the development of surface water management programs in areas defined as Watershed Management Areas (WMAs). The 164th Urban Center study area is located within the Swamp Creek watershed and is managed by Snohomish County's *Swamp Creek Watershed Management Plan* (SCWMP) (1994). The goals of the SCWMP are to reduce nonpoint source pollution, enhance water quality, and protect beneficial uses in the Swamp Creek watershed.

⁸ City of Lynnwood, *North Gateway Plan, Draft EIS*, January 1998

⁹ Ibid.

¹⁰ City of Lynnwood, *North Gateway Plan, Draft EIS*, January 1998

¹¹ Ibid.

¹² Ibid.

¹³ OPUS Northpointe, *Wetland and Stream Study Report*, December 24, 1998.

The SCWMP concludes that disturbance of the Swamp Creek watershed by human activities has dramatically altered the hydrology and water quality of the Swamp Creek drainage system. The changes in the watershed's chemical and physical character have, in turn, altered watershed biota. The condition of plant and animal life is a key indicator of a watershed's general health. The native plants and animals inhabiting Swamp Creek have been negatively affected to different degrees by changes in land uses. Loss of suitable habitat and increased pollutant inputs has resulted in reduced populations of fish, aquatic macroinvertebrates, wildlife, native wetlands, and terrestrial vegetation¹⁴.

In particular, the overall capability of Swamp Creek to support anadromous salmonids has been significantly reduced in the past decade. The decline in the fisheries resource is primarily due to the combined effects of reduced rearing habitat, altered runoff levels during storm events, and pollutant inputs. Nonpoint sources of pollution must be controlled to improve the degraded water quality conditions (e.g., low dissolved oxygen concentrations, excessive sedimentation, organic and nutrient enrichment) that adversely affect the Swamp Creek fisheries¹⁵.

In addition, many of the wetlands in the Swamp Creek watershed have been degraded due to urbanization and agricultural activities that have altered wetlands hydrologic regime and species composition. Increased population growth in the watershed will continue to adversely impact wetland functions and quality¹⁶.

Stream corridor, or riparian, management is critical to the long term viability of Swamp Creek as a conduit for clean water, fisheries habitat, and wildlife habitat. A crucial link in the management of the main stem of Swamp Creek is how the tributaries are managed. Removal of vegetation along the riparian corridor exposes stream banks to the detrimental effects of scouring and erosion. Excessive erosion and scouring leads to sediment deposits in stream reaches with lower velocities, such as pool areas and spawning gravels¹⁷.

Coupled with the effects of vegetation removal, hydrologic conditions in the system are changing due to changes in land use. Increased velocities, peak flow, and volumes all accompany development in the watershed, and work together with vegetation changes to degrade aquatic habitats. Low seasonal flows are another impact of development in the watershed. The main stem of Swamp Creek and adjoining tributaries routinely dry up during the summer as far south as 148th Street SW¹⁸.

¹⁴ Snohomish County, *Swamp Creek Watershed Management Plan, 1994*.

¹⁵ *Ibid.*

¹⁶ *Ibid.*

¹⁷ *Ibid.*

¹⁸ *Ibid.*

5. Transportation

Introduction

The purpose of this section is to document the existing conditions related to traffic and transportation within the study area. This section examines the existing conditions for the area's daily traffic volumes, intersection level of service (LOS) and volume to capacity (V/C) ratio calculations, current transit services and demand, existing transportation facilities and traffic operations.

Existing Street System

This section describes the existing street system within the 164th Street study area as shown in **Figure 9 - Existing Street Network, Street Classification and Traffic Control System in the 164th Street SW Center Study Area**. The regional facilities, Interstate 5 (I-5), State Route 525 (SR 525) and State Route 99 (SR 99) provide service to the urban center. The main subregional north/south facilities serving the Center include Alderwood Mall Parkway, Manor Way and Ash Way. The County Arterial Map provided information about the county roads.

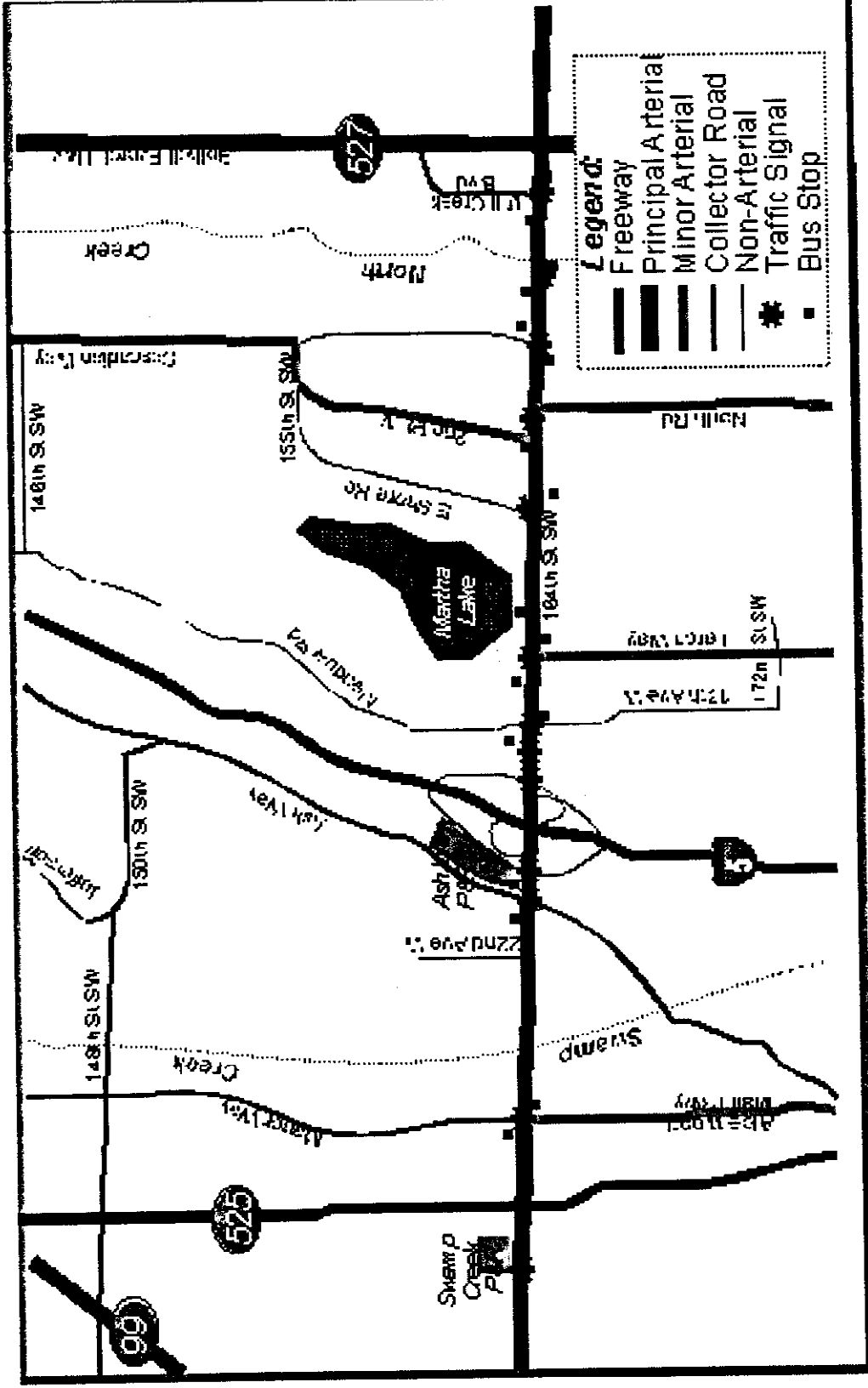
Interstate 5 (I-5) is a multi-lane, divided, north/south regional freeway that connects the 164th center with Seattle to the south and with Everett to the north. In the segment of I-5 adjacent to the study area, there are three general-purpose lanes and one high occupancy vehicle lane (HOV) in each direction. The speed limit on I-5 is 60 miles per hour.

164th Street SW is a four lane, east/west principal arterial that connects SR 99 with Interstate 5 and SR 527 (the Bothell-Everett Highway). It is designated a principal arterial road and as such is designed to move higher volumes of traffic for substantial distances while limiting access from adjacent land. In the segment in the study area, there are two or more lanes in each direction and left turn pockets at all signalized intersections. The speed limit is 40 miles per hour.

Ash Way is a two lane, north/south collector road that connects 164th Street SW to Gibson Road. As a minor arterial, the road provides movement within smaller sub areas of the county and from higher arterials to non-arterial roads. The segment in the study area is a two-lane facility with a left turn lane improvement at the entrance to the Ash Way Park-and-Ride and two left turn lanes at the intersection with 164th Street SW from the southbound approach, and one left turn lane at the northbound approach. The speed limit is 35 miles per hour.

Manor Way is a two lane, north/south collector road that connects 164th Street SW to Jefferson Way. The speed limit is 35 miles per hour.

Figure 9 – Existing Street Network, Street Classification and Traffic Control System in the 164th Street SW Center Study Area



Source: Mirai Associates, 2003.

148th Street SW is a two lane, east/west collector road connecting SR 99 to Jefferson Way. The roadway is not in the study area, but a proposed extension would pass over I-5 and connect to Meadow Road and on to Cascadian Way and SR 527.

150th Street SW is a two-lane east/west collector road connecting residential areas. It curves from 148th St SW to Madison Way, which provides a connection to Ash Way.

Traffic Signals

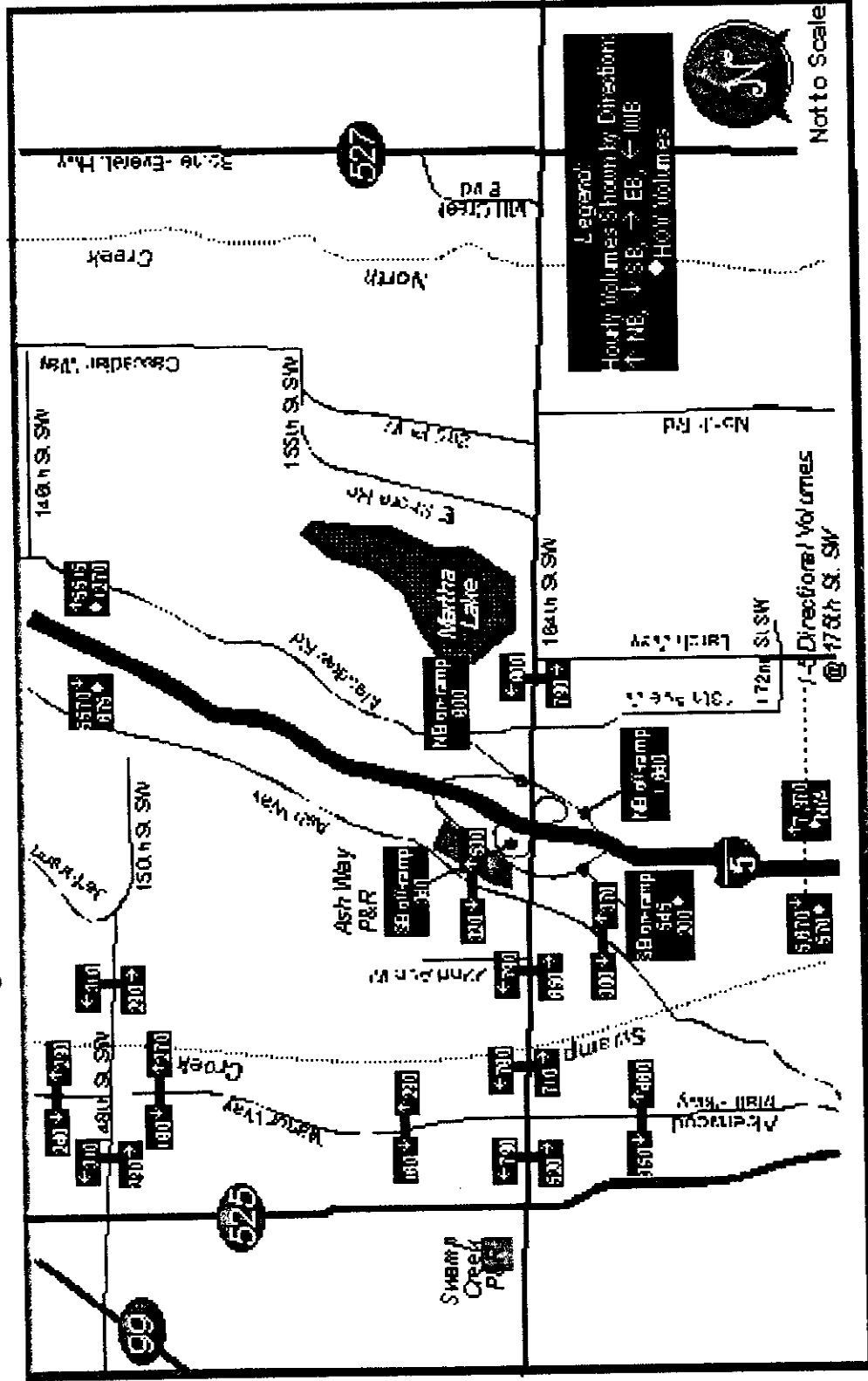
Traffic signals in the study area are located at the intersections on 164th Street SW at the I-5 Southbound on/off ramps, Ash Way, and Alderwood Mall Blvd/Manor Way.

Traffic Volumes

The Snohomish County Public Works Department provided 24-hour and PM peak period weekday traffic volumes for arterial and principal streets. The counts are generally taken at the middle of the block with automatic counters. **Figure 10 – Average PM Peak Weekday Traffic Volumes** shows the 2001 average PM peak traffic volumes. Key findings include:

- The greatest traffic in the study area in the PM peak hour is on 164th Street SW (650 EB; 790 WB at Ash Way)
- Eastbound 164th Street traffic tends to increase at the Manor Way/Alderwood Mall Blvd (710 EB; 780 WB)
- Ash Way carries more traffic north of 164th Street SW in the PM Peak hour (530 NB north of 164th compared to 370 to the south)

Figure 10. 2001 - Average PM Peak Weekday Traffic Volumes



Source: Mirai Associates, 2003.

Intersection Level of Service

Level of service is a qualitative measure used to denote intersection operating conditions. It generally describes levels of traffic congestion at a signalized intersection in an urban area. As shown in **Table 4** level of service is represented on a scale ranging from A at the highest level to F at the lowest level.

Three intersections in the study area were analyzed for the 2001 PM peak hour level of service. Peak hour level of service for 2003 PM peak hour is provided for a fourth intersection, which will provide site access to a new development.

Table 4
Level of Service Definition

Level of Service	Control Delay Per Vehicle (seconds)
A	≤10
B	>10 and ≤20
C	>20 and ≤35
D	>35 and ≤55
E	>55 and ≤80
F	>80

Source: Highway Capacity Manual, 2000

Snohomish County provided the traffic turning movement counts. The LOS ratings for the four intersections are shown in **Table 5**.

Table 5
2001 LOS PM Peak Hours in 164th Street Center Study Area

Intersection with 164 th St SW:	Level of Service	Average Delay (sec.)
Manor Way/Alderwood Mall Pkwy	C	21.3
Ash Way	C	30.7
I-5 SB on/off Ramps	C	21.8
OPUS Development Site Access ¹⁹	B	8.8

Source: Mirai Associates, 2003

All four intersections are operating at LOS C during the PM peak period. This indicates that while drivers do experience some delays on the facilities, there is an acceptable level of driver comfort and traffic operations are efficient.

¹⁹ The LOS given is for 2003, the expected year of opening. Source: Gibson Traffic Consultants Site Access Analysis, November 1997.

Non-motorized Facilities

On the east side of I-5, there are sidewalks on both sides of 164th throughout the study area. On the west side of I-5 on the north side of 164th Street SW there are sidewalks from I-5 to just beyond Ash Way. The sidewalk on the south side of 164th Street SW starts just east of Manor Way/Alderwood Mall Parkway. A sidewalk segment is on the east side of Ash Way north from 164th Street SW to the Ash Way Park-and-Ride. There are sidewalks in the new residential developments, but the older areas have no or minimal pedestrian facilities.

Marked crosswalks are provided across each approach at the intersections of 164th St SW with Ash Way and with Manor Way/Alderwood Mall Pkwy. Marked crosswalks run east-west at 164th St SW and the I-5 southbound on and off ramps, and crossing is not permitted in the north-south direction.

Transit Service

This section summarizes existing transit service and transit facilities in the study area. Both regional and local transit service is provided at the Ash Way Park-and-Ride Lot.

Five public transit agencies provide service within Snohomish County. Everett Transit generally provides service within the Everett City limits, however, there are routes to/from the Mukilteo Ferry to the Boeing facilities and the Naval Base. Metro provides vanpools for a number of King County residents commuting to Snohomish County employers as well as limited subscription transit to the Boeing Company facility in southwest Everett. Sound Transit provides regional express bus service along I-5 from Everett to Downtown Seattle. Community Transit (CT) provides the bulk of transit service in unincorporated Snohomish County and in the study area. CT provides local and inter-county fixed route service, demand-response, "dial-a-ride" service, and vanpool service to Snohomish residents. Island Transit connects Camano Island to Stanwood in north Snohomish County.

A summary of transit service in the study area is shown in **Table 6**. Community Transit operates four bus routes on 164th Street SW (CT 201, 115, 116, 810) and five routes on Ash Way (CT 118, 167, 201, 414, 810). The Ash Way Park-and-Ride, is situated at the northwest corner of 164th Street SW and I-5. It has 987 parking spaces, bike stalls and lockers, and is operating at 69 percent of capacity. Sound Transit operates several routes from the park-and-ride. (ST 505, 506, 511, 512, 530, and 532).

**Table 6
Summary of Transit Service in the 164th Street Center Study Area**

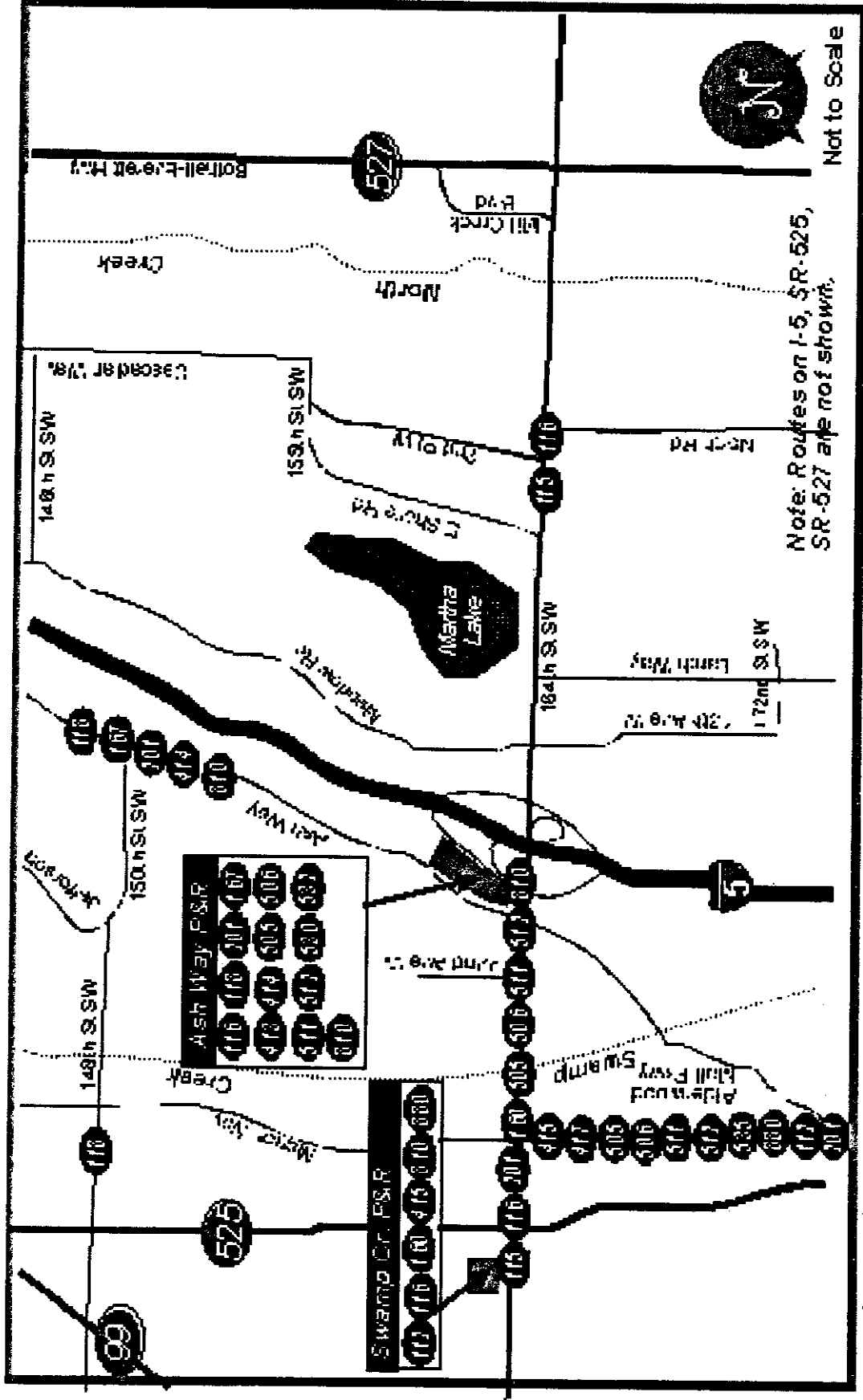
Route #	Major Stops	Frequency (AM peak, PM peak, midday, evening in min) **	Weekend Service	Service Hours (AM to PM start and end route)
CT 112 Edmonds CC to Mukilteo	Edmonds CC Stevens Hospital 56 th W / 232 nd St SW 44 th Ave W / 228 th St SW Lynnwood P&R Alderwood Mall Swamp Creek P&R 148 th St SW / Hwy 99 SR 525 / Beverly Park SR 525 / Front Street	20 min AM peak 20 min PM peak 20 min midday 60 min evening	Saturday Sundays	North (Mukilteo) 5:36 am to 11:36 pm South (Edmonds CC) 5:42 am to 10:55 pm
CT 115*/116 Edmonds Sr Ctr To Mill Creek	Edmonds Senior Center Edmond Community College Lynnwood P&R Alderwood Mall Swamp Creek P&R Ash Way P&R 164 th SE / Mill Creek Blvd 168 th SE / 30 th DR* Mill Creek Blvd / 161 st SE*	15 min AM peak 15 min PM peak 15 min midday 60 min evening *30 min all day service by CT 115 only	Saturday Sunday	East (to Mill Creek) 5:50 am to 11:30 pm West (to Edmonds) 5:37 am to 10:54 pm
CT 118 Aurora Village Transit Ctr to Ash Way P&R	Aurora Village Transit Center 212 th SW 84 th W Edmonds Community College Hwy 99/ 196 th SW Lynnwood P&R Alderwood Mall Hwy 99 & 148 th SW Ash Way P&R	30 min AM peak 30 min PM peak 30 min midday 60 min evening	Saturday Sunday	To Ash Way P&R 6:27 am to 9:44 pm From Ash Way P&R 6:46 am to 9:41 pm
CT 201 Lynnwood P&R to Smokey Point	Lynnwood P&R Ashway P&R Mariner P&R Everett Station 10 th & Broadway 5 th & State 100 th & State Smokey Point Transit Center Stilliguamish Senior Center	30 min AM peak 30 min PM peak 30 min midday 30 min evening	Saturday Sunday	North 6:02 am to 9:38 pm South 5:37 am to 10:25 pm
CT 167 MtLake Terrace P&R to Boeing Gate 78	Mountlake Terrace P&R Lynnwood P & R Ash Way P & R 94 th /Airport Rd Boeing Gate 78	2 buses only AM 2 buses only PM	None	North 5:28 am to 6:28 am South (Boeing) 2:59 pm to 3:59 pm
CT 413	Ash Way P & R Downtown Seattle	30 min AM peak 30 min PM peak None midday None evening	None	P&R South 5:13 am; 8:06 am P&R North 3:45 pm; 6:48 pm
CT 414	McCollum Park P & R Mariner P & R Ash Way P & R Mountlake Terrace P&R NE 145 th Freeway Station Downtown Seattle	1 bus AM peak 1 bus PM peak 60 min. all midday 30/60evening		P&R South 8:40 am to 3:53 pm P&R North 9:47 am to 10:48 pm

Route #	Major Stops	Frequency (AM peak, PM peak, midday, evening in min) **	Weekend Service	Service Hours (AM to PM start and end route)
ST 505/506	Northgate TC	30 min AM peak	None	P&R North
Downtown Everett	Lynnwood P & R	30 min PM peak		6:11 am to 8:41 am
Lynnwood P & R	Alderwood Mall	None midday		3:57 pm to 6:24 pm
Northgate TC	Ash Way P & R	None evening		South
	Everett Mall			6:00 am to 8:28 am
	Eastmont P&R			3:38 pm to 6:10 pm
	California & Hoyt			
ST Express	Downtown Seattle	30 min AM peak	ST 512	North
510/511/512	Lynnwood P & R	60 min PM peak	Saturday	6:45 am to 11:22 pm
Downtown Seattle	Alderwood Mall	30 min midday	Sunday	
Lynnwood P & R	Ash Way P & R	30/60 min evening		South
Downtown Everett	Eastmont P & R			5:45 am to 8:59 pm
	California & Hoyt			
ST Express	Everett Mall TC	30 min AM peak	ST 531	South
530/531/532/535	Eastmont P&R	30 min PM peak	Saturday	5:37 am to 6:49 pm
	Ash Way P&R	30 min midday	Sunday	
Everett to Bellevue	Lynnwood P & R	60 min evening		North
	Alderwood Mall			6:43 am to 7:29 pm
	Canyon P&R			
	UW Bothell Campus			
	Bothell P & R			
	Kingsgate Freeway Station			
	Bellevue TC			
CT 810	McCullum Park P & R	60 min all day	None	South
	Mariner P & R			9:17 am to 4:17 pm
McCullum Park P & R	Ash Way P & R			North
Lynnwood P & R	Swamp Creek P & R			11:44 am; 10:38 pm
University of WA	Lynnwood P & R			
	Woodway HS			
	Stevens Hospital			
	University of WA			

** AM peak 6-9 am; Midday hour 12-1pm; PM peak 3-6; Evening 7pm and later
Source: Mirai Associates, 2003.

Bus stops are located on 164th Street SW at Ash Way and Manor Way, as shown in **Figure 9 - Existing Street Network, Street Classification and Traffic Control System**. Routes and maps in the study area are shown in **Figure 11 – Bus Routes in 164th Street Center Study Area**.

Figure 11 – Bus Routes in 164th Street Center Study Area



Current Transportation Plans and Programmed Improvements

Current Transportation Plans

Existing transportation plans in the 164th Urban Center study area generally fall into three types:

- Statewide and regional or sub-regional plans (VISION 2020, Destination 2030 and Sound Move)
- Snohomish County Plans (Snohomish Countywide Planning Policies, Snohomish County GMA Comprehensive Plan, Transportation Element 1995)
- Plans of nearby jurisdictions

Improvements for roadways in the 164th Center study area are listed as follows.

Capacity: 164th Street SW is being expanded to five lanes for almost three miles.

Table 7
Capacity Projects included in 1995 Transportation Element
of Snohomish County Comprehensive Plan

Location and Limits	Road Class	Miles	Recommended Improvement	Short Range	Long Range
164 th Street SE/SW Spruce St-Ash Way	PA	1.10	Urban 5-lane Section w/Bike Lanes	X	
164 th St SW Ash Way – Mill Creek	PA	1.70	Urban 5/7-lane Section w/bike lanes (includes Ash Way intersection improvements)	X	
148 th ST SW (Lynnwood/Mill Creek) Jefferson Way – Mill Creek City Limits	CL	1.62	Urban 2/3-Lane Section		X

Road Class: PA=Principal Arterial; MA=Minor Arterial; CL=Collector

Source: pg 76-86

HOV System Improvements: HOV signal priority treatments (p 42)

Access Management Designs: Policy states that all new or improved collector, minor and principal arterials in the county should be designed and built, to incorporate access management where practicable in the 1995-2012 timeframe. Roadways include: 164th St SW from Lynnwood to Mill Creek's city limits.

Snohomish County GMA Comprehensive Plan Amendment– Transportation Element 1997

There are no identified changes to the arterials or state highways of significance in the study area.

Snohomish County GMA Comprehensive Plan Amendment – General Policies 2000

The Amendment continues support for Pedestrian Centers within the unincorporated SW county urban growth area (UGA) along high capacity transit routes at 164th Street SW and 128th Street SW. (LU 4.B)

Snohomish County GMA Comprehensive Plan Amendment – Transportation Element 2001

Table 8
State Highway Proposed Improvement Projects

Location and Limits	Road Class	Miles	Recommended Improvement	Short Range	Long Range
128 th Street SW	I-5	0.00	Improve interchange –WB to SB loop ramp w/HOV bypass		X
8 th Avenue W 124 th St to 128 th St SW		.29	Bicycle Lanes	X	
124 th St SW/E Gibson Rd; Gibson Rd to I-5		.47	Bicycle Lanes; Delete 128 th Street SW; 8 th Avenue SW to 3 rd Avenue SE	X	
Interurban Trail; 128 th St SE @ 3 rd Ave SE to 124 th St SE @I-5		.40	Bicycle Path and I-5 Overpass		

Source: Marai Associates, 2003.

Manor Way Neighborhood Small Area Transportation Study

The study provides useful information in completing the road, sidewalk, and bicycle circulation network in the Manor Way Neighborhood. The study identified locations and alignments for potential new road connections, as well as locations for pedestrian and bicycle facilities that may be acquired through the development process.

The study did not include any new land use planning or new transportation modeling. The area between Manor Way and I-5 is planned as a combination of high-density, urban activities---residential, commercial, employment, with the “Urban Center” designated in the 1995 Comprehensive Plan.

A transit village is planned to be developed centered on each of the park-and-ride lots---Swamp Creek to the west of the study area, and Ash Way near I-5 included in the study area. The study reports that no public parks will be developed in the study area other than the 9.6 acres owned by the City of Lynnwood on the north side of 156th Street SW between Manor Way and SR 525 to the east of this study area.

Between Manor Way and Swamp Creek, new large developments are building small-lot, single-family residential units north of 156th Street SW. The Opus Development with 719,000 square feet of office has been approved for the area between Manor Way and Swamp Creek north of 164th Street SW.

Between Swamp Creek and I-5, there is a mixture of older and new single family residential. New residential developments are filling in the vacant lands between the existing older housing at higher densities. The Ash Way Park-and-Ride dominates the area along Ash Way at 164th Street SW.

As shown in **Figure 12 – Manor Way Study Suggested Improvements to 164th St SW Study Area**, the small area study recommends several improvements for the area between Swamp Creek and I-5 (included in this study area).

New road connections and links:

1. A series of new local streets will be necessary to link the new developments as well as provide internal access between the developing residential neighborhoods, especially for pedestrians and bicyclists between Jefferson Way and Ash Way
2. A new 148th Street SW connection to Ash Way on the existing 148th Street alignment to become a functioning collector road between Ash Way and SR 99 is necessary
3. Continue 156th Street west from Manor Way, over SR 525, to relieve the traffic pressures from the Opus Development

New non-motorized connections and links

4. A new bicycle pedestrian crossing over Swamp Creek connecting Opus with 160th Place SW leading to the Ash Way Park-and-Ride Lot
5. A new pedestrian/bicycle connection from the proposed new SR 525 overpass through the Opus Development
6. A new pedestrian-friendly crossing on 164th Street SW at Ash Way
7. A new pedestrian connection at 162nd Place SW crossing Ash Way to the Park-and-Ride Lot
8. New internal circulation within the transit villages on the west side of Ash Way and north of Ash Way Park-and-Ride Lot as development occurs

Improvement Priorities

9. Ash Way – between 148th St SW and Gibson Rd – to collector standards
10. Manor Way – to collector standards
11. 148th ST SW – between SR 525 and Jefferson Way – to collector standards
12. Provide pedestrian and bike lane improvements along Ash Way and Manor Way
13. A mid-block pedestrian crossing at Ash Way at Ash Way Park-and-Ride Lot
14. Improve 164th Street SW to arterial standards

The study calls for all developments, at the time of construction, build all circulation improvements including sidewalks on both sides of all interior streets, ultimate street frontage improvements, including sidewalks and bicycle lanes, along all peripheral streets associated with development. (There is to be no phasing of frontage improvements.)

Plans of Nearby Jurisdictions

City of Lynnwood GMA Comprehensive Plan

The land south of 164th Street SW between I-5 and SR 526 is included within the City of Lynnwood's planning area.

City of Lynnwood - North Gateway Comprehensive Plan

The area south of 148th Street SW is considered within the City of Lynnwood's Urban Growth Area (UGA). The area south of 164th St SW had been proposed for annexation to Lynnwood, but Lynnwood recently abandoned that proposal. Land uses north of 164th Street SW have been added to the Lynnwood Comprehensive Plan. The North Gateway Plan looked at the circulation network in the 164th Street study area; the network has fallen behind the current pace of development. The objectives of the study were to establish new connections to improve circulation throughout the study area and provide streets to meet future circulation needs of the land uses designated in the 1995 comprehensive plan.

Programmed Improvements

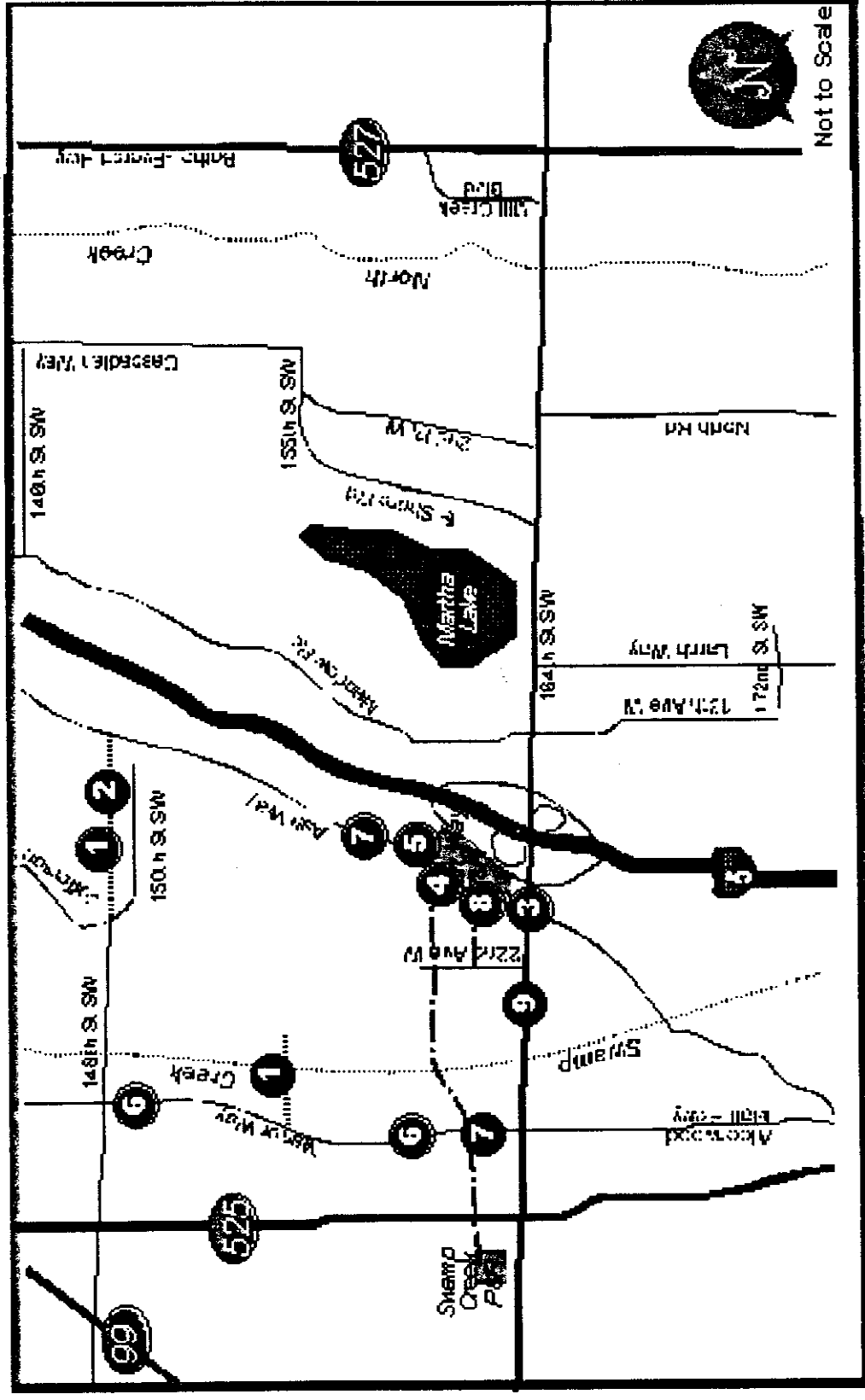
Major transportation improvements planned for the study areas were identified. The improvements that have been identified to Snohomish County's transportation system are included in the County's Transportation Needs Report (TNR). The Snohomish TIP includes the projects from the TNR. **Table 9** presents the major transportation improvements currently planned or recommended.

Sound Transit Projects

164th Street SW Center. The recently completed Ash Way Park-and-Ride is the northern terminal for Route 511. Route 512 also serves this park-and-ride during off-peak times. Together with WSDOT, Sound Transit plans to build a direct connection between the Ash Way Park-and-Ride and the I-5 HOV lanes to and from the south for transit-only use. If HOV access ramps are constructed to and from the north through a future project, Route 512 could be expedited by a direct connection between the Ash Way park-and-ride and the I-5 HOV lanes. The HOV access project is tentatively scheduled for completion in late 2003.

Swamp Creek Station Area Plan. Adjacent to the Ash Way Park-and-Ride, just west of I-5 at 164th Street SW, Sound Transit is planning a pedestrian oriented, neo-traditional development with a small grid of streets and blocks. Several residential buildings are planned in the space; all would face onto a central green space. One apartment (or condominiums) building would include a daycare facility. A building with senior housing is also included next to the courtyard. Retail space would be included on the first level of the parking structure to be located near the park-and-ride. Office space is proposed for another one of the buildings (up to 8 stories) with ground floor retail along Ash Way. A future connection to a light rail station is also included in the plans.

Figure 12 – Manor Way Study Suggested Improvements to 164th St SW Study Area.



Source: Mirai Associates, 2003

**Table 9
Major Transportation Improvements Currently Planned
or Recommended for the Study Area**

State Rte. or Road Class*	Location	Improvement	Project Costs (\$000)		Priority Rating
			TIP Program/ Status**	TNR ID#	
Snohomish County: Arterial Improvements for 164th Streets					
Source: Snohomish County Transportation Needs Report (TNR-ID#)					
Arterial Design and Safety Standards					
MA	Manor Way 164 th St to 148 th St SW Meadow Rd	Urban 3-lane standards w/Bikeway (OS-40b)		OS-40b	M
CL	/Meadow Pl SW – 146 th ST SW to Meridian Ave S	Urban 2/3- lane standards w/Bikeway (OS-21)		OS-21	L
Arterial Capacity Enhancements					
PA	164 th Street SW- Spruce Way to Ash Way	Urban 5-lane standards w/bikeway (W-25A)	\$14,377.0 PE/CE/CN	W-25A	H
CL	28 th Ave W – 164 th St. to SR 525 off- ramp	Urban 5/lane standards w/bikeways		W-05	L
New Arterial Roads					
CL	148 th Street SE- Jefferson Way to Cascadian Way	Urban 2/3-lane standards w/bikeway (N-10)		N-10	M
Sound Transit Planned Improvements for Snohomish County*					
Source: Transportation Element Amendments, December 2000, Table 4					
FW	I-5 @ 164 th Street SW	HOV Direct Access to Ash Way P&R (engineering is being done. Construction scheduled to being 2003)	N/a	N/a	N/a

*MA-Minor Arterial; CL-Collector Arterial; PA- Principal Arterial (Urban); FW-Freeway

** PE-Preliminary Engineering; CE-Construction Engineering; CN- Construction by Contract

IV. Market Research

1. Introduction

This chapter provides information regarding local and regional demographics, economic indicators, and current real estate market conditions. Information about current conditions and trends in the 164th Street & Interstate 5 urban center study area is presented to help facilitate ongoing planning and discussions. Information is presented for a larger study area around the 164th Street & Interstate 5.

This chapter provides an overview of:

- Demographics—population, income, and age cohorts;
- Employment—current and projections;
- Real Estate Markets—office, retail and residential; and
- Implications of current market and economic conditions and trends for future urban center(s) development.

2. Demographics

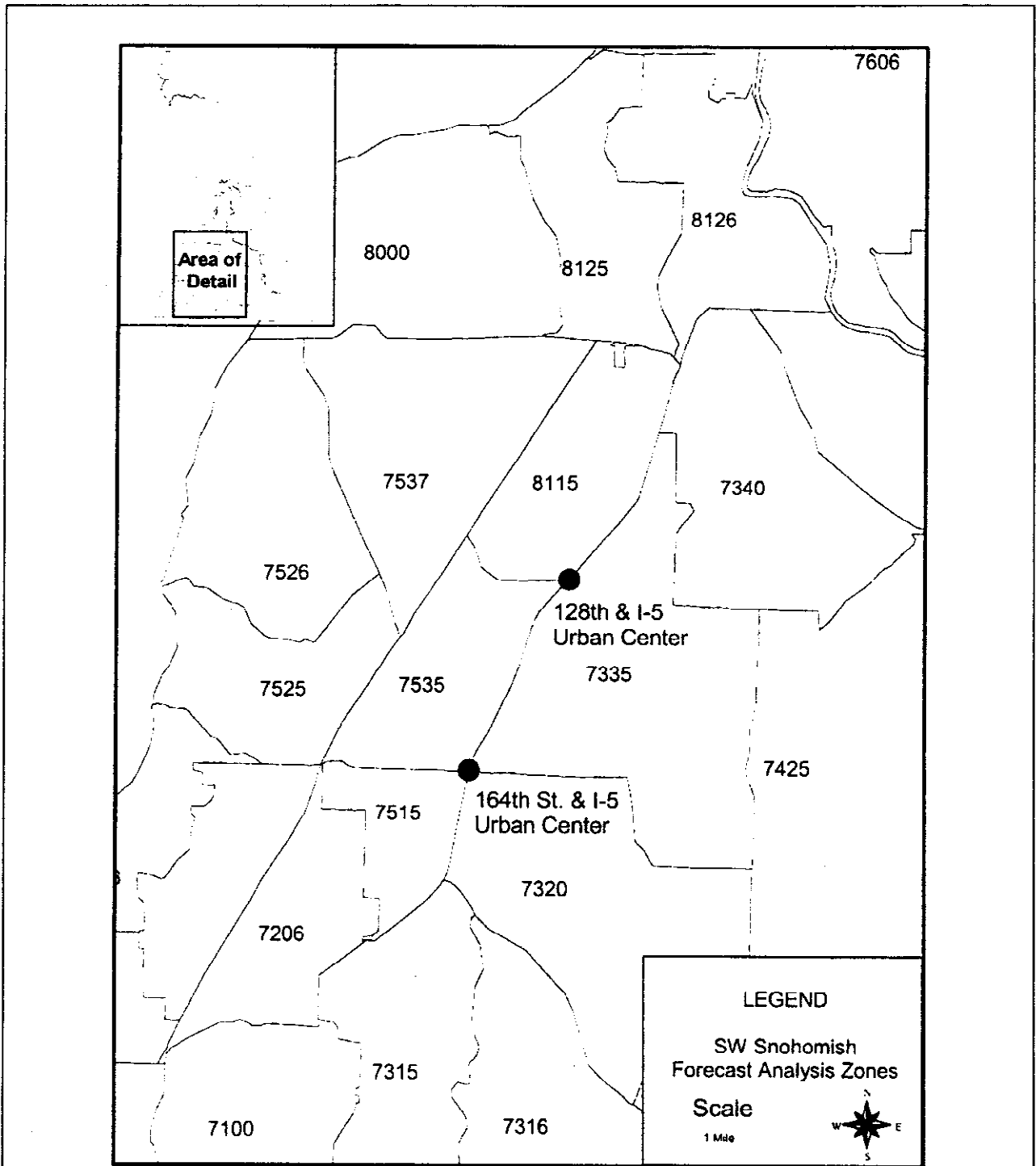
Geographic Areas for Research

Several geographic areas are used to help evaluate demographic and economic conditions for each urban center using:

- Puget Sound Regional Council (PSRC) forecast analysis zones (FAZs). FAZs, which are comprised of one or more census tracts, are small area units used by PSRC and other agencies to analyze the spatial distribution of future population growth and traffic conditions. They provide a comparative view of anticipated population growth for the region and the immediate area around the respective urban centers (see **Figure 14 – Forecast Analysis Zones (FAZ)**).
- Concentric 1.5-mile and 3-mile radius circle areas around each designated urban center. Demographic data from Claritas, Inc. was used in this study to help to establish a foundation of current conditions from which to consider specific aspects of short-term growth potential (see **Figure 15 - 1.5- and 3-Mile Circle Study Areas**).

Long-Range Population Forecasts

In terms of population and economic vitality, Snohomish County is one of the fastest-growing areas in the state. In the last decade, the county's population grew by over 30 percent.



	Southwest Snohomish County Urban Centers	Figure 14
		Forecast Analysis Zones (FAZ)

Table 10 provides information about Snohomish County's population growth over the past decade and forecasted growth through 2030. Population statistics from Puget Sound Regional Council (PSRC) forecast analysis zones (FAZ) in the urban centers study areas are also presented. (Updated county-level long-range forecasts from the Office of Financial Management (OFM) will be addressed in the County's update of its Comprehensive Plan in 2003.)

Table 10
Snohomish County Population Growth - 1990 to 2030

Area	1990 Census	2000 Census	Growth 1990-2000	2010 Forecast	2020 Forecast	2030 Forecast	Growth 2000-2030
Puget Sound Region	2,748,867	3,275,847	19.2%	3,795,629	4,256,104	4,688,596	43.1%
Snohomish County	465,628	606,024	30.2%	757,337	878,579	982,317	62.1%
Urban Center FAZs ¹	66,305	88,389 ²	24.1%	123,950	149,588	174,278	111.7%

Notes:

1 FAZs 7320, 7335, 7515, 7535, 8115. These FAZs were selected to help focus the analysis on unincorporated areas and to avoid data from adjacent cities (Everett, Lynnwood, and Mill Creek) skewing the data. It is recognized that these cities are part of the context for market and economic trends.

2 1998 PSRC FAZ Forecast

Source: U.S. Census Bureau, 2000, Puget Sound Regional Council (5/24/01), and Huckell/Weinman Associate, 2001.

- The population of the area around the 164th Street/I-5 study area grew by 24.1 percent in the last decade. This is compared to the Puget Sound region's 19.1 percent growth, and Snohomish County's 30.1 percent growth. PSRC estimates the population of the urban center FAZ areas will grow by over 111.7 percent between 2000 and 2030.
- The 2030 growth forecast for the urban center FAZs represents a net increase of almost 92,000 people (relative to the 1998 estimate) or more than 38,000 households (based on the Snohomish County 2000 Census average rental unit occupancy of 2.39 persons). Employment is projected to increase by 14,691 jobs between 1998 and 2030.
- **Table 11** provides detailed urban center area FAZ forecasts for population and employment growth between 1990 and 2030. PSRC estimates indicate population and employment will continue to grow substantially in the coming years.

Table 11
Urban Centers FAZs
Population & Employment Projections - 1990 to 2030

FAZ	HHs	Population	Employment	Employment				Government/ Education
				Retail	FIRE	Manufacturing	WTCU	
<u>1990</u>								
7320	5,383	15,059	3,708	433	326	2,612	157	180
7335	7,989	22,215	2,563	810	1,108	115	195	335
7515	915	2,183	4,937	3,265	1,297	99	140	136
7535	4,395	10,195	1,887	745	351	485	154	152
8115	6,867	16,653	7,861	3,404	2,289	1,000	540	628
	25,549	66,305	20,956	8,657	5,371	4,311	1,186	1,431
<u>1998</u>								
7320	6,494	18,281	5,092	653	523	3,087	535	294
7335	10,181	27,876	5,652	1,935	2,134	228	369	986
7515	1,252	3,049	6,757	4,021	2,403	62	98	173
7535	5,084	11,786	3,368	726	805	728	899	210
8115	8,902	21,322	9,070	4,047	3,207	723	620	473
	31,913	82,314	29,939	11,382	9,072	4,828	2,521	2,136
<u>2010</u>								
7320	11,118	29,245	6,203	1,163	945	3,349	559	187
7335	15,381	39,421	6,935	2,049	3,007	343	415	1,121
7515	2,691	6,204	9,117	4,383	3,729	110	335	560
7535	9,229	20,218	4,296	771	1,795	625	874	231
8115	12,760	28,862	10,409	3,968	3,690	935	803	1,013
	51,179	123,950	36,960	12,334	13,166	5,362	2,986	3,112
<u>2020</u>								
7320	12,997	34,441	7,226	1,439	1,232	3,445	864	246
7335	18,221	47,047	8,292	2,208	3,574	407	425	1,678
7515	4,655	10,822	12,184	5,408	5,397	217	711	451
7535	11,237	24,814	4,881	998	2,304	691	626	262
8115	14,232	32,464	11,801	4,145	4,872	848	1,310	626
	61,342	149,588	44,384	14,198	17,379	5,608	3,936	3,263
<u>2030</u>								
7320	14,807	38,687	8,288	1,690	1,575	3,675	1,037	311
7335	21,286	54,222	9,497	2,357	4,285	448	425	1,982
7515	7,148	16,427	15,619	6,373	7,335	321	964	626
7535	13,404	29,293	4,953	1,224	2,143	702	588	296
8115	15,798	35,649	13,294	4,304	5,846	785	1,543	816
	72,443	174,278	51,651	15,948	21,184	5,931	4,557	4,031

Source: U.S. Census Bureau, Puget Sound Regional Council (5/24/01), and Huckell/Weinman Associates.

Projected Short-Term Growth

To provide a comparative view of population growth in the area surrounding the urban centers, population data sets from Claritas, Inc. were obtained for 1.5-mile and 3-mile radius circle areas, and are shown in **Figure 15 – 1.5- and 3-Mile Circle Study Area.**¹

Table 12
Population Growth - 164th & I-5 Study Area
1.5- and 3-Mile Radius

	1990 Census	2000 Estimate	% Change 1990-2000	2005 Projection	% Change 2000-2005
<i>Population</i>					
1.5-Mile Radius Circle	15,082	18,743	24.3%	20,183	7.7%
3-Mile Radius Circle	80,141	101,680	26.9%	110,078	8.3%
<i>Households</i>					
1.5-Mile Radius Circle	6,057	7,593	25.3%	8,222	8.3%
Persons per Household	2.49	2.47	-0.9	2.45	-0.6
3-Mile Radius Circle	30,287	39,016	26.9%	42,568	16.7%
Persons per Household	2.64	2.60	-1.5%	2.59	-0.6

Source: Claritas Inc. (2000); Huckell/Weinman Associates 2001.

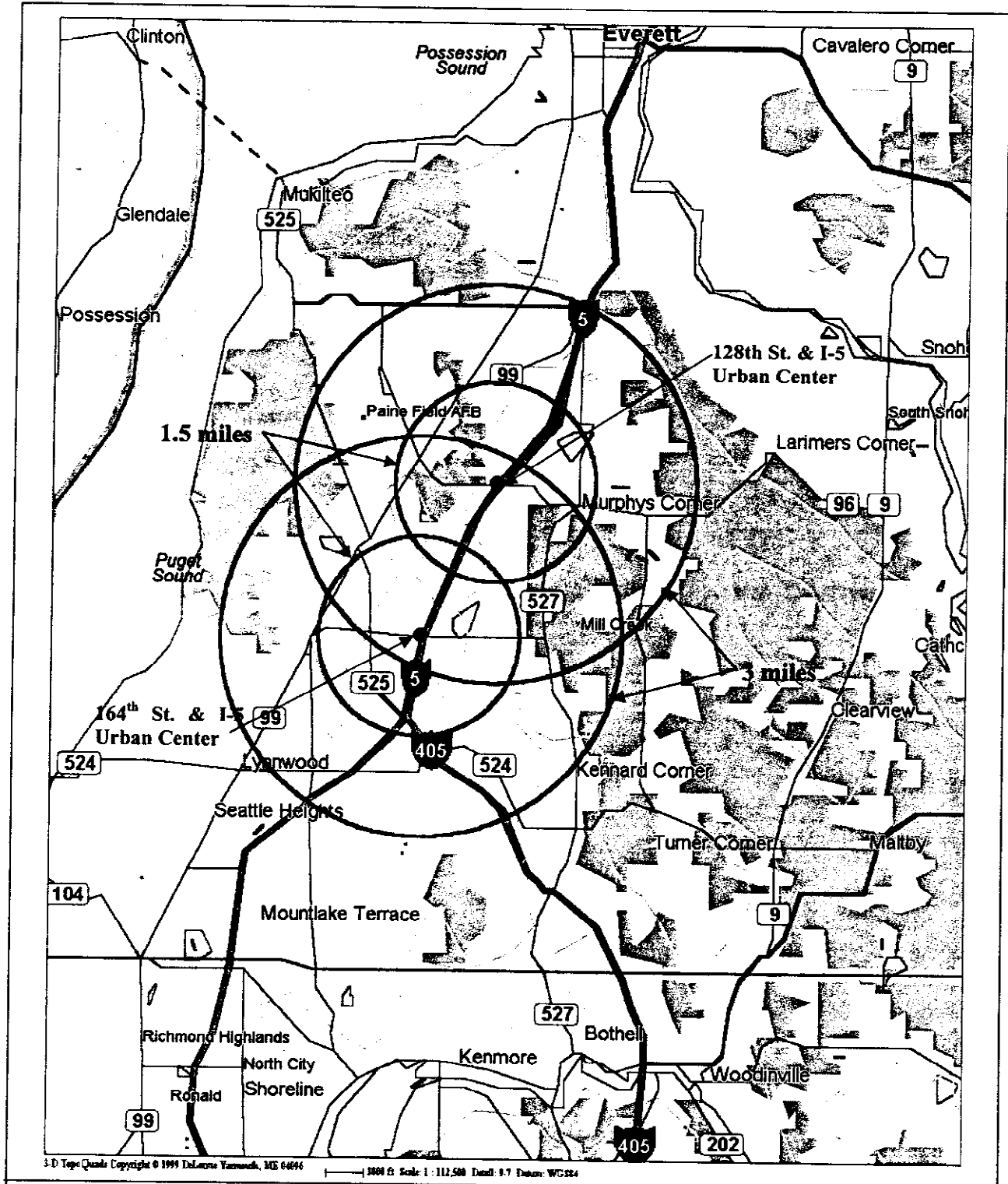
Over the past ten years, population in the 1.5-mile radius circle area around the 164th & I-5 Urban Center grew by 24.3 percent, and almost 27 percent in the 3-mile radius circle area. Household growth was greater than population growth, indicating a continued trend toward smaller household sizes.

Income

The estimated median income for households in the 164th & I-5 center 3-mile study area, shown in **Table 13**, is \$54,776 and the per capita income is \$23,030. This compares with an estimated \$54,253 median household income for Snohomish County overall.² Median household income increased 34.8 percent from the 1990 Census to 2000. Income growth over the ten-year period was consistent for both the 1.5-mile and 3-mile radius circle areas.

¹ Tables 12 through 15 are derived from U.S. Census Tract-based 2000 & 2001 projections from Claritas, Inc., (a national online demographic and consumer data service). The respective geographic areas have center points located at the intersections of 164th St. SE & I-5 and 128th St SE & I-5 (see Figure 15).

² Washington Office of Financial Management



3-D Topo Quads Copyright © 1999 DeLorme Yambeek, ME 04096
 3000 ft. Scale: 1 : 112,500 Detail: 1:7 Datum: WGS84

	<p>Southwest Snohomish County Urban Centers</p>	<p>Figure 15 1.5- and 3-Mile Circle Study Areas</p>
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Table 13
Income - 164th & I-5 Study Area
1.5- and 3-Mile Radius

	1990 Census	2000 Estimate	% Change 1989 to 2000
<i>1.5-Mile Radius Circle Area</i>			
Per Capita	\$16,179	\$23,754	46.8%
Median Household	\$37,893	\$51,618	36.2%
<i>3-Mile Radius Circle Area</i>			
Per Capita	\$16,161	\$23,030	42.5%
Median Household	\$40,647	\$54,776	34.8%

Source: Claritas, Inc. (2000) & Huckell/Weinman Associates, 2001.

Age Distribution

The household age composition of a market area has a direct effect on housing demand and consumer spending.³

- Households headed by individuals age 15 to 24 tend to spend most of their income on basic needs. The households are also generally renters, have little savings and few assets.
- In most communities, householders age 25 to 34 typically represent first time homebuyers.
- Households aged 35 to 44 usually have accumulated enough savings and equity to purchase a traditional home and have a higher than average amount of discretionary income.
- Households headed by a person age 45 to 54 are frequently profiled as "empty nesters" with the highest proportion of discretionary income. Many of these individuals have accumulated enough savings and equity to afford a second home and travel frequently.
- Households headed by a person age 55 and older are classified as seniors, who tend to have fixed incomes and no mortgage.
- By age 65 most householders have chosen where they want to retire. More and more people, especially women, are living to be 85 years or older. This is fueling a growth market for various senior housing products, including congregate and assisted living facilities.

³ National Association of Realtors, "Generational Needs will Alter Market" 1998.

Table 14 presents 1990 U.S. Census and the estimated 2001 and 2006 population age distribution data for the 164th & I-5 study area.

Table 14
Age Groups - 164th & I-5 Center
1.5-mile Circle Areas

Age		1990		2001 Estimate		2006 Projection	
under	5	1,399	9.4%	1,557	8.0%	1,584	7.5%
	5 to 9	1,246	8.4%	1,543	7.9%	1,548	7.3%
	10 to 14	1,024	6.9%	1,403	7.2%	1,458	6.9%
	15 to 17	504	3.4%	768	3.9%	854	4.0%
	18 to 20	567	3.8%	698	3.6%	843	4.0%
	21 to 24	870	5.8%	937	4.8%	1,036	4.9%
	25 to 29	1,429	9.6%	1,174	6.0%	1,247	5.9%
	30 to 34	1,547	10.4%	1,476	7.5%	1,290	6.1%
	35 to 39	1,434	9.6%	1,796	9.2%	1,671	7.9%
	40 to 44	1,325	8.9%	1,699	8.7%	1,748	8.2%
	45 to 49	1,039	7.0%	1,540	7.9%	1,699	8.0%
	50 to 54	686	4.6%	1,475	7.5%	1,556	7.3%
	55 to 59	523	3.5%	1,168	6.0%	1,514	7.1%
	60 to 64	460	3.1%	813	4.2%	1,163	5.5%
	65 to 69	374	2.5%	555	2.8%	790	3.7%
	70 to 74	227	1.5%	440	2.3%	517	2.4%
	75 to 79	138	0.9%	304	1.6%	381	1.8%
	80 to 84	65	0.4%	141	0.7%	210	1.0%
	85 +	41	0.3%	67	0.3%	106	0.5%
Total		14,898	100.0%	19,554	100.0%	21,215	100.0%
Median Age		31.3		35.6		37.2	

Source: Claritas, Inc. (2001) & Huckell/Weinman Associates, 2001.

- The 2001 estimated median age for individuals in the 1.5-mile radius study area is 35.6 years old in 2001, and 37.2 years old in 2006.
- Generally, the age cohort trend indicates people living around the urban center study areas are growing older, indicating a trend away from rental occupancy.
- Juxtaposed with the aging trend, fewer children (25.7 percent under 18 in 2006 as compared to 28.1 percent in 1990) will be living in the urban center area.
- As of 2001, 12.2 percent of the 164th & I-5 study area population is over the age of 55, while 30.6 percent is under the age of 20. This contrasts somewhat with the State of Washington as a whole, where 19.6 percent of the population is over the age of 55, and 28.6 percent of the population is under the age of 20.

3. Economic Research

Current Economic & Employment Conditions

Before the 2001 recession, economic forecasters were very optimistic about Snohomish County's immediate economic/employment forecasts. According to the Snohomish County Workforce Development Council:

“Snohomish County should lead all other urban counties in the state in job growth between the years 1995 and 2005. An average of 13,000 job openings are expected each year, in over 14,000 businesses throughout the county. 1997 experienced 17,000 job openings alone. Over 72 percent of these jobs will be in the more rapidly growing service sectors of the labor market such as transportation, communications, utilities, trade, finance, insurance, real estate, services, and government. Slower growing goods producers will only account for 22 percent of the new jobs, and self-employment another 5 percent.

The 2000 to 2005 period will continue to be a growth period for the Snohomish County economy. As the Asian economies recover, Snohomish non-aircraft manufacturing exports to those markets, including industrial machinery, electronic machinery, instruments, apparel and food products, will rebound. Employment in the non-manufacturing sectors, which have been least affected by the recent Asia and Boeing downturns, will see increasingly higher employment growth rates as the manufacturing sectors in the county provide extra stimulus to the services and trade. Key points learned in the past decade that compel economic forecasters to feel positive about Snohomish County's prospects include:

- Snohomish County will continue to be in a growth period primarily through service businesses and technology employers.
- Health care and other service businesses continue to be strong employment generators.
- Self-sufficient wage jobs will largely be limited to those with post high school education or technical training. Huge gaps will develop between the number of service and retail jobs available and the available workforce, largely due to the prevailing wage rates within these industries not paying sufficiently well enough to support a self-sufficient living standard within Snohomish County. There will continue to be large numbers of working poor.”

Despite Boeing's recent layoffs, and the current downturn in the overall economy, most experts feel that Snohomish County is still well positioned to prosper in the next several decades. The timing of recovery is currently uncertain, however.

Employment

The Puget Sound Regional Council has developed working forecasts of employment for the central Puget Sound region for the years 2010, 2020, and 2030. The forecasts are prepared for FAZs, and are then allocated to a finer zone structure, Transportation Analysis Zones (TAZs), for use in PSRC's travel demand models. The forecasts do not reflect the results of the 2000 Census or PSRC's estimates of 2000 employment. This information is forthcoming after the 2000 Census information is finalized in 2002.

Table 15 provides summary information regarding employment forecasts for the urban center FAZ areas. As of 1998, the retail category represented the largest employment source in the urban center FAZs. Of the approximately 30,000 employees that work in the urban center FAZs, over 11,000 people (38 percent) were employed in retail establishments, and more than 9,000 people (31 percent) were employed by finance, insurance, or real estate (FIRE) businesses.

Table 15
Urban Center FAZs¹ Study Area / PSRC Employment Forecast / 1990 - 2030

	Total Employment	Retail	FIRE ²	Manufacturing	WTCU ³	Government/ Education
1990	20,956	8,657	5,371	4,311	1,186	1,431
1998	29,939	11,382	9,072	4,828	2,521	2,136
2010	36,960	12,334	13,166	5,362	2,986	3,112
2020	44,384	14,198	17,379	5,608	3,936	3,263
2030	51,651	15,948	21,184	5,931	4,557	4,031
Job Growth 1998-2030	21,712	4,566	12,112	1,103	2,036	1,895
% Growth 1998-2030	73%	40%	134%	23%	81%	89%

¹ FAZs 7320, 7335, 7515, 7535, 8115

² Finance, Insurance, Real Estate

³ WTCU: Wholesale trade, transportation services, communication, and utilities

Source: Puget Sound Regional Council, (May 2001), and Huckell/Weinman Associates, 2001.

The data indicates that the FIRE and government/education categories (primarily office workers) are expected to provide the strongest economic growth over the next 20 years.

- Future office employment: Based on an average of 250 square feet of space required per worker (a rule of thumb for estimating purposes), accommodating the 12,112 jobs projected for 2030 will require developing approximately 3.5 million square feet of new office space in the urban center FAZs.
- Future retail employment: Based on an average of 750 square feet of space required per worker (a rule of thumb for estimating purposes), accommodating the 4,566 jobs projected for 2030 will require developing approximately 3.4 million square feet of new retail space in the urban center FAZs.

4. Real Estate Market Conditions

Southwest Snohomish County Market Overview

Over the past decade, southwest Snohomish County has been an attractive market for all types of real estate development. Interest in this area can be attributed to the following general factors:

- Location in the region;
- Substantial regional job growth and an available qualified labor pool;
- Transportation access, including major highways, rail, and air;
- Good locations for development;
- Proximity to new housing, and affordable housing; and
- An overall economic “push” outward from the Seattle and Eastside King County markets.

Southwest Snohomish County has benefited from its contiguous location and strong relationship with King County, especially from the region’s strong aerospace and other high tech fields. Southwest Snohomish County and the I-5 corridor comprise a strong economic location. However, the recent downturn in the national and regional economies, especially the effect of Boeing Corporation layoffs, has weakened the Snohomish County commercial real estate market in 2001.

Despite the economic downturn, the demand for housing and retail goods and services continues to be relatively strong. This will likely continue as long as job growth projections remain positive, and housing prices remain high in other parts of the Puget Sound region. Additional factors supporting the buoyant housing market include low mortgage interest rates and recent tax code changes (i.e., reduced capital gains and tax incentives for home ownership).

The following sections address both regional trends and current market conditions for the office, retail, and multifamily residential market sectors in the region, county and urban center study areas. This discussion is followed by a market assessment of development opportunities for the urban centers in the context of the Snohomish County and larger Puget Sound real estate markets.

Please note that the market data was compiled in early 2002 and does not yet reflect post-September 11 economic changes. The Puget Sound region is currently in recession, and various segments of the real estate market are extremely weak (office), weak (retail), or okay but weakening (residential). Local market variations may also affect the relative strength of supply and demand. Economic and real estate market conditions, and investor behavior, should be monitored to identify near-term potential.

Current opinion is that the economy will begin to rebound in 2003-2004. The residential market is expected to recover first, and the office market last, due to high existing vacancies.

Office

Currently, the southwest Snohomish County office market, along with most other locales in the region, is suffering from the economic downturn. With a slump in the commercial real estate market, many new private projects in Snohomish County are underutilized or have yet to be pre-leased, and planned projects have been put on hold in the region. However, the opinion of knowledgeable brokers is that while the office market is overbuilt at present, the space will likely be absorbed when the economy improves and new jobs are created.

According to CB Richard Ellis' National Office Market Report (3rd Quarter 2001), in the past several years, there is a growing trend away from suburban office developments. Vacancies are increasing in suburban office properties at a faster rate than in downtown properties; however new space absorption is occurring at a faster rate in suburban markets.

Table 16
Office Market Conditions - Puget Sound Region & Snohomish County
3rd Quarter 2001

Area	Inventory: Net Leasable Area (sq.ft.)	Under Construction (sq.ft.)	Vacancy Rate %	Net Absorption	Avg. Class "A" Lease (sq.ft.)*
Downtown Seattle	32,743,869	2,055,515	10.46%	170,870	\$32.37
Eastside	24,623,464	2,459,387	11.21%	(371,233)	\$25.50
North Seattle	1,188,475	215,472	7.63%	27,088	\$25.16
Snohomish County	2,967,561	676,590	17.98%	43,759	\$20.81
Market Total	72,254,766	5,941,754	11.03%	(318,549)	\$27.10

*Assumes full service lease rates -- the landlord assumes responsibility for most, or all, of the operating expenses and taxes for the property for the base year -- does not include amenities; square feet per year.

Source: CB Richard Ellis Commercial Real Estate Brokers, 3rd Quarter 2001; Huckell/Weinman Associates, 2001.

- The 3rd Quarter 2001 11.03 percent vacancy rate compares to a 3.2 percent vacancy rate for the same quarter one year ago. Factoring in sublease space increases the regional office vacancy rate to almost 14 percent.
- Overall, for the region, average Class A lease rates declined by \$5/sq.ft., from the 1st Quarter 2001.
- According to CB Richard Ellis, Commercial Real Estate Brokers, the state of the office market is reflecting the economic downturn. While developers continue to plan and permit office projects, most new construction activity is on hold.
- It is now a "tenant's market," where many landlords are willing to negotiate lower rates or provide "move-in" incentives for space.
- The "under construction projects" that missed the last wave of office space demand will have to compete with both vacant and sublease space for new tenants until there is a major upswing in the local economy.

- The largest permitted office project in the urban centers area is Opus Northpointe, a master planned 90-acre business park with 725,000-square feet on 164th Street Southwest west of I-5. The developer recently broke ground on the first phase of this project (A & D Buildings); however, future phases are tentatively on hold, according to recent newspaper reports.

Table 17
Urban Centers Area - Sample Office Lease Rates
November 2001

Office Property	Lease Rate / sq.ft. / yr	Lease Terms ¹
<i>164th & I-5</i>		
Ash Way Business Center	\$18.50 / 12,000 Under Construction	Triple Net
Opus Northpointe Corporate Center A & D	\$16.00 / 130,200 Under Construction	Triple Net
Opus Northpointe Corporate Center	\$16.00 / 588,300 Under Construction	Triple Net

¹Triple Net: Tenant pays taxes insurance, repairs, and maintenance.

Source: Puget Sound Business Journal (11/01), and Huckell/Weinman Associates.

- Lease rates in the urban center areas are consistent with regional rates. Full service lease rates in this area are approximately \$15 to \$19 sq.ft./per year.
- In terms of nearby competition in Southwest Snohomish County, according to the *Puget Sound Business Journal*, approximately 3,424,182 square feet of office space is listed in the City of Lynnwood and neighboring Mountlake Terrace.
- While return on investment is based on a number of factors, in today's market, current office rent levels generally cannot support on-site structured parking.
- Over the long term, additional office growth is planned for the city centers of Everett, Lynnwood and Mill Creek.

Retail Market Conditions

National Retail Development Trends

In recent years, development trends produced a greater variety of retail space. Many new retail spaces developed in the last ten to fifteen years were developed as freestanding retail buildings rather than traditional shopping centers. The size and type of space is a product of both the market strategy of specific retailers, and the financial realities of doing business. Among the new types of retail space that have emerged are:

- **Category Killers** -- the economies of buying in large quantities from manufacturers, and specialization among retailers, have lead to large stores selling particu-

lar retail goods. These larger stores can attract enough consumer spending to eliminate this type of retail category in other smaller stores within their trade area. Examples include Toys R Us, Home Depot, Blockbuster, Petco, Office Depot and Walgreen Drugs.

- **Power Centers** -- a collection of “category killers” located in one site composed of several freestanding stores is referred to as a “power center.” These centers typically draw support from larger trade areas such as community and regional scale market areas.
- **Lifestyle Centers** -- The shrinking number of full line department stores in the U.S. has spawned a hybrid type of shopping center that focuses on apparel, home furnishings, electronic appliances, miscellaneous retail stores, food stores, restaurants, recreation and entertainment centers. This type of center is a reincarnation of a regional or community scale shopping center that combines some of the traditional characteristics of the shopping center and the main attributes of “festival retail,” i.e., shopping as entertainment. Examples in the region include the University Village Crossroads and Redmond Town Center.
- **Mega- or Hyper-markets** -- these are very large supermarkets. Older supermarkets ranged from 15,000 to 45,000 sq. ft. The newer versions range from 50,000 to 100,000 sq. ft., and often sell more than the typical lines of groceries, e.g., fast foods, gourmet items, soft goods, drugs, and video rentals. The larger size store may be similar to the traditional neighborhood shopping centers, though the space is all under one roof or in a single ownership.
- **Big Box Stores** -- this type of retail store is usually freestanding and has many of the physical characteristics of a warehouse. These stores sell to both retail and wholesale customers. “Big Box” retail is a term that has come to mean a very large store of over 100,000 sq. ft., such as Costco, Wal-Mart, Home Depot, Home Base and Lowe’s. In some communities, the term is used as a negative reference.
- **Festival Retail** -- these are concentrations of retail space that typically feature patterns related to shopping for entertainment. Often stores in this category are associated with regional tourism or a theme, such as Pike Place Market. Some smaller versions of “festival retail” space are being referred to as a “third places”, i.e., places that are not home and not work, but a place to gather for food and occasionally formal or informal entertainment and/or recreation, such as a Starbucks or Barnes and Noble bookstores.

Recent Retail Activity

Snohomish County’s population, personal income, and spending growth have supported substantial retail expansion. As indicated in **Table 18**, the Northend (which extends from Lake Union north to southwest Snohomish County) has the second-largest retail market in the Puget Sound Region, representing 24 percent of total retail space (7,884,471 square feet).

Despite a national and regional economic downturn, the local retail market continued to be strong in the 3rd quarter of 2001. End of year/holiday retail sales, however, appear to have been mixed and could lead to additional vacancies.

Table 18
Retail Market Conditions - Puget Sound Region
1st Half 2001

Area	Inventory: Gross Leasable Area (sq.ft.)	Under Construction (sq.ft.)	Vacancy Rate %	Absorption	Average Net Lease Rate (sq.ft.)
Downtown Seattle	1,864,290	179,077	1.70%	(47,653)	\$35.74
Neighborhood	344,801		0.0%		\$23.90
Community	100,000		0.0%		na
Mixed Use	462,407		3.83%		\$32.14
Power/Regional Center	957,082		0.92%		\$52.50
Eastside	8,630,430	621,487	1.70%	59,372	\$26.85
Neighborhood	466,518		1.69%		\$15.00
Community	2,721,770		1.57%		\$22.58
Power/Regional Center	5,442,142		1.77%		\$29.70
Northend¹	7,884,471	31,512	3.40%	(69,048)	\$24.52
Neighborhood	728,622		4.40%		\$20.91
Community	3,316,157		2.19%		\$19.75
Power/Regional Center	3,839,692		1.77%		\$27.34
Puget Sound Region	32,333,318	1,351,746	2.82%	(84,782)	\$22.04

¹Lake Union north to Snohomish County

Source: CB Richard Ellis Commercial Real Estate Brokers, 2001; Huckell/Weinman Associates, 2001.

Urban Center Study Area Conditions

- The Northend, which includes southwest Snohomish County, has a higher overall vacancy rate than other subareas in the region. According to the CB Richard Ellis' *Puget Sound Market Index*, the Northend saw vacancies rise just slightly in the first half of 2001.
- The Alderwood Mall, located several miles south of the 164th & I-5 study area, is the largest retail center in the county (1,050,000 sq.ft.) and represents 13 percent of the total Northend retail inventory.
- A large Wal-Mart dominates the retail development found at the 164th & I-5 intersection. Retail businesses found along 164th Street east of the freeway are mainly auto-oriented strip centers and local convenience stores.

Residential Market

National Trends

Information concerning the national market for mixed-use development in urban centers has been identified in several surveys of “neo-traditional” housing projects and successful transit-oriented developments. Buyer profiles for these distinctive types of development are closely related to buyers purchasing, (or renting), multi-family apartments, condominiums or townhomes along urban, multi-modal transportation corridors. General characteristics found in “active homebuyers” inspecting neotraditional developments include⁴:

- Sixty percent are female, the remaining 40 percent are almost evenly divided between males and couples;
- Baby boomers (aged 36 to 45) make up the largest age tier (37 percent);
- More than three-quarters of the active homebuyers are married and 59 percent are childless households;
- Forty-four percent have an annual income of \$51,000 to \$90,000. Households earning \$91,000 or more comprised 16 percent of residents (1993 income levels);
- Seventy-two percent have a high rate of home ownership—a quarter of whom are “highly experienced” homeowners (having owned three or more homes);
- Forty-six percent grew up in city environments; and
- By more than 3 to 1, people feel that a “good neighborhood” is more important than a “good house.”

Additional comments from homebuyers included:

- The neotraditional concept is more popular with the fastest-growing demographic groups—childless households and singles;
- Locational features (e.g., proximity to downtown, natural amenities and views), community features, architectural features and landscaping features were all noted as positive aspects; and
- Density, locational features (e.g., proximity to downtown and high crime areas), lack of shopping and services, and home product issues (e.g., design, price, construction quality) were listed as negative features.

Studies of people living in successful transit-based housing in the San Francisco Bay Area found the demographic characteristics to be “very similar to those living in apartments and higher-density housing elsewhere.”⁵ Generally, these households are small and are either at the beginning or the later stages of their life cycles. The predominant resident groups included single people, young couples without children, empty nesters, and retirees.

Researchers found that these groups tend to own fewer automobiles than other households and their workplaces were on or near transit lines. More residents were classified as having higher-

⁴ *Building Traditional Neighborhoods: What Do Homebuyers Want?* Community Planning and Research, 1994.

⁵ *Transit Villages in the 21st Century*. Cervero and Bernick. 1997. McGraw Hill. P. 150.

paying managerial or professional occupations as opposed to jobs in sales, services and other occupations (including manufacturing, labor and crafts). Neighborhood amenities were also mentioned as an important factor in the decision to live in transit-based housing.

A recent survey and focus group by Hebert Research of Transit Oriented Development in King County (*Transit Oriented Development: Summary of Research Findings, February 2001*) identified significant demand for TOD units (more than 30,000 households). There was a heavy and broad-based emphasis on purchasing rather than renting units (almost 75 percent of respondents). Critical factors identified for TOD units included security, privacy, appealing design, convenience, and sufficient parking. The survey indicated that only about one-third of respondents would be former bus commuters. Almost one-half would be willing to give up one car (of two) to live in a TOD community. In general, TOD dwellers would be able to afford market rates and purchase prices. A majority of respondents found the idea of retail stores and services on the street level of residential buildings highly attractive. Overall, there was strong public support expressed for the TOD concept.

Multi-Family

In the past decade, apartment development pressure pushed north from Seattle and the Eastside communities of King County into southwest Snohomish County. The southwest Snohomish County market experienced a tremendous amount of growth, with more projected, and new apartment sites in these areas became increasingly expensive. As detailed in **Table 19**, in the latter half of 2001, the Snohomish County apartment market exhibited signs of decreasing demand, stabilized rental rates, and rising vacancy rates (5.6 percent in 2001 vs. 4.5 percent in 2000).

Table 19
Multi-family Conditions - Puget Sound Region & Snohomish County
Nov. 2001

Area	Vacancy Rate	2001 Avg. Rent	Projected Rent Increase ¹
Pierce County	5.2%	\$618	1.6%
King County	5.4%	\$880	1.5%
Snohomish County	5.6%	\$793	1.6%
Lynnwood	5.0%	\$782	na
Mountlake Terrace	4.2%	\$810	na
Edmonds	4.3%	\$729	na
Mill Creek	5.9%	\$917	na
Paine Field	6.8%	\$739	na
Silver Lake	6.1%	\$821	na

¹ The weighted average amount of increase expected for the next 6-month period.

Source: Central Puget Sound Real Estate Report, (11/2001), Huckell/Weinman Associates, 2001

Table 20 includes data for Snohomish County collected from the November 2001 *Central Puget Sound Real Estate Report*. The data indicate the following:

- Vacancy rates for multifamily residential units are increasing in Snohomish County. This is due both to the general economic downturn, as well as the impact of Boeing Company's announced layoffs.
- The average rent for an apartment unit in Snohomish County is approximately \$793 per month.
- Rental incentives are being offered in 29 percent of units region-wide; this is the highest level in five years.
- Rents are anticipated to increase by over 1.6 percent in the next six-month period; however, vacancies are expected to rise, and fewer landlords have indicated they will be raising rents.

164th & I-5 Study Area Multi-Family Residential Sample

A number of apartment complexes are located within the 164th & I-study area (see Table 20). Monthly rental rates range from \$545 to \$880 for one-bedroom apartments and \$610 to \$1,445 for two bedrooms. Three and four bedroom apartments and town homes are also available, but in limited quantities. Amenities offered in some rental package rates include fitness centers, free tanning, outdoor sports court, spas, patios, fireplaces, business centers, and garages. Apartment vacancy rates generally are under 8.5 percent in December 2001.

Table 20
164th & I-5 Study Area Apartment Complexes

Complex	Year Built/ Vacancy	Location	Amenities	Studio	1BR	2BR	3BR
Fountain Court (149 units)	1989 6%	15415 35th Avenue W, Lynnwood	swimming pool; deck; fireplaces	NA	\$705- \$745	\$810- \$860	\$1,030- \$1,045
Lynnwood Garden Village (96 units)	1967 3.1%	4816 176th Street SW, Lynnwood	swimming pool; clubhouse; deck	NA	\$610	\$689- \$789	NA
Campo Basso (320 units)	1987 NA	159823 Hwy 99, Lynnwood	fitness center; sports court; spa; patios; fireplace; covered parking	\$485	\$545	\$610	NA
Avalon Brandemoor (424 units)	2000 4%	3333 164th Street SW, Lynnwood	fitness center; business center; outdoor pool; spa; garage; fireplace	NA	\$795- \$860	\$930- \$995	\$1,275- \$1,325
Avalon Wildwood Townhomes (238 units)	2000 8.5%	3116 164th Street SW, Lynnwood	fitness center; business center; den availability; attached garage	NA	\$880	\$1,050- \$1,445	\$1,425- \$1,595
Country Gables (126 units)	1990 1.0%	16720 6th Avenue W, Lynnwood	fitness center; pool; spa; deck; fireplaces; garage; game room	NA	\$645- \$740	\$795- \$875	\$980- \$995

Source: Greater Puget Sound Apartment Guide, 2001; Huckell/Weinman Associates 2001.

Single-Family Residential

Over the past decade, housing permits issued within the unincorporated southwest Snohomish County UGA increased between 40 and 50 percent to keep up with population growth. According to local real estate brokers, these areas continue to attract developer attention. Between the years 1990 and 1999, 30,772 housing units were permitted in the southwest UGA. Approximately 49 percent of the units were single-family and 51 percent multi-family units.

Snohomish County single-family home prices are up 7.1 percent in 2001 as compared to homes sold in 2000. As shown in **Table 21**, the average selling price of all single-family homes in Snohomish County in September 2001 was \$239,503.

Table 21
Single-Family Home Sales - Puget Sound Region
September 2001

Area	Average Sales Price	Median Sales Price
Pierce County	\$172,001	\$157,950
King County	\$329,785	\$265,000
Snohomish County	\$239,503	\$210,000

Source: Northwest Multiple Listing Service (9/01); Huckell/Weinman Associates, 2001.

Condominiums

The average sales price for *new* Snohomish County condominium sales was \$176,000 in 2001. **Table 22** provides data on new condominium sales for the region during the first half of 2001. The Northwest Multiple Listing Service reported for September 2001, the average selling price for *all* condominiums in Snohomish County was \$158,744.

Table 22
New Condominiums Sales - Puget Sound Region
2001

Area	Average Sales \$ /per Square Foot			Average Square Feet for 2 BR	Average 2 BR Sales Price
	1BR	2BR	3BR		
Pierce County	--	\$123	\$103	1,031	\$138,000
Seattle (Except Downtown)	\$287	\$291	\$315	1,100	\$292,000
Eastside	\$249	\$199	\$169	1,244	\$236,000
Snohomish County	\$174	\$150	\$136	1,134	\$176,000

Source: Property Dynamics 2001 Newsletters – Condominium Survey; Huckell/Weinman Associates.

Undeveloped Property

The price of land near the urban center study areas is one indicator of perceived development potential. In general, land prices range from \$15 to \$20 per square foot (see Table 23). However, properties for sale that are constrained by location, wetlands, or poor soil conditions are much lower, ranging from \$4.60 to \$6.90 per square foot.

Table 23
Property Prices/Urban Centers Area

	Low	High
<i>Land for Lease</i>		
Office	\$18.50 / sq.ft.	NA
Retail	NA	\$30 / sq.ft.
<i>Land for Purchase</i>		
Business Park	\$15 / sq.ft.	\$20 / sq.ft.
Freeway Service	\$15 / sq.ft.	\$20 / sq.ft.
Retail	\$20 / sq.ft.	\$24.59 / sq.ft.
<i>Constrained Properties[†]</i>	\$4.60 / sq.ft.	\$6.90 / sq.ft.

[†]Lands that contain wetlands or other development constraints.

Source: Huckell/Weinman Associates, February 2001.

5. Summary of Market Research

Over the last decade, Snohomish County's population grew by over 30 percent and jobs increased by nearly 38 percent. Population growth is anticipated to increase more rapidly (60%) in southwest Snohomish County than other areas of the county over the next 20 years, from approximately 154,000 to 247,000 people—an increase of 94,000 people. The number of people residing in and around the designated urban centers areas is projected to increase by over 90,000 residents.

Southwest Snohomish County is characterized by substantial job growth and an available labor pool, access to major highways; visible locations; proximity to new affordable housing and lower vacancy rates in the Seattle and Eastside markets.

As of early 2003, the office market in the region, and especially Snohomish County, is experiencing difficulties. A slump in the commercial real estate market region-wide has resulted in high office vacancies throughout the region. However, projections are that while the office market is overbuilt at the current moment, the existing space will likely be absorbed over the next five years. Given the projected increase in office jobs (e.g., finance, insurance and real estate categories) in the next two decades, a significant amount of new office space will be needed.

There is and will be considerable competition from nearby downtowns and/or malls for many uses (Lynnwood, Mill Creek and Everett) for larger retail uses. A likely market appears to exist for targeted neighborhood-scale retail and service uses. Based on national experience, transit-oriented retail/commercial development may be focused on convenience services (e.g., coffee shops, cleaners, small restaurants, etc.). Overall, most retail/commercial spaces need to be both "auto-oriented" and "pedestrian-friendly" so successful operation is not disadvantaged.

The long-term prospects of a growing population, solid employment projections, and increasing household incomes hold promise for successful redevelopment in the urban center study areas. Demographic research indicates there will be a growing number of households in the prime “home-buying” demographic fueling the demand for both market rate and affordable housing (including multi-family owner and rental housing).

6. Implications for Urban Center Development

Market for Mixed-Use Products. Because of current weak real estate values and flat demand, it will be generally difficult in the short-term for the market to support high-density, mixed-use urban center development. It may also be unrealistic to assume that significant public investments will take place on a large-scale basis. However, based on the experience of other U.S. cities, public incentives for development have been shown to incrementally help stimulate local markets. Public-private partnerships and strong political and community support are typically required. The public sector can also undertake initiatives to encourage, guide or help develop the most critical available sites in the urban centers. Public/private projects could then become a catalyst for future market-driven development.

Housing Development. In contrast to other real estate products in late 2001, the existing housing market is relatively strong. Housing demand will likely continue to be positive as long as the regional economy recovers in the 2002. Some areas will likely see a range of new housing development on suitable opportunity sites. In the short-term, consistent with recent trends, the most likely type of new development will be single-family and medium density multi-family in-fill residential on vacant sites. Concurrently, increasing the housing base will provide additional consumer spending power to support existing and new business in urban centers. Growing demand could also likely result in higher prices, placing greater pressure on affordable, senior and special needs housing.

As in other areas of the Puget Sound metropolitan region, as the demand for convenient, reasonably priced housing increases with time, underdeveloped areas and public transit nodes are likely to see development activity. Public investment—in the form of subsidized parking structures, tax credits, aggressive streetscape programs, and traffic improvements—could help encourage development and accelerate the natural propensity of the real estate cycle to seek a supply/demand equilibrium. Snohomish County will have less control of the type and scope of this development if it is left entirely to the free market.

Parking Issues. Parking availability is a major consideration when weighing the market viability for new mixed-use development. Retail stores, restaurants, and entertainment uses in urban centers will rely on convenient and sufficient parking for a portion of their customers. Offices require parking for employees, customers, and deliveries. People expect at least one or more off-street parking space when they purchase a new home or condominiums.

While some of the demand for residential and office parking can be reduced by shared parking, transportation demand management programs, car-sharing and alternative modes of transportation, most households still prefer to own at least one automobile that requires space whether it is

at home or elsewhere. Lenders recognize this and often put stipulations on providing parking for new development.

Retail. Most retail shopping in southwest Snohomish County is accomplished by a drive to the shopping center, retail district, or freestanding store. Urban centers planning stresses the urban design of “pedestrian-friendly” shopping/commercial development. Occasionally, local visions of “pedestrian-friendly” features conflicts with the needs of retailers for the location of signage, visibility of store fronts, as well as the visibility, location and amount of parking. Adequate and obvious availability of parking is considered crucial to have a viable and competitive retail site.

Over time, it is likely that people living in urban centers will find it practical and convenient to forgo time-consuming automobile trips to other shopping districts to make their necessity (day-to-day) purchases closer to home. There is also an opportunity for certain types of new businesses to capture a share of “pass-by traffic” on the main corridors (i.e., 164th and 128th Streets) during the afternoon commute hours.

Urban centers will compete with the retail market that shops in larger stores in community and regional shopping centers, and “big box” stores. Potential future retail uses in urban centers could include:

- Retail stores offering local-serving items (coffee shops, bakeries, small gifts and greeting cards);
- Service business (hair salons, cleaners, appliance repair; computer repair; pet grooming);
- Restaurants (serving a regionwide and neighborhood market);
- Destination specialty stores (art galleries; rare used books; used records and tapes); and
- Conveniences (one-stop necessity shopping, small diners, and personal services).

Often sites at transit transfer points will have a certain level of “foot traffic,” but that level is not adequate to support a significant amount of retail space. Retail space tends to do better at the terminus of trips rather than at the transfer points for commuting trips.

V. Urban Center Boundaries

A study area was initially defined to provide a spatial framework for evaluating land use and environmental conditions, market factors, and opportunities and constraints in the area of the Urban Center as currently defined on the GPP Future Land Use Map. Please refer to the graphics in Section III. Within this larger area, criteria were developed to identify potential boundaries of the Urban Center, and for the smaller area which would be the focus of master planning.

The objective was to identify that portion of the study area that had the greatest potential for redevelopment as an Urban Center. Criteria for the Urban Center included considerations of location/access (proximity to transit), land use (vacant land or redevelopment potential, including one or more larger parcels), natural constraints (not predominant), and services and facilities (existing and potential). The criteria are summarized below.

Location/Access

1. Adjacent to a freeway, highway or principal arterial.
2. Minimum of 1 mile separation from a city downtown or other unincorporated Urban Center.
3. Contains a contiguous area not bisected by a freeway, freeway interchange or principal arterial (5 lane) road.
4. Within ¼ to ½ mile (10 to 15 minute walk) to an existing transit facility or park-and-ride lot with pedestrian existing or potential connections.
5. Served by frequent bus service, 25 or more trips per day, bi-directional service, or planned for future rail service.
6. A planned location for a bus transit or rail station.

Land Use

1. Currently contains a mix of land uses – residential, commercial, office, public (parks, schools, etc).
2. Significant potential exists for development/redevelopment for housing, services and employment uses over time in most (60-70 percent) of the area.
3. Contains one or more relatively large vacant or re-developable parcels that provide significant potential for high density, mixed-use development.
4. Established single-family residential areas do not comprise a substantial (no more than 20 percent) of the area of the Urban Center.
5. The proposed boundaries do not divide, invade or disrupt any established single-family neighborhoods.

Natural Constraints

1. Designated critical areas (wetlands, streams, wildlife habitat, geologic hazards, frequently flooded areas) do not account for more than 20 percent of the potential Urban Center and do not divide the potential Urban Center.

Public Services and Facilities

1. Sewer and water service currently exist or are planned to be extended to the potential Center.
2. Community facilities (e.g. parks, schools, libraries, etc.) exist within ¼ to ½ mile of the Center or can be planned to be provided within the potential Center.

Applying these criteria to the 164th study area, the area shown on Figure 1 was identified as the potential Urban Center. The balance of the planning effort concentrated on identifying and planning a site for an urban village within the Urban Center area.

VI. Opportunities & Constraints/ Development Potential

Opportunities and Constraints

The 164th Street study area has the potential to redevelop over time in a manner that embodies the characteristics of an Urban Center – high intensity, mixed-use development that supports public transit and fosters pedestrian circulation. It is well located in a fast growing urbanizing area; market information and trends indicate that demand for housing and other land uses in Snohomish County’s Southwest UGA will continue to be strong. It is proximate to an interstate highway and a principal arterial (164th Street) and over a mile from the Lynnwood Subregional Center. It contains two park-and-ride lots (on the west side), and it contains a regional trail, the Interurban Trail, (east side). A future light rail station is planned along I-5.

There is currently a mix of land uses in the study area, providing a variety of services and everyday shopping needs. The general area has experienced recent commercial development (WalMart, Opus), and nearby multi-family residential development. Opportunities to intensify land uses are present over the long term. There are several large parcels of land (on the west side of I-5) that are vacant or that provide significant redevelopment opportunity. Martha Lake, just outside the study area, provides recreational opportunities for area residents.

There are also some constraints that will make development a challenge. The study area is bisected by I-5, which makes joining the east and west portions difficult. Pedestrian circulation is currently quite limited. The east side is generally developed in an auto-oriented suburban pattern; there is little vacant land remaining and the land ownership pattern is fragmented. Much of the commercial development along 164th is relatively recent. The west side has challenging topography in some locations that will make pedestrian circulation more difficult. There are also a number of natural environmental constraints (i.e., Swamp Creek and wetlands on the west side) which will limit development in some locations.

Table 24 summarizes the opportunities and constraints of the 164th Street study area.

Development Potential

Properties may be considered prime for redevelopment when their existing structures are worth less than half the value of the land. Based on this ratio, less than one-half the properties within the study area boundary are ready for redevelopment at this time. There are only a few residential parcels west of I-5 and many of these have already been built upon since the Urban Centers project began and land use data was collected. There are a few parcels along I-5 north of 164th, and others in the southeast corner along 172nd Street SW.

Over one-half of the properties west of I-5 could be considered to have high development potential. These areas include two existing park-and-ride lots. There are parcels along I-5 and SR-525 which could be developed for residential uses. The area in the southwest corner of the Center has recently been developed with multi-family residential.

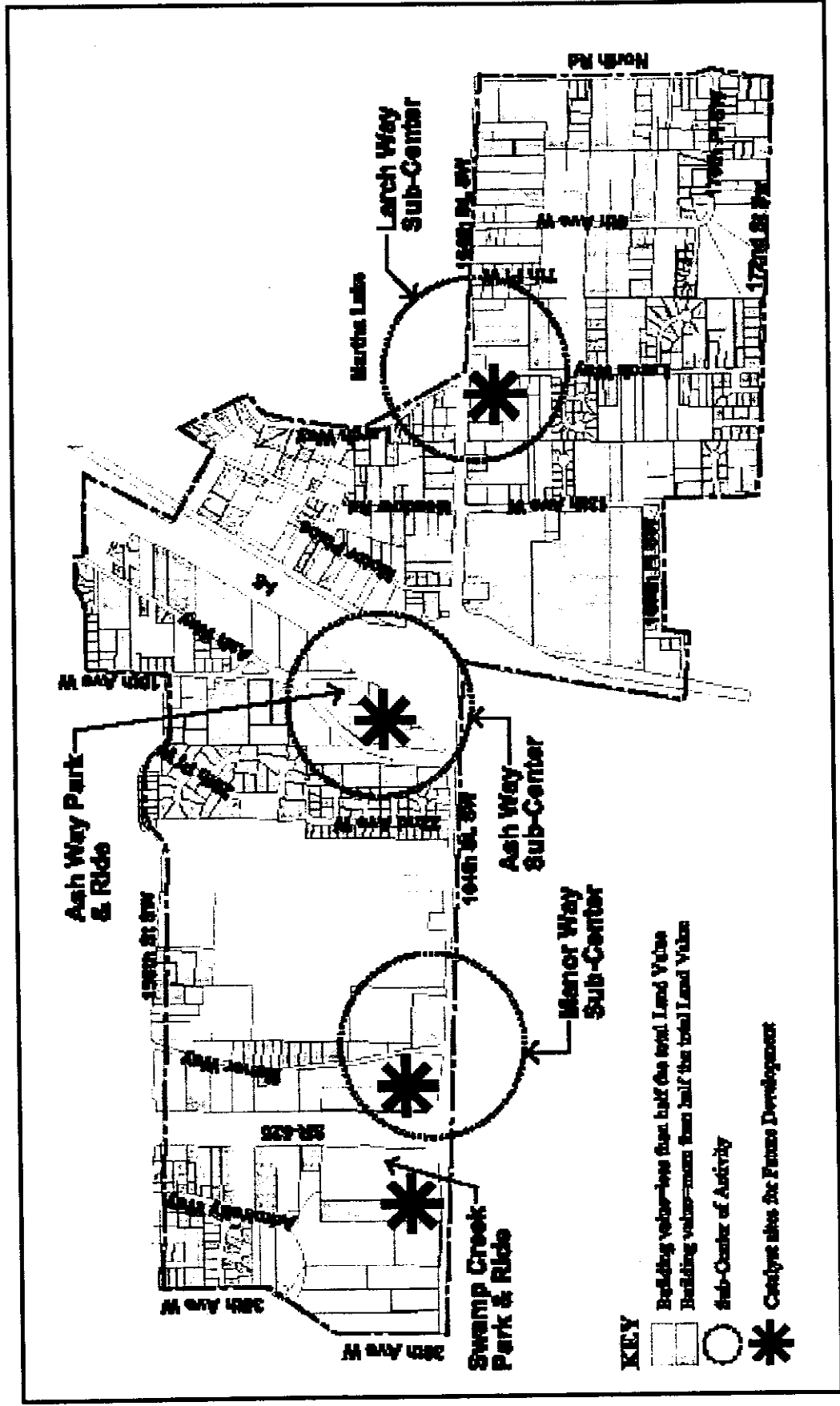
**Table 24
Opportunities & Constraints**

Opportunities	Constraints
Market	
<ul style="list-style-type: none"> • Strong projected population & employment growth • Long-term market for retail, office and residential uses • Current economic cycle provides time to plan 	<ul style="list-style-type: none"> • Uncertainty due to slow down in national and regional economies
Land Use	
<ul style="list-style-type: none"> • Nearby multi-family • Large redevelopment parcels on west side – Ash Way park and ride, Opus, CT park and ride • Smaller redevelopment sites on east side, and along Ash Way • Potential employment base on Opus site • Nearby park (Martha Lake) • Territorial views 	<ul style="list-style-type: none"> • Freeway separates east and west, is a barrier • Auto oriented land uses and big box on east side • No connections between different uses • Creek, topography, and roads create barriers and divisions • New single family PUD's have few amenities • Limited street frontage on lots south of 164th
Transportation	
<ul style="list-style-type: none"> • Good freeway access • Existing bicycle lane • Interurban Trail • Planned improvements (I-5 interchange and HOV lanes, west side of 164th) • Good regional bus service • Park and ride lots are well used • Future light rail station 	<ul style="list-style-type: none"> • Heavy traffic on 164th • No street grid • Transit serves the park and ride lots but not the neighborhoods • No continuous pedestrian connections • Pedestrian/bicycle link across the highways is difficult • Hard to make new east-west connections over I-5 (due to topography and creek on west side)
Sensitive Areas	
<ul style="list-style-type: none"> • Swamp Creek a potential amenity 	<ul style="list-style-type: none"> • Swamp Creek is a salmon-bearing stream
Services/Capital Facilities	
<ul style="list-style-type: none"> • Limited sewer service on west side 	

The dark parcels in **Figure 16 – Redevelopment Potential** indicate the areas that are vacant or considered “redevelopable” (i.e., that have structures less than half the value of the land). Some of these areas are constrained, however, by sensitive environmental features (e.g., Swamp Creek).

There are a few aggregations of vacant or redevelopable land, generally west of I-5, that offer near-term potential to create a compact, mixed-use village and to serve as catalyst projects for the balance of the urban center area. These include the properties at the southwest corner of 164th and Larch Way, and the Ash Way Park and Ride. Both are located near the site of a major office development currently under construction (Opus property).

Figure 16 – Redevelopment Potential



Source: LMN Architects 2002.

Recommendation

On balance, the west side of the study area offers better near-term and mid-term opportunities for redevelopment. Reasons include the presence of several significant redevelopment parcels; two park-and-ride facilities, and the potential for transit oriented development of the Ash Way park-and-ride lot; and proximity to a developing employment base (Opus). On the east side, property ownership is more fragmented, there are no large vacant parcels, and a suburban auto-oriented land use pattern is more established.

It is recommended, therefore, that the focus or center of the 164th street urban center be located on the west side of I-5 as shown on Figure 16, and is approximately 568 acres.. Near-term planning and redevelopment should be focused in a "Transit/Pedestrian Village" located along Ash Way. This location contains several vacant and/or redevelopable parcels of land; is located adjacent to a park-and-ride facility and future light rail station; is proximate to a school; and provides the opportunity to create a compact, pedestrian mixed-use area. Sound Transit has conducted preliminary planning for future mixed-use transit oriented development of the park-and-ride lot. This could be coordinated with transit access improvements to I-5 and/or a future light rail station. An urban centers "demonstration project" is being constructed on the west side of Ash Way, across from the entrance to the park-and-ride lot.

VII. Preferred Land Use Concept

164th Transit/Pedestrian Village

Urban Center

The 164th Transit/Pedestrian Village (TPV) is part of the larger 164th Urban Center (see Figure 1 in previous section). The larger Urban Center has a variety of existing land uses, land use designations, and zoning districts (see Section III, Existing Conditions). The Urban Center contains a substantial employment base (including the Opus office development), major retail (Wal-Mart), and natural open space amenities (Swamp Creek and its associated wetlands). Over time, the Urban Center is expected to redevelop so it includes a mix of more intensive uses, with a more pedestrian-oriented land use pattern. The master plan applies only to the smaller TPV. Existing County land use plans and development regulations would continue to govern land use and development decisions in the balance of the larger Urban Center (i.e. that part that is not in the Transit/Pedestrian Village). In the short term, the County plans to retain existing land use designations for the Urban Center on the General Policy Plan Future Land Use Map. The County may add a special overlay designation to the Future Land Use Map, indicating that individual property owners in the larger Urban Center may agree to develop their property in a manner consistent with the Urban Center goals, policies, and design standards.

Transit/Pedestrian Village

The 164th TPV is envisioned as a place where people can work, shop, and live in a compact, walkable area. Notable features of the TPV include:

- Development of mixed-use buildings combining housing and offices with neighborhood-oriented retail shops and services, with street-front retail at key locations in a compact area;
- A wide range of housing types to provide a variety of housing choices for prospective owners and renters, with an overall density that is high enough to support high-capacity transit service;
- Parks, open spaces, and other public facilities and capital improvements to create an attractive and functional neighborhood, that functions as the core of the larger Urban Center;
- Pedestrian amenities such as landscaping, plazas, benches, water fountains, and weather protection (building awnings, etc.) to make walking pleasant, as well as a new pedestrian/bike overpass across I-5;
- Construction of a pedestrian-scaled street grid system with wide, attractive sidewalks and street trees, and improvements to Ash Way, including a new roundabout (traffic circle) at the intersection of 18th Avenue W; and
- Continued high-capacity express bus service to the existing park and ride, with future upgrades including construction of transit-only bus ramps to and from I-5, and possible future construction of a light rail station adjacent to the site of the existing Park & Ride.

The TPV will be pedestrian and transit oriented, with walkable connections between activities and transit.

Location and Boundaries

The 164th TPV is located in the northwest quadrant of the intersection of I-5 and 164th Street SW. It is bounded by I-5 on the east, and by 164th Street SW on the south. The west boundary is approximately 22nd Avenue W (slightly to the west of 22nd Avenue W in the southern portion of the Transit/Pedestrian Village). The north boundary of the TPV follows the west and north property lines of the Oak Heights Elementary School, and then extends east to I-5. The TPV totals approximately 138 acres in area. It is part of the larger 164th Street SW Urban Center, which extends to the east and west of the 164th Street SW I-5 interchange (**Figure 17, 164th Transit/Pedestrian Village Master Plan**).

Land Use

The 164th TPV will include a mix of commercial, office, residential, transit, parking, and public land uses, as well as parks, trails, and open space. A master plan showing how these uses could be arranged within the TPV appears as **Figure 17 – 164th Transit/Pedestrian Village Master Plan**. The exact locations and amounts of these different land uses are subject to refinement based on development proposals by individual property owners. Build-out could take from ten to twenty years, depending on market conditions and public/private actions taken to encourage development. However, to succeed as a transit-oriented, pedestrian-friendly area, it is important that the TPV contain a mix of all of these uses at higher densities. The TPV master plan will serve as a guide for the appropriate types of uses, and the desired relationships between them. These different land uses are discussed below.

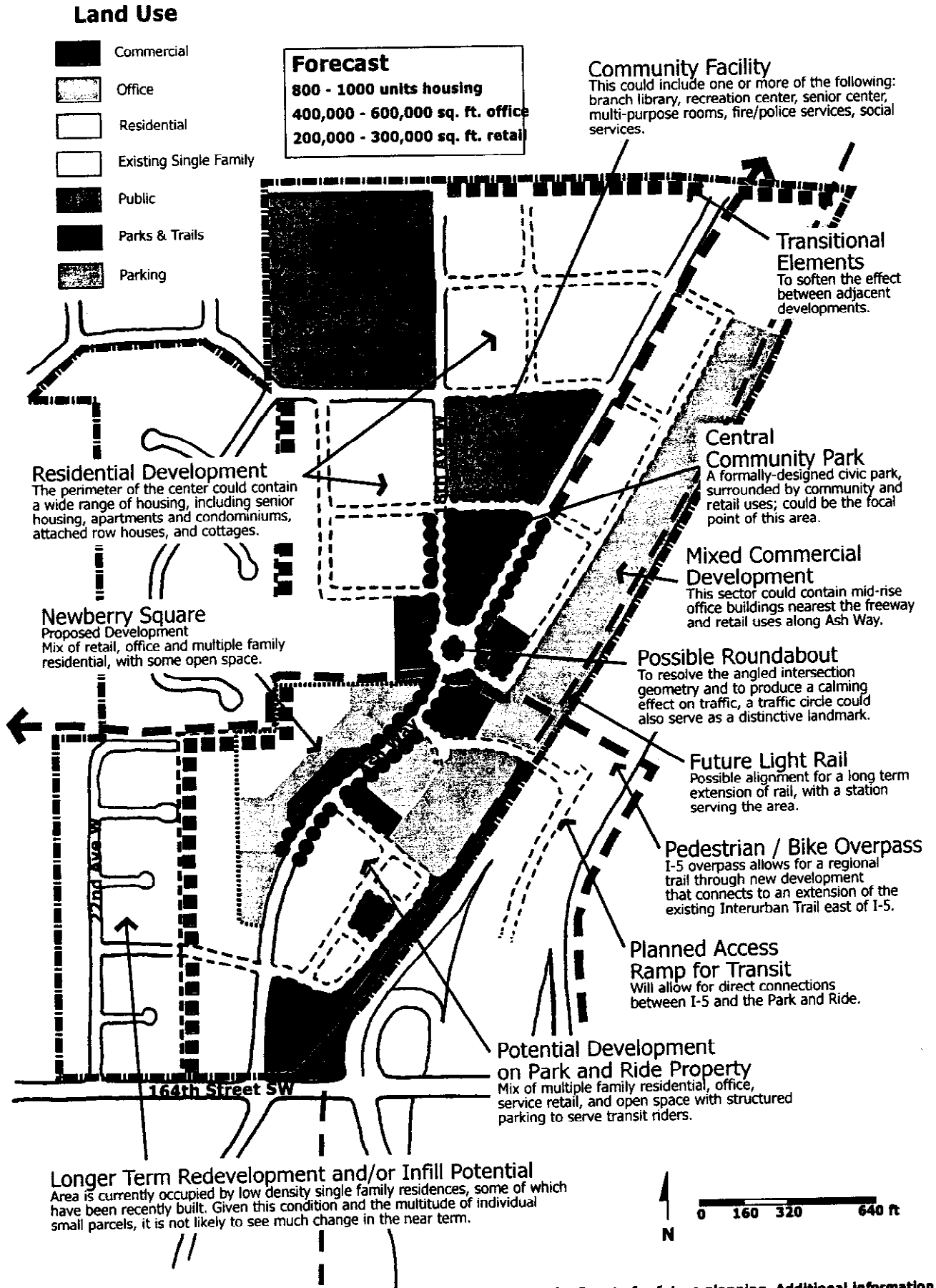
Retail Shops/Services

The commercial areas within the 164th TPV would include neighborhood-oriented retail shops and services. Shops and services would be concentrated in the central portion of the TPV, around the proposed roundabout at the intersection of Ash Way and 18th Avenue W. Much of this retail would be on the street level of new office or multi-family residential buildings. There would also be a small commercial area on the west side of Ash Way and another small area directly across the street (on the east side of Ash Way) that could be built in conjunction with redevelopment of the Park & Ride into a transit center with structured parking, residential, office, and retail uses (and possibly with an adjacent future light rail station). There could be between approximately 200,000 and 300,000 square feet of developed retail and service uses in the TPV at full build-out.

Offices

Mid-rise office buildings (4-6 stories in height) would be located between I-5 and Ash Way. Some of these buildings might combine offices on the upper stories with retail shops or services in street-level storefronts. Office buildings also may be developed as part of the proposed Newberry Square demonstration project. Still others may be built as part of future redevelopment of the existing Park & Ride lot into a transit center with office and residential

164th Street Pedestrian Village Master Plan*



4/21/03 DRAFT

*For use by the County for future planning. Additional information is available in a plan document. Master Plan is schematic only. Not intended to reflect actual development as detailed engineering is required.

development. When it is completely developed, the 164th Street SW TPV could include between 400,000 and 600,000 square feet of developed office uses.

Residential/Housing

A key component of the 164th Street SW TPV would be new multi-family residential housing. Medium and high density building types could include apartments and condominiums, senior housing, attached row houses, and cottage housing (small-lot single-family). Some of this new housing could be mixed use, with street-front retail shops and services to serve workers and residents in the TPV and in the surrounding local community. There also could be small amounts of office space in some of the new multi-family residential buildings. Residential densities would generally range between approximately 12 and 40 dwelling units per acre; the actual density in any given building would depend on the housing type, the other proposed uses (retail, office, etc.) in the building, and the location within the TPV. Properties closer to the Park & Ride lot site should develop at higher residential densities, to help support existing and future high capacity transit. New residential buildings generally will be located in the north end of the TPV, along Ash Way, west of 18th Avenue W, and in the vicinity of the Park & Ride/future transit center. The TPV could include between 800 and 1,000 new housing units (including the 120 housing units proposed as part of the Newberry Square demonstration project).

The boundary of the TPV incorporates small areas along 22nd Avenue W and 20th Place W (and the cul-de-sacs extending from these streets) that currently contain existing single-family homes. Some of these single-family homes are relatively new; most are in good condition. The master plan does not anticipate or require any immediate land use change in these areas. In the future, however, when redevelopment occurs, these areas could provide a logical location for higher density housing, because of their proximity to planned higher density development (within the rest of the TPV to the east, and on the Opus site to the west), and their proximity to existing and planned future high capacity transit service (existing Sound Transit regional express bus service, and possible future light rail service with a station adjacent to the existing Park & Ride site). Therefore, they have been included in the TPV as potential future redevelopment areas.

Parks, Trails, and Open Space

Public parks, trails, and other open spaces are an important part of the 164th TPV. A central, community park would be located in the triangle formed by 18th Avenue W and Ash Way, immediately north of the proposed roundabout. This park could include a mix of plaza and planted areas, and function as a focal point or town square. There will also be a variety of smaller plazas and open spaces associated with individual development projects.

Public Facilities/Utilities

Other public facilities within the TPV could include a library, recreation center, senior center, fire and police services, or other similar public facilities. (Some of these uses could also be integrated into new multi-family residential or office buildings.) A possible location for a future public facility is shown on the southwest corner of 156th Street SW and 18th Avenue W, kitty-corner from the existing elementary school at the northeast corner of 156th Street SW and 18th Avenue W. Because individual service providers (school districts, fire districts, etc.) make siting

locations for their own facilities, it is not possible to specify at this time the kind of public facility that might be built on this site. A goal of the plan, however, would be to attract a compatible public use.

Other existing public facilities are located in the 164th Urban Center, adjacent to or near the TPV. However, these facilities lack pedestrian and bicycle access. These include:

- The Interurban Trail, which extends north and south generally parallel and to the east of I-5;
- A 6-acre county park, located at the south end of Martha Lake just north of 164th Street SE and east of I-5;
- Big Rock Park, located north of Martha Lake, another large park that serves the general area of the 164th Transit/Pedestrian Village; and
- The Oak Heights Elementary School, part of the Edmonds School District, located within the TPV at the northwest corner of 156th Street SW and 18th Avenue W.

The TPV may include a number of transportation improvements, including new streets, sidewalks, a transit center, new freeway overpasses, and transit/HOV on/off ramps. These possible future transportation improvements are illustrated on the master plan, and are more fully discussed under Transportation/Circulation (below).

Transportation/Circulation

The 164th TPV will include new streets, intersections, trails, freeway overpasses, and transit service, as described below.

Vehicular Circulation

Proposed new and upgraded streets and intersections form an essential framework for the 164th TPV. Improved streets and intersections are intended to provide better vehicular (as well as pedestrian) circulation throughout the area, and to help create a more pedestrian-scale street grid pattern. Several of these new streets provide much-needed east-west connections within the TPV, especially in the area between 18th Avenue W and Ash Way, and between Ash Way and I-5. Many of these new streets would be dedicated and built in conjunction with the future development of individual properties; the precise alignments of these streets will be determined in the future. In addition, the concept includes a new east-west connection linking the Park & Ride lot/future transit center with the existing single-family development along 22nd Avenue W, at the southwest corner of the TPV. New streets would also be built within the Park & Ride site, when this area is redeveloped into a transit center with structured parking and residential, office, and retail buildings.

The existing intersection of 18th Avenue W and Ash Way, which is centrally located in the TPV, would be redeveloped as a roundabout. This would help resolve the difficult angled geometry of the existing intersection, and would produce a traffic-calming (slowing) effect. The roundabout could be designed to also serve as a visual landmark in what is envisioned as the central part of the TPV. This roundabout would have a large, landscaped area at its center. Radiating from this intersection would be pedestrian and bicycle trails to the north (along Ash Way), west (across the

Swamp Creek natural open space corridor and into the Opus site), and east (across I-5 on a new pedestrian/bicycle bridge). The transportation recommendations for the Urban Center and TPV include an additional roundabout at Ash Way and Madison Way, just north of the urban center. ("Recommendations for Transportation Improvements in the 164th Street/I-5 Urban Center." Mirai Associates, January 29, 2003.) This roundabout would slow vehicle speeds approaching the urban center and TPV.

Upgrades to Ash Way would occur to support TPV development. Ash Way, at the intersection with 164th Street SW, would be widened by one lane, so as to include two left turn lanes (providing enhanced traffic flow to the freeway), one through-lane, and one right-turn lane. There would also be a center-turn lane added to Ash Way from 164th Street SW (just north of the widened intersection) all the way north to 134th Street SW (the south boundary of the 128th Urban Center). Within the 164th TPV, portions of this center-turn lane not needed for left-turn movements could be developed as a landscaped median. On-street parallel parking would be allowed on that portion of Ash Way within the TPV.

The master plan also includes potential new freeway access ramps for exclusive transit use. These ramps would lead directly from the I-5 Transit/HOV lanes to the new transit center. These ramps are further discussed under Transit (below).

Non-Motorized Circulation (Pedestrian/Bicycle)

Construction of a grid street system with wide sidewalks and well-marked pedestrian crossings (possibly including mid-block crossings) would make the 164th TPV walkable and pedestrian friendly. The entire length of Ash Way between 164th and 134th Street SW would be improved to include sidewalks and planter strips and bike lanes on both sides of the street. Sidewalks on Ash Way and other streets within the urban center would be at least six to seven feet in width. Curb extensions ("bump-outs"), which shorten pedestrian crossing distances and further widen the sidewalks where extra space is needed for ramps and signal poles, would be used at all Ash Way intersections within the Urban Center.

Several key pedestrian and bicycle links could be developed to connect the TPV with adjacent portions of the Urban Center, and with existing regional non-motorized facilities. The master plan shows three major pedestrian/bicycle routes radiating outward from the vicinity of the proposed roundabout at Ash Way and 18th Avenue W. One route extends west, linking the area to the Swamp Creek natural area, the Opus site to the west of Swamp Creek, and potentially to future mixed use development in the western part of the Urban Center. A second route extends north/northeast along Ash Way, providing a potential future link to the 128th Urban Center. The third pedestrian/bicycle route would extend east across I-5 on a new pedestrian/bicycle bridge, and would connect to the existing Interurban Trail east of I-5. This bridge would extend from a point several hundred feet north of the Park & Ride lot, in the vicinity of the Ash Way/ 18th Avenue W intersection, to a point near the Motor Place or Interurban Trail right-of-way, several hundred feet south of 160th Street SW on the east side of I-5.

Transit

The existing Park & Ride lot could be redeveloped into a transit center, including new streets, structured parking for transit users, plus retail, office, and transit-oriented residential development. Potential redevelopment of the Park & Ride lot is discussed in more detail under "Sound Transit (Park & Ride) Mixed Use Development" (below).

The master plan shows new freeway access ramps for exclusive transit use, serving this redeveloped transit center facility. This is a planned Sound Transit "Sound Move" (regional express bus) project. These ramps will connect with the I-5 transit/HOV lanes and will allow regional express busses on I-5 to directly access the transit center and the TPV from the freeway transit/HOV lanes, bypassing 164th Street SW. At this time, Sound Transit is proposing to build only ramps accommodating transit movements to and from the south (i.e. entering the southbound lanes, and exiting the northbound lanes). Ramps serving movements to and from the north are expected to be added in the future; in the interim, transit movements to and from the north would continue to use the existing 164th Street SW interchange. The ramps may be built prior to redevelopment of the Park & Ride site.

Parking

The TPV also will contain public and private parking structures. One potential location for a parking structure is adjacent to I-5 on the Park & Ride/future transit center site. This parking structure would serve transit riders, and could be designed to accommodate occupants of adjacent residential and office buildings.

Demonstration Project

The proposed Newberry Square demonstration project is located in the 164th TPV. The Newberry Square site is located on the west side of Ash Way, directly across from the Park & Ride lot. As currently proposed, Newberry Square would include 22,000 square feet of office, 40,000 square feet of retail, and 120 dwelling units. The proposal also includes underground parking. Project construction began in 2003.

Sound Transit (Park & Ride) Mixed Use Development

Sound Transit has prepared preliminary studies for redevelopment of the existing 164th Street SW Park & Ride lot (Swamp Creek Station Area Plan, April 2002). At this time Sound Transit has evaluated four land use concepts. All four would include approximately 300 units of housing in several multi-family buildings; in one concept some of these units would be senior housing. The four concepts would include between approximately 10,000 to 22,000 square feet of retail and service space (including daycare). The most intensive land use concept also would include approximately 162,000 square feet of office space. The concepts would include between 1,340 and 1,689 parking spaces for on-site uses and to replace the 1,020 spaces in the existing Park & Ride. Most of the parking would be located under the structures or in parking garages. The concepts would incorporate a transit center for the existing express bus service, and would be designed to work with or without the planned transit ramps. The concepts also would work with

a future light rail station planned for the Park & Ride site, should Sound Transit extend light rail north to this area.

Recommendations for Ash Way Corridor Improvements

An east-west Principal Arterial with four lanes, 164th Street SW connects SR 99 in Lynnwood with Mill Creek. The section of 164th Street SW from Spruce Way to Ash Way will be expanded to include a center two-way left turn lane, bike lanes and sidewalks.

Ash Way is a north-south Collector Arterial connecting this center with the 128th Street/I-5 Urban Center. As envisioned, the Ash Way Corridor will serve a significant role in supporting the development of the 164th Street/I-5 Urban Center. The facility improvements recommended in the Ash Way Corridor are defined below.

Traffic Volumes

The eastside of Ash Way between 164th Street SW and 18th Place W has been improved with curbs, gutters, bike lanes and a sidewalk as part of the Ash Way Park-and-Ride Lot development. However, it is a two-lane road, in most sections, without shoulders, walkways or bike lanes.

The traffic volumes on Ash Way are rapidly increasing. At a location northeast of Madison Way, the County recorded that Ash Way carried 3,690 vehicles per day in 1998, and 6,040 vehicles per day in 2000, an increase of 64 percent in two years. Ash Way is also carrying higher volumes of traffic near 164th Street SW. At a location just north of 164th Street SW, Ash Way carried 6,450 vehicles per day in 1998 and 8,030 vehicles per day in 2001, an increase of 1,580 vehicles per day, 24 percent in three years.

It is expected that traffic volumes on Ash Way will continue to increase, as more housing and commercial developments occur in the areas between the Principal Arterials of 164th Street and 128th Street. To support the centers and the projected growth of the area, Ash Way needs to be improved for vehicles, bicyclists and pedestrians. (A separate report analyzes traffic impacts of the Urban Center.)

Roadway

Ash Way needs to be widened to accommodate the increased traffic volumes. It is recommended that a center left turn lane be added to form a continuous three-lane road from 164th Street SW to 134th Street SW.

164th Street SW/Ash Way Intersection

To operate the intersection of 164th Street SW and Ash Way at a reasonable level of service in the future, the southbound approach on Ash Way to 164th Street SW should be widened by one lane. The southbound approach should have double left turn lanes, one through-lane and one right-turn lane. The current traffic signal phasing should be further reviewed to establish the most efficient phasing and timing with respect to Ash Way and the adjacent I-5 interchange signals.

Roundabout

Modern roundabouts are a design alternative to traffic signals or stop signs at arterial intersections. They are effective at slowing traffic in downtown or urban center areas. In many instances, a roundabout can carry a higher volume of traffic while reducing vehicle delays, than a traffic signal controlled intersection. At the same time it creates an attractive entry point to an urban center. One negative aspect of a roundabout, in general, is that it requires more right-of-way than the installation of a signal at the intersection.

Although the existing Engineering Design and Development Standards (1992) and the proposed draft update (2000) do not include any description of a roundabout, it is assumed that the County allows roundabouts to be installed on Arterial intersections.

Two roundabouts are recommended in the Ash Way corridor, one at the intersection of Ash Way and 18th Avenue West and the other, at Ash Way and Madison Way. The roundabout at the intersection of Ash Way and 18th Avenue West is located within the Urban Center and it would reduce the need to provide a left-turn pocket and a signal. The other roundabout, at the intersection of Ash Way and Madison Way, is a few hundred feet north of the northern boundary of the 164th/I-5 Urban Center. The function of this roundabout would be to slow vehicle speeds and create an entry/transition zone to the Urban Center.

Although construction of a roundabout generally requires more right-of-way, the construction cost is less than adding a signal at an intersection.

Compared to two-way stop-controlled intersections, roundabouts may make it easier and safer for pedestrians to cross the major street. At both roundabouts and two-way stop-controlled intersections, pedestrians have to judge gaps in the major stream of traffic. By reducing stopping distance, the low vehicle speeds through a roundabout generally reduce the frequency and severity of incidents involving pedestrians.

A roundabout is designed with an “apron” around the center island. This apron is to accommodate large vehicles such as buses and trucks. Therefore, buses traveling on Ash Way between the Ash Way Park-and-Ride and the Mariner Park-and-Ride would be accommodated if a roundabout was constructed.

The proposed roundabouts at the 18th Avenue W and Madison Way may not provide safety benefits to bicyclists as the bike lanes are merged to traffic through-lane approaching the roundabouts. Nevertheless, the recommended roundabouts discourage erratic or undesirable driver behavior. They slow drivers to speeds more comfortable with bicycle speeds, while reducing high-speed conflicts and simplifying turn movements for bicyclists.

Bicycle Lanes

Just like most jurisdictions in the Puget Sound area, Snohomish County Public Works allows three types of bicycle facilities in the county:

Shared-Use Trail. These trails are often referred to as a multi-use trail. The pavement width is 10 to 12 feet and is used by people on foot and bicycles.

Bicycle Lanes. These are provided on each side of the roadway, located on the outer portions of the travel lanes. The Engineering Design and Development Standards (EDDS) specify that a bike lane should be 4 feet wide without a curb and gutter, and 5 feet wide with a curb and gutter. On a road with parking, a bike lane and parking combined should be 12 feet in width.

Signed Shared Roadway. Where on-street parking is not provided, vehicles and bicycles can share the curb lane. The EDDS specifies that the curb lane should be the shared lane and the lane width should be 14 feet.

The County's Bicycle Facility System map shows that Ash Way is one of the proposed bikeways. It is recommended that bicycle lanes be provided on both sides of Ash Way between 164th Street SW and 134th Street SW.

The Newberry Square development, proposed on the west side of Ash Way near the Ash Way Park and Ride lot, will add a 5-foot bike lane on the west side of Ash Way, which is consistent with the recommendation in this plan.

On-Street Parking

On-street parking provides an additional buffer between pedestrians on the sidewalks and moving vehicles on the roadway in a high density urban center environment. Parallel parking is most common and desirable.

The previous editions of the EDDS allowed on-street parking on arterials except for Principal Arterials. The 3rd Edition currently available through the County's web site does not include the reference to the prohibition of on-street parking on Principal Arterials.

To provide a more secure feeling for the pedestrians and to support businesses within the urban center area, it would be highly desirable for the segment of Ash Way between 164th Street and 153rd Street, within the 164th/I-5 Urban Center, to include on-street parking on both sides of the street, except for the intersection areas. By combining on-street parking with a bike lane, the width for the space needed between the travel lane and the curb is 12 feet. On-street parking should be limited to the duration of two hours. However, since Snohomish County does not provide any on-street parking spaces, a parking enforce program is not well established. It is not determined how parking enforcement will be handled at this time.

The Newberry Square urban center demonstration project was approved with improvements to Ash Way abutting its property with on-street parking and a bike lane, which are consistent with this plan.

Ash Way between 153rd Street and 134th Street should not allow on-street parking to minimize the pavement width and right-of-way needs.

Pedestrian Facilities (Sidewalks and Curb Extensions)

As Ash Way is expanded to a three-lane road, the entire cross section of the road should be upgraded to meet the County's urban standards. Curbs, gutters, planter strips and sidewalks are needed on Ash way between 164th Street and 134th Street. An urban arterial requires the following dimensions:

- Planter Strip: 5 feet
- Sidewalk: 5 feet

These standards should be adequate for the section of Ash Way outside the Urban Centers. Within the center, however, wider sidewalks (six to seven feet) should be provided to accommodate high levels of pedestrian activities. The following pedestrian facilities are recommended on Ash Way between 164th Street and 153rd Street.

- Planter Strip: 5 feet
- Sidewalk: 6 - 7 feet

Curb extensions, also known as bump-outs or bulb-outs, shorten pedestrian crossing distances, improve visibility to motorists and widen the sidewalk where space is most needed for ramps, signal poles, and pedestrian waiting area.

Curb extensions should be provided at key intersections on Ash Way between 164th Street and 153rd Street.

Several curb extensions on the west side of Ash Way along the Newberry Square development are approved to help pedestrians cross Ash Way between Ash Way Park-and-Ride lot and this new development.

Landscaped Medians

In the Ash Way Corridor with an improved three-lane cross section, the opportunity exists for a landscaped median on sections where the two-way left turn lane is not needed. However, Ash Way outside the Urban Center provides access to numerous properties along the road and the opportunities to provide landscaped medians are limited. Furthermore, Snohomish County has not supported a use of landscaped medians because of the maintenance cost. While the maintenance of landscaped medians is an issue, landscaped medians provide traffic calming benefits in an urban area. For this reason, within the 164th/1-5 Urban Center, it would be desirable to provide landscaped medians on Ash Way, even if they are short. The locations of landscaped medians cannot be determined without developing a more detailed design for Ash Way.

Pedestrian Street Crossings

As the center grows, more pedestrians will be crossing Ash Way. Pedestrians should be encouraged to cross the street at signalized intersections or roundabouts. Uncontrolled mid-block pedestrian crossings on Ash Way should be minimized because they often provide a false sense of secured street crossings. However, for some areas, mid-block pedestrian crossings are needed because the blocks are long.

The Newberry Square development, Snohomish County and Sound Transit are providing a signalized pedestrian crossing on the north side of the main entrance driveway of the Ash Way Park-and-Ride lot. As the volume of traffic increases on Ash Way there will be a need to provide either a traffic signal or pedestrian signal at this location.

For that section of Ash Way within the Urban Center, two parallel painted lines indicating a crosswalk are not adequate. Motorists often confuse these lines with the lane-stopping lines and pull right up to the crosswalk. At a minimum, a ladder pattern type of striping inside the crosswalk is recommended. Colored, textured crosswalks can increase visibility. It is recommended that when the Ash Way improvements are implemented, special crosswalk treatments, such as colored concrete pavers with lighting, be added to the design considerations.

Illumination

As a part of the roadway standards, Snohomish County requires illumination at the following "basic" facilities connected to an Urban Center:

- Channelized intersections
- Signalized intersections
- Bus loading areas
- Major parking lots
- Pedestrian tunnels or grade separated pedestrian facilities
- Traffic islands
- Highly congested arterials

Beyond these "basic" facilities, the County Engineer can require illumination on the following facilities, which may be included in the Urban Center:

- Traffic calming devices (roundabouts)
- High accident locations
- Unchannelized intersections
- Trail crossings
- Raised pedestrian crosswalks
- Multi-lane arterials
- Roadways adjacent to high traffic generators

In addition to streetlights at these locations, which are typically installed higher than 20 feet from the ground, lower streetlights along the sidewalk are needed for pedestrians on Ash Way within the Urban Center. The lights along the sidewalks should be designed at a pedestrian scale, and more closely spaced than traditional streetlights.

Street Cross Sections

Ash Way between 164th Street and 134th Street needs to be improved with two typical cross sections: one section is the segment within the Urban Center (from 164th Street to 153rd Street) and the other outside the urban center (from 153rd Street to 134th Street).

The main differences between the two sections are related to the spaces needed to accommodate on-street parking and wider sidewalks in the Urban Center.

Ash Way from 164th Street to 153rd Street. The typical street cross section (viewing the north from the west to the east) is as follows:

- Sidewalk – 7 feet
- Planter strip- 5 feet
- On-street parking – 8 feet
- Southbound bike lane – 4 feet
- Southbound curb lane – 12 feet
- Two-way left turn lane – 12 feet
- Northbound curb lane – 12 feet
- Northbound bike lane – 4 feet
- On-street parking – 8 feet
- Planter strip – 5 feet
- Sidewalk – 7 feet
- **Total width – 84 feet**

The generalized cross section of Ash Way from 164th Street SW to 153rd Street SW is illustrated in Figure 1.

Ash Way from 153rd Street to 134th Street. The typical street cross section (viewing the north from the west to the east) is as follows:

- Sidewalk – 5 feet
- Planter strip- 5 feet
- Southbound bike lane – 5 feet
- Southbound curb lane – 12 feet
- Two-way left turn lane – 12 feet
- Northbound curb lane – 12 feet
- Northbound bike lane – 5 feet
- Planter strip – 5 feet
- Sidewalk – 5 feet
- **Total width – 66 feet**

Figure 2 shows the proposed cross section of Ash Way from 153rd Street SW to 134th Street SW.

Figure 1
Proposed Cross Section of Ash Way Between 164th St SW and 153rd St SW

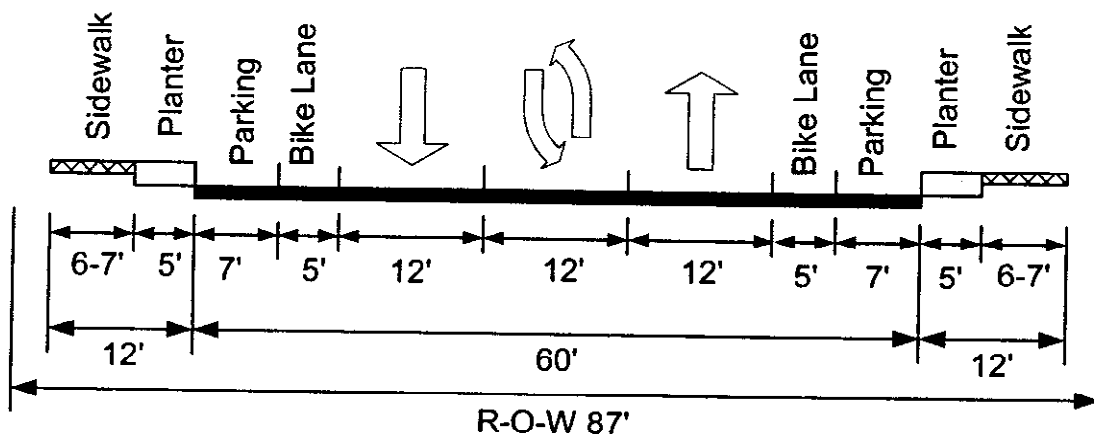
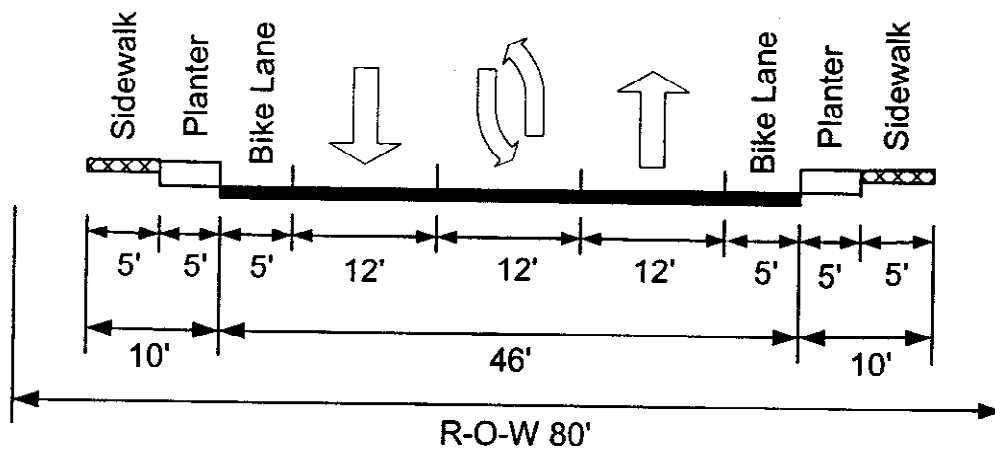


Figure 2
Proposed Cross Section of Ash Way Between 153rd St SW and 134th St SW



Summary

Ash Way between 164th Street SW and 134th Street SW will become a more important roadway to support the proposed two Urban Centers within the unincorporated area of Snohomish County. This paper is prepared to identify facility improvements in the Ash Way corridor that should be implemented either through the County's Capital Improvement Program or by the future developments in the area. The following table summarizes the recommended transportation facilities:

Category of Improvements	Recommendations
Roadway	Accommodate two through lanes and one center two-way left turn lane on Ash Way at 164 th Street SW
Intersection	Add a southbound lane to separate the left turn from the through movements at the 164 th Street SW and Ash Way intersection
Roundabout	Provide two modern roundabouts at the following intersections: Ash Way/18 th Ave W and Ash Way/Madison Way.
Bicycle Lane	Provide a five-foot bicycle lane in each direction of Ash Way north of 164 th Street SW
On-Street Parking	Allow on-street parking within Urban Center with two-hour parking restriction
Pedestrian Facility	Provide five to seven foot sidewalks and five-foot planter strips on both sides of Ash Way, and curb extensions at key intersections and driveways north of 164 th Street SW
Landscaped Median	Seek opportunities to provide landscaped medians where the two-way left turn lane is not needed within the Urban Center
Pedestrian Street Crossing	Evaluate mid-block pedestrian crossings case by case and provide colored or textured concrete crosswalks
Illumination	Streetlights are needed. Within Urban Center, provide pedestrian scale street lights along the sidewalks

Pedestrian/Bicycle Bridge Over I-5

The consultant team, retained by Snohomish County to develop a long-range land use and transportation plan for the I-5/164th Street Urban Center, identified a need to improve pedestrian and bicycle connections between the Martha Lake area, east of I-5, and the Ash Way park-and-ride area, west of I-5. The recommendation is to construct a new facility, an east-west bridge structure over I-5 for pedestrian and bicycle uses, connecting the Interurban Trail, Meadow Road and Motor Place on the east side of I-5 with the proposed Ash Way bicycle lanes and sidewalks on the west side of I-5. This section of the report defines the basic features of that bridge and evaluates engineering feasibilities of the structure.

Existing Interurban Trail

The Interurban Trail, a multi-use trail, is located along I-5 in Snohomish County. It is a paved trail connecting Lynnwood with Everett through the 164th and 128th Street Urban Centers within the unincorporated area of Snohomish County. At about 1,500 feet south of 164th Street SW, the Interurban Trail shifts from the east edge of I-5 to 13th Avenue S due to the I-5/164th Street interchange, and crosses 164th Street SW at the at-grade signalized intersection. The trail proceeds about 1,500 feet north of 164th Street on Meadow Road to 160th Street SW and from there it connects to the exclusive trail along the east edge of I-5.

For pedestrians and bicycles as well as vehicles, 164th Street SW is the only east-west facility that provides a connection over I-5 in the 164th Street Urban Center. The I-5 ramps connected to 164th Street and the interchange design accommodate large volumes of traffic; thus, making pedestrian and bicycle crossing of I-5 on 164th Street difficult. There is no street bridge over I-5 connecting the communities of the east side of I-5 with the west side between 164th Street and 128th Street, which is a distance of about 2.5 miles.

Key Features of the Recommended Overpass

The consultant team, retained for the urban center study, recommends that a trail bridge structure for pedestrians and bicycles be constructed over I-5 north of 164th Street SW. This overpass would connect the Interurban Trail on the east of I-5 with the proposed Urban Center's central village area and the proposed bicycle lanes on Ash Way on the west side of I-5.

Location. The recommended pedestrian and bicycle bridge should be constructed to connect the following two points over I-5: (1) a point approximately a few hundred feet north of the north property line that defines the Ash Way Park-and-Ride lot, in the vicinity of the Ash Way and 18th Avenue W intersection, and (2) another point near the Motor Place or Interurban right-of-way, several hundred feet south of 160th Street SW on the east side of I-5.

Sound Transit will construct direct transit and HOV access ramps in the median of I-5 that will be connected with a bridge structure to the Ash Way Park-and-Ride Lot. These new ramps are designed to accommodate the transit movements to and from the south only. There will be no new transit ramps to serve the movements to and from the north in Phase 1. Although planning for Phase 2 of the Sound Transit's Sound Move has not been initiated, the north half of this interchange is expected to be added in the future. The location of the pedestrian bridge over I-5

must be determined in relation to the clearance requirement of the future transit ramps to and from the north.

On the east side of I-5, it may be desirable to access the pedestrian/bike bridge from Motor Place and the Interurban Trail. The County should investigate a feasibility of using the space occupied by the power substation located between the Interurban Trail and Motor Place. (This is not a critical element to implement the pedestrian bridge.)

Conflict with Power Lines. There are several high voltage power lines supported by wooden poles located along the Interurban Trail corridor. Snohomish PUD will require clearance spaces between the pedestrian bridge and the power lines. Without carrying out more detailed engineering design, it is not possible to determine whether the proposed bridge would interfere with the power lines. Because some lines are related to the substation in the area and they are placed relatively lower in this area than other areas, it is possible that an action would be needed to either raise the lines higher or to place them underground. The estimated cost of raising the power lines is in a range of \$50,000 to \$175,000. If it becomes necessary to place them underground, the cost will be in a range of \$250,000 to \$350,000.

Vertical Clearance. The area in which the pedestrian/bicycle bridge is proposed is relatively flat. While the eastside of I-5 is slightly higher than the west side of I-5, there is no obstacle to construct the bridge. The overpass will be required to meet the vertical clearance limit of the interstate freeway. The WSDOT Design Manual requires that a pedestrian bridge over a roadway must have a minimum vertical clearance of 5.3 meters (17.5 feet).

Width of the Bridge. The WSDOT Design Manual, which reflects the American Association of State Highway and Transportation Officials (AASHTO) recommendations, specifies that a two-way Class I Bikeway should be designed with a minimum of 8 feet pavement and two feet of clearance to an obstruction. Because the bridge should have railings, a two-foot clearance zone on each side is needed. The total minimum width of the bridge should be 12 feet. The total length of the bridge is estimated to be about 220 feet (70 feet of southbound I-5, 50 feet of median for future transit ramps, and 100 feet of northbound I-5).

Grades. To encourage the use of the overpass by bicyclists, the grade of the bridge structure should not be more than two percent.

Ramps. To comply with the requirements of the Americans with Disability Act (ADA), and to ensure that the bridge is a multi-use trail, stairways from the ground levels to the bridge structure is not recommended. Ramps should be provided to connect the ground level trails with the bridge structure. The ramps should be designed with a maximum of five percent grade, the maximum grade allowed in the ADA.

Lights. Pedestrian-scale lights are needed to illuminate the bridge surface and the ramps. The lights should be designed to be visually attractive.

Bridge Materials. Pre-cast concrete is the most common material used for this kind of a bridge structure over an Interstate freeway.

Planning Level Cost Estimates

Mirai Associates with KPG, a subconsultant engineering firm, made an estimate of a proposed pedestrian/bicycle bridge at NE 47th Street over I-5 in the University area of Seattle in 2001. The proposed pedestrian bridge over I-5 in the University area in Seattle is similar to the proposed pedestrian/bicycle bridge in the 164th Urban Center. Using the unit cost information developed for the University Area/NE 47th Street pedestrian bridge, the following planning-level cost estimate is developed for the pedestrian/bike bridge in the 164th Urban Center:

Construction of the bridge and ramps:	\$3.0 million
<u>Contingency @30%</u>	<u>\$0.9 million</u>
Total Construction Cost	\$3.9 million
<u>Engineering and Management @25%</u>	<u>\$1.0 million</u>
Total Project Cost	\$4.9 million

This cost estimate does not include right-of-way, easement, power line relocation and environmental mitigation costs.

Preliminary Engineering Feasibility Assessment

Although a detailed engineering feasibility investigation was not possible due to funding constraints, it appears that there is no physical obstacle to construct a pedestrian/bike bridge over I-5 at a location several hundred feet north of the Sound Transit proposed direct transit access interchange. This interchange is designed to provide ramps for accommodating transit vehicles to and from the south. Snohomish County should conduct a preliminary design study for the recommended pedestrian/bicycle bridge over I-5.

VIII. Implementation

Introduction

The 164th Urban Center and Transit/Pedestrian Village (TPV) Master Plan will be implemented through the actions of Snohomish County, other groups and agencies, and individual property owners. County actions fall into three main areas: policy and regulatory guidance; infrastructure investment; and marketing and partnering strategies. In addition, there are several near-term actions that the County can take to encourage appropriate growth and development within the Urban Centers, and longer-term actions that will facilitate this growth.

These various actions will increase the likelihood that the TPV and surrounding Urban Center will redevelop over time in a manner that embodies the desired characteristics of an Urban Center – high intensity, mixed-use development that supports public transit and fosters pedestrian circulation.

Planning and Regulatory Actions

In the near term, the County will consider the following planning and regulatory actions to implement the master plan for the 164th Urban Center.

Amend GPP Policy: The existing GPP policies and definitions regarding urban centers provided important direction for Urban Centers planning. As a result of the planning that has occurred since 2001, more specific processes, planning objectives, and implementation needs have been identified. Therefore, existing GPP Policies LU 4a and 4b should be revised to reflect what has been learned. County staff will propose amendments to these policies as part of the County's 2003 docket of proposed GPP amendments.

Amend Urban Center Boundaries: Currently the 164th Urban Center is represented on the GPP Future Land Use Map (FLUM) by a circle. When the FLUM was adopted, this circle was meant to indicate the general location of the Urban Center. According to GPP policy, the circle was to be replaced by more precise Urban Center boundaries when such boundaries had been determined through a detailed planning effort. The County has now completed the Master Plan for the 164th Urban Center and has identified a more specific Urban Center boundary. It is also working towards zoning regulations and design guidelines. As part of the 2003 docket, County staff will propose a change to the FLUM, replacing the circle representing the Urban Center with a polygon that reflects revised Urban Center boundaries.

Adopt TPV Boundaries and Master Plans: As part of Phase 2 Urban Center planning, the County also has identified a smaller area, referred to as the "Transit/Pedestrian Village" (TPV), within the 164th Urban Center. The TPV is the area that could become the initial mixed-use development focus of the Urban Center. The County has also developed a Master Plan for the TPV that indicates the general types, distributions, and relationships of land uses and circulation that should occur within the focus area. County staff plans to propose a GPP amendment adding

the TPV boundaries to the FLUM as part of the County's 2003 GPP amendment docket. In the future, County staff plans to propose amendments to the GPP to include the Master Plans.

Amend Urban Centers Demonstration Program: The County's adopted Demonstration Program (No. 02-064, as amended) allows developers in certain geographic areas to elect to develop mixed-use projects using enhanced design standards in exchange for flexibility in certain density, height and bulk requirements. As part of the 2003 GPP amendment docket, County staff plans to propose amendments to the Demonstration Program, and applicable GPP policies and development regulations that would require all projects proposed within the TPV to use the Demonstration Program process. This is an interim step, and would apply until the County can adopt zoning, development standards, and design guidelines specific to the TPVs.

TPV Zoning/Design Guidelines: The County plans to adopt a new zoning designation specifically applicable to the TPVs. Such a designation would allow or require mixed-use development, and would have more flexible height and density regulations than found in current zoning designations. The County also plans to adopt design guidelines for new development within the TPV zone. Preliminary versions of such a zoning designation and design guidelines were included in the Phase 1 Report. These are being revised to reflect stakeholder comments. The new zone could be applied, using an area-wide rezoning process, to all properties within the identified TPV. Alternately, the new zone could be adopted as an overlay zone that would be applied to individual properties through property owner-initiated, site-specific rezones, within the TPV and/or anywhere within the larger Urban Center.

Urban Center Zoning/Design Guidelines: Currently, developers in the larger Urban Center can choose to redevelop their property under the provisions of the Demonstration Program, but use of the ordinance is not mandatory. Existing zoning designations do not permit mixed-use development, and do not encourage the form and density of development desirable in Urban Centers. The County could consider making the Demonstration Program optional in the larger Urban Center. Alternately, the County could adopt policies and regulations allowing property owners in the Urban Center to request rezones to the new TPV zoning designation. Either one of these strategies would help assure that new development within the Urban Center would achieve desired standards and design.

Focus Office Development in Center: As noted in the "SW Snohomish County Urban Centers Phase 1 Report," the County could also consider near-term actions to help focus future office development within the 164th Urban Center – and particularly within the 164th TPV. Office development could be de-emphasized in surrounding areas by rezoning these areas to limit office development.

In addition, the County could take the following longer-term or on-going planning and regulatory actions.

Permit Expediting: In order to provide further incentive to develop within the TPV or the larger Urban Center, the County could adopt an expedited permit process for development proposals within the TPV or in the new TPV zoning district. The County currently is beginning an

examination of its development review function, and could possibly identify opportunities for permit expediting as part of that process.

2004 Comprehensive Plan Update: As part of the upcoming ten-year update to the GMA Comprehensive Plan, the County should assure that appropriate levels of population and employment are allocated to the Urban Centers. Capital facility plans should also be updated to accommodate planned growth.

Comprehensive Environmental (SEPA) Review: As an incentive for TPV or Urban Center development, the County could explore ways of providing a streamlined environmental review process. This could take the form of a planned action environmental review, or similar up-front SEPA analysis, either publicly funded or funded jointly by the public and private sectors.

Infrastructure Investment

Infrastructure investments can be essential to enabling successful development of the TPV and Urban Center. The County could play a key role in coordinating, planning, prioritizing, and budgeting for needed capital improvements, depending on whether such improvements are provided by the County or by independent purveyors.

New and Upgraded Streets: Many of the potential new and upgraded streets shown on the 164th TPV master plan could be built in conjunction with private development. The County could build other street improvements, such as the improvements recommended for Ash Way, in order to provide additional road capacity and to make the TPV more attractive for potential mixed-use development. The County could prioritize the Ash Way and similar street improvements by targeting these improvements during its capital facilities plan update (part of the upcoming ten-year comprehensive plan update).

Neighborhood Parks and Community Facilities: Similarly, the County could target planning, acquisition, and development of a central community park, as shown on the TPV Master Plan. It would improve the appearance of the area, and provide an opportunity for enhanced pedestrian activity. The County could also actively seek to attract and locate a community facility (e.g., a library).

Non-Motorized (Pedestrian and Bicycle) Connections: New or revised zoning and design guidelines could require pedestrian connections in all new development. The County could identify and build essential pedestrian connections itself; such connections might include those linking development sites with transit facilities, future parks and community facilities, or providing a new pedestrian/bicycle bridge over I-5. These would help establish the pedestrian-oriented spine for Urban Center development.

Transit Facilities: In order to assure that the planned I-5 transit ramps get built in a timely manner, the County could continue to actively coordinate with Sound Transit on the planning and implementation of these and other transit facilities and services.

Utilities: Sewer and water service must be adequate to support increased intensity of development in the Urban Center, particularly in the TPV. The County could work with utility service purveyors to help assure that the Urban Centers and TPV are planned for necessary facility improvements. The County also should continue its current planning to correct drainage deficiencies in the area.

Marketing/Partnering Strategies

The County can play an important role in marketing Urban Center and TPV development to the private sector. It has begun this through the Urban Centers project.

David Leland, a real estate economics and market consultant retained by the Sound Transit for the Urban Centers project, suggests that the County consider itself as a “Coach” for Urban Center development. In his recent presentation to the Snohomish County “Place-Making” conference, Leland suggested the following marketing and partnering strategies that the County could use to encourage private sector development in the Urban Centers.

1. Build a database of successes throughout the region of development products and strategies that are being sought in Centers and share the information across the public and private sectors.
2. Provide expert panels to educate local governments and developers about Center development.
3. Provide frequent forums to link public jurisdictions and the private sector.
4. Connect local governments and developers with financial resources.
5. Develop Center marketing materials.
6. Create Awards program to recognize innovative Center development.
7. Provide financial incentive programs.
8. Set priorities.

The Phase I Urban Centers report also identifies a number of potential marketing and partnering strategies.

DRAFT
128th Street Urban Center



Design Concept Plan
April 2005

Snohomish County
Planning and Development Services

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)

EXHIBIT GG

General Policy Plan

- 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
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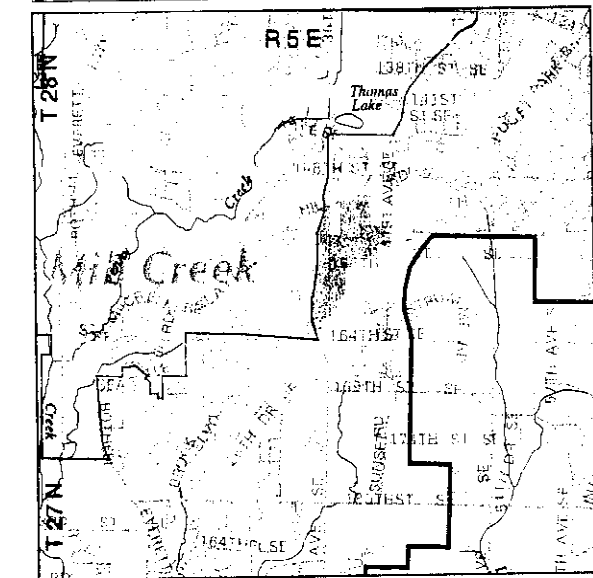
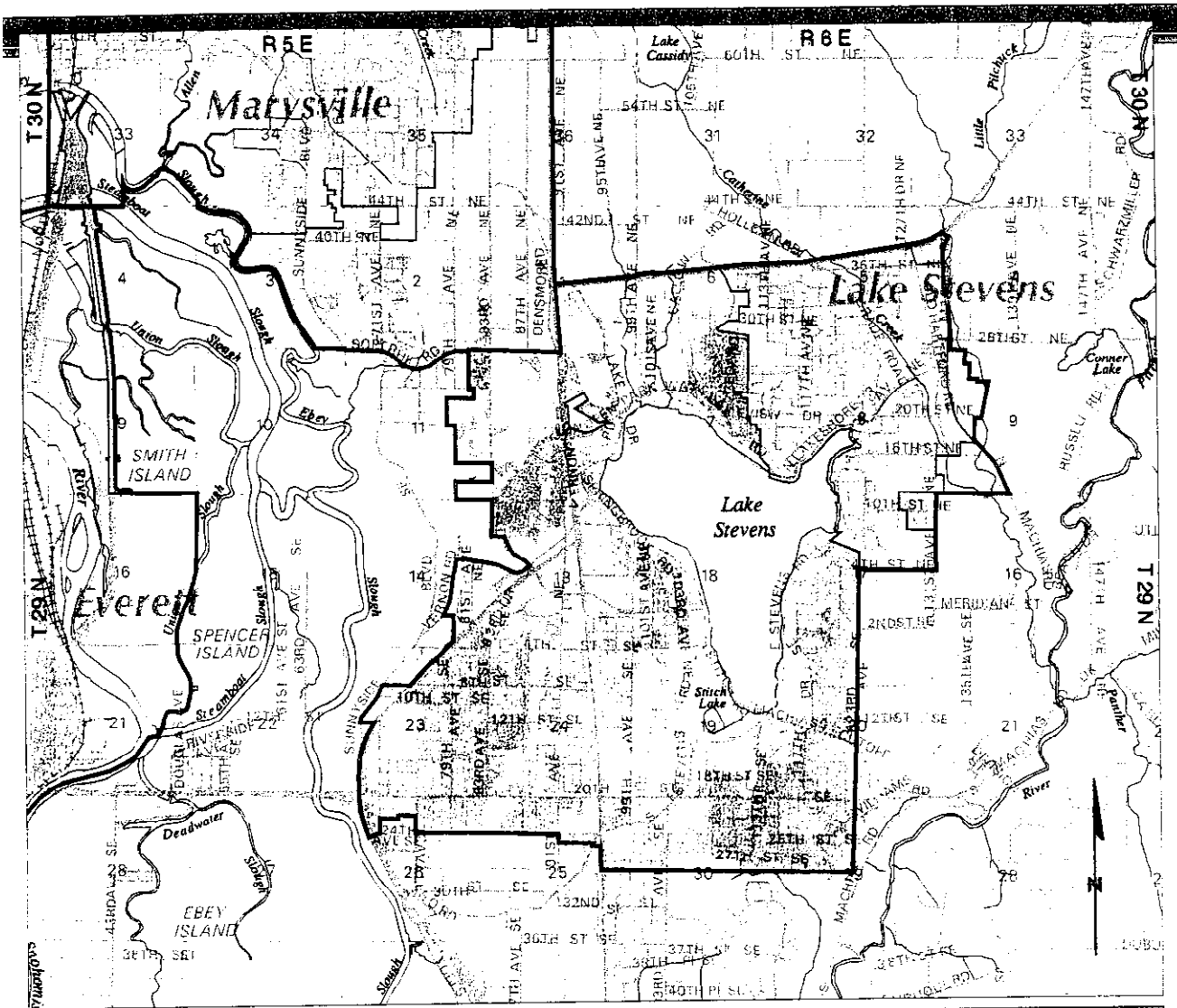
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Snohomish County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map.

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This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of August 2007.

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, Inc.

Map 6
 Snohomish County
 GMA Comprehensive Plan
**SUPPLEMENTAL
 DESIGNATIONS
 OF ULDR AREAS**
EFFECTIVE DATE: February 1, 2006

	Urban Low Density Residential (4 DU/Acre Lake Stevens UGA Only)		Urban Growth Area Boundary
	Urban Low Density Residential - Limited (4 - 5 DU/Acre Marysville UGA Only)		
	Urban Low Density Residential - Limited (5 - 6 DU/Acre Marysville UGA Only)		
	Urban Low Density Residential (6 DU/Acre Lake Stevens UGA Only)		
	Urban Low Density Residential (8 DU/Acre Mill Creek East UGA Only)		
	Incorporated Cities and All Other Designations		

Scale in Feet

 Snohomish County

City Annexation Update December 21, 2005
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Map 1
Snohomish County
GMA Comprehensive Plan
FUTURE LAND USE
EFFECTIVE DATE: February 1, 2006

- National Forest (prohibits some private and non-forest public lands)
- Local Forest (Map Overlay)
- Commercial Forest
- Commercial Forest - Forest Transition Area
- Local Commercial Farmland
- Upland Commercial Farmland
- Reversely Commercial Farmland
- Urban Agriculture
- Urban Density Rural Residential (1 DU/5 Acres)
- Rural Residential-10 (10 DU/10 Acres)
- Rural Residential-5 (1 DU/5 Acres)
- Rural Residential - RD (1 DU/5 Acres)
- Rural Residential (1 DU/5 Acres Basic)
- Urban Low Density Residential (2 DU/1/2 Acre Lot Size and Setbacks)
- Urban Low Density Residential (GPR for additional density)
- Urban Medium Density Residential
- Urban High Density Residential
- Public Institutions
- Rural Franchise Service
- Clearview Rural Commercial
- Reservation Commercial
- Urban Commercial
- Urban Village
- Transit/Production Village
- Urban Center
- Manufacturing Industrial Center (Prime Plot Area Overlay)
- Rural Industrial
- Urban Industrial
- Other (Pending Completion of Master Plan)
- Incorporation Cities, Towns, and Other Jurisdictions
- Rural/Urban Transition Area Overlay
- Transfer of Development Rights (TDR) Sending Area Overlay
- Transfer of Development Rights (TDR) Receiving Area Overlay

Urban Growth Area Boundary
 Incorporated City Boundary
 Aerial Railway
 Railway

This portion of the Snohomish County Comprehensive Plan is subject to the following conditions:
 Letter of Map Revision from the Federal Emergency Management Agency

AMENDMENTS TO
 Comprehensive Plan
 General Policy Plan
EFFECTIVE 02/01/2006
 By local Resolution No. 2005-01
 Transfer of Development Rights Receiving Area; Ordinance 05-14-1; 02/01/2006

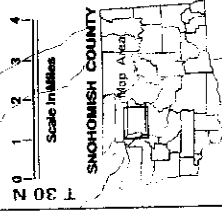
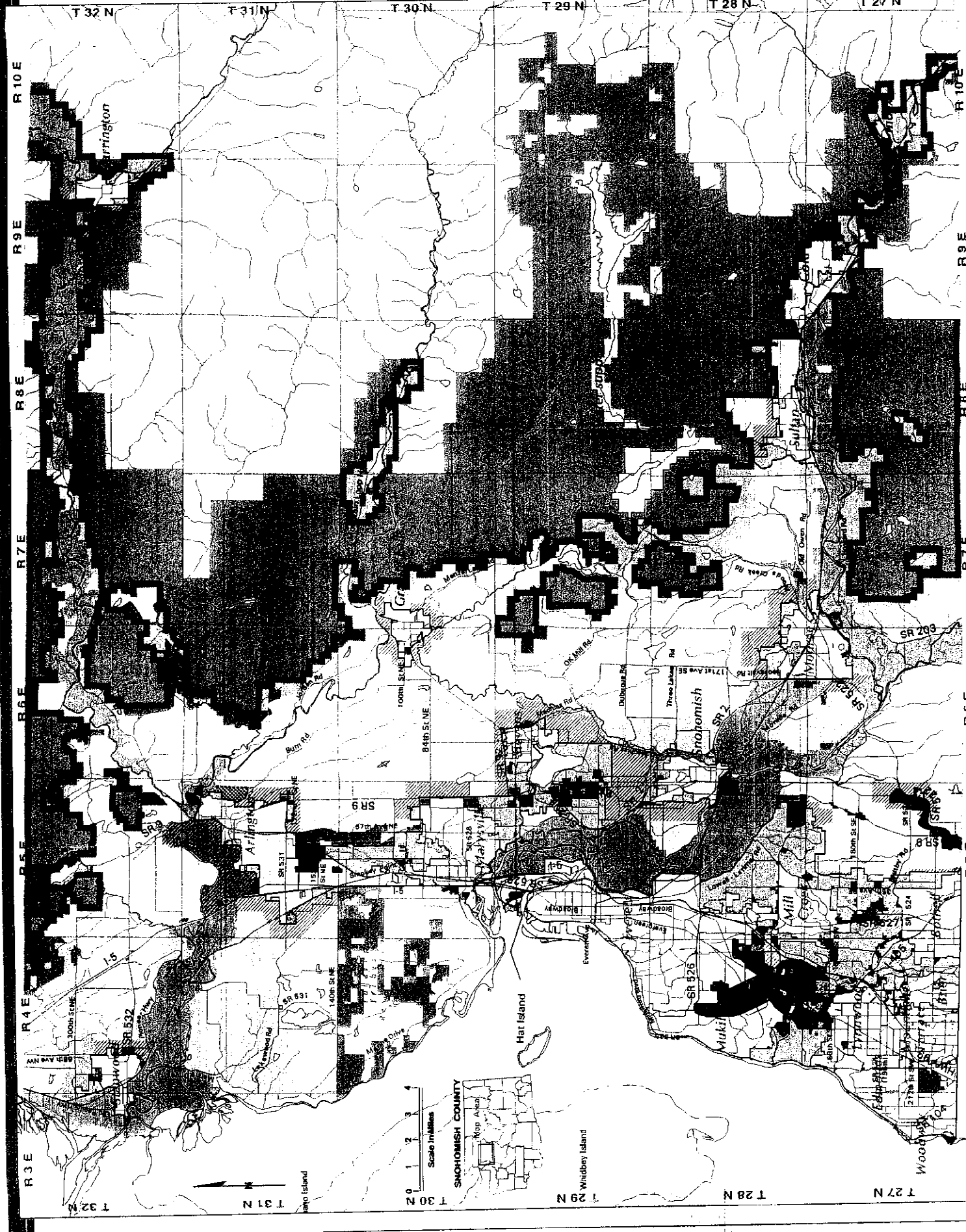
Snohomish County declares any use of this map for any purpose other than for the purposes of the Comprehensive Plan, or for any other purpose, to be null and void. The map is based on the best available data and is not a warranty of accuracy. The map is based on the best available data and is not a warranty of accuracy.

Any user of this map assumes responsibility for the accuracy of the map. The map is based on the best available data and is not a warranty of accuracy. The map is based on the best available data and is not a warranty of accuracy.

For the purposes of land use application review, final determination of future land use shall be made by the County during the review process.

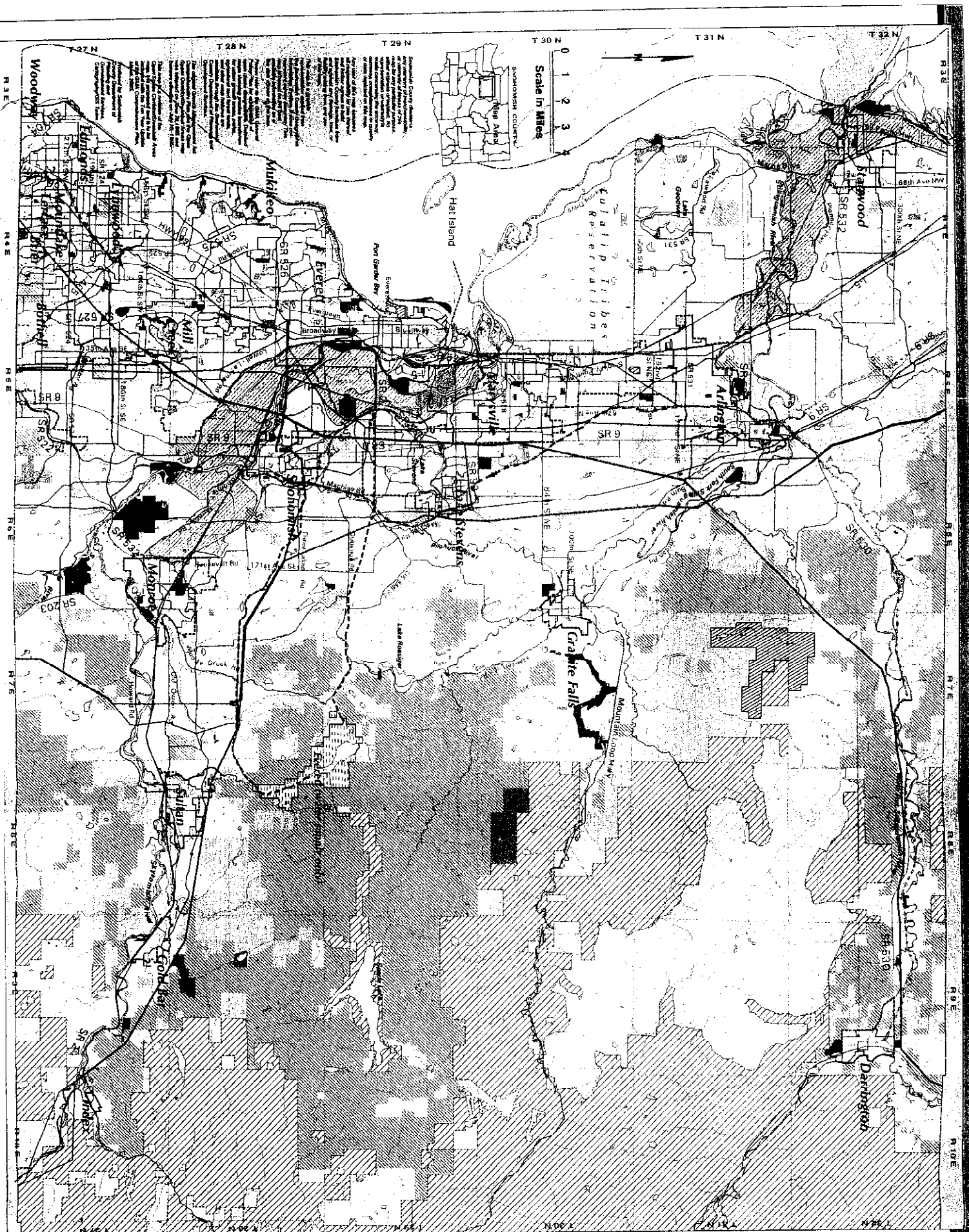
Produced by Snohomish County Department of Planning and Development Services, Cartography Unit.

City Application Update December 21, 2005
 Title: Trust Lands Update March 15, 2005
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Snohomish County GMA Comprehensive Plan OPEN SPACE CORRIDORS AND GREENBELT AREAS

EFFECTIVE DATE: February 1, 2006



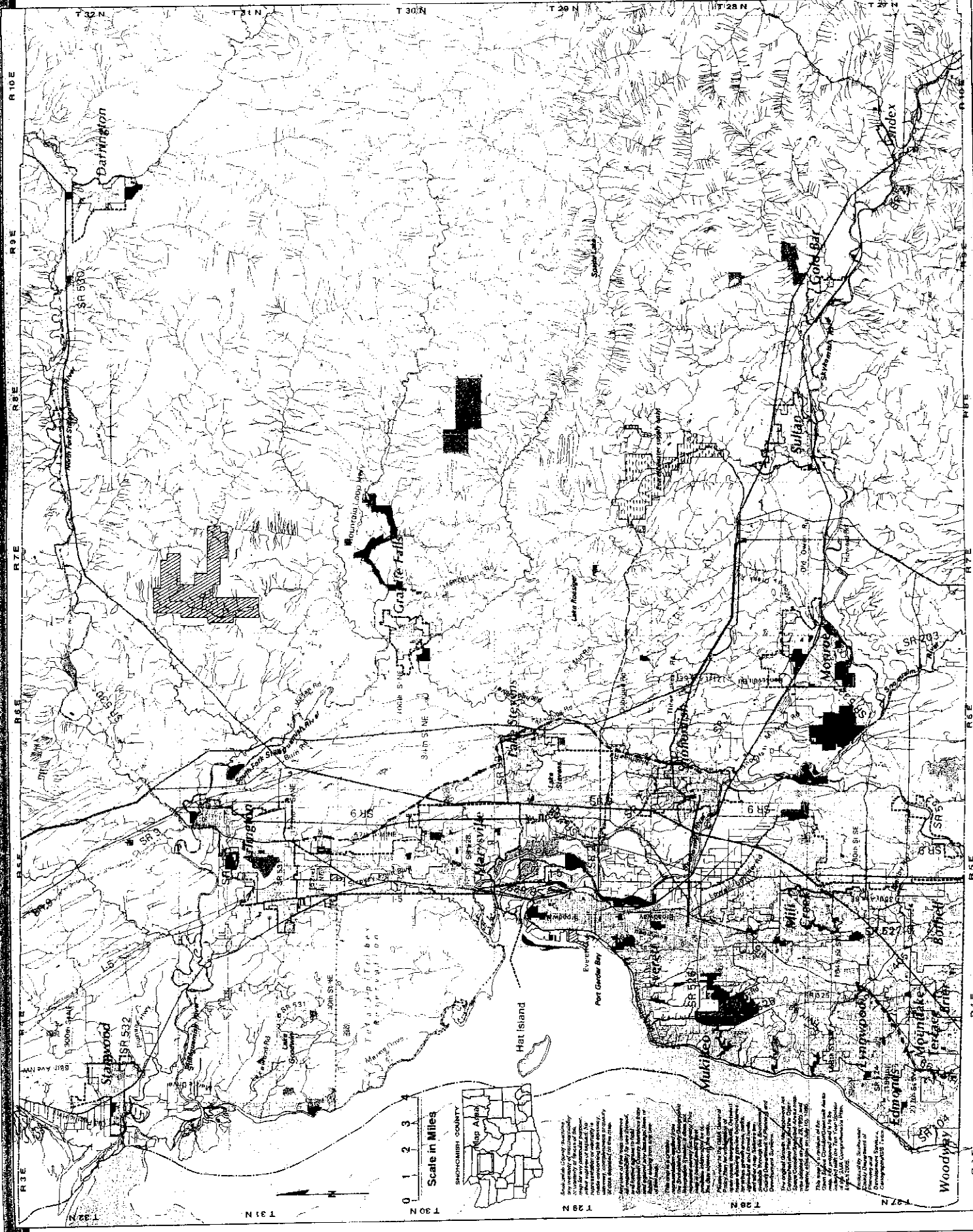
- Agricultural Land (Snohomish County GMA Comprehensive Plan Ord. no. 94-125)
- Foresty Land (Snohomish County Land Comprehensive Plan Ord. no. 94-125)
- Snohomish County County Fringe Area
- City Parks and/or Designated Public Open Space
- Snohomish County Park Lands (Developed)
- Snohomish County Park Lands (Underdeveloped)
- WA State Parks and Recreation Commission
- WA State Department of Wildlife Lands
- WA DNR Managed State Trust Lands
- US National Forest (includes some private and non-forest public lands)
- US Forest Service Lands (used for Forest Service activities)
- US Wilderness Areas
- US Dept of Defense
- On of Energy Water Supply (waterover a so)
- Golf Courses County, City and Private
- Public School Sites
- Community College Campuses
- Cemetery
- Existing Snohomish County Trail Lands
- Proposed Snohomish County Trail Lands
- Proposed Community Trail
- Major Electric Power/Transmission Corridors
- Buried/ Buried/Overhead Pipeline Corridors
- City of Everett Water Pipeline Corridors
- Urban Growth Area Boundary
- County Boundary
- Tribal Trust Reservation
- Section Lines
- Township Outlines
- Incorporated Cities

City Approved: Uprdn December 21, 2005
 Title Trust Lands: Uprdn March 16, 2005
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Snohomish County GMA Comprehensive Plan LANDS USEFUL FOR PUBLIC PURPOSE

EFFECTIVE DATE: February 1, 2006

- City Parks and/or Designated Public Open Space
- Snohomish County Park Lands (Developed)
- Snohomish County Park Lands (Undeveloped)
- WA State Parks and Recreation Areas
- US Dept of Defense
- City of Everett Water Supply (watershed area)
- Public Schools
- Community Colleges
- Public Field and Airfield Airports
- Public Sewage Treatment Plants
- County & State Facilities
- Existing Snohomish County Trail Lands
- Proposed Snohomish County Trail Lands
- Proposed Community Trail
- Major Electric Power Transmission Corridors
- Buried Petroleum Pipeline Corridors
- City of Everett Water Pipeline Corridors
- Urban Growth Area Boundary
- County Boundary
- Tulalip Tribes Reservation
- Section Lines
- Township Guidelines
- Incorporated Cities



NW

Snohomish County
UGA Land Capacity Analysis
Technical Report

DRAFT 2

April 29 ~~December 21~~, 2005

Snohomish County Planning and Development Services

Long Range Planning Division

NOTE: Changes made to the December 14, 2005 Draft 2 version of the report are shown in shaded format.

DRAFT 2
Snohomish County
UGA Land Capacity Analysis
Technical Report
April 29/December 21/4, 2005

Introduction

The Growth Management Act (GMA) requires Urban Growth Areas (UGAs) to be reviewed and updated at least every ten years so that they are capable of accommodating the urban growth projected to occur in the county during the succeeding 20-year period. The county's current 10-year plan update establishes a new plan horizon that extends to the year 2025. The county and the cities must therefore demonstrate that a sufficient supply of land exists within the UGA to accommodate forecasted urban growth to the year 2025. Both residential and employment land requirements must be evaluated in this assessment of UGA land capacity.

This report describes the results of the Snohomish County Long Range Planning Division's updated residential and employment land capacity analysis for unincorporated portions of the UGA proposed in the County Council's final future land use map adoption for the 10-year GMA comprehensive plan review and update (1) Planning Commission's recommended plan and (2) the County Council's November 18, 2005 considerations for map amendments to the Planning Commission's recommended plan county's draft plan for the 10-year review and update released on April 8, 2005. The report compares the estimates of population and employment capacity with the population and employment forecasts for each unincorporated UGA in Snohomish County under the County Council's final future land use map under these two proposals for the 10-year plan update. This is also done for each unincorporated Municipal Urban Growth Area (MUGA) within the SW County UGA. [Note: The MUGA information will be produced once final direction on the SW County UGA boundary and growth targets is provided to staff by the County Council prior to final action on the plan update.]

The analysis is consistent with previous capacity analyses conducted by the county in 1995 for its original GMA comprehensive plan adoption, and it is consistent with relevant Washington State Community, Trade and Economic Development (CTED) guidance documents. It also continues and builds upon the data sources and methodology developed by the county and cities for the *2002 Growth Monitoring/Buildable Lands Report*. The current land capacity update has also been informed by an evaluation of the assumptions that were the basis for the two different land development scenarios (A & B) used in the 2002 Buildable Lands Report.

The 2002 Buildable Lands Report analyzed the urban development densities that occurred since adoption of the first GMA comprehensive plans. Using this information, the report evaluated the adequacy of the land supply within the UGA to accommodate the remaining portion of the projected urban growth anticipated in adopted plans at the densities observed since GMA plan adoption. In that sense, the Buildable Lands Report "looks back" and compares planned vs. actual urban

densities during the first 5 years of the GMA plan in order to determine whether the original plan assumptions pertaining to assumed densities and the adequacy of the urban land supply to the year 2012 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 new 20-year urban land supply for accommodating the new 2025 urban growth targets. As such, it fulfills a separate GMA “show your work” requirement for the sizing of UGAs for future growth as specified by RCW 36.70A.110, .145, and .130(3).

Technical guidance documents used for this capacity update include Washington State’s (CTED) 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’s (CTED) reported entitled *Buildable Lands Program Guidelines*, released June 2000; and the *Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities*, prepared by ECONorthwest and released July 2000.

Each city in Snohomish County is updating its own land capacity analysis for areas within its jurisdiction as part of their local 10-year comprehensive plan update effort. Most cities are building upon the capacity work accomplished for the 2002 Buildable Lands Report effort. Updated city information has been obtained by county staff by reviewing current city plan update and EIS documents for technical information on city targets and capacity. Much ~~Some~~ of this city information is still in draft form. The updated 2025 capacity results from cities, where available, have been combined with the county’s 2025 unincorporated UGA capacity results to arrive at the composite UGA land capacity/growth target comparisons shown later in this report.

Both city and county land use plan assumptions and technical information will have been reviewed by decision makers and the public over the past several ~~coming~~ months as jurisdictions prepared for adoption of their updated GMA plans. Some of the information on which this draft analysis is based ~~could~~ has therefore changed since the April 29, 2005 draft version of this report. As a result, this report will need to be reviewed and updated with the most recently available capacity information from the cities and county before final county action on the updated UGAs occurs. Updated city land capacity information will be reviewed as part of the interjurisdictional target reconciliation process following adoption of city and county plan updates. Also, if the outcome of the interjurisdictional target reconciliation process following adoption of the city and county plan updates results in modifications to county or city land use plan designations or growth targets, additional revisions to this report may be necessary.

Summary of Key Findings

Population

• Capacity exists within the unincorporated portions of the proposed UGA for an estimated 181,520 additional persons as of 2002. This is sufficient capacity to accommodate the 2002-2025 forecasted unincorporated UGA population increase of 156,163.

- The proposed composite UGA (cities plus unincorporated UGAs) is estimated to have capacity for 281,375 additional residents as of 2002. This exceeds the 2002 – 2025 forecasted UGA population increase of 245,756 by 14.5% (the UGA “safety factor”).
- Under the Planning Commission recommended plan, capacity exists within the unincorporated portions of the proposed UGA for an estimated 171,404 additional persons as of 2002. This is sufficient capacity to accommodate the 2002 – 2025 forecasted unincorporated UGA population increase of 143,622.
- Under the Planning Commission recommended plan, the proposed composite UGA (cities plus unincorporated UGAs) is estimated to have capacity for 271,259 additional residents as of 2002. This exceeds the 2002 – 2025 forecasted UGA population increase of 233,205 by 16.30% (the UGA “safety factor”). *
- Under the County Council consideration option, capacity exists within the unincorporated portions of the proposed UGA for an estimated 182,989 additional persons as of 2002. This is sufficient capacity to accommodate the 2002 – 2025 forecasted unincorporated UGA population increase of 157,277.
- Under the County Council consideration option, the proposed composite UGA (cities plus unincorporated UGAs) is estimated to have capacity for 282,844 additional residents as of 2002. This exceeds the 2002 – 2025 forecasted UGA population increase of 246,860 by 14.6% (the UGA “safety factor”). *

- All individual proposed UGAs have sufficient population capacity to accommodate their 2025 population forecasts under both the Planning Commission recommended plan and the County Council considerations plan option.
- As Snohomish County’s critical-area regulations (CAR) are currently being reviewed and updated, a scenario was needed to serve as a prototype for a large buffer analysis. Pierce County’s recently adopted buffers were chosen for this purpose. Under the Pierce County scenario (see page 9 for more detail), capacity exists within the unincorporated portions of the proposed UGA for an estimated 157,824 additional persons as of 2002. This is sufficient capacity to accommodate the 2002 – 2025 forecasted unincorporated UGA population increase of 143,622. The composite UGA (cities plus unincorporated UGAs) under this scenario is estimated to have capacity for 257,676 additional residents as of 2002. This exceeds the 20-year forecasted UGA population increase of 233,205 by 10.5% (the UGA “safety factor”). * For some UGAs, however, the use of the Pierce County buffer scenario results in a UGA-level shortfall of capacity relative to the forecast.

Employment

- Capacity exists within the unincorporated portions of the proposed UGA for an estimated 39,047 additional jobs as of 2002. This is sufficient capacity to accommodate the 2002 – 2025 forecasted unincorporated UGA employment increase of 32,189.

- The proposed composite UGA (cities plus unincorporated UGAs) is estimated to have capacity for 152,671 additional jobs as of 2002. This is sufficient capacity to accommodate the 2002–2025 forecasted UGA employment increase of 120,813.
- Under the Planning Commission recommended plan, capacity exists within the unincorporated portions of the proposed UGA for an estimated 39,12840,394 additional jobs as of 2002. This is sufficient capacity to accommodate the 2002–2025 forecasted unincorporated UGA employment increase of 31,98932,274. **
- Under the Planning Commission recommended plan, the proposed composite UGA (cities plus unincorporated UGAs) is estimated to have capacity for 152,752154,018 additional jobs as of 2002. This is sufficient capacity to accommodate the 2002–2025 forecasted UGA employment increase of 120,613120,898.
- Under the County Council consideration option, capacity exists within the unincorporated portions of the proposed UGA for an estimated 39,853 additional jobs as of 2002. This is sufficient capacity to accommodate the 2002–2025 forecasted unincorporated UGA employment increase of 32,734. **
- Under the County Council consideration option, the proposed composite UGA (cities plus unincorporated UGAs) is estimated to have capacity for 153,477 additional jobs as of 2002. This is sufficient capacity to accommodate the 2002–2025 forecasted UGA employment increase of 121,358.

- All individual proposed UGAs have sufficient employment capacity to accommodate their 2025 employment forecasts under both the Planning Commission recommended plan and the County Council considerations plan option.
- Under the CAR update scenario using Pierce County's adopted buffers, capacity exists within the unincorporated portions of the proposed UGA for an estimated 35,417 additional jobs as of 2002. This is sufficient capacity to accommodate the 2002–2025 forecasted unincorporated UGA employment increase of 31,989. The composite UGA (cities plus unincorporated UGAs) under this scenario is estimated to have capacity for 149,041 additional jobs as of 2002. This is sufficient capacity to accommodate the 2002–2025 forecasted UGA employment increase of 120,603. For some UGAs, however, the use of the Pierce County buffer scenario results in a UGA-level shortfall of capacity relative to the forecast.

* The final UGA safety factor cannot be determined, consistent with GPP-LU 1.A.1, until eventual county council action on the updated plan. For that action, the UGA land capacity analysis will be updated to reflect any changes in the county's future land use designations and growth targets. New information from the cities will be included if available at that time, as well as any information on recommended changes to the county's CAR.

** - Nearly one-third of the proposed UGA expansion consists of large parcels of land for employment in response to new economic development challenges. These expansions are intended to create contiguous areas large enough to attract large-scale employers in support of countywide economic development.

goals. An analysis of available large tracts for employment use showed a very small number of such sites. Fewer than 2% of all parcels inside the existing unincorporated UGA with remaining employment capacity are 20 acres or larger. In contrast, the expansions in Wellington Hills and North Marysville add contiguous sites of approximately 120 acres and 400 acres respectively to the proposed UGA. (The possible change in plan and zoning designations for the Catheart site will also add employment capacity, however, this site is already within a UGA.) A portion of the UGA expansion consists of large parcels of land for employment in response to new economic development challenges. UGA expansion is needed to create contiguous areas large enough to attract large-scale employers in support of countywide economic development goals contained in the Countywide Planning Policies and the Economic Development Element of the Comprehensive Plan. An analysis of available large tracts for employment use showed a very small number of such sites. Fewer than 2 percent of all parcels inside the existing unincorporated UGA with remaining employment capacity are 20 acres or larger. This amounted to only 32 undeveloped, redevelopable, or partially used parcels in April 2001. In contrast, the expansion in North Marysville would add a contiguous developable area of 400 acres. Proposed UGA expansion is balanced by new capacity created by redesignating areas within the existing UGA for commercial and industrial development, including the Catheart site proposed for a mix of use designations expected to add an estimated capacity of over 2,000 jobs. See the "Snohomish County Reasonable Measures" report, dated December 14, 2005, for more information on this topic.

Methodology

Summary of Major Unincorporated UGA Capacity Analysis Steps

The unincorporated UGA capacity analysis is a combination of five basic steps and a variety of sub steps and iterations.

Step 1: Development History – Residential, Commercial and Industrial

The unincorporated UGA capacity analysis relied upon the development history collected and evaluated for the 2002 Buildable Lands Report. For the 2002 report, a database of residential, commercial, industrial and mixed-use development in cities and the county was assembled. It covered a period of time from January 1995 to December 2000. Residential densities (housing units per acre) and commercial/industrial intensities (floor area ratios, or FARs) were summarized for comprehensive plan and zoning designations within each jurisdiction. Please refer to the 2002 Buildable Lands Report for more detailed documentation on the development history database and density results.

Gross acres, gross residential densities, and gross commercial/industrial floor area ratios (FARs) were calculated using the total site area of the subdivision or development. *Buildable* acres, residential densities and commercial/industrial FARs were calculated after deducting for critical areas, buffers and major utility easements. *Net* acres, net residential densities and net commercial/industrial FARs were calculated by subtracting all additional non-residential uses (e.g., roads, parks, stormwater detention facilities, etc.) from the buildable acres. Please refer to the graphic on page 19 for a visual example of the differences in these definitions and the text below for more detailed definitions for different land use types.

For single family residential development:

- *Gross residential density* is the number of units divided by total area in acres.
- *Buildable area* is the area of any use that alters the landscape, e.g. building lots, roads, detention ponds, and tot lots. It does not include wetlands, critical area buffers, utility easements, or any area that is to remain unchanged. Buildable density is the number of units/altered acreage.
- *Net residential area* is the area used for residential building lots only. Typical land uses that are excluded from residential include roads, wetlands, Native Growth Protection Areas, recreational areas and detention ponds.

The definition of single-family development includes more than just traditional detached homes. It also includes duplexes and segregated-lot condominiums. Townhouse condominium projects fitting this definition must have a separate lot for each dwelling unit. Some duplex-style condominium projects fitting this definition have two lots per building while others have one lot per building.

For multi-family, non-residential development, mixed-use projects:

- *Gross site area* for each project is based on the digital parcel coverage maintained by the County Assessor.
- *Buildable site area* is the gross site area minus protected critical areas and unbuildable easements, such as power lines.
- *Net site area* is the buildable site area minus road dedications.

Residential densities and commercial/industrial intensities were calculated as follows. The number of multi-family units was divided by the gross, buildable and net residential acreage to obtain gross, buildable and net residential densities on a project-by-project basis. For commercial and industrial uses, development intensity was calculated as a floor area ratio (FAR) statistic. The FAR was derived on a project-by-project basis by dividing the square footage of usable employment space by the gross, buildable and net employment acres developed in order to obtain the gross, buildable and net FAR for each project. In mixed-use projects (projects with both residential and commercial uses in the same structure), both the residential density and commercial FARs are reported.

For the purposes of the UGA land capacity update, density statistics were updated for areas within the “Urban Low Density Residential (4-6 DU/Acre)” designated areas of unincorporated UGAs. As documented in the *Snohomish County Tomorrow 2003 Growth Monitoring Report*, higher net single family residential densities in recorded subdivisions were observed in the post-2000 period. A query on ULDR designated subdivisions applied for since 1996 and recorded from 1997 to 2002 resulted in an updated buildable density of 5.02 units/acre. This buildable density was used for the capacity update in place of the previous 4.76 buildable density statistic observed during the 1995 – 2000 period and used in the 2002 Buildable Lands Report for unincorporated ULDR areas.

Please consult the 2002 Buildable Lands Report for more detailed information on the 1995 – 2000 observed densities used in this capacity update for other designations within the unincorporated UGA.

Step 2: Buildable Lands Inventory

The unincorporated UGA capacity analysis relied upon the GIS parcel-based buildable lands inventory established for the 2002 Buildable Lands Report. Extensive conversion of parcel information, comprehensive plan and zoning information, and critical areas information into a GIS format occurred during 2001-02 in order to establish the parcel-level buildable lands inventory for the 2002 report. The capacity analysis used an updated GIS version of the plan designations associated with the future land use map included in the April 8, 2005 draft plan in order to estimate the unincorporated UGA capacity of the proposed plan.

Baseline Date

The original buildable lands inventory was developed using parcel-level geographic information system (GIS) data created by Snohomish County. Parcel boundaries and associated data on parcel characteristics were established for the inventory by joining a January 2001 extract of Assessor parcel data with an April 2001 version of the countywide GIS parcel map (containing nearly 250,000 parcel records). Extensive checking and editing of the GIS parcel data throughout the remainder of 2001 was necessary to allow for proper land use analysis. County and city staff attempted to establish current land use as close as possible to the April 1, 2001 base year date for the 2002 Buildable Lands Report which compared 2001-2012 land needs and 2001 land supply estimates. Use of March 2001 digital orthophotography to “ground-truth” the accuracy of the Assessor’s existing land use codes greatly facilitated this effort.

April 2001 served as a baseline date for both the 2002 Buildable Lands Report and the present unincorporated UGA capacity update. The capacity estimates therefore represent additional capacity for population and jobs as of April 2001. All housing and commercial/industrial structures occupied as of that date were considered developed, while everything proposed, built or occupied after that date was counted as future capacity as of April 2001.

Since April 2001, development has taken place on many of the parcels with additional capacity in the buildable lands inventory. Other parcels currently have pending applications for new construction. A few had unoccupied new construction in April 2001. In these situations (recent development and pending applications since April 2001, and new but still unoccupied buildings as of April 2001), this report uses the actual development or pending application where this information is known for the capacity on a given parcel.

For the capacity update, pending residential projects in unincorporated UGAs were added to the parcel database through March 2005. Commercial and industrial pending projects in unincorporated UGAs were added through fall 2004. This pending capacity information overrides the theoretical capacity estimates calculated by the capacity analysis. Theoretical capacity estimates (based on historic observed densities for developable parcels in the same plan/zone designation) are used for parcels without recent or pending development.

Parcel Data

The land capacity analysis focuses solely on parcels within unincorporated areas inside the proposed new UGA boundary. The county's GIS was used to select Assessor parcels that fell within the proposed new UGA boundary. Parcels within the unincorporated UGA with potential capacity for additional development by the year 2025 were classified into three categories: vacant, partially-used, and redevelopable land.

Vacant. Parcels with improvement assessed values of less than \$10,000 were included in the first-pass of the vacant land definition. Review of the initial maps resulted in elimination of many parcels with low improvement assessed values but with uses unlikely to change (e.g., tax-exempt properties, cemeteries, etc.).

Partially-used. Parcels with improvement assessed values > \$10,000 (containing existing structures) that were of sufficient size to allow additional subdivision or development to occur, were considered partially-used parcels. Different criteria were applied to develop this classification:

For single family residential uses, parcels that were at least 2.5 times the lot size of a typical urban single family residential zone were considered potentially partially-used. In non-SW UGAs, a size threshold of at least 21,000 square feet was used, while in the SW UGA, the size threshold was lowered to at least 15,000 square feet to account for the more prevalent observed short-platting of lots of this size (and smaller) in these locations. In UGAs without sanitary sewer systems, the minimum size threshold, however, was raised to 31,250 square feet for partially-used parcels to account for the Health District requirement for larger sized lots when developed with septic systems. In all UGA locations, parcels with greater than \$250,000 improvement value per acre (expensive structures) were not considered for the partially-used analysis.

For multi-family, commercial, industrial and mixed-uses, an estimate of the existing building footprint size was derived using Assessor information on first floor square footage. This information was used to calculate the percentage of the lot covered by the existing structure so that surplus land could be considered for additional development. Parcels designated for multi-family use that had lot coverage percentages less than 15% were considered partially-used. Parcels designated for commercial, industrial or mixed-use development that were less than 2 acres in size were considered partially-used if the lot coverage percentage was less than 12%. Parcels designated for commercial, industrial or mixed-use development that were 2 acres in size or greater were considered partially-used if the lot coverage percentage was less than 25%.

Redevelopable. Included parcels with improvement assessed values > \$10,000 (containing existing structures) in which the structures were located on land that had a relatively high assessed value relative to that assigned to the structure. In these instances, the existing structures were assumed to be demolished, and a new, more intensive use based on the

designation was calculated. Different improvement-to-land assessed value ratio thresholds were used based upon the type of redeveloped use and location in county:

For *single family residential uses*, existing structures in the SW UGA that were valued at less than 70% of the land assessed value for the parcel (and which met the same size thresholds described above for partially-used single family residential uses) were considered potentially redevelopable (<60% was used in non-SW UGA locations). It was assumed that for parcels meeting this definition, the existing structure was demolished and the entire land area was resubdivided. This same improvement-to-land value threshold was applied countywide.

For *multi-family residential uses*, existing structures that were valued at less than 100% of the land assessed value for parcels in SW UGA locations, and less than 75% in non-SW UGA locations, were considered potentially redevelopable. It was assumed that for parcels meeting this definition, the existing structure was demolished and the entire land area of the parcel was redeveloped at higher densities.

For *commercial, industrial and mixed-use designations*, existing structures that were valued at less than 125% of the land assessed value for parcels in SW UGA locations, and less than 100% in non-SW UGA locations, were considered potentially redevelopable. It was assumed that for parcels meeting this definition, the existing structure was demolished and the entire land area of the parcel was redeveloped for higher intensity commercial, industrial or mixed-use development.

NOTE: The thresholds used to establish these categories were developed using information from the development history database described above. Specifically, information on the characteristics of previous uses prior to the residential, commercial and industrial development observed from 1995 through 2000 (e.g., previous improvement-to-land assessed value ratios; whether the development occurred on vacant, partially-used or redeveloped land) was collected and evaluated for the development of these thresholds. In addition, the longer planning period associated with the 10-year comprehensive plan update (to the year 2025) for the potential depreciation and redevelopment of structures to occur from a market perspective was considered, especially when compared to the shorter time horizon for the 2002 Buildable Land Report (to the year 2012).

Use of Critical Areas to Establish the Buildable Lands Inventory

Information on critical area features within UGAs that was in a GIS-format was gathered for the 2002 buildable lands analysis. This included the following features:

Slopes: 33% or greater, with 25 foot buffers at both the top and toe of slope. GIS data obtained from State DNR 1998 digital elevation model was the source for these data.

Wetlands: A merged version of the county's wetland inventory and the NWI inventory in GIS format was used. The combination of these two wetland datasets resulted in an overall increase in estimated wetlands when compared to one based solely on the county's inventory. Average buffer widths of 50 feet were calculated. In the UGAs where the

county's wetland inventory had not been conducted, the NWI wetland data was supplemented by estimates of wetlands on hydric soils present in the UGA.

Streams: The DNR stream inventory in GIS format was used to apply different buffer widths to land associated with different DNR streams types. Type 1 and 2 streams received 100 foot buffers on both sides of the stream; type 3 streams received 50 foot buffers; type 4 received 25 foot buffers; and type 5 received 10 foot buffers.

Chinook salmon and bull trout habitat: 150 ft buffers were used on both sides of the applicable streams/rivers for these ESA protected species.

Frequently flooded areas: Information on 100-year floodplain and floodway boundaries from FEMA maps in GIS format was used.

The critical area features described above were merged into a composite GIS layer that was then overlaid on parcels. This GIS overlay process was then used to deduct critical areas and buffer areas from the total gross area of the parcel, to arrive at an estimate of gross buildable acres within vacant, partially-used and redevelopable parcels.

Please note that the depiction of these features on these GIS parcel maps is for general analysis purposes only, specifically the development of the UGA-level buildable lands capacity estimates. They are not intended, nor are they at a sufficient level of detail and positional accuracy, to be used for a parcel-level determination of a parcel's actual development potential that would be obtained following submittal of a site-specific development application. In addition, the criteria used represent best approximations of what may be unbuildable in a typical situation. However, there are specific instances where these criteria would not automatically result in unbuildable area (e.g., 33% or greater slopes). These criteria should therefore be viewed as representing "average" situations.

Critical Areas Regulation (CAR) Update Scenario

~~In order to evaluate the potential effects of the current Snohomish County CAR update on unincorporated UGA land capacity, county staff modeled a capacity scenario using the buffers contained in Pierce County's recently updated critical areas ordinance (adopted in 2004). In this way, Pierce County serves as an illustration of one possible impact that the upcoming CAR update could have on unincorporated urban land capacity in Snohomish County. Pierce County was chosen since it is similar in size and population to Snohomish County, and it has had recent experience with adopting larger buffers as part of the CAR update.~~

~~The chart below compares the buffer widths used in the Pierce County scenario compared with those used in the capacity update under present Snohomish County regulations. Two sets of additional population and employment capacity estimates were calculated using these different buffer widths. The results of this test are described in the summary of key findings section. Please note that the detailed capacity charts and tables shown later in this report document additional capacity only under current critical area regulations.~~

~~No changes were assumed in buildable densities under this scenario even though it is likely that a market response to develop at higher densities in the remaining buildable portions of sites would occur in response to larger buffers by using existing on-site density transfer techniques (e.g., lot size~~

averaging or PRD subdivisions). This refinement could be introduced in a subsequent capacity analysis as more information becomes available during the CAR update process.

Type	Buffers used for Pierce County updated CAR example	Current Snohomish County CAR buffers used for capacity update
Streams		
with ESA listed fish	NA	150 ft
Type 1	150 ft	100 ft
Type 2	150 ft	100 ft
Type 3	150 ft	50 ft
Type 4	115 ft	25 ft
Type 5	35 ft	10 ft
Wetlands		
with ESA listed fish	NA	150 ft
Category 1	75—300 feet (most will be 225 ft)	75 ft (used 50 ft overall avg)
Category 2	50—300 feet (most will be 150 ft)	50 ft (used 50 ft overall avg)
Type	Buffers used for Pierce County updated CAR example	Current Snohomish County CAR buffers used for capacity update
Category 3	40—150 feet (most will be 150 ft)	25 ft (used 50 ft overall avg)
Category 4	25—50 feet (most will be 50 ft)	25 ft (used 50 ft overall avg)
Lakes		
with ESA listed fish	NA	150 ft
Type 1 – SMMP natural	150 ft	100 ft
Type 1 – SMMP conservancy	150 ft	100 ft
Type 1 – SMMP rural	150 ft	50 ft
Type 1 – SMMP suburban	150 ft	50 ft
Type 1 – SMMP urban	150 ft	25 ft
Type 2	150 ft	*
Type 3	150 ft	*
Type 4	115 ft	*
Type 5	35 ft	*
Marine Shorelines	100 ft	150 ft (with ESA listed fish)

NOTES: SMMP = Shoreline Management Master Program

* = as with all water bodies in unincorporated Snohomish County, subject to 25 ft rear setback requirement per zoning code, SCC 30.23.030(1)

The use of the buffers contained in Pierce County’s adopted CAR amendments in this modeling exercise is intended as a sample illustration of an impact of a possible CAR amendment on UGA land capacity in Snohomish County. These buffers do not represent a PDS staff recommendation, nor do they anticipate a particular outcome of the Snohomish County CAR update effort. Rather, they are being used to model critical area buffers that are bigger than current Snohomish County buffers. Snohomish County is currently in the process of updating its critical area regulations. The

final decisions on any changes to buffers in Snohomish County's CAR by the county council will not be made for several months. As such, the present UGA land capacity analysis relies only on the current critical area regulations. Once CAR is updated, however, the UGA land capacity analysis would also need to be updated to reflect the changes. This capacity update could occur at the same time other potential capacity updates are conducted to document the capacity associated with any land use plan or growth target changes necessitated by next year's city/county target reconciliation outcome.

Removal of Major Utility Easements from the Buildable Lands Inventory

Another GIS data source for unbuildable land within UGAs was the Assessor's records on easements. Major utility easements (power transmission lines, oil and gas pipeline easements, etc.) were overlaid on parcels and the land area within parcels associated with the utility easement was deducted from the total acres to arrive at buildable acres. In order to avoid double-counting areas that were both critical areas and utility easements, the critical areas plus buffers were merged with utility easements first before overlaying on parcels.

Removal of Land Needed for New Transportation Arterials and other Capital Facilities Needs

Using GIS, land required for the rights-of-way for proposed new arterials, as identified on the county's current arterial circulation plan map was removed from the buildable lands inventory. In addition, during map review (see Step 4), parcels acquired or to be acquired for major public purposes (where known) were identified and removed from the buildable lands inventory. This included future school sites, parks and other municipal purposes uses.

Accounting for Unmapped Critical Areas

There is general consensus that existing GIS critical areas inventories are satisfactory for broad, areawide planning analysis, but that for site-specific purposes, these inventories are usually incomplete, especially with regard to smaller critical areas. There is acknowledgement that the information contained in these inventories best captures the larger critical area features, but that it is common during the more detailed site review at time of a project-level development application to uncover additional smaller critical area features not originally documented in the inventory. In order to account for unmapped critical areas in the buildable lands analysis, a 5% upward adjustment to total unbuildable acres when this calculation is performed at the parcel level was instituted. This percentage was reached through a stakeholder review process used for the development of the 2002 Buildable Lands Report methodology. This It represents is a generalized adjustment factor in contrast to the methodology described above which includes utility easements within the total unbuildable acres stored at the parcel level.

Step 3: Capacity Calculations – Assignment of Future Development Densities to the Buildable Lands Inventory

The third step of the land capacity analysis process involved the use of the observed densities by plan designation as determined in the development history analysis. These observed residential densities (housing units per buildable acre) and commercial/industrial intensities (FARs per buildable acre) were applied to the buildable acres of land (gross acres minus critical areas and their buffers) within either vacant, partially-used or redevelopable parcels as determined above, to estimate additional housing unit and employment capacity potentially remaining per parcel. (See attached graphic comparing gross vs. buildable vs. net density calculations.) This information was mapped by parcel and was reviewed for accuracy. (See Step 4.)

Within the unincorporated UGA, the county's proposed future land use (FLU) designations were used to predict future densities due to the frequent and continued likely rezoning of property from lower zoning categories to higher zoning categories within a plan designation prior to development of a property. Use of observed densities for county FLU designations would thus incorporate the likely continued practice of rezoning to higher densities within the same FLU designation in the same way that was observed from 1995 through 2000.

In some isolated instances, however, densities and FARs associated with current county zoning were determined to be more predictive than the more generalized future land use category. These situations were isolated to parcels in unincorporated UGAs currently with multi-family residential (MR), business park (BP), neighborhood business (NB), and rural conservation (RC) zoning.

In other instances, the county's proposed future land use map for the draft preferred alternative contains relatively new designations for which there is a very limited development experience to draw from at this time. These include the Urban Center, Transit/Pedestrian Village, and Urban Village designations. For the purposes of this land capacity update, it was assumed that for all three proposed designations, commercial development would occur at Urban Commercial intensities. For the first two designations, it was assumed that residential development would occur at Urban High Density Residential densities, while Urban Medium Density Residential densities were assumed for the Urban Village designation. These assumed densities will be superseded in the next Buildable Lands Report (required by GMA in 2007) by the actual densities observed during the monitoring of development that occurs in these new designations.

Calculation of Additional Housing Unit and Population Capacity

When calculating additional residential capacity, the formula that applied observed densities by plan/zone to vacant, partially-used or redevelopable parcels, was performed on a parcel-by-parcel basis. Any fractional units that resulted from the parcel-level calculation of additional housing unit capacity were truncated (dropped). In addition, additional residential capacity was not assumed for parcels less than 3000 square feet in size. This resulted in the removal of many "sliver" parcels from the buildable lands inventory maps – parcels that are unlikely to develop due to their small size or irregular shape, and in which setback requirements are unlikely to be met.

An example of how this formula was performed at the parcel level is shown below. Assume that a parcel (whether vacant, partially-used or redevelopable) has an estimate of buildable area of 3.5 acres. Also, assume that the parcel is located in a single family residential zone in which there is an

observed buildable density from 1995-2000 of 4.2 units per buildable acre. This would result in an estimate of 14 additional units for the parcel:

$$3.5 \text{ buildable acres} \times 4.2 \text{ units per buildable acre} = 14 \text{ units.}$$

Notice that the fractional amount of 0.7 units is dropped from the additional capacity estimate for the parcel. Also, for redevelopable parcels, any existing housing units on parcels that are assumed to be redeveloped (i.e., assumed to be demolished) are subtracted from the estimate of additional housing unit capacity.

Housing unit to population capacity estimates are then calculated based upon 96% occupancy rate and 2.9 average household size assumptions for single family detached zones, 96% occupancy rate and 2.5 average household size assumptions for single family attached zones, and 92% and 2.0 average household size assumptions for multi-family residential zones. (These demographic assumptions were derived from review of the Census 2000 data for Snohomish County.) The formula for this calculation is as follows:

$$\text{Additional population capacity} = \text{additional housing unit capacity} \times \text{occupancy rate} \times \text{average household size}$$

Continuing with the example above, 14 additional single family housing units x .96 occupancy rate x 2.9 average household size = an additional population capacity of 39 (with rounding).

When calculating additional residential capacity, vacant building lots were handled separately from the theoretical capacity calculations using observed densities by plan/zone. Instead, if a vacant residentially-designated parcel was at least 3000 square feet in size (a cut-off established to eliminate parcels that would probably be unlikely to meet setback requirements as described above), these parcels were counted as representing additional housing unit capacity, even though they may not meet the minimum lot size requirements of the current zone. It was assumed that these vacant building lots could obtain legal lot status for a residential building permit and thus should be counted. In addition, if these vacant residential building lots were recently platted (i.e., sometime over the past 10 years), then the additional capacity associated with these parcels (along with all post-April 2001 development and pending development applications) were counted as a special subset of vacant capacity that would not be reduced for market reasons (i.e., the market availability reduction factor). These lots have been platted and are ready or will soon be ready to be developed – the question of whether the market will support their development has already been answered, making the market availability reduction factor unnecessary.

Some questions have arisen regarding the depiction of additional residential capacity in commercial zones. Generally, most commercial zones in the county and in most cities allow residential development as a permitted use. Review of the 2002 Buildable Lands Report development history summary tables for most commercial zones will quickly reveal this. Consequently, to the extent that commercial zones have been used for new residential development (almost always multi-family development) since 1995, these observed residential densities have been applied to commercial zones to predict future residential development in lieu of commercial development in commercial zones.

Calculation of Additional Employment Capacity

When calculating additional employment capacity, the formula that applied observed densities by plan/zone to vacant, partially-used or redevelopable parcels, was performed on a parcel-by-parcel basis. Any fractional employees that resulted from the parcel-level calculation of additional employment capacity were truncated (dropped). Specifically, the formula works as follows:

$$\text{Additional employment capacity} = (\text{buildable acres} \times \text{employment sector FAR} \times 43560 / \text{square feet per employee by sector})$$

Employment sector FARs (floor area ratios) are the observed values calculated by plan and zone designation in the development history summary reports. There are distinct FARs for development observed in the following employment sectors:

- Manufacturing (MANU)
- Wholesale, Transportation, Communications, Utilities (WTCU)
- Retail (RET)
- Finance, Insurance, Real Estate, Services (FIRES)
- Government/Education (GOVED)

Buildable acres are converted to square feet in the formula by multiplying by 43,560 (the number of square feet in an acre). The result is then divided by the assumed number of square feet per employee by employment sector:

- MANU = 500 square feet per employee
- WTCU = 833 square feet per employee
- RET = 600 square feet per employee
- FIRES = 395 square feet per employee
- GOVED = 300 square feet per employee

These estimates were derived from research previously conducted in Snohomish County, in cooperation with the Snohomish County Economic Development Council (1985 Snohomish County Business and Industrial Land Survey, updated in 1995 as the Employment Land Capacity Analysis for Unincorporated Snohomish County). This information was also compared with recent estimates published by the Institute of Transportation Engineers and was found to compare favorably.

An example of how this formula was performed at the parcel level is shown below. Assume that a parcel (whether vacant, partially-used or redevelopable) has an estimated buildable area of 3.5 acres. Also, assume that the parcel is located in a commercial zone in which there is an observed FAR of .20 (ratio of usable employment space built to land area built upon) for retail uses during the 1995 – 2000 period.

$$\text{Additional employment capacity} = (\text{buildable acres} \times \text{employment sector FAR} \times 43560 / \text{square feet per employee by sector})$$

Additional employment capacity = (3.5 acres x .20 FAR x 43560 / 600 square feet per retail employee)

Additional employment capacity = 50 employees

Notice that the fractional amount of 0.82 employees is dropped from the additional capacity estimate for the parcel. Also, for redevelopable parcels, any existing employment estimated on the parcel (based on the square footage of existing commercial and industrial structures on the parcel that are assumed to be redeveloped, i.e., assumed to be demolished) is subtracted from the estimate of additional employment capacity using a standard average of 500 square feet per employee.

Capital Facilities Analysis

An assessment of sewer availability within UGAs was also conducted. In some areas, the lack of sanitary sewer planning or presumed availability during the GMA plan horizon resulted in the preclusion of further subdivision in some unincorporated UGA locations. This was due to the county's requirement to connect to sanitary sewers for subdivision approval within unincorporated UGAs. These areas included an area in the northwest portion of the Monroe UGA and a portion of the Picnic Point area in the SW UGA. In these areas, subdivision as a means of creating additional residential capacity was not modeled. Individual single family residential building permits on vacant building lots was modeled. (It should be noted, however, that in some urban unincorporated areas where connection to public sewer is not economically or technically feasible, some minor subdivision is possible using septic systems, although the circumstances allowing such exceptions are limited.)

Step 4: Quality Assurance/Quality Control Process -- Map review

Following the calculation of additional residential and employment capacity by parcel, this information was mapped and reviewed for accuracy. Since most of the parcel inventory was originally established for the 2002 Buildable Lands analysis, the extensive city and county staff review (both during one-on-one meetings with the cities and field review), as well as public review (Master Builders, Association of Realtors, Buildable Lands Open House comments), that occurred at that time resulted in many improvements to the map. In many cases, the original calculated capacity estimates were found through public review to be in error for a variety of reasons (recently acquired public purpose land, incorrect current land use information was used in the GIS). In these situations, the calculated capacity estimates were overridden with the more accurate information obtained from this public review. Information on known projects under review was also obtained during this process and was used to override the calculated estimates of additional capacity for the associated properties.

The March 2001 digital orthophotography (aerial photography) overlaid on the GIS parcel base was used extensively to "ground truth" the parcel map information as of April 2001. The aerial imagery for all parcels within the UGA that showed additional residential or employment capacity was viewed to ensure accuracy. Parcels that were visibly developed using this process were removed from the buildable lands inventory.

Step 5: Reductions for Uncertainty

Step 5 applies final reduction factors to the capacity results to account for uncertainties in market and land availability.

Miscellaneous Public Purpose Reduction

During map review for the 2002 Buildable Lands Report, parcels acquired or to be acquired for major public purposes (where known) were identified and removed from the buildable lands inventory. This included future school sites, parks and other municipal purposes uses. This also included the removal of land needed for future rights-of-way for proposed new transportation arterials during Step 2 (buildable lands inventory) portion of the analysis. However, this process did not result in all future public purposes uses being accounted for. Other miscellaneous public purpose uses that would have been missed in this review process include churches, day care facilities, pre-schools, private schools, jails, skateboard parks, small-scale institutional and municipal uses (water storage facilities, etc.).

A 5% reduction factor was used to account for the uncertainty of land availability for development due to: potential new regulations requiring larger detention ponds, potential need for regional or local stormwater facilities, potential need for transmission line, utility, or road or rail rights-of-way, potential need of land for public or institutional uses like police/fire stations, churches, water supply storage facilities, wastewater treatment and pump stations, landfills and transfer stations, cemeteries, libraries, daycares, small parks or open space, municipal offices, and other uses where we do not today have a specific map coverage to use (consistent with Section 2.5.4 on page 5-37 of the Buildable Lands Procedures Report prepared by ECONorthwest).

The use of a 5% miscellaneous public purpose reduction factor was supported by an analysis of the development history database for actual miscellaneous uses developed between 1995 and 2000. It was found that for all designations, the percentage of land developed during this time period that went to non-typical uses (such as churches, utilities, government services and other conditional uses) was only 0.86%. This doesn't entirely account for all public uses, such as parks. However, since steps were taken to remove future public uses such as potential park and school sites from the buildable lands inventory so that they are not counted as buildable land in the first place, this analysis supports the use of an additional 5% reduction for this adjustment. (A 10% reduction factor could be used, however, the result would be an allocation of land to public purpose uses that is in excess of recent county experience and documented examples.)

Market Availability Reduction Factor

After a reasonable estimate has been made of parcels within a UGA that have remaining development potential, one of the last steps in calculating additional capacity is to apply the market availability reduction factor. This step is intended to address the fact that not all developable land will be available for development over the GMA planning timeframe since not all landowners are willing to develop their property for a variety of reasons (investment, future expansion, personal use). The state publications on "Providing Adequate Urban Area Land Supply" (1992) and the "Buildable Lands Program Guidelines" (2000) both recommend that the methodologies "assume

that a certain percentage of vacant, under-utilized, and partially-used lands will always be held out from development.”^{*}

The 1992 state guidebook acknowledges that “information about land availability is difficult to obtain and confirm.” However, some suggestions were provided that were used by Snohomish County jurisdictions during 1993-95 when the original land capacity analyses were developed for the first UGA sizing process under GMA. In the 1992 state publication, survey research by the Real Estate Research Corporation was cited that indicated that in high demand suburban areas, over half of the vacant landowners anticipated putting their land on the market for development within 5 years. Within 10 years, the percentage rose to 77%. For partially-used and under-utilized land, the report cites an analysis of King County plats in high demand suburban areas that concluded that up to 70% of partially-used and under-utilized land could be considered likely to be made available for development at greater densities within 20 years.

Based on this research, many Snohomish County jurisdictions (including Snohomish County for unincorporated urban areas) in their 1993-95 land capacity analysis applied a 15% market availability reduction factor for vacant land, and at least a 30% market availability reduction factor for partially-used and redevelopable land. ~~An appeal of Snohomish County’s UGA sizing criteria to the Growth Management Hearings Board in 1995 (*Sky Valley v. Snohomish County*) that contended that these market reduction factors were too high, resulted in a Board decision that upheld the use of these market reductions factors by the county as reasonable and appropriate under the GMA. The Board’s decision was also subsequently upheld on appeal to Superior Court.~~ Scenario A of the 2002 Buildable Lands Report uses the 15% and 30% reduction factors.

These reduction factors were generally consistent with the results obtained by the City of Marysville from a survey of Marysville area property owners in 1993. Results from the survey indicated that 28% of the owners of vacant and partially-used properties “did not consider their land available for development now, or within the next twenty years.” In addition, the buildable lands work conducted in 2002 among jurisdictions in King County resulted in the use of market availability reduction factors for cities that were generally in the 5-15% range for vacant land and 10-20% range for redevelopable land. The remaining unincorporated portions of the King County UGA used generally higher percentages than the cities, however, when the city and county results were combined, an overall market reduction factor of 20% for both vacant and redevelopable parcels in the UGA resulted for residential parcels, and 13% overall for commercial and industrial parcels in the UGA.

In the 2002 Buildable Lands Report, Scenario B was run using a 30% reduction factor for vacant lands, and a 40% reduction factor for partially-used lands and redevelopable lands. The higher reductions were primarily based on the reasoning that since the Buildable Lands Report dealt with a

^{*} This step (the market availability reduction factor) is separate and distinct from the UGA safety factor calculation discussed previously in this report (and sometimes referred to as the “market factor” or “land market supply factor” as in RCW 36.70A.110). CTED’s 1992 urban land capacity guidebook clearly distinguishes between these concepts by describing them in two separate steps: “Step 5. Subtract all parcels which you assume will not be available for development within your plan’s 20-year timeframe. Assume that a certain percent of vacant, under-utilized, and partially-used lands will always be held out from development. Step 6. Build in a safety factor. If you are unable to monitor land supply on a regular basis, consider building in a safety factor of land in addition to your projected 20-year land area needs to assure adequate availability and choice at all times”.

shorter planning period (2002 – 2012) that was half that of the original plan horizon (1992 – 2012) when the 1993-95 land capacity analysis was run, the market reduction factors should be higher. This was based on the notion that the likelihood of property owner willingness to make their property available for development should be less as the period for considering this action is also reduced. Having reestablished a 20-year plan horizon for the 10-year plan update (to the year 2025), the present capacity analysis uses the same market availability reduction factors associated with the original capacity analysis performed for the 1992-2012 planning period. This is consistent with the rationale used in Scenario B, as extended over 20 years.

Results of a recent Snohomish County property owner survey (~~seen to be published~~) support this approach. The county ~~recently~~ contracted with Gilmore Research Group to research this question by conducting an urban land market availability survey. Gilmore Research ~~has recently concluded~~ conducted a telephone survey of owners of developable property within the Snohomish County UGA, including areas within cities. The survey was designed to obtain information directly from a random sample of Snohomish County property owners regarding their intent to develop or redevelop their property within the UGA over time. ~~Raw~~ Results from the survey have been obtained and final results ~~will be available by the time of council hearings on the plan update.~~ The results provide information that directly pertains to the land market availability reduction factor which will be used in the final urban land capacity analyses for the county's upcoming FEIS and final UGA Land Capacity technical report for county council action on the 10-year comprehensive plan update. support the use of the 15% and 30% market availability reduction factors for establishing land availability for development within the UGA to the year 2025. [See the PDS document "Urban Land Availability Survey," published June 14, 2005.]

This survey research follows through on one of the recommendations contained in the final 2002 Buildable Lands Report for Snohomish County which emphasized that local governments should strive to improve the empirical basis for the assumptions and calculations underlying the estimates of remaining development potential for property within the UGA. As a part of the buildable lands analysis, the land market availability reduction probably had the least amount of local data associated with it. This study helps to remedy this situation by generating local data that will provide a better understanding of urban property owner expectations for developing their land.

Other Scenario A vs. Scenario B Differences in the 2002 Buildable Lands Report

CC&R's (Covenants, Conditions and Restrictions). Scenario B required removal of buildable parcels that were subject to CC&Rs contained in private deeds that prohibited further subdivision of the property. The present analysis takes this into account. However, to date, no parcels have been found in the buildable lands database that fit this description. A set of 25 CC&Rs provided to the county by the Snohomish County-Camano Association of Realtors in January 2003 was researched by staff and although they contained private restrictions on further development and subdivision of property, none of the plats to which they corresponded had additional housing unit capacity calculated in the 2002 buildable lands database. This was due to the fact that these subdivisions were already platted at the current zoning used for the buildable lands potential yield assumptions. As such, the buildable lands analysis calculated no additional unit yields in these subdivisions since they were already built-out under the zoning.

Outer or 2nd 150 ft portion of the ESA Habitat Management Zone. Scenario B considered the second 150 ft portion of the HIMZ along ESA streams as unbuildable since the county's administrative rule prohibits the creation of "effective impervious surface" in this area, thus making development in the 2nd 150 ft area unfeasible. However, development in this area is still possible with appropriate stormwater infiltration systems. Staff research since the 2002 Buildable Lands Report has revealed that all plats approved since the listing of the Puget Sound Chinook salmon as a threatened species on May 22, 1999 (and recorded as of December 12, 2003) that had land area subject to the 2nd 150 foot ESA buffer requirements (a total of 10 plats) used the 2nd 150 ft area for individual residential building lots or open space for density transfer credit. In the plats where individual building lots have been recorded, nearly all have had building permits issued for single family home construction in the 2nd 150 ft area. As such, administration of the habitat management plan requirement has allowed for development in the 2nd 150 ft area.

Concurrency Arrearage Reduction Factor. Both Scenario A and B used concurrency arrearage reduction factors that were designed to estimate the amount of land currently affected by arterial units in arrears ("concurrency arrearage") that will still not be able to develop by 2012. However, with the extension of the plan horizon for this updated capacity analysis to the year 2025, and with the updating of the county's transportation element to address long-term transportation problems such as these, the continuation of areas affected by unresolved arterial units in arrears over a 20 year time period was considered highly unlikely. Consequently, this adjustment was removed for the 2025 land capacity analysis update.

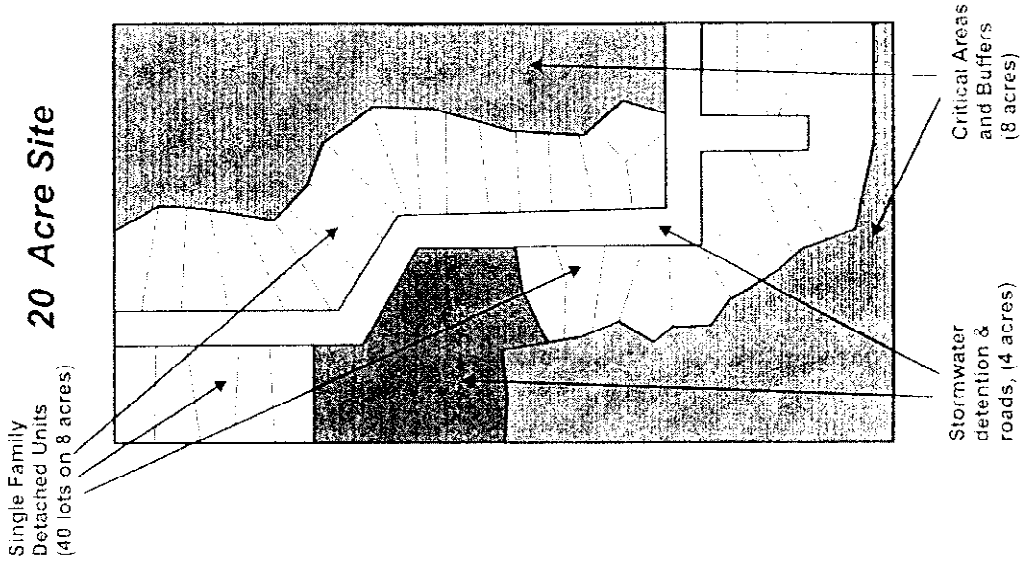
Table 1 shows a table showing a comparison of methodological assumptions used for the 2002 Buildable Lands Report and the 2005 Draft UGA Land Capacity Analysis follows.

Also, note that Tables 21 & 31 - 4 which follow replace the summary tables previously shown on pages 21 and 22 of the April 29, 2005 Draft UGA Land Capacity Analysis Technical Report, and Tables 11 - 4 of the December 14, 2005 Draft UGA Land Capacity Analysis Technical Report.

SAMPLE DENSITY CALCULATION AND APPLICATION

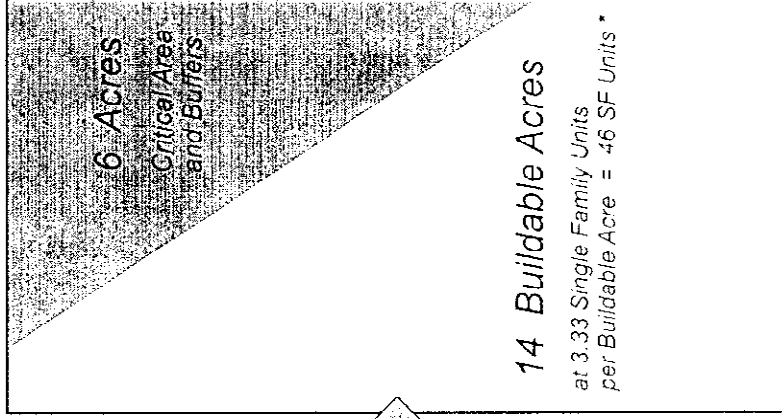
(Gross vs. Buildable vs. Net Density)

Development History:
Observed Density
 (1995 - 2000)



Buildable Land:
Future Density
 (2001 - 2012)

Vacant 20 Acre Single Family Residentially Zoned Parcel



GROSS DENSITY

$$\frac{\text{Dwelling Units}}{\text{Gross Acres}^*} = \frac{40}{20} = 2 \text{ Units per Gross Acre}$$

* Total Site Area (20 acres)

BUILDABLE DENSITY

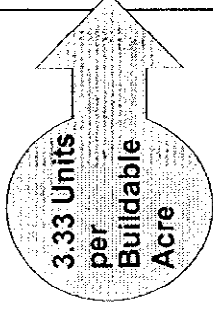
$$\frac{\text{Dwelling Units}}{\text{Buildable Acres}^{**}} = \frac{40}{(20 - 8)} = \frac{40}{12} = 3.33 \text{ Units per Buildable Acre}$$

** Total Site Area (20 acres) minus Critical Areas and Buffers (8 acres)

NET DENSITY

$$\frac{\text{Dwelling Units}}{\text{Net Residential Acres}^{***}} = \frac{40}{(20 - 8 - 4)} = \frac{40}{8} = 5 \text{ Units per Net Residential Acre}$$

*** Total Site Area (20 acres) minus Critical Areas and Buffers (8 acres) minus Non-Residential Uses (4 acres) (e.g. roads, stormwater detention)



* (.62 fractional unit is truncated)

Table 1

Comparison of Methodological Factors Used for 2002 Buildable Lands Report and 2005 Draft UGA Land Capacity Analysis

Methodological Issue	2002 BLR Scenario A	2002 BLR Scenario B	2005 Draft Land Capacity Analysis
Market availability reduction factor	15% for vacant land 30% for partially-used and redevelopable land (originally developed for 20-year timeframe)	30% for vacant land 40% for partially-used and redevelopable land (developed for 10-year timeframe)	15% & 30% used. Because the plan horizon is now 20 years once again, this is consistent with both Scenario A & B (extended over 20 years). Results of a recent property owner survey conducted by Gilmore Research support reductions used for both 20-year (Scenario A) and 10-year (Scenario B) timeframes. [See pages 16-17 of report.]
Miscellaneous public purpose reduction	5% to account for land area needed for public and institutional uses not specifically addressed in separate parcel review and removal process	10% to account for land area needed for public and institutional uses not specifically addressed in separate parcel review and removal process	5% used. Data analysis shows that for land developed between 1995 and 2000, slightly less than 1% was for miscellaneous uses. A 10% reduction would result in an allocation of land to miscellaneous uses that is in excess of recent county experience. [See pages 15-16 of report.]
"Outer" 150 ft portion of the ESA Habitat Management Zone (County)	Not considered; only first 150 ft buffer area considered unbuildable	Second 150 ft portion of HMZ (prohibition on "effective impervious surface") also considered unbuildable	Analysis of plats recorded since 1999 that intersect the 2 nd 150 ft area shows that all use this area for either residential building lots or open space for density transfer credit. Recent development experience therefore indicates this area should be treated as buildable. [See page 18 of report.]
CC&Rs (Covenants, Conditions and Restrictions)	Not considered	Removal required when they prohibit future subdivision (as of Jan. 2003, no parcels with CC&R restrictions have been identified)	If CC&Rs effectively prohibit future subdivision on parcels that the capacity analysis indicates have additional development potential, then these parcels should be removed from the inventory. To date, no parcels in the inventory fit this description. [See page 18 of report.]
Transportation concurrency	Areas within UGA potentially affected by arterial units in arrears over next 10 years were tabulated for reduced capacity scenario (excluding known projects)	75% of the additional capacity in areas within UGA currently affected by arterial units in arrears was removed (excluding known projects)	No reduction factor was used for concurrency since the plan horizon now extends to 2025. The updated transportation element is intended to address long-term concurrency problems. [See page 18 of report.]
2012 Population	CPP/SCT revised 2012 population targets	Updated 2012 population allocation, using the Jan. 2002 OFM high/low population forecast range for Snohomish County	Not applicable -- 2025 growth targets are now being used

Table 2

2025 Urban Population Targets and Capacities for County Council Final Map Adoption (Dec 21/05)

Area	2001 Estimated Population	2002 Estimated Population	2025 Population Target	2002-2025 Numeric Change	2025 Total Population Capacity	Additional 2001-2025 Pop Capacity	Additional 2002-2025 Pop Capacity
Non-S.W. County UGA	130,818	134,101	227,365	93,264	246,375	115,557	112,274
Arlington UGA	13,347	13,920	24,320	10,400	28,234	14,887	14,314
Arlington City	12,770	13,280	17,360	4,080	20,727	7,957	7,447
Unincorporated	577	640	6,960	6,320	7,507	6,930	6,867
Darrington UGA	1,451	1,468	2,125	657	2,876	1,425	1,408
Darrington Town	1,307	1,335	1,910	575	2,207	900	872
Unincorporated	144	133	215	82	669	525	536
Gold Bar UGA	2,792	2,817	3,500	683	3,569	777	752
Gold Bar City	2,035	2,055	2,497	442	2,564	529	509
Unincorporated	757	762	1,003	241	1,005	248	243
Granite Falls UGA	2,688	2,909	6,300	3,391	6,312	3,624	3,403
Granite Falls City	2,540	2,760	4,770	2,010	3,952	1,412	1,192
Unincorporated	148	149	1,530	1,381	2,360	2,212	2,211
Index UGA (incorporated)	160	160	190	30	214	54	54
Lake Stevens UGA	26,120	26,828	46,125	19,297	50,365	24,244	23,537
Lake Stevens City	6,590	6,640	8,360	1,720	8,495	1,905	1,855
Unincorporated	19,530	20,188	37,765	17,577	41,869	22,339	21,681
Maltby UGA (unincorporated)	NA	NA	NA	NA	NA	NA	NA
Marysville UGA	49,847	50,828	83,500	32,672	89,353	39,506	38,525
Marysville City	26,770	27,580	39,720	12,140	39,720	12,950	12,140
Unincorporated	23,077	23,248	43,780	20,532	49,633	26,556	26,385
Monroe UGA	15,741	16,240	26,590	10,350	26,621	10,880	10,381
Monroe City	14,210	14,670	20,540	5,870	21,000	6,790	6,330
Unincorporated	1,531	1,570	6,050	4,480	5,621	4,090	4,051
Snohomish UGA	10,178	10,194	14,535	4,341	15,239	5,060	5,045
Snohomish City	8,565	8,575	9,981	1,406	10,016	1,451	1,441
Unincorporated	1,613	1,619	4,554	2,935	5,222	3,609	3,603
Stanwood UGA	4,369	4,479	9,340	4,861	12,528	8,159	8,049
Stanwood City	3,975	4,085	5,650	1,565	5,722	1,747	1,637
Unincorporated	394	394	3,690	3,296	6,806	6,412	6,412
Sultan UGA	4,124	4,258	10,840	6,582	11,064	6,940	6,806
Sultan City	3,775	3,910	8,190	4,280	8,407	4,632	4,497
Unincorporated	349	348	2,650	2,302	2,657	2,308	2,309
S.W. County UGA	375,964	380,579	533,071	152,492	549,679	173,715	169,100
Incorporated S.W.	241,815	242,490	297,955	55,465	304,370	62,555	61,880
Bothell City (part)	14,160	14,490	22,000	7,510	22,000	7,840	7,510
Brier City	6,440	6,445	7,790	1,345	7,790	1,350	1,345
Edmonds City	39,590	39,460	44,880	5,420	45,624	6,034	6,164
Everett City	95,990	96,070	123,060	26,990	123,060	27,070	26,990
Lynnwood City	34,010	33,990	38,510	4,520	43,782	9,772	9,792
Mill Creek City	11,970	12,055	16,089	4,034	16,295	4,325	4,240
Mtlake Terrace City	20,370	20,470	22,456	1,986	22,456	2,086	1,986
Mukilteo City	18,340	18,520	22,000	3,480	22,000	3,660	3,480
Woodway Town	945	990	1,170	180	1,363	418	373
Unincorporated S.W.	134,149	138,089	235,116	97,027	245,309	111,160	107,220
UGA Total	506,783	514,680	760,436	245,756	796,055	289,272	281,375
City Total	324,512	327,540	417,123	89,583	427,395	102,883	99,855
Unincorporated UGA Total	182,271	187,140	343,313	156,173	368,660	186,389	181,520

UGA Safety Factor as of 2002 =
NA = Not applicable.

14.5% (Percent which Additional 2002-2025 Pop Capacity exceeds 2002-2025 Numeric Change)

Table 3

2025 Urban Employment Targets and Capacities for County Council Final Map Adoption (Dec 21/05)

Area	2000 Estimated Employment	2002 Estimated Employment	2025 Employment Target	2002-2025 Numeric Change	2025 Total Employment Capacity	Additional 2000-2025 Emp Capacity	Additional 2002-2025 Emp Capacity
Non-S.W. County UGA	43,278	43,105	74,745	31,640	95,139	51,861	52,034
Arlington UGA	9,428	8,103	15,300	7,197	22,708	13,279	14,604
Arlington City	9,199	7,928	14,350	6,422	19,945	10,746	12,017
Unincorporated	230	175	950	775	2,763	2,533	2,588
Darrington UGA	609	371	535	164	4,133	3,524	3,761
Darrington Town	609	371	415	44	3,194	2,585	2,822
Unincorporated	-	-	115	115	939	939	939
Gold Bar UGA	149	175	210	35	611	462	436
Gold Bar City	145	172	210	38	607	462	435
Unincorporated	4	2	-	(2)	4	-	1
Granite Falls UGA	805	802	2,200	1,398	2,607	1,802	1,805
Granite Falls City	805	802	2,109	1,307	2,458	1,653	1,656
Unincorporated	-	-	91	91	149	149	149
Index UGA (incorporated)	51	44	70	26	70	19	26
Lake Stevens UGA	3,625	3,799	6,615	2,816	7,615	3,991	3,816
Lake Stevens City	989	1,164	1,805	641	2,600	1,611	1,436
Unincorporated	2,635	2,636	4,810	2,174	5,015	2,380	2,380
Maltby UGA (unincorporated)	1,677	2,107	4,960	2,853	6,513	4,836	4,406
Marysville UGA	10,539	11,292	19,285	7,993	22,602	12,064	11,310
Marysville City	8,824	9,369	12,260	2,891	16,964	8,140	7,595
Unincorporated	1,714	1,923	7,025	5,102	5,638	3,924	3,715
Monroe UGA	7,635	7,627	12,390	4,763	12,456	4,822	4,829
Monroe City	7,497	7,506	11,800	4,294	12,000	4,503	4,494
Unincorporated	137	121	590	469	456	319	335
Snohomish UGA	4,868	4,842	6,410	1,568	7,418	2,550	2,576
Snohomish City	4,076	4,015	4,900	885	4,900	824	885
Unincorporated	792	827	1,510	683	2,518	1,726	1,691
Stanwood UGA	2,980	3,081	5,550	2,469	6,138	3,158	3,058
Stanwood City	2,788	2,856	4,790	1,934	4,790	2,002	1,934
Unincorporated	192	225	760	535	1,348	1,156	1,123
Sultan UGA	912	860	1,220	360	2,267	1,355	1,407
Sultan City	895	843	1,190	347	2,250	1,355	1,407
Unincorporated	17	18	30	12	17	-	(0)
S.W. County UGA	167,008	163,204	252,377	89,173	263,841	96,833	100,637
Incorporated S.W.	146,125	142,477	212,273	69,796	221,394	75,269	78,917
Bothell City (part)	11,454	11,247	15,840	4,593	15,840	4,386	4,593
Brier City	323	300	430	130	430	107	130
Edmonds City	10,180	10,300	12,190	1,890	12,190	2,010	1,890
Everett City	81,986	80,493	130,340	49,847	130,340	48,354	49,847
Lynnwood City	25,079	22,876	31,350	8,474	38,550	13,471	15,674
Mill Creek City	3,096	2,890	4,544	1,654	5,000	1,904	2,110
Mtlake Terrace City	7,160	7,869	8,039	170	8,039	879	170
Mukilleo City	6,801	6,449	9,450	3,001	10,915	4,114	4,466
Woodway Town	47	53	90	37	90	43	37
Unincorporated S.W.	20,883	20,727	40,104	19,377	42,447	21,564	21,720
UGA Total	210,286	206,309	327,122	120,813	358,980	148,693	152,671
City Total	182,004	177,548	266,172	88,624	291,172	109,167	113,624
Unincorporated UGA Total	28,282	28,761	60,950	32,189	67,808	39,526	39,047

NOTES: Employment estimates and forecasts are based on city boundaries as of April 2002.

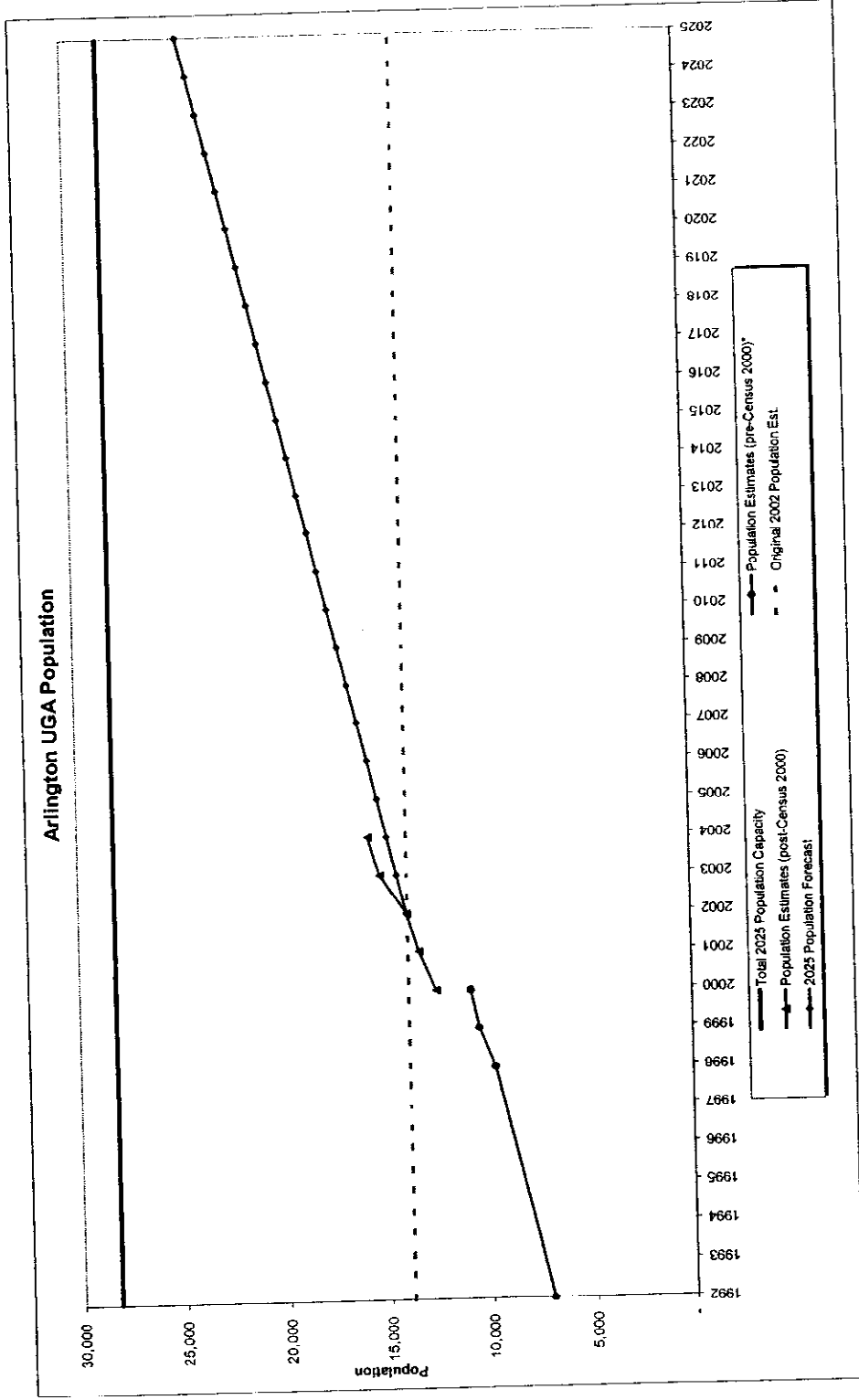
Includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

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 2,680 total jobs in 2000).

UGA Profiles

The population and employment growth trend graphs that follow show for each UGA the most recent population and employment estimate for the UGA (city plus unincorporated portions combined) compared with the county's draft preferred alternative population and employment forecasts to the year 2025, assumed to be linear. Note that the forecasts can be compared with the 2025 total population and employment capacity for the UGA as calculated in this updated UGA land capacity analysis for the county's 10-year comprehensive plan update.

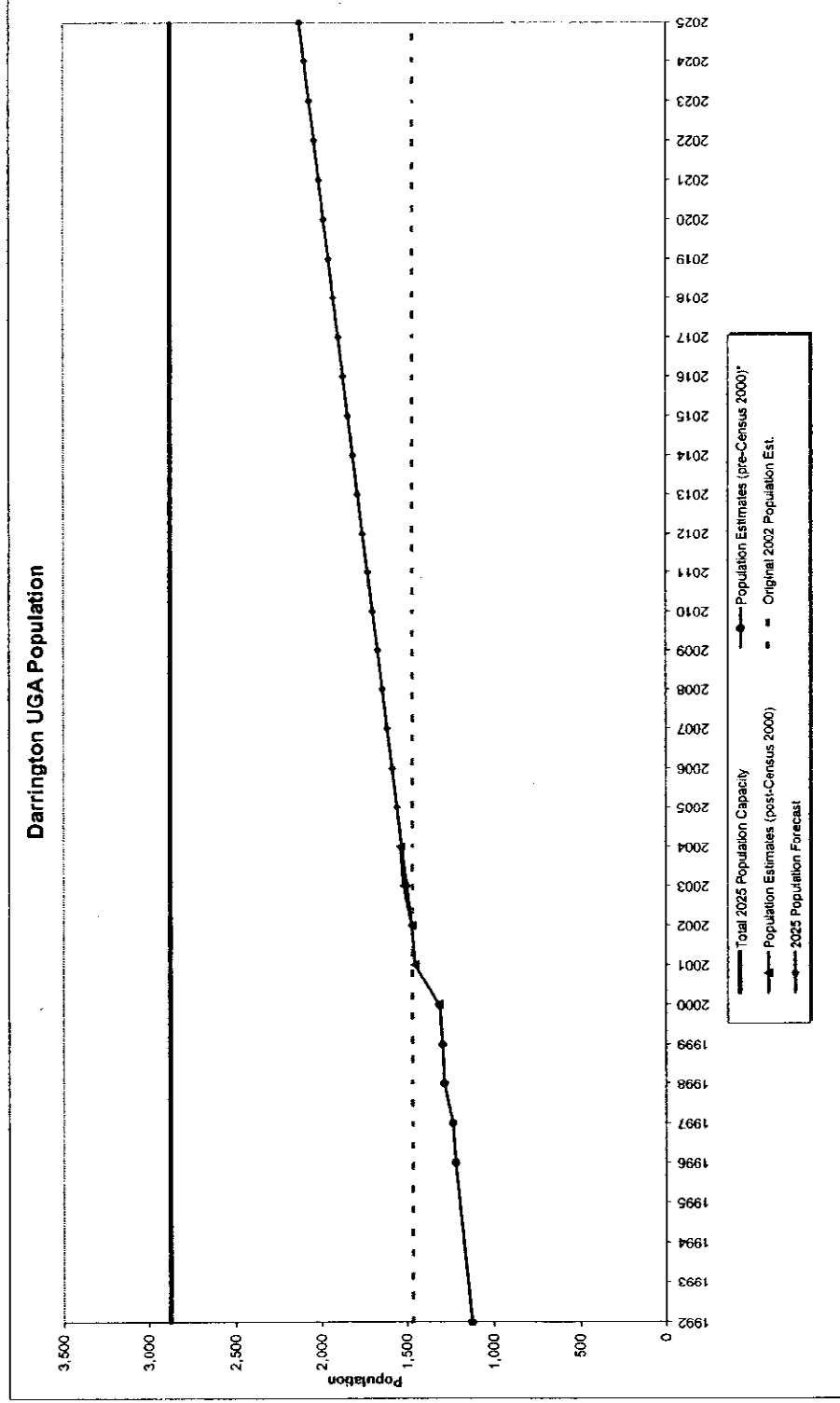




Arlington UGA Population Statistics

1992 Pop Estimate	Population Estimates			Census 2000		Population Estimates			1992-2004 Change		% of 2002-2025 projected growth attained by 2004 (8.7% expected if linear growth assumed)		Percent of Aerial 2002-2025 Capacity used as of 2004					
	1996	1997	1998	1999	2000	Pop No.	Diff (Census-Est.)	PEL	2001	2002	2003	2004	Absolute Change	Percent Change	Average Annual % Chng	2025 Pop Target	Total 2025 Pop Capacity	
7,068	NA	NA	9,702	10,474	10,841	12,552	1,711	15.8%	13,347	13,920	15,213	16,783	8,716	123.3%	6.9%	24,320	28,234	
																17.9%		13.0%

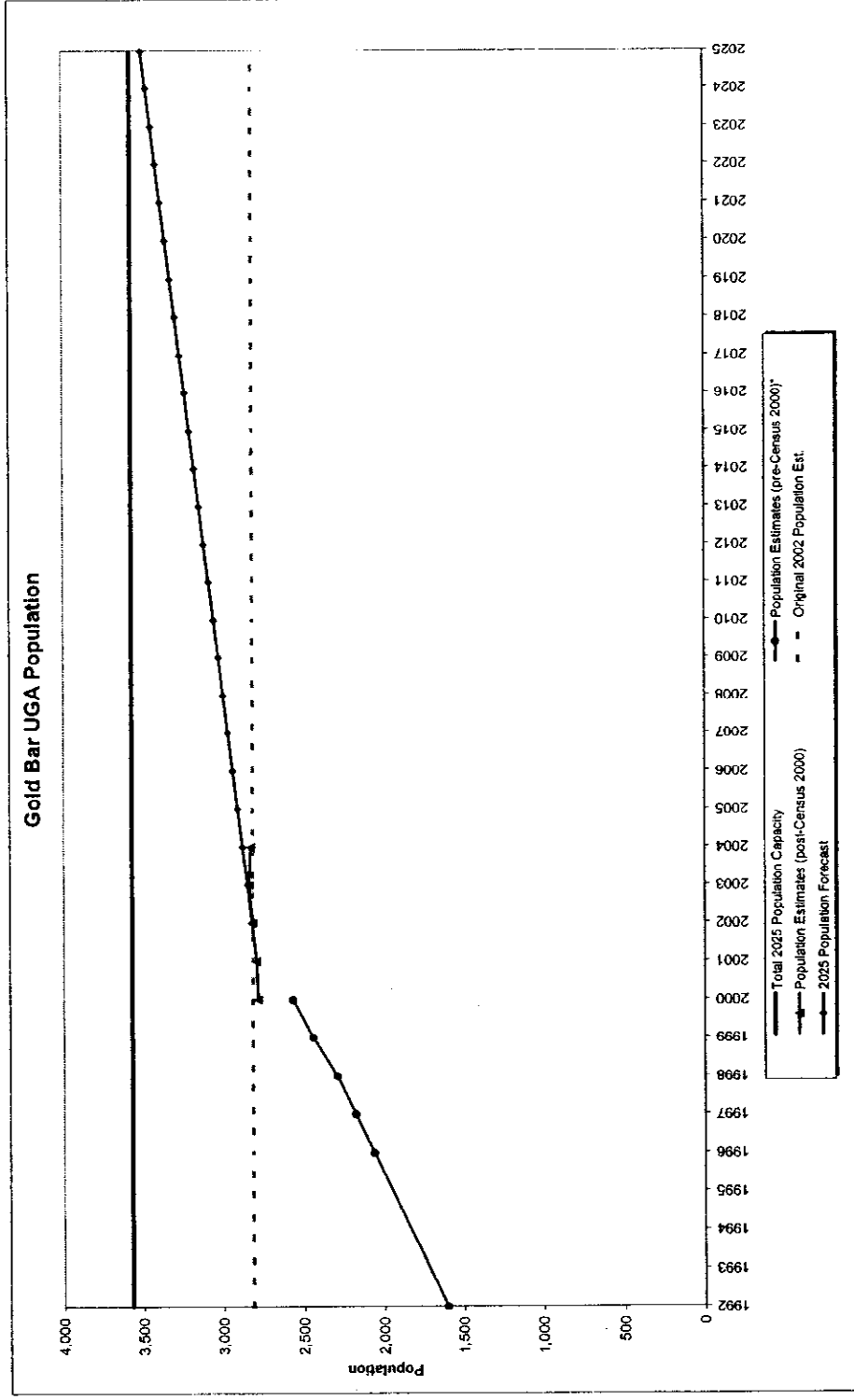
* ... Black dots/triangles indicate annual population estimates, line represents interpolated population



Darrington UGA Population Statistics

1992 Pop Estimate	1996	1997	1998	1999	2000	Population Estimates	Census 2000	200:	2002	2003	2004	1992-2004 Change	2025 Pop Target	% of 2002-2025 projected growth attained by 2004 (8.7% expected if linear growth assumed)	Total 2025 Pop Capacity	Percent of 2002-2025 Capacity used as of 2004
1,123	1,218	1,233	1,283	1,293	1,310	1,315	5	1,451	1,468	1,516	1,534	Absolute Change: 411, Percent Change: 36.6%	2,125	10.1%	2,876	4.7%

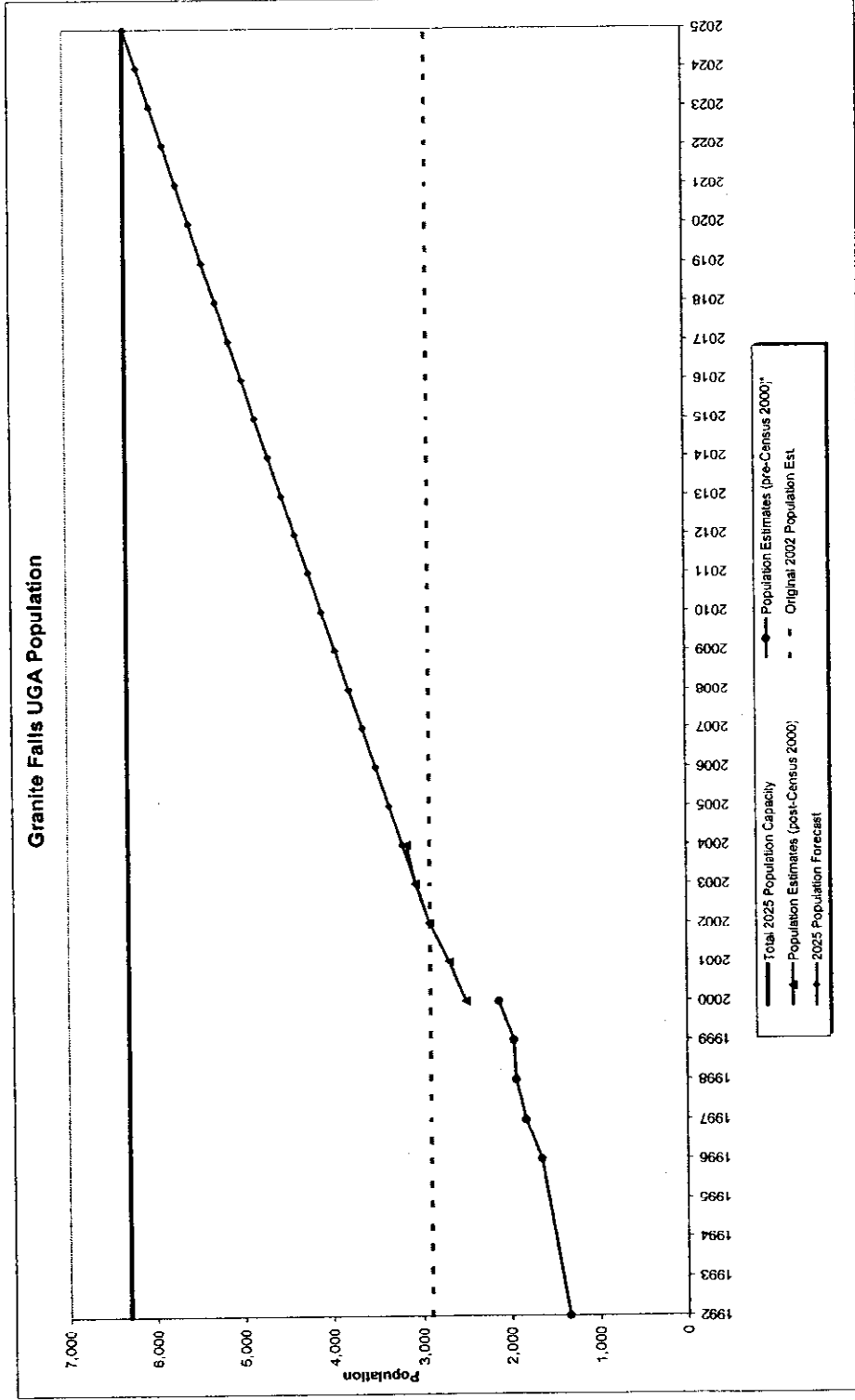
* -- Black dots/triangles indicate population estimates, line represents interpolated population



Gold Bar UGA Population Statistics

Population Estimates		Census 2000		Population Estimates		1992-2004 Change		% of 2002-2025 projected growth attained by 2004 (8.7% expected if linear growth assumed)		Percent of 2002-2025 Capacity Used as of 2004				
1996	1997	1998	1999	2000	2001	2002	2003	2004	Absolute Change	Percent Change	Average Annual % Change	2025 Pop Target	Total 2025 Pop Capacity	Percent of Capacity Used
NA	NA	2,289	2,441	2,566	2,782	2,817	2,836	2,828	1,224	76.3%	4.8%	3,500	3,569	1.4%

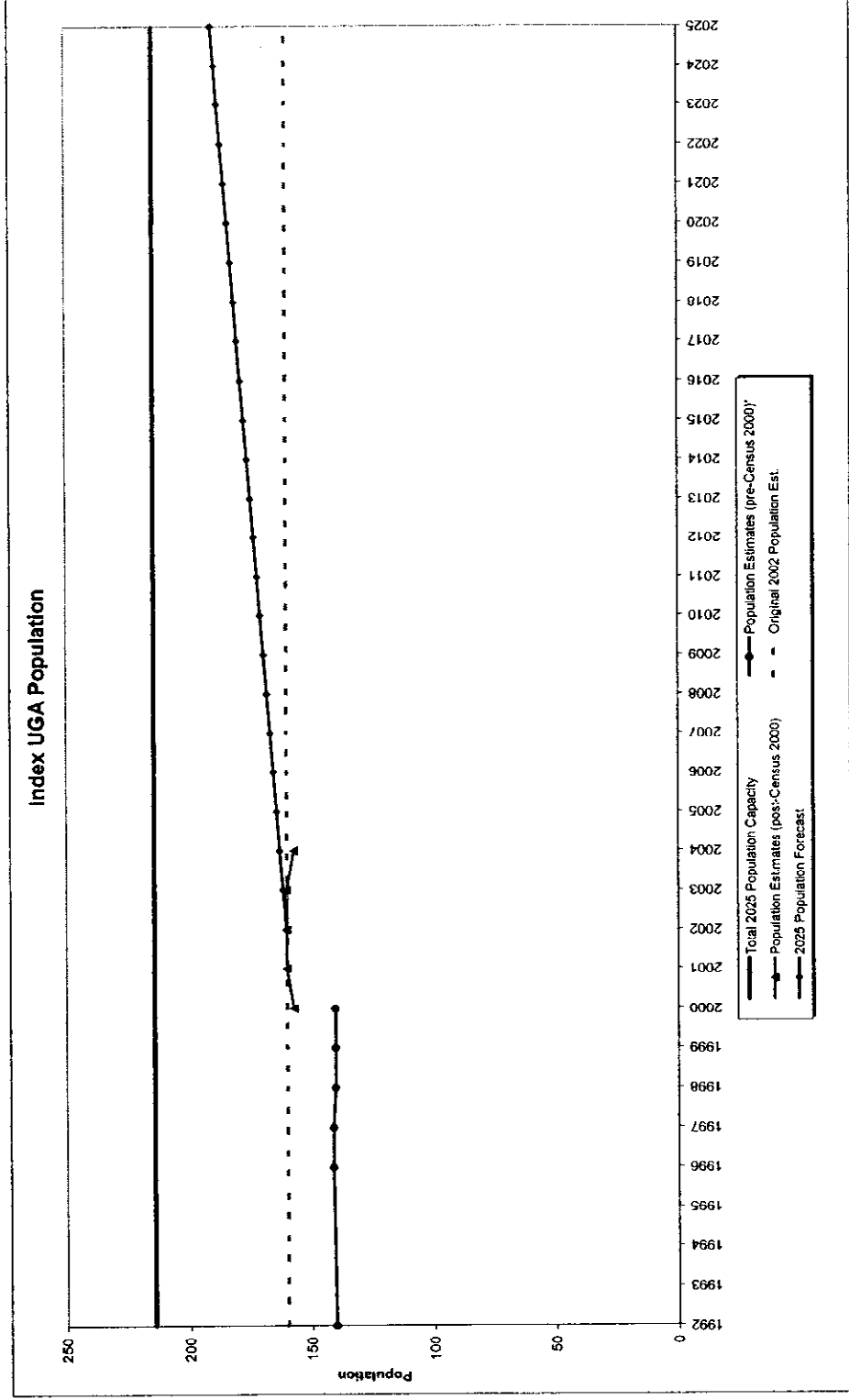
* -- Black dots/triangles indicate population estimates, line represents interpolated population



Granite Falls UGA Population Statistics

1992 Pop Estimate	Population Estimates			Census 2000		Population Estimates			1992-2004 Change		% of 2002-2025 projected growth attained by 2004 (8.7% expected if linear growth assumed)		Percent of Added 2002-2025 Capacity used as of 2004			
	1998	1997	1999	2000	Pop No.	Diff. (Census Est.) Pct.	2001	2002	2003	2004	Absolute Change	Percent Change	Average Annual % Chng	2025 Pop Target	Total 2025 Pop Capacity	
1,339	1,552	1,827	1,937	1,961	2,125	17.5%	2,497	2,888	2,909	3,063	3,158	1,819	135.8%	7.4%	6,300	6,311

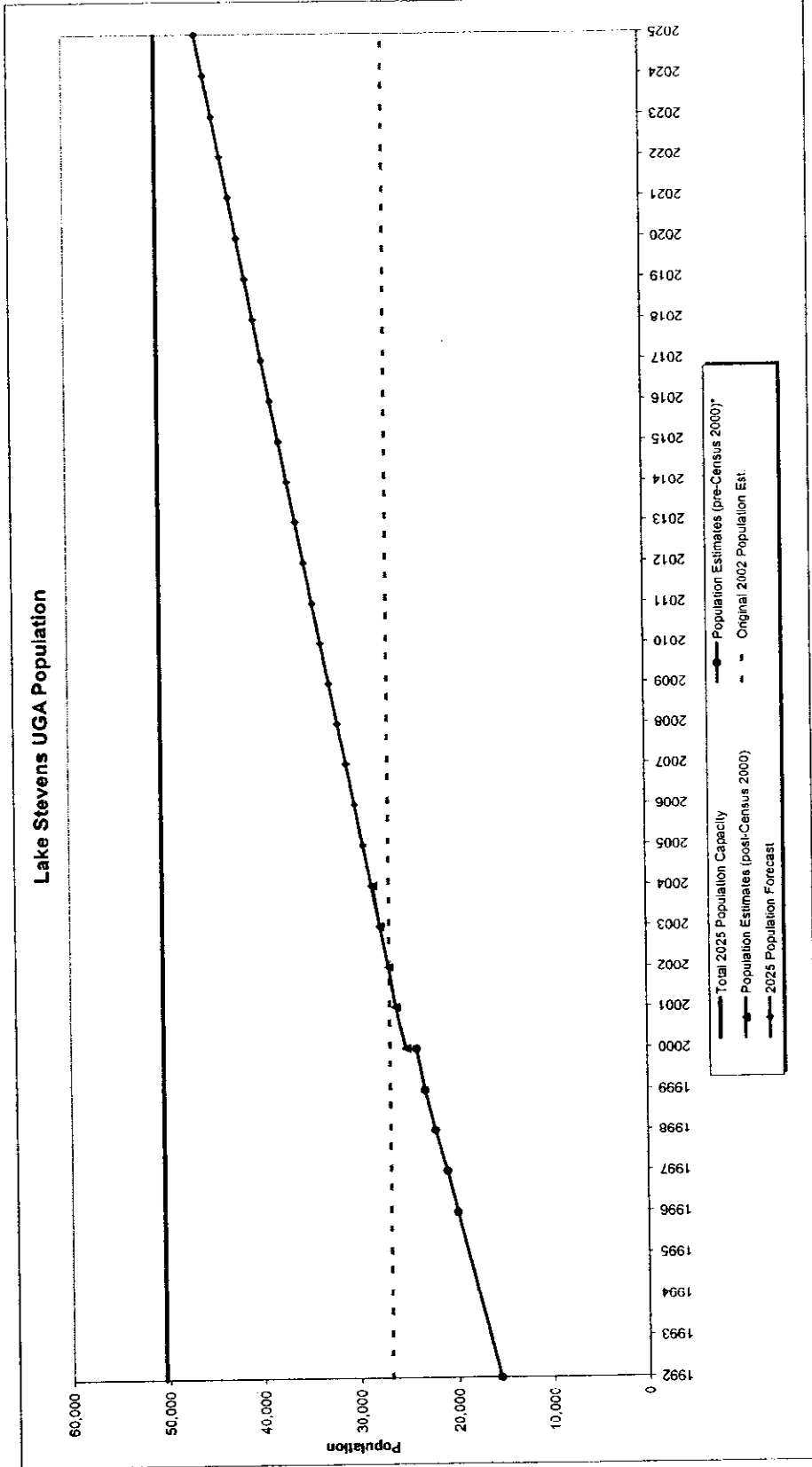
* .. Black dots/triangles indicate population estimates, line represents interpolated population



Index UGA Population Statistics

1992 Pop Estimate	Population Estimates			Census 2000		1992-2004 Change			% of 2002-2025 projected growth attained by 2004 (6.7% expected if linear growth assumed)		Percent of 2002-2025 Capacity used as of 2004		
	1998	1997	1998	1999	2000	Pop. No.	Diff. (Census-Est.) Pct.	Absolute Change	Percent Change	Average Annual % Chng.		2025 Pop Target	Total 2025 Pop Capacity
140	141	141	140	140	140	157	17	12.1%	17	12.1%	190	214	-5.6%

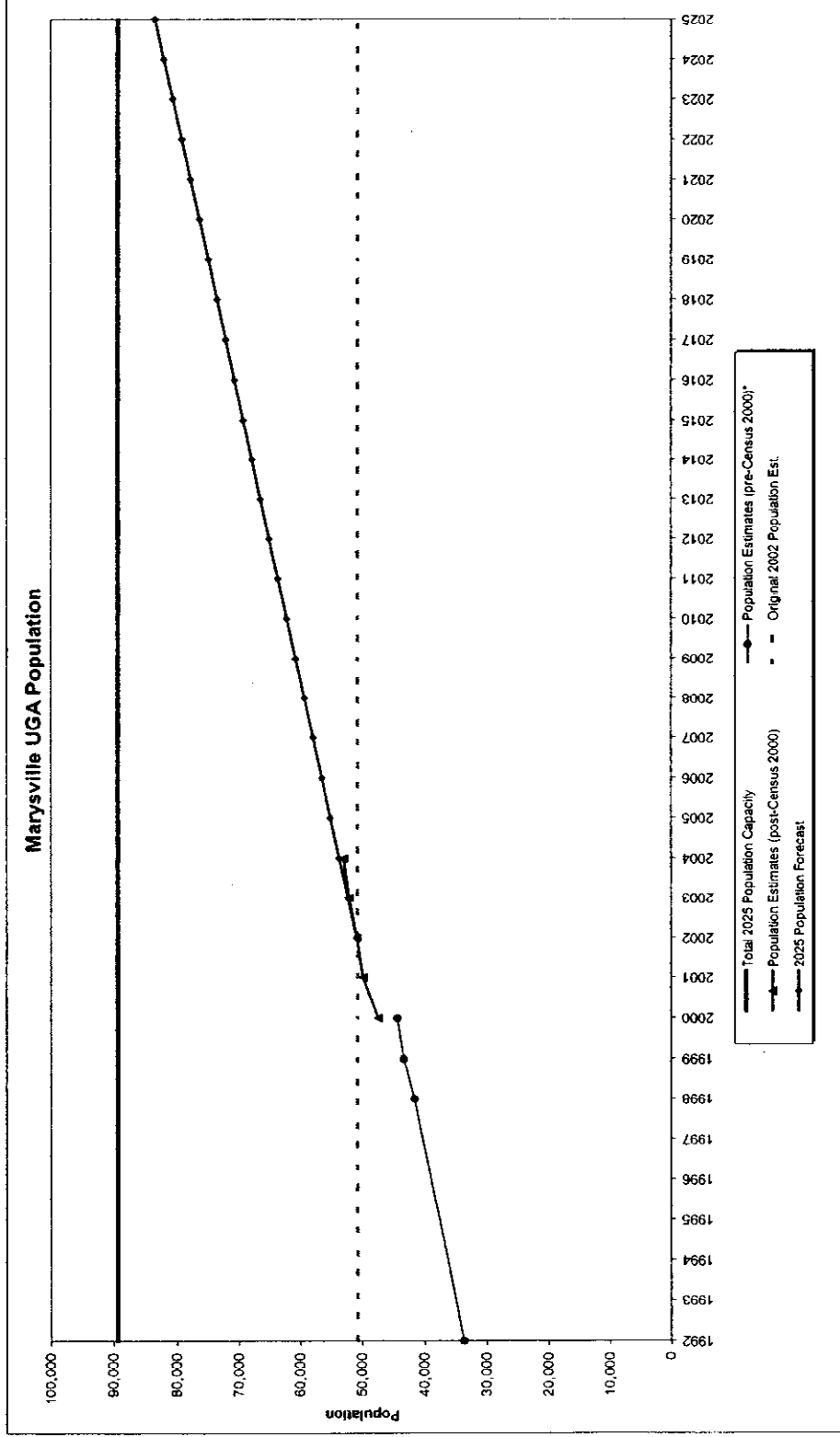
* -- Black dots/triangles indicate population estimates, line represents interpolated population



Lake Stevens UGA Population Statistics

1992 Pop Estimate	1996 Pop Estimate	1997	1998	1999	2000	Census 2000 Pop	Census 2000 Diff. (Census-Est.) No.	Pct.	2001	2002	2003	2004	1992-2004 Change Absolute Change	Percent Change	Average Annual % Chng	2025 Pop Target	% of 2002-2025 projected growth attained by 2004 (8.7% expected if linear growth assumed)	Total 2025 Pop Capacity	Percent of 2002-2025 Capacity used as of 2004
15,583	19,974	21,006	22,189	23,240	24,064	25,096	1,032	4.3%	26,120	26,828	27,672	28,366	12,783	82.0%	5.1%	46,125	8.0%	50,367	6.5%

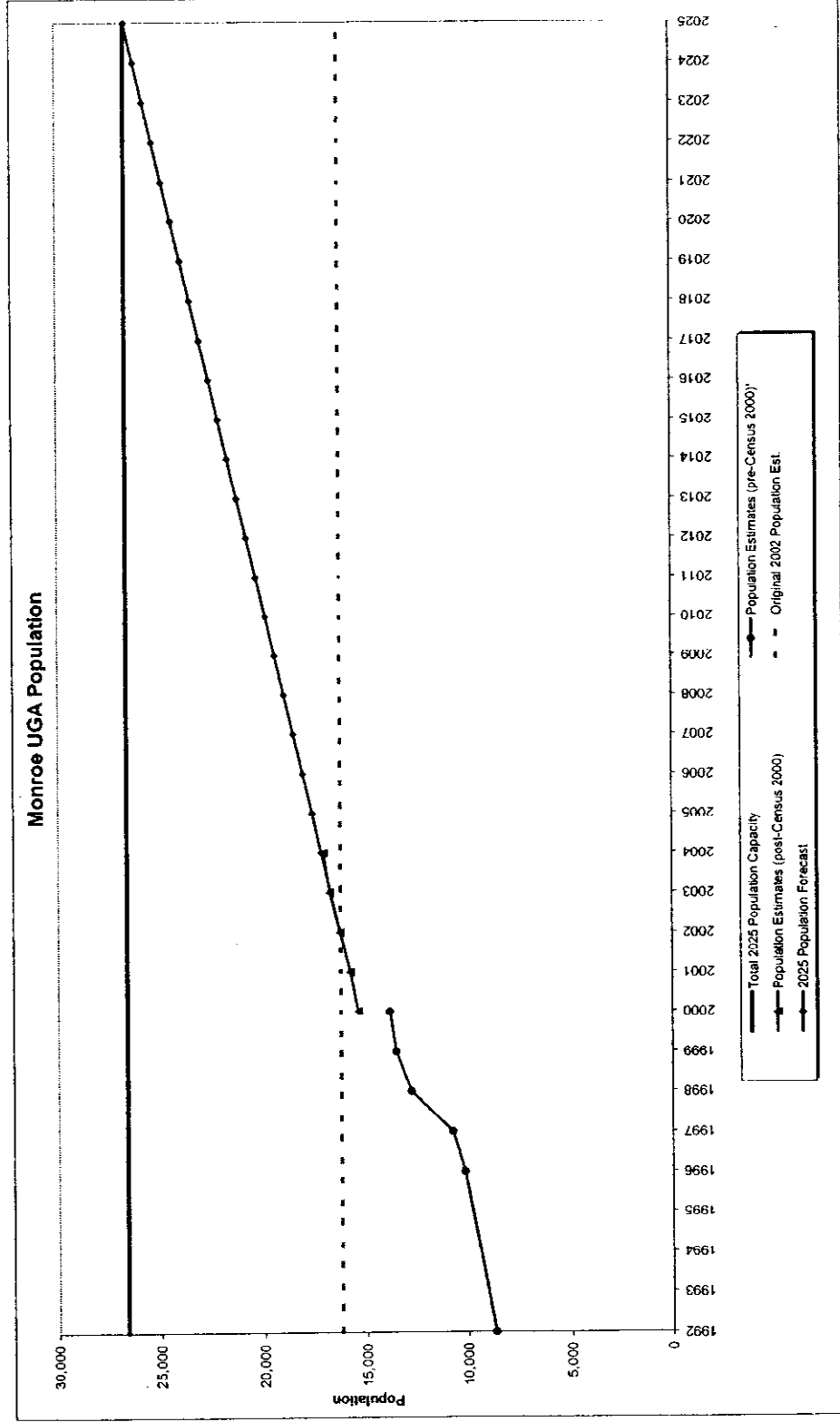
* -- Black dots/triangles indicate population estimates, line represents interpolated population



Marysville UGA Population Statistics

1992 Pop Estimate	Population Estimates		Census 2000		Population Estimates		1992-2004 Change		2025 Pop Target	% of 2002-2025 projected growth attained by 2004 (9.7% expected if linear growth assumed)	Percent of 2002-2025 Capacity used as of 2004									
	1996	1997	1998	1999	2000	2001	2002	2003				2004	Absolute Change	Percent Change	Average Annual % Chng	Total 2025 Pop Capacity				
33,654	NA	NA	41,577	43,279	44,303	47,424	47,424	3,121	7.0%	49,847	50,828	52,089	52,978	19,324	57.4%	3.9%	83,500	6.6%	89,365	5.5%

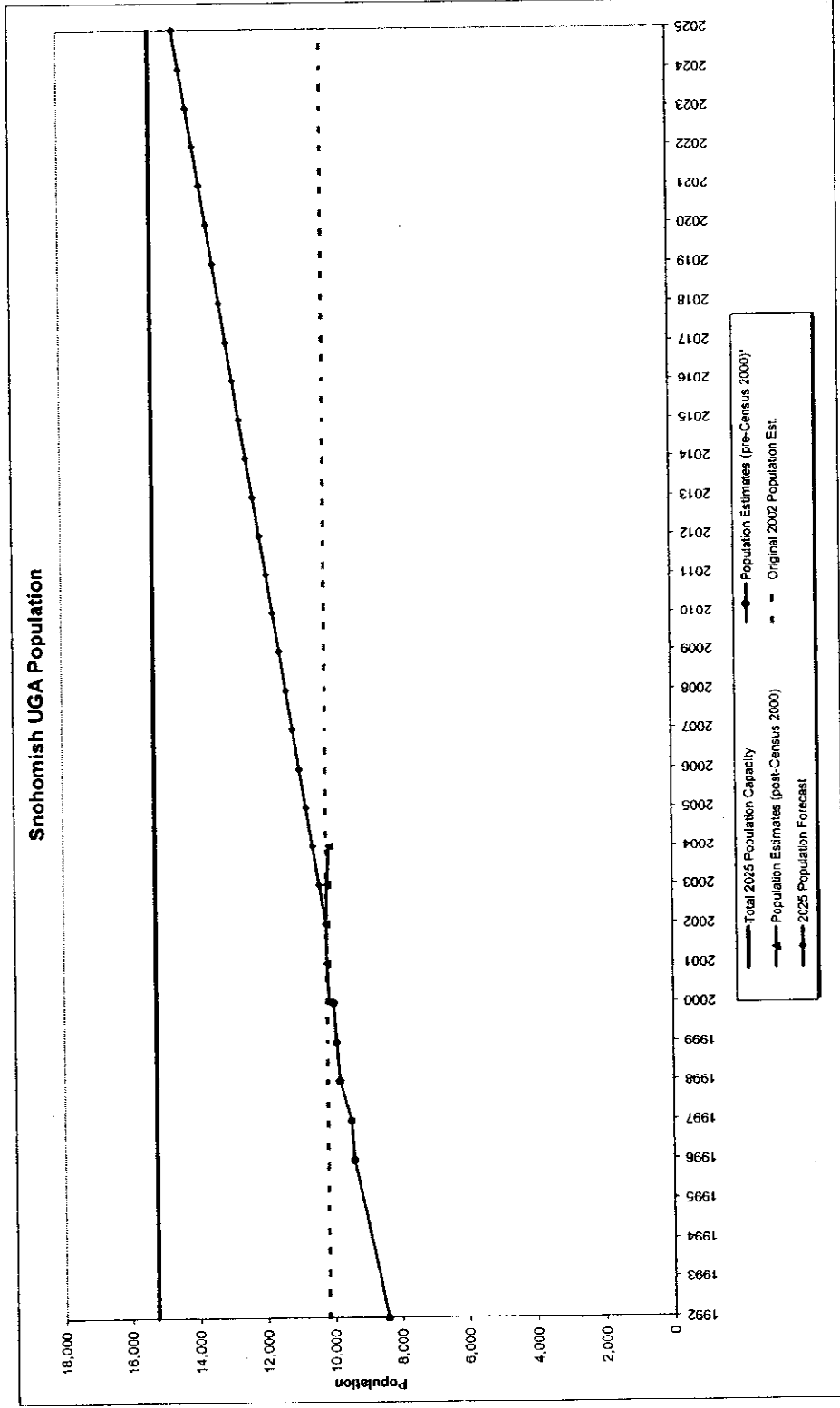
* -- Black dots/triangles indicate population estimates, line represents interpolated population



Monroe UGA Population Statistics

1992 Pop Estimate	Population Estimates			Census 2000		Population Estimates			1992-2004 Change		% of 2002-2025 projected growth attained by 2004 (8.7% expected if linear growth assumed)	2025 Pop Target	Percent of Admin. Capacity used as of 2004					
	1996	1997	1998	1999	2000	Pop No.	Diff (Census-Est.) Pct	2001	2002	2003				2004	Absolute Change	Percent Change	Average Annual % Chng	
8,675	10,139	10,722	12,739	13,497	13,797	15,364	11.4%	15,741	16,240	16,739	17,047	8,372	96.5%	5.8%	26,590	7.8%	26,621	7.8%

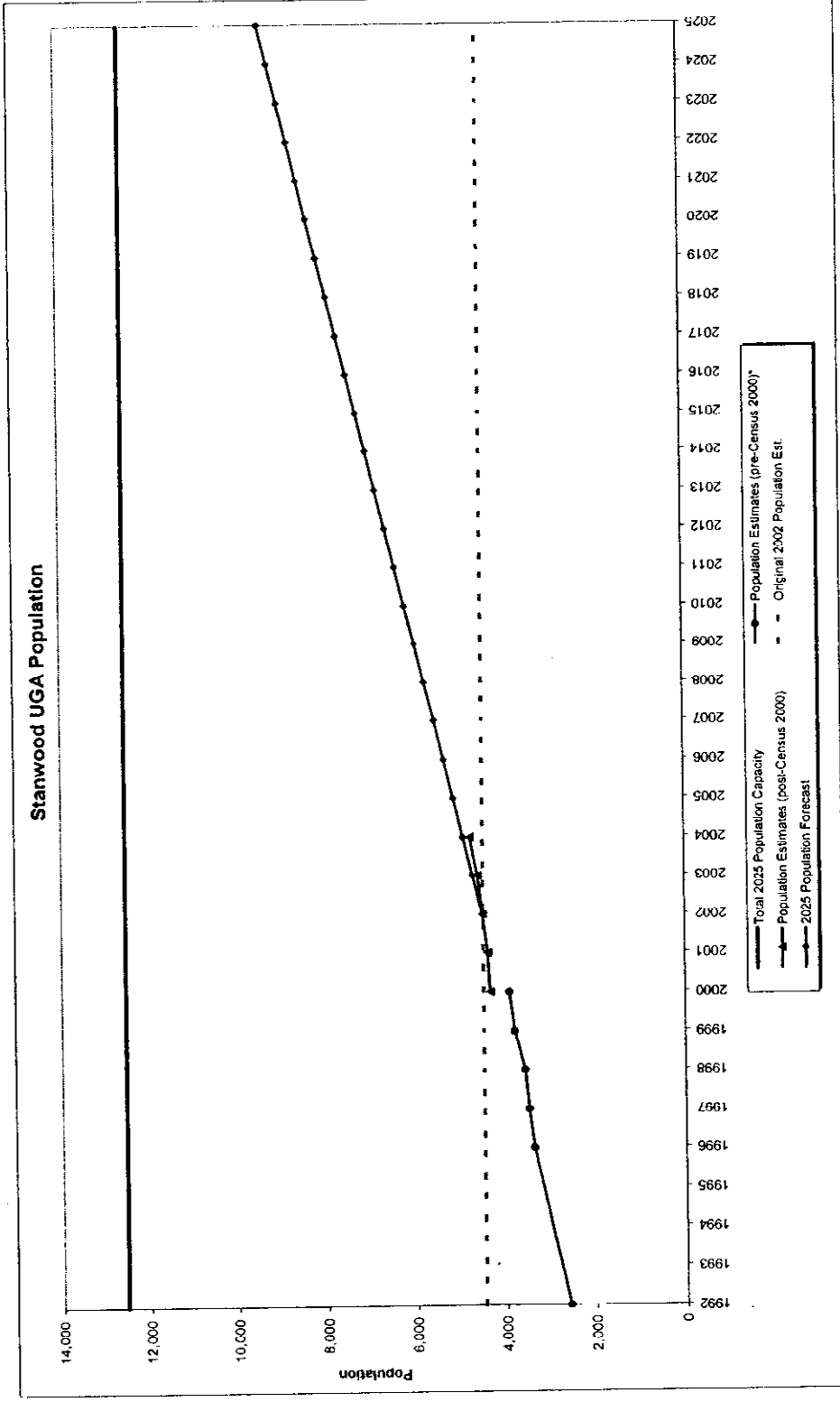
* -- Black dots indicate population estimates, line represents interpolated population



Snohomish UGA Population Statistics

1992 Pop Estimate	Population Estimates			Census 2000		Population Estimates			1992-2004 Change		% of 2002-2025 projected growth attained by 2004 (8.7% expected if linear growth assumed)		Percent of 2002-2025 Capacity used as of 2004				
	1996	1997	1998	1999	2000	Pop. No.	Diff. (Census-Est.) Pct.	2001	2002	2003	2004	Absolute Change		Percent Change	Average Annual % Chng	2025 Pop Target	Total 2025 Pop Capacity
8,409	9,389	9,489	9,820	9,915	9,988	10,118	1.3%	10,178	10,194	10,165	10,098	1,689	20.1%	1.5%	14,535	15,243	
															-2.2%		-1.9%

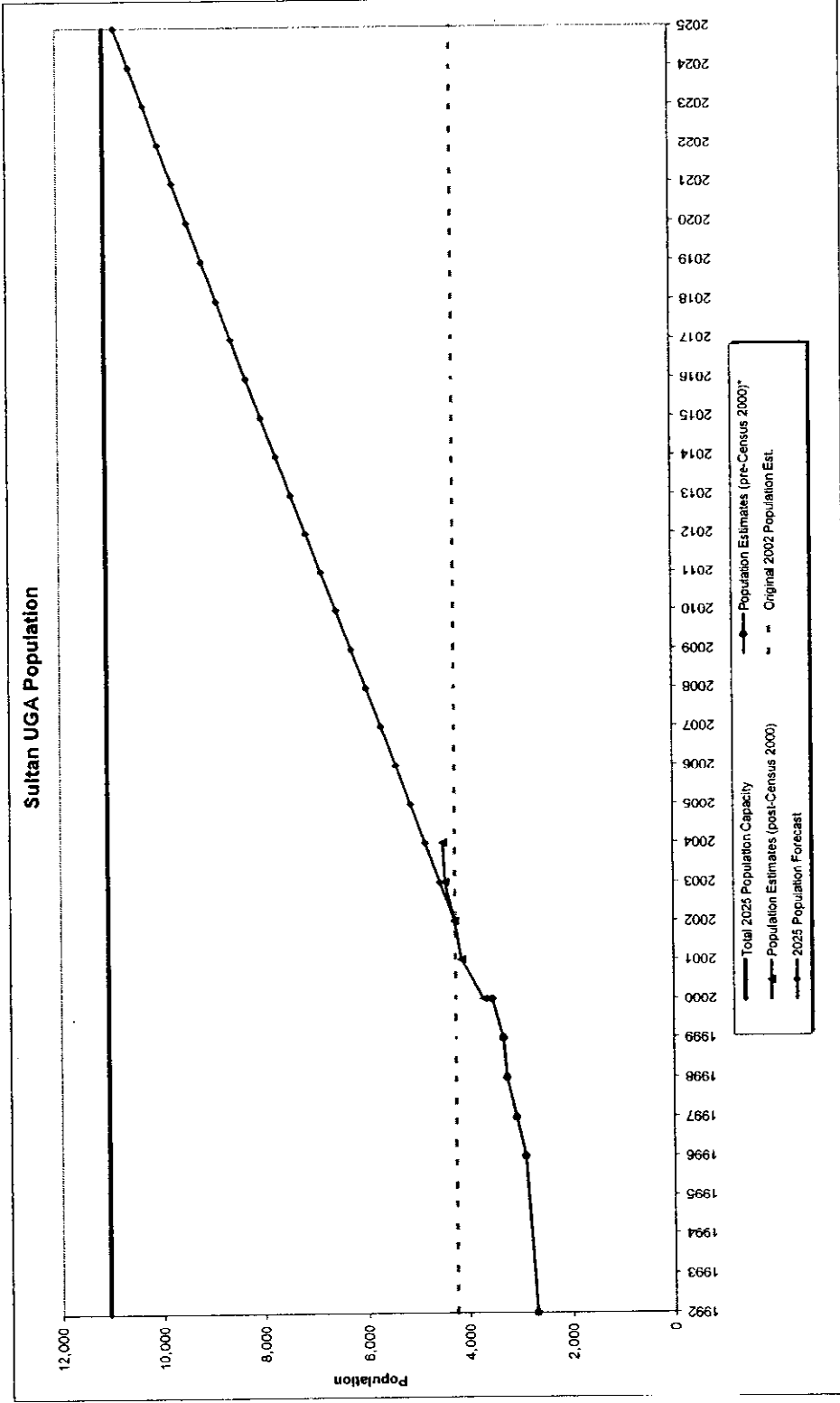
* - Black dots/triangles indicate population estimates, line represents interpolated population



Stanwood UGA Population Statistics

1992 Pop Estimate	Population Estimates			Census 2000		Population Estimates			1992-2004 Change			2025 Pop Target	% of 2002-2025 projected growth attained by 2004 (9.7% expected if linear growth assumed)	Percent of 2002-2025 Capacity used as of 2004				
	1996	1997	1998	1999	2000	Pop No.	Diff. (Census-Est.) Pct.	2001	2002	2003	2004				Absolute Change	Percent Change	Average Annual % Chng	
2,577	3,360	3,470	3,557	3,732	3,898	4,318	10.8%	4,389	4,479	4,582	4,753	2,175	84.5%	5.2%	9,340	5.6%	12,528	3.4%

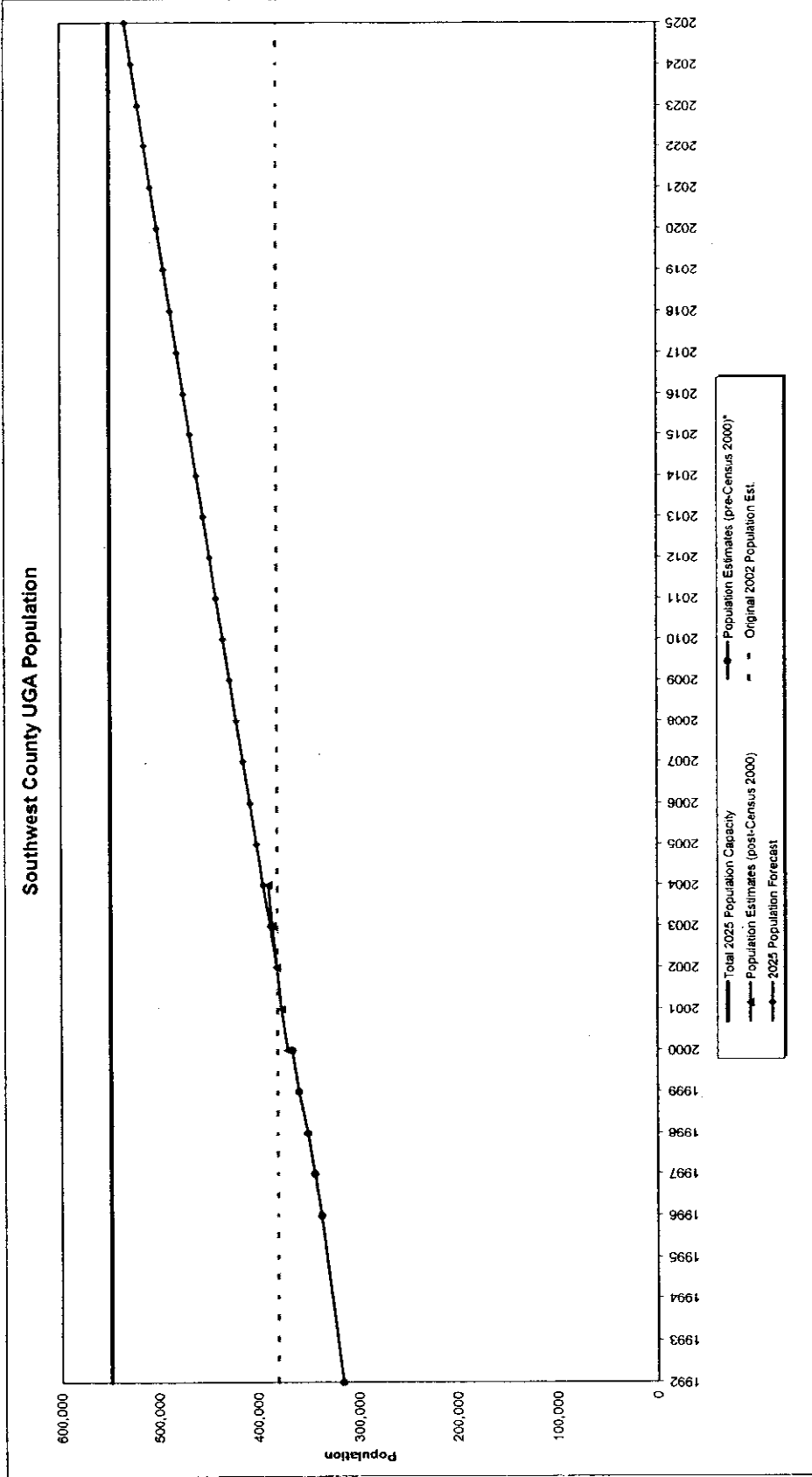
* -- Black dots/triangles indicate population estimates, line represents interpolated population



Sultan UGA Population Statistics

1992 Pop Estimate	Population Estimates			Census 2000 Pop	Census 2000 Diff. (Census-Est.) No	Pct	Population Estimates			1992-2004 Change		% of 2002-2025 projected growth attained by 2004 (8.7% expected if linear growth assumed)		Total 2025 Pop Capacity	Percent of Addnl 2002-2025 Capacity used as of 2004					
	1996	1997	1998				1999	2000	2001	2002	2003	2004	Absolute Change			Percent Change	2025 Pop Target	% of 2002-2025		
2,683	2,895	3,070	3,249	3,318	3,532		3,695	163	4.6%	4,124	4,258	4,443	4,482	1,799	67.1%	4.4%	10,840	3.4%	11,064	3.3%

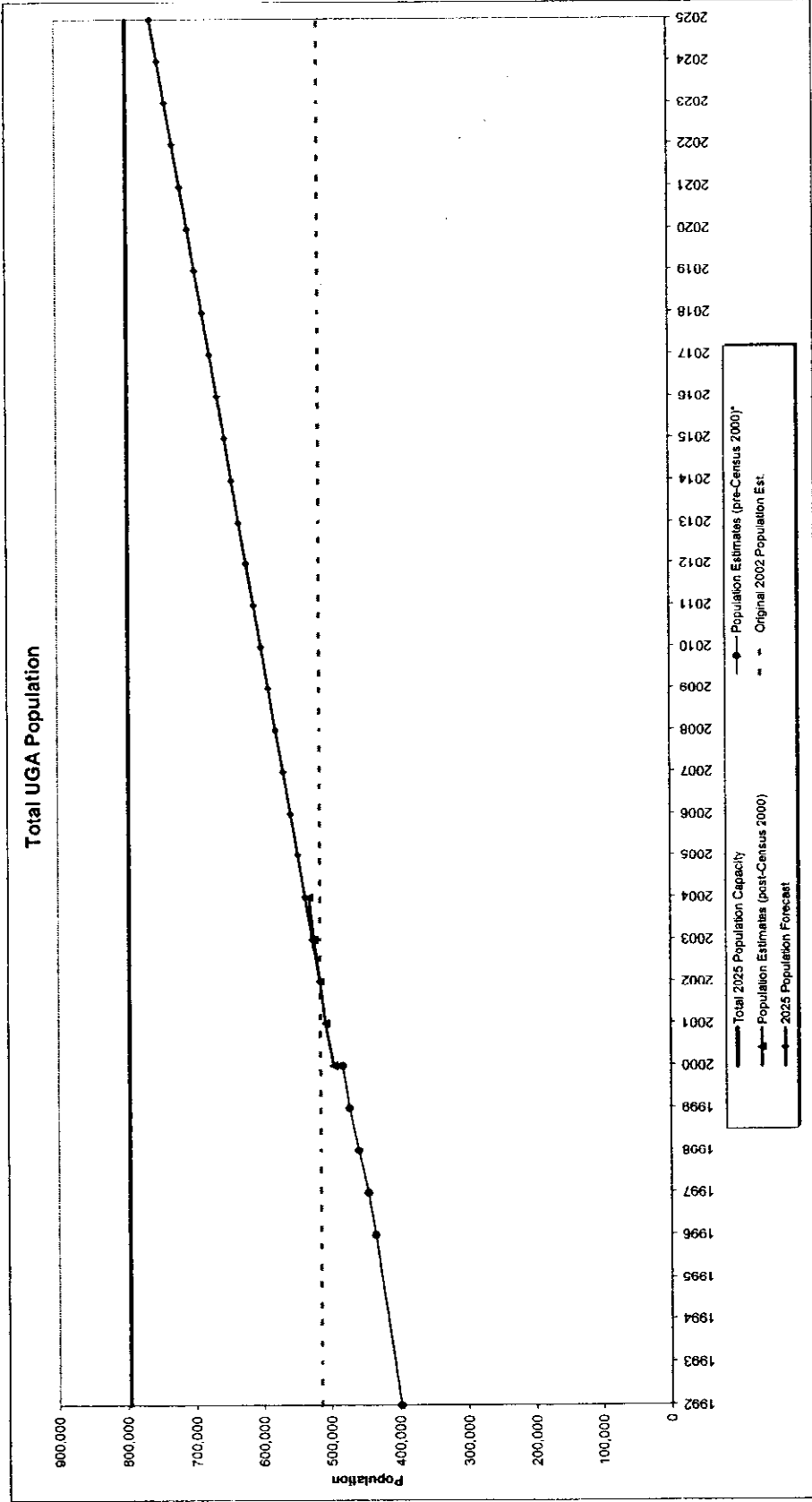
* -- Black dots/triangles indicate population estimates, line represents interpolated population



Southwest UGA Population Statistics

1992 Pop Estimate	Population Estimates				Census 2000		Population Estimates				1992-2004 Change		% of 2002-2025 projected growth attained by 2004		Percent of Additional 2002-2025 Capacity used as of 2004		
	1996	1997	1998	1999	2000	Pop	Diff (Census-Est.)	2001	2002	2003	2004	Absolute Change	Percent Change	2025 Pop Target	Average Annual % Chng	Total 2025 Pop Capacity	Percent of Capacity used as of 2004
315,659	337,016	343,575	350,110	358,980	365,462	369,869	4,407	375,984	380,579	384,715	388,722	73,063	23.1%	533,071	1.8%	549,679	4.8%

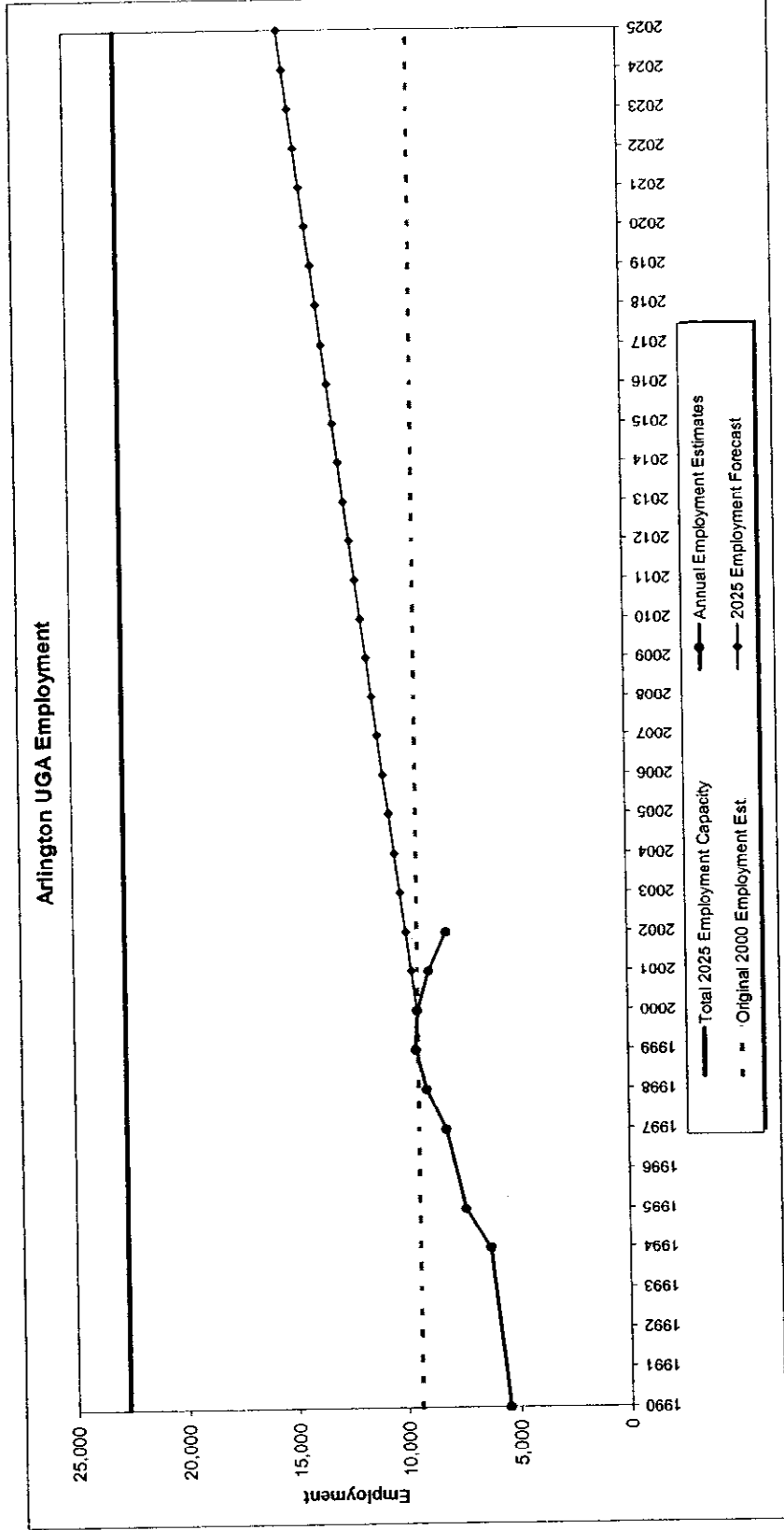
* -- Black dots/triangles indicate population estimates, line represents interpolated population



Total UGA Population Statistics

1992 Pop Estimate	Population Estimates			Census 2000		Population Estimates			1992-2004 Change		% of 2002-2025 projected growth attained by 2004 (8.7% expected if linear growth assumed)		Percent of Additional 2002-2025 Capacity used as of 2004		
	1996	1997	1998	1999	2000	2001	2002	2003	2004	Absolute Change	Percent Change	2025 Pop Target		Total 2025 Pop Capacity	
398,514	434,601	444,985	458,592	472,320	482,024	495,187	506,783	514,680	523,185	529,906	131,393	33.0%	760,436	796,062	5.4%

* - Black dots/triangles indicate population estimates, line represents interpolated population

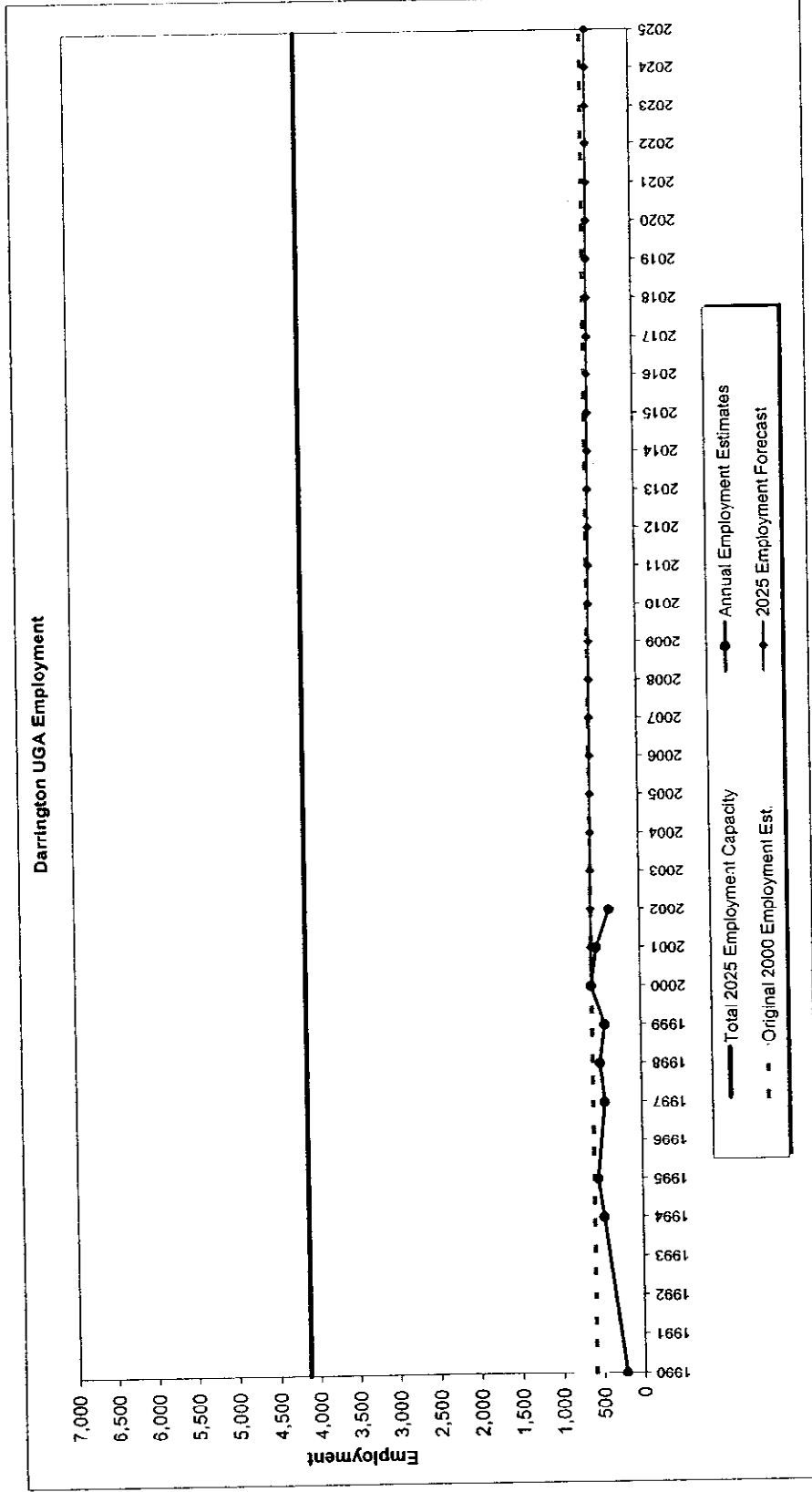


Arlington UGA Employment Statistics

1990 Employ Estimate	Employment Estimates				1990-2002 Change		2025 Employ Target	% of 2000-2025 projected growth attained by 2002 (8% expected if linear growth assumed)	Total Employ Capacity	Percent of Additl. 2000-2025 Capacity used as of 2002				
	1994	1995	1997	1999	Absolute Change	Average Annual Percent Change					2000	2001	2002	
5,450	6,247	7,341	8,194	9,048	9,521	9,428	8,907	8,103	2,653	48.7%	15,300	-22.6%	22,708	-10.0%

* - Black dots/triangles indicate employment estimates. line represents interpolated employment.

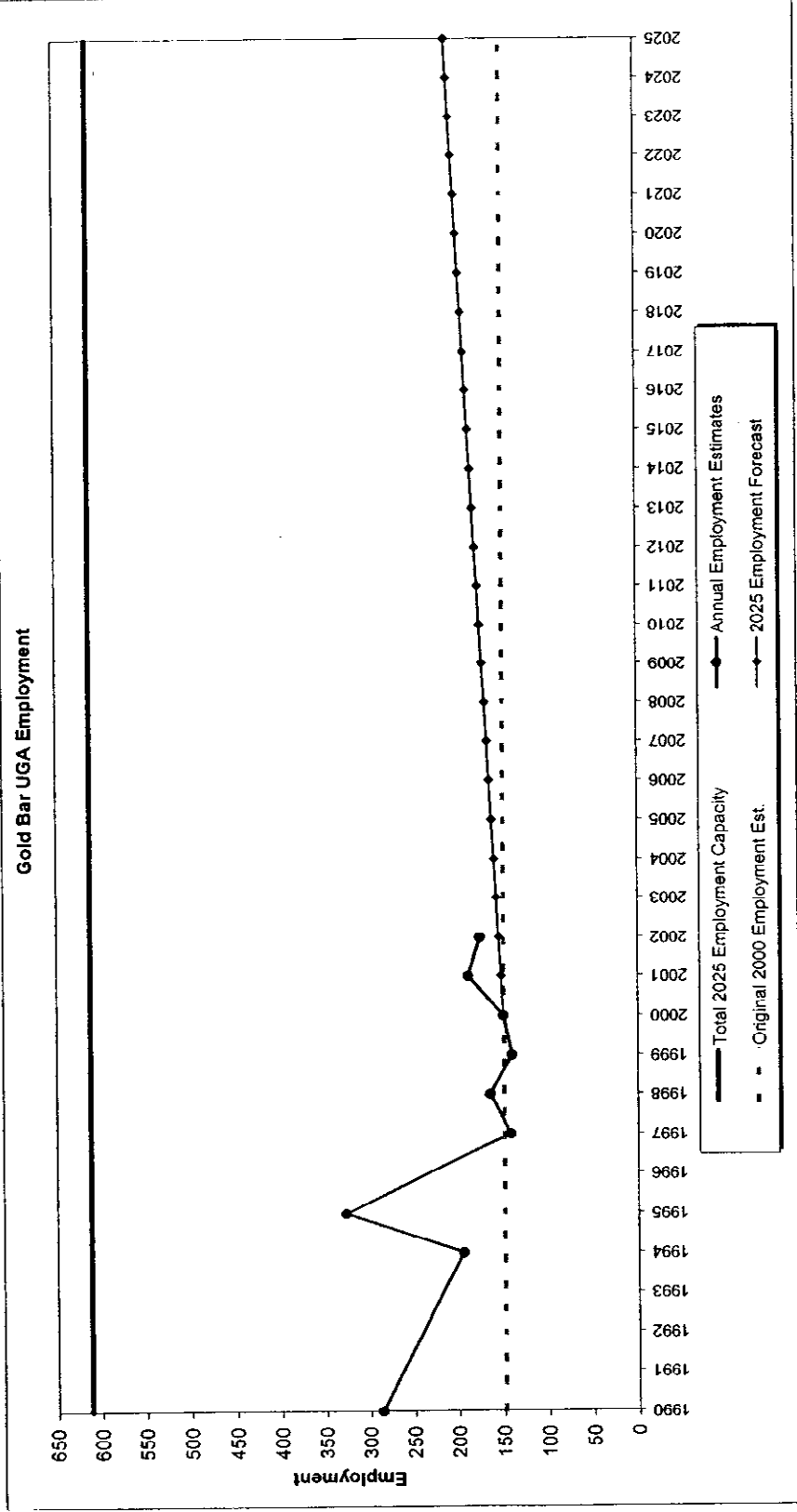
Snohomish County UGA Land Capacity Technical Report



Darrington UGA Employment Statistics

Employment Estimates		1980-2002 Change		% of 2000-2025 projected growth attained by 2002 (8% expected if linear growth assumed)		Percent of Additional Capacity used as of 2002	
1990	2002	Absolute Change	Percent Change	2002	2025 Target	Total Capacity	Percent of Capacity used
219	371	152	69.4%	535	321.5%	4,133	-6.8%

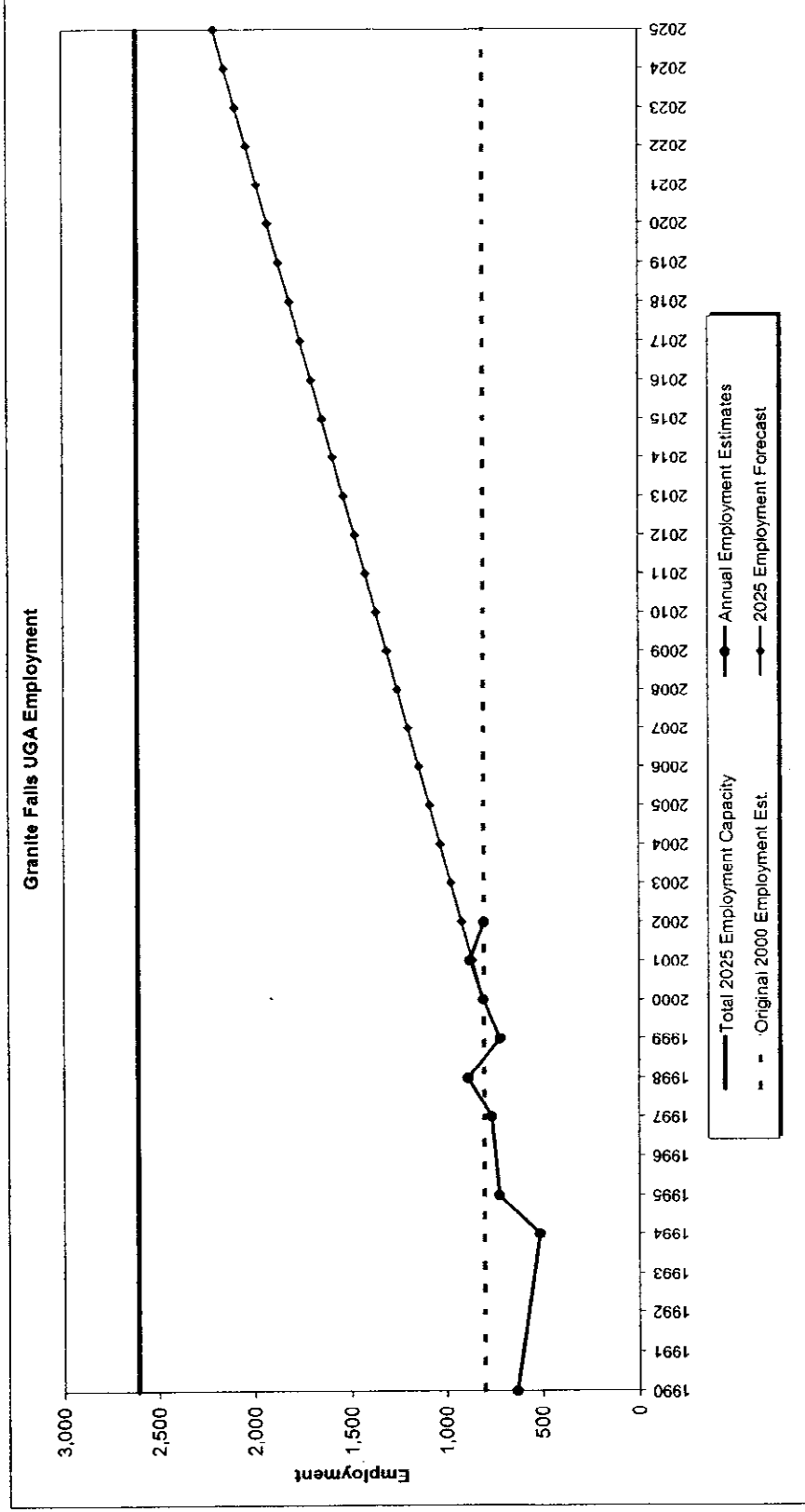
* ... Black dots/triangles indicate employment estimates. line represents interpolated employment



Gold Bar UGA Employment Statistics

Employment Estimates		1990-2002 Change		% of 2000-2025 projected growth attained by 2002 (8% expected if linear growth assumed)		Percent of Admitt 2000-2025 Capacity used as of 2002	
1990 Employ Estimate	1999	Absolute Change	Percent Change	2005 Employ Target	Total Employ Capacity	Percent of Admitt 2000-2025 Capacity used as of 2002	
286	140	-111	-38.9%	210	611	5.6%	
	1998						
	1997						
	1996						
	1995						
	1994						
	1993						
	1992						
	1991						
	1990						

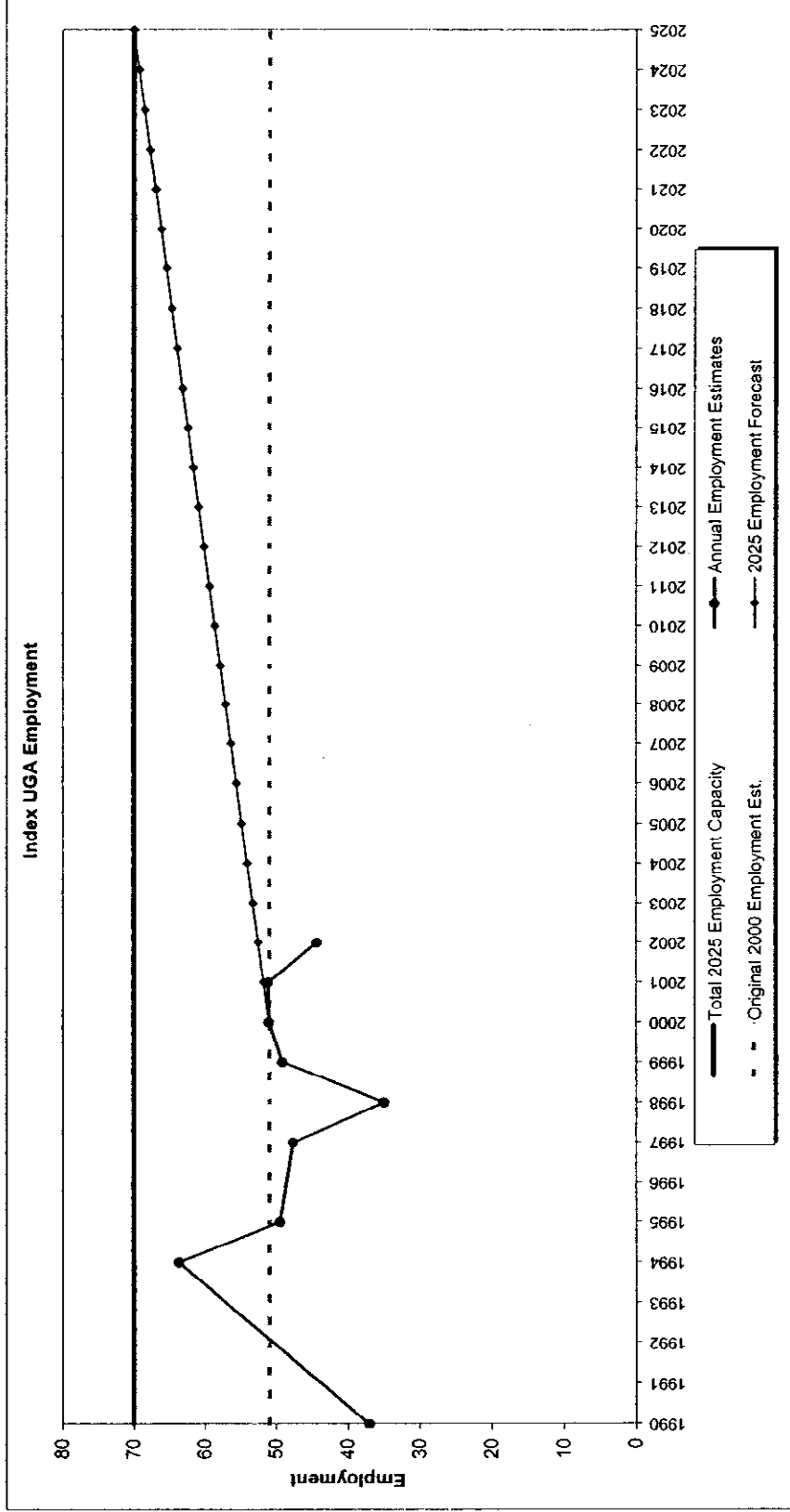
* -- Black dots/triangles indicate employment estimates, line represents interpolated employment



Granite Falls UGA Employment Statistics

1990 Employ Estimate	Employment Estimates				1990-2002 Change		2025 Employ Target	% of 2000-2025 projected growth attained by 2002 (8% expected if linear growth assumed)	Percent of Addtl 2000-2025 Capacity used as of 2002	
	1994	1995	1997	1998	Absolute Change	Average Percent Annual Change				
631	513	723	762	884	718	805	802	802	2,607	-0.2%

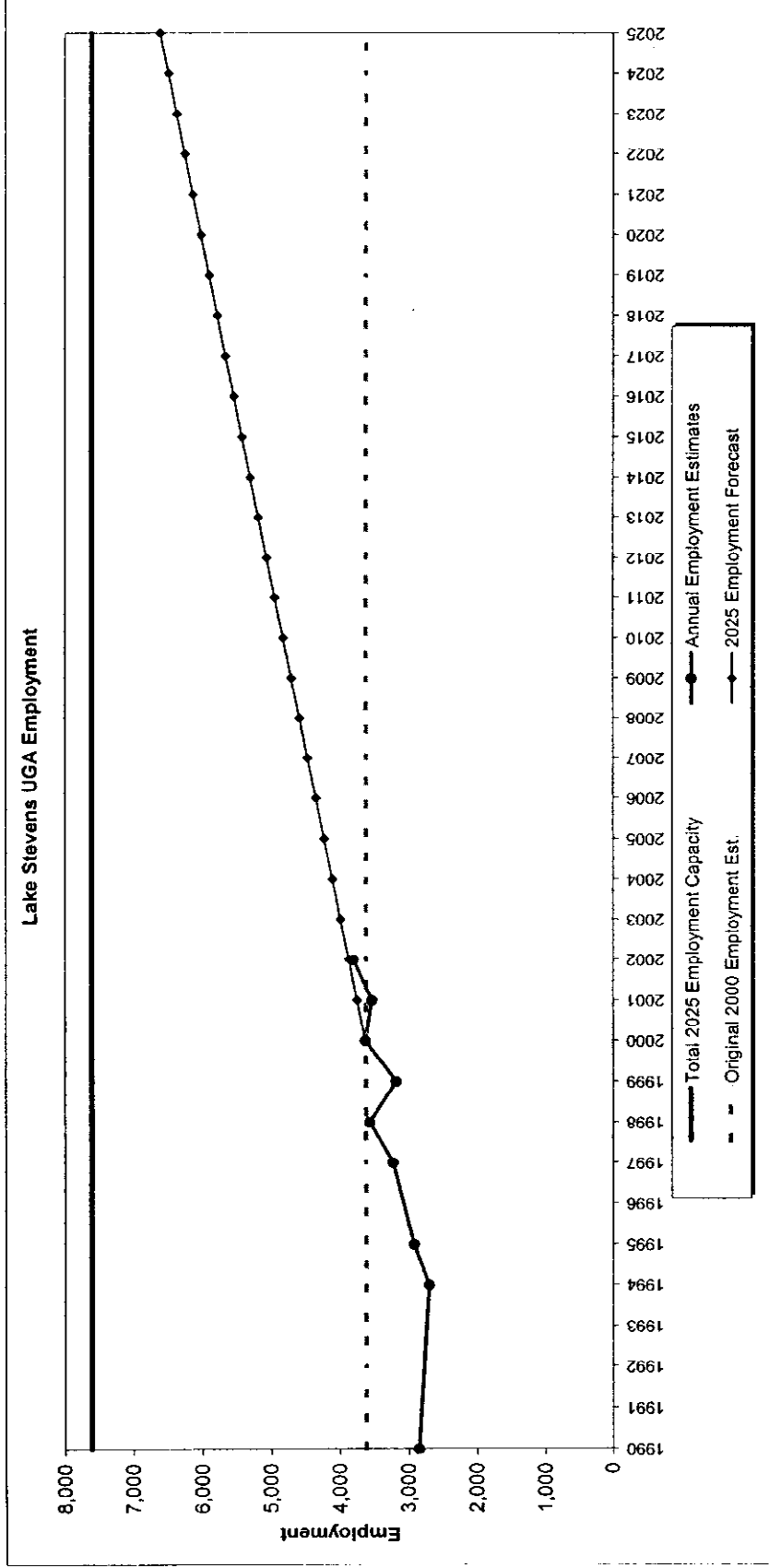
* -- Black dots/triangles indicate employment estimates, line represents interpolated employment.



Index UGA Employment Statistics

1990 Employ Estimate	Employment Estimates				1990-2002 Change		2025 Employ Target	% of 2000-2025 projected growth attained by 2002 (9% expected if linear growth assumed)	Percent of Additl 2000-2025 Capacity used as of 2002						
	1994	1995	1997	1998	1999	2000				2001	2002	Absolute Change	Average Percent Annual Change % Chng		
37	64	49	48	35	49	51	51	44	7	19.8%	1.5%	70	-35.1%	70	-35.1%

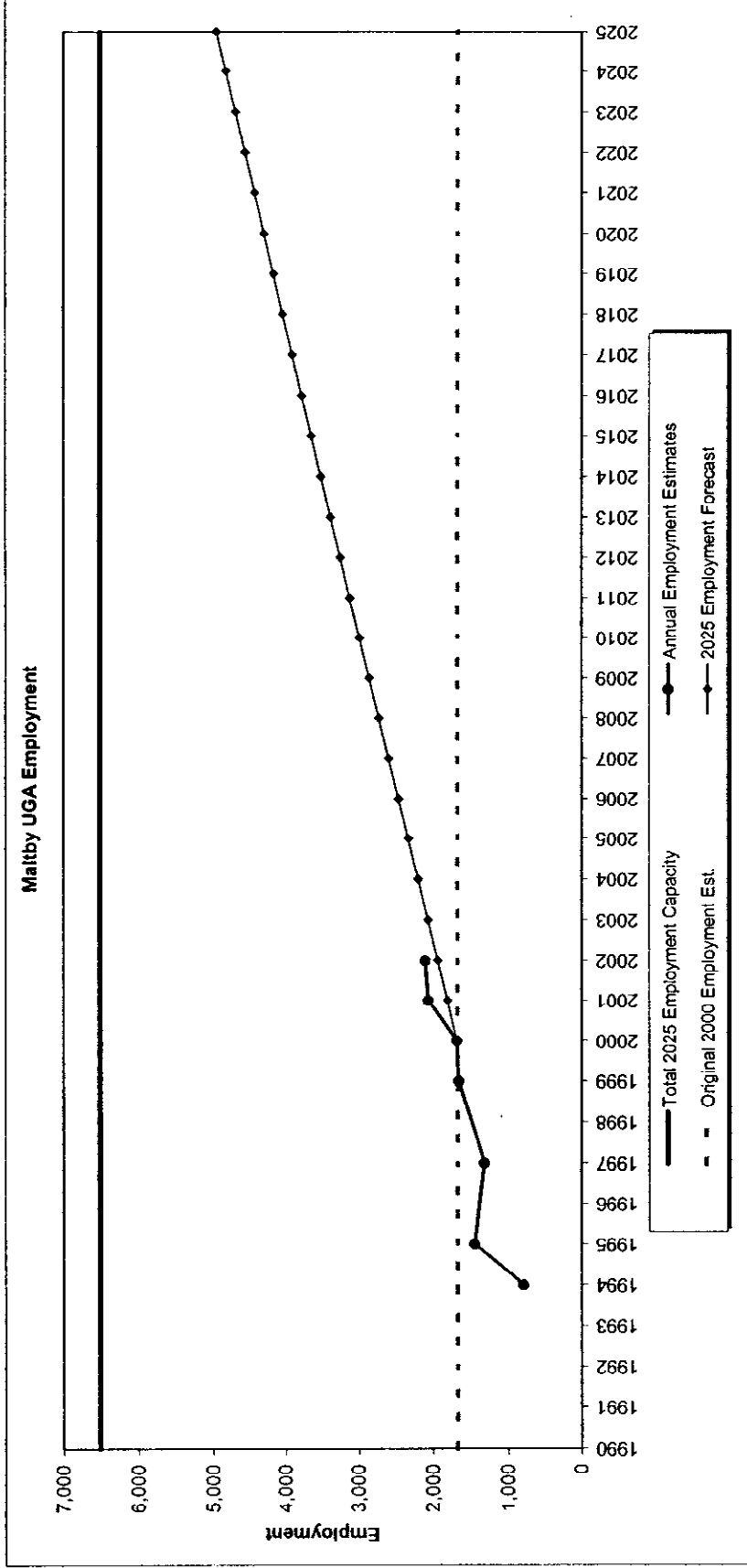
* -- Black dots/triangles indicate employment estimates, line represents interpolated employment



Lake Stevens UGA Employment Statistics

1990 Employ Estimate	Employment Estimates				1990-2002 Change		2025 Employ Target	% of 2000-2025 projected growth attained by 2002 (8% expected if linear growth assumed)	Total Employ Capacity	Percent of Additl 2000-2025 Capacity used as of 2002					
	1994	1995	1997	1998	1999	2000					2001	2002	Average Annual % Chng	Absolute Change	Percent Change
2,850	2,701	2,920	3,222	3,563	3,179	3,625	3,528	3,799	949	33.3%	2.4%	6,615	5.8%	7,615	4.4%

* -- Black dots/triangles indicate employment estimates, line represents interpolated employment



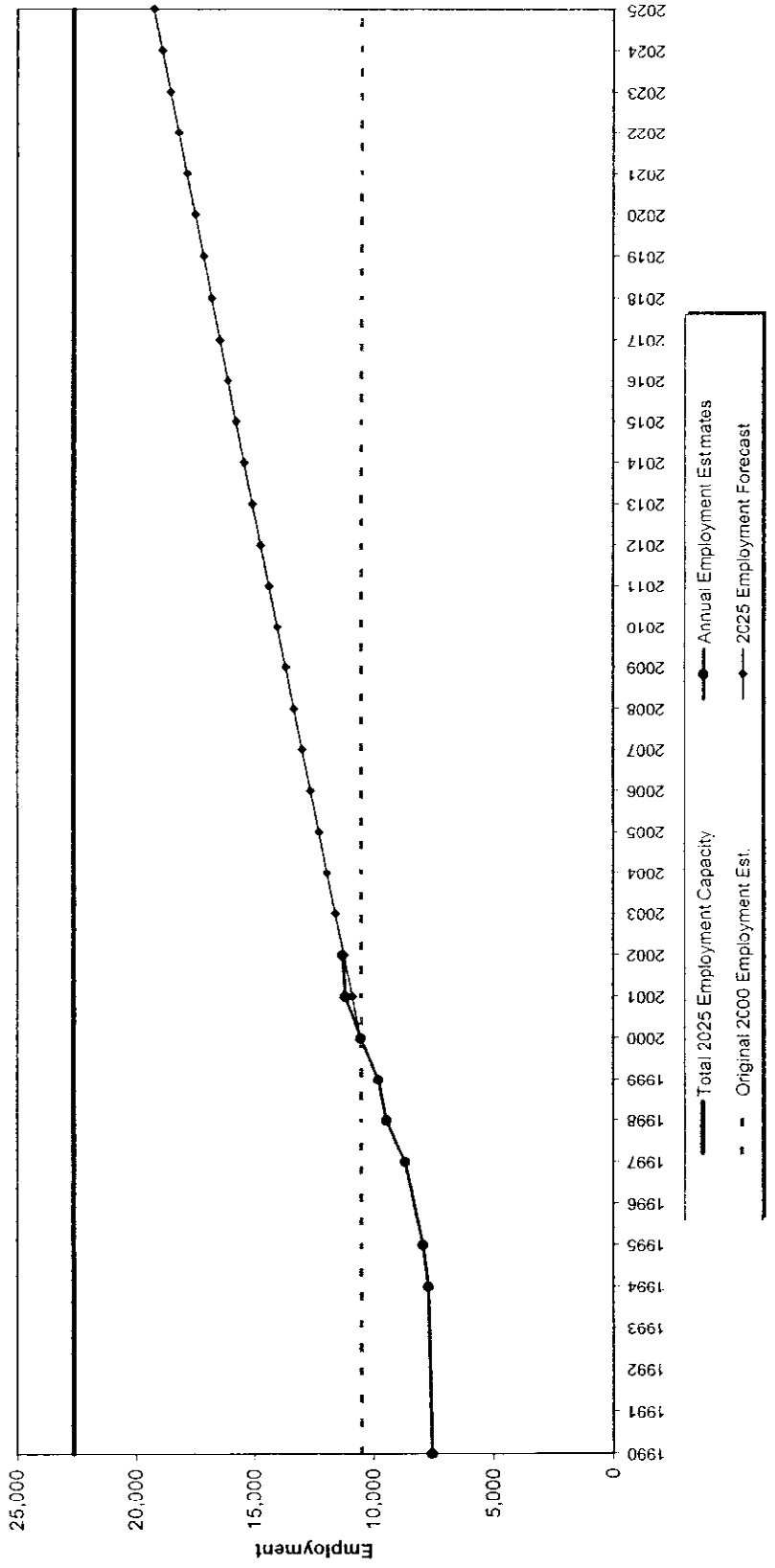
Maltby UGA Employment Statistics

1990 Employ Estimate**	Employment Estimates				2000-2002 Change		2025 Employ Target	% of 2000-2025 projected growth attained by 2002 (8% expected if linear growth assumed)	Total Employ Capacity	Percent of Additl 2000-2025 Capacity used as of 2002					
	1994	1995	1997	1998	1999	2001					2002	Average Annual % Chng	Absolute Change	Percent Change	
-	787	1,445	1,314	-	1,650	1,677	2,064	2,107	430	25.6%	12.1%	4,960	13.1%	6,513	8.9%

* - Black dots/triangles indicate employment estimates, line represents interpolated employment
 ** - No employment figure available for the Maltby UGA in 1990 or 1998.

Snohomish County UGA Land Capacity Technical Report

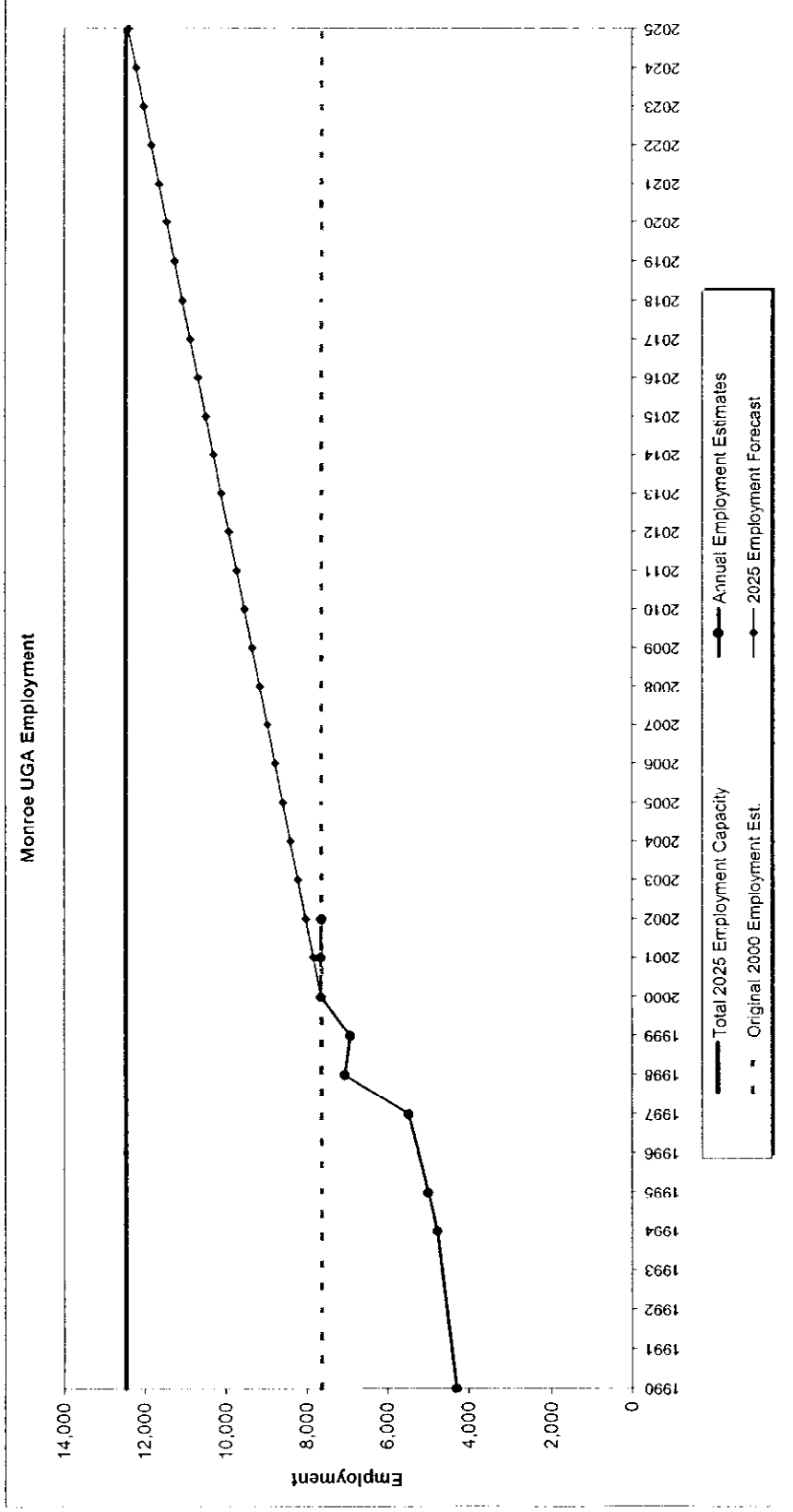
Marysville UGA Employment



Marysville UGA Employment Statistics

1990 Employ Estimate	Employment Estimates				1990-2002 Change		2025 Employ Target	% of 2000-2025 projected growth attained by 2002 (9% expected if linear growth assumed)	Percent of Addnl 2000-2025 Capacity used as of 2002		
	1994	1995	1997	1998	Absolute Change	Average Annual % Chng					
7,523	7,690	7,910	8,657	9,453	9,794	10,539	11,179	11,292	8.6%	22,602	6.2%

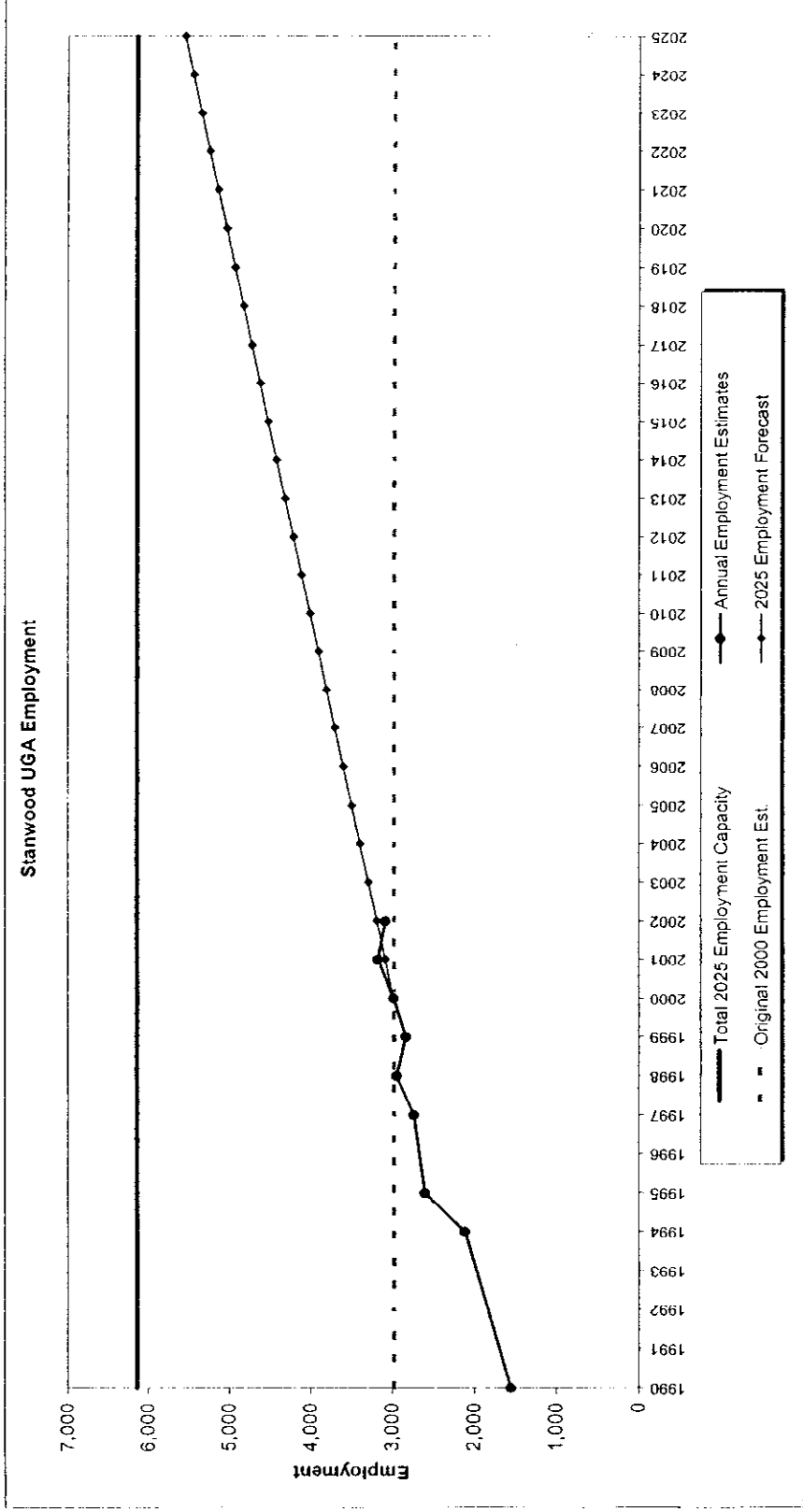
* -- Black dots/triangles indicate employment estimates. line represents interpolated employment



Monroe UGA Employment Statistics

1990 Employ Estimate	Employment Estimates				1990-2002 Change		2025 Employ Target	% of 2000-2025 projected growth attained by 2002 (8% expected if linear growth assumed)	Percent of Additl 2000-2025 Capacity used as of 2002				
	1994	1995	1997	1998	1999	2002				Absolute Change	Percent Change	Total Employ Capacity	
4,289	4,754	4,980	5,459	7,051	6,912	7,627	3,338	77.8%	4.9%	12,390	-0.2%	12,456	-0.2%

* -- Black dots indicate employment estimates, line represents interpolated employment

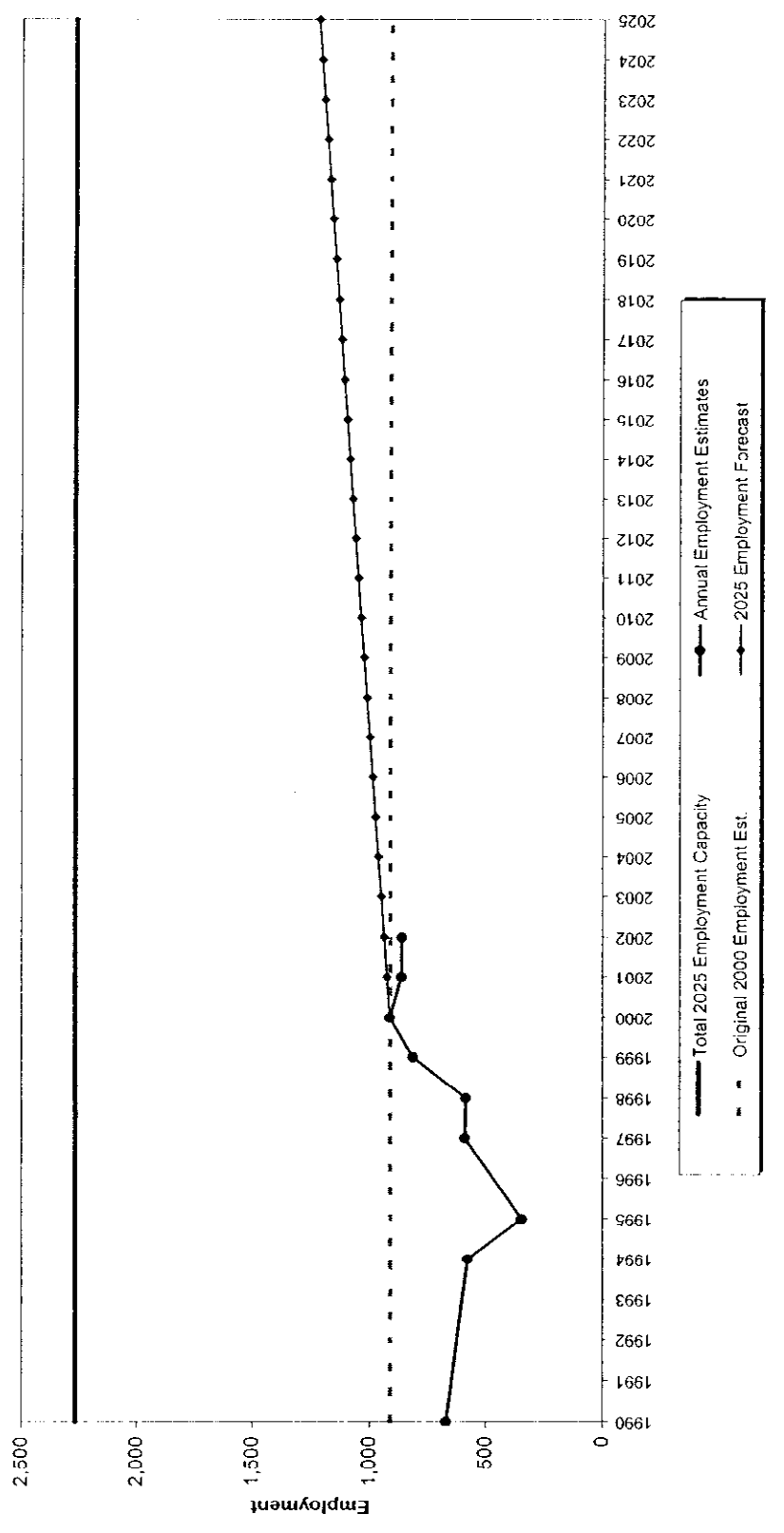


Stanwood UGA Employment Statistics

1990 Employ Estimate	Employment Estimates				1950-2002 Change		2025 Employ Target	% of 2000-2025 projected growth attained by 2002 (5% expected if linear growth assumed)	Percent of Additl 2000-2025 Capacity used as of 2002							
	1994	1995	1997	1998	1999	2000				2001	2002	Absolute Change	Percent Change	Average Annual % Chng		
1,551	2,109	2,602	2,737	2,943	2,933	2,833	2,980	2,980	3,081	1,530	98.6%	5.9%	5,550	3.9%	6,138	3.2%

* ... Black dots/triangles indicate employment estimates, line represents interpolated employment

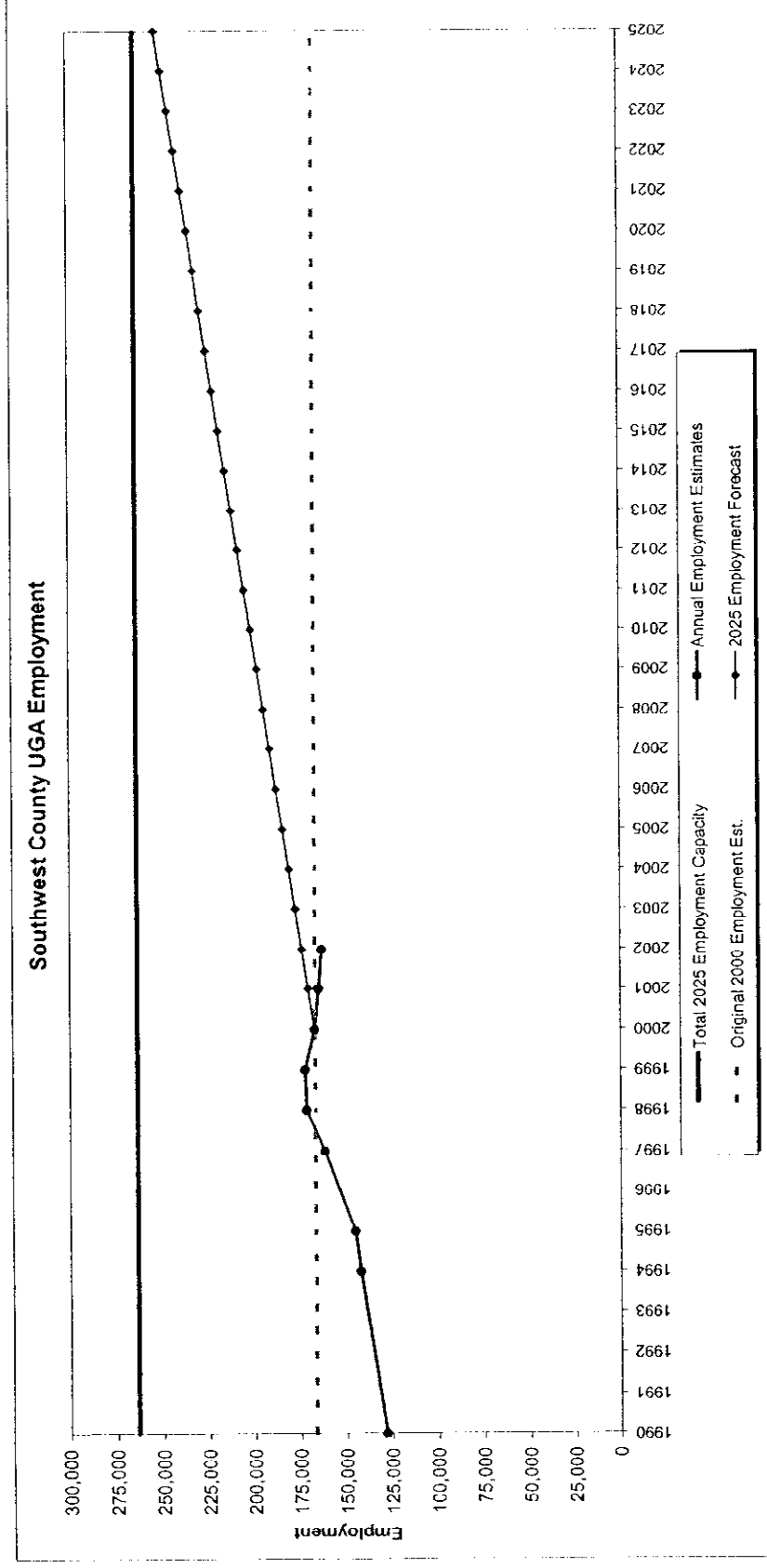
Sultan UGA Employment



Sultan UGA Employment Statistics

1990 Employment Estimate	Employment Estimates				1990-2002 Change		2025 Employment Target	% of 2000-2025 projected growth attained by 2002 (8% expected if linear growth assumed)	Percent of Additl 2000-2025 Capacity used as of 2002						
	1994	1995	1997	1998	1999	Average Annual % Chng				Absolute Change	Total Employ Capacity				
670	577	344	590	585	813	912	862	860	190	28.4%	2.1%	1,220	-16.7%	2,267	-3.8%

* -- Black dots/triangles indicate employment estimates, line represents interpolated employment

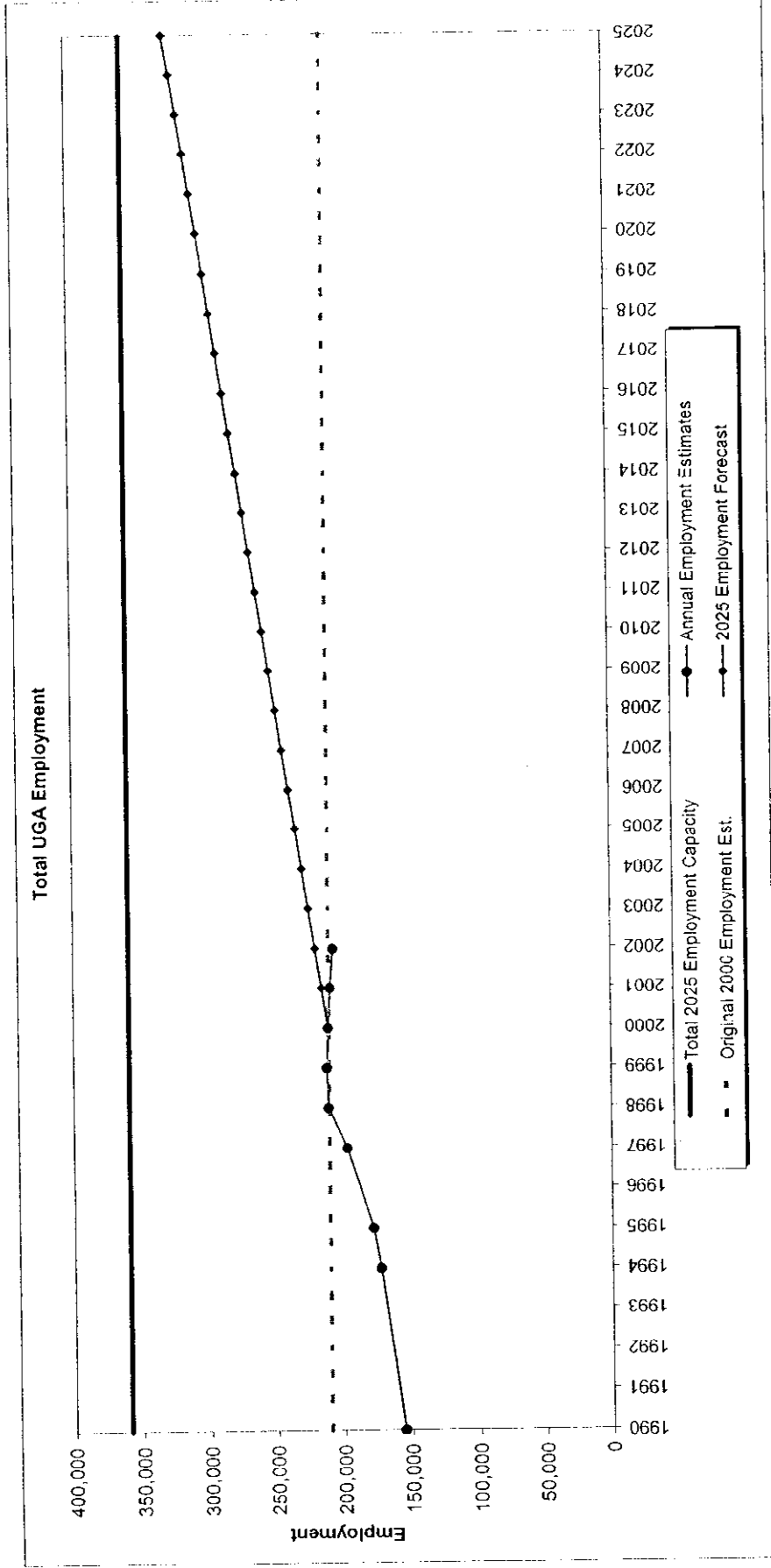


Southwest County UGA Employment Statistics

1990 Employ Estimate	Employment Estimates				1990-2002 Change		% of 2000-2025 projected growth attained by 2002		Percent of Additi 2000-2025 Capacity used as of 2002				
	1994	1995	1997	1998	1999	2000	2001	2002	Absolute Change	Average Annual % Chng	2025 Employ Target	Total Employ Capacity	Percent of Capacity used as of 2002
128,187	142,285	145,264	161,692	171,380	172,254	167,008	163,204	163,204	35,017	27.3%	252,377	263,840	-3.9%

* - Black dots/triangles indicate employment estimates, line represents interpolated employment

Snohomish County UGA Land Capacity Technical Report



Total UGA Employment Statistics

1990 Employ Estimate	Employment Estimates				1990-2002 Change		2025 Employ Target	% of 2000-2025 projected growth attained by 2002 (8% expected if linear growth assumed)	Total Employ Capacity	Percent of Addnl 2000-2025 Capacity used as of 2002
	1994	1995	1997	1998	Absolute Change	Percent Change				
155,047	172,040	177,290	196,446	210,453	211,306	210,286	208,690	206,509	358,980	-0.1%
				51,262	33.1%	2.4%	327,122			

* -- Black dots/triangles indicate employment estimates, line represents interpolated employment

UGA Tables



Unincorporated Arlington UGA -- Additional Residential Capacity

Unincorporated UGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Arl	ULDR/4-6	83.442	9.881	73.561	328	328	328	913
Arl	Urban Industrial	4.989	1.654	3.335	1	1	1	3
Sum		88.431	11.535	76.896	329	329	329	916

Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Arl	ULDR/4-6	239.343	29.256	210.087	1048	996	846	2356
Arl	UMDR/6-12	1.814	0	1.814	20	19	16	39
Sum		241.157	29.256	211.901	1068	1015	862	2395

Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Arl	ULDR/4-6	203.694	38.604	165.09	799	759	531	1479
Arl	UMDR/6-12	23.788	0.386	23.402	259	246	172	413
Sum		227.482	38.99	188.492	1058	1005	703	1892

Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Arl	ULDR/4-6	133.306	35.455	97.851	478	454	318	885
Arl	UMDR/6-12	2.456	0	2.456	26	25	17	41
Sum		135.762	35.455	100.307	504	479	335	926
Grand Total		692.832	115.236	577.596	2959	2828	2229	6129

NOTE: Total additional population capacity for the unincorporated Arlington UGA is 6,930 when the market availability reduction factor is removed for the TDR receiving area since this UGA expansion area is to be master planned.

Unincorporated Darrington UGA -- Additional Residential Capacity

Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Darr	ULDR-3	174.595	115.04	59.555	159	151	128	357

Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Darr	ULDR-3	50.638	10.541	40.097	91	86	61	168
Grand Total		225.233	125.581	99.652	250	237	189	525

Unincorporated Gold Bar UGA -- Additional Residential Capacity

Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Gold	ULDR-3	26.975	8.543	18.432	94	89	76	211

Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Gold	ULDR-3	10.91	1.794	9.116	18	17	12	33

Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Gold	ULDR-3	1.137	0.009	1.128	2	2	1	4
Grand Total		39.022	10.346	28.676	114	108	89	248

Unincorporated Granite Falls UGA -- Additional Residential Capacity

Unincorporated UGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Gran	ULDR/4-6	12.827	4.49	8.337	49	49	49	136

Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Gran	ULDR/4-6	105.888	44.038	61.85	297	282	240	668

Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Gran	ULDR/4-6	128.408	21.147	107.261	506	481	336	937
Gran	UMDR/6-12	8.843	3.92	4.923	52	49	35	83
Gran	UHDR/12-24	0.872	0.514	0.358	7	7	5	9
Sum		138.123	25.581	112.542	565	537	376	1029

Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Gran	ULDR/4-6	49.2	8.702	40.498	190	181	126	352
Gran	UMDR/6-12	1.973	0.18	1.793	17	16	11	27
Sum		51.173	8.882	42.291	207	197	137	379
Grand Total		308.011	82.991	225.02	1118	1065	802	2212

Unincorporated Lake Stevens UGA -- Additional Residential Capacity

Unincorporated UGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
LkSt	UMDR/6-12	53.401	16.679	36.722	317	317	317	761
LkSt	UHDR/12-24	21.151	1.42	19.731	236	236	236	434
LkSt	ULDR-4LkSt	164.336	41.611	122.725	533	533	533	1484
LkSt	ULDR-6LkSt	314.225	45.725	268.5	1384	1384	1384	3853
LkSt	Urban Commercial	0.626	0	0.626	10	10	10	18
LkSt	Urban Industrial	139.158	47.407	91.751	379	379	379	1055
Sum		692.897	152.842	540.055	2859	2859	2859	7605

Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
LkSt	UMDR/6-12	92.024	44.505	47.519	523	497	422	1014
LkSt	UHDR/12-24	30.437	5.995	24.442	373	354	301	554
LkSt	ULDR-4LkSt	169.11	88.44	80.67	361	343	292	812
LkSt	ULDR-6LkSt	267.611	66.392	201.219	957	909	773	2151
LkSt	Urban Commercial	12.92	1.909	11.011	47	45	38	70
Sum		572.102	207.241	364.861	2261	2148	1826	4601

Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
LkSt	UMDR/6-12	73.255	23.045	50.21	520	494	346	830
LkSt	UHDR/12-24	35.611	16.101	19.51	368	350	245	450
LkSt	ULDR-4LkSt	380.507	140.216	240.291	973	924	647	1801
LkSt	ULDR-6LkSt	576.582	178.885	397.697	1806	1716	1201	3344
Sum		1065.955	358.247	707.708	3667	3484	2439	6425

Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
LkSt	UMDR/6-12	77.034	18.719	58.315	606	576	403	967
LkSt	UHDR/12-24	81.807	38.906	42.901	814	773	541	996
LkSt	ULDR-4LkSt	103.712	36.255	67.457	246	234	164	455
LkSt	ULDR-6LkSt	163.666	17.653	146.013	685	651	456	1268
LkSt	Urban Commercial	4.234	0.005	4.229	18	17	12	22
Sum		430.453	111.538	318.915	2369	2251	1576	3708

Grand Total		2761.407	829.868	1931.539	11156	10742	8700	22339
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Unincorporated Marysville UGA -- Additional Residential Capacity

Unincorporated UGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Mary	ULDR/4-5Mary	126.491	0.476	126.015	410	410	410	1141
Mary	ULDR/5-6Mary	72.962	0.175	72.787	268	268	268	746
Mary	ULDR/4-6	228.259	33.573	194.686	889	889	889	2475
Mary	UMDR/6-12	121.972	29.384	92.588	672	672	672	1613
Mary	UHDR/12-24	0.542	0	0.542	4	4	4	7
Sum		550.226	63.608	486.618	2243	2243	2243	5982

Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Mary	ULDR/4-5Mary	159.706	43.53	116.176	414	393	334	931
Mary	ULDR/5-6Mary	44.425	7.198	37.227	175	166	141	393
Mary	ULDR/4-6	383.349	47.038	336.311	1651	1568	1333	3712
Mary	UMDR/6-12	50.01	3.841	46.169	506	481	409	981
Mary	UHDR/12-24	30.98	23.051	7.929	155	147	125	230
Mary	Urban Commercial	30.392	6.348	24.044	109	104	88	162
Mary	Lakewood Area	70.602	32.728	37.874	149	142	120	335
Sum		769.464	163.734	605.73	3159	3001	2550	6744

Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Mary	ULDR/4-5Mary	243.694	51.6	192.094	668	635	444	1237
Mary	ULDR/5-6Mary	125.858	26.664	99.194	448	426	298	829
Mary	ULDR/4-6	772.625	267.231	505.394	2259	2146	1502	4182
Mary	UMDR/6-12	150.049	21.02	129.029	1396	1326	928	2228
Mary	UHDR/12-24	28.774	12.96	15.814	290	276	193	355
Mary	Lakewood Area	30.548	19.209	11.339	45	43	30	83
Sum		1351.548	398.684	952.864	5106	4852	3395	8914

Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Mary	ULDR/4-5Mary	83.871	8.786	75.085	248	236	165	459
Mary	ULDR/5-6Mary	32.437	3.699	28.738	126	120	84	233
Mary	ULDR/4-6	234.801	50.76	184.041	856	813	569	1585
Mary	UMDR/6-12	99.866	2.98	96.886	1043	991	694	1665
Mary	UHDR/12-24	47.952	6.671	41.281	796	756	529	974
Sum		498.927	72.896	426.031	3069	2916	2041	4916
Grand Total		3170.165	698.922	2471.243	13577	13012	10229	26556

Unincorporated Monroe UGA -- Additional Residential Capacity

Unincorporated UGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Monr	ULDR/4-6	0.595	0	0.595	2	2	2	6

Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Monr	ULDR/4-6	281.249	58.365	222.884	1073	1019	866	2412
Monr	UMDR/6-12	4.468	0	4.468	47	45	38	91
Sum		285.717	58.365	227.352	1120	1064	904	2503

Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Monr	ULDR/4-6	154.281	40.038	114.243	529	503	352	979
Monr	UMDR/6-12	13.743	2.208	11.535	81	77	54	129
Sum		168.024	42.246	125.778	610	580	406	1108

Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Monr	ULDR/4-6	85.396	21.13	64.266	247	235	164	457
Monr	UMDR/6-12	1.142	0	1.142	10	10	7	16
Sum		86.538	21.13	65.408	257	245	171	473
Grand Total		540.874	121.741	419.133	1989	1891	1483	4090

Unincorporated Snohomish UGA -- Additional Residential Capacity

Unincorporated UGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Snoh	ULDR/4-6	0.662	0.597	0.065	1	1	1	3

Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Snoh	ULDR/4-6	108.996	30.335	78.661	376	357	304	845
Snoh	UMDR/6-12	3.046	0.205	2.841	30	28	24	58
Sum		112.042	30.54	81.502	406	385	328	903

Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Snoh	ULDR/4-6	305.64	112.602	193.038	885	841	589	1638
Snoh	UMDR/6-12	28.569	6.463	22.106	236	224	157	377
Sum		334.209	119.065	215.144	1121	1065	746	2015

Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Snoh	ULDR/4-6	88.202	25.441	62.761	279	265	186	517
Snoh	UMDR/6-12	13.245	2.656	10.589	107	102	71	171
Sum		101.447	28.097	73.35	386	367	257	688
Grand Total		548.36	178.299	370.061	1914	1818	1332	3609

Unincorporated Stanwood UGA -- Additional Residential Capacity

Unincorporated UGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Stan	ULDR/4-6	178.907	14.51	164.397	517	517	517	1439

Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Stan	ULDR/4-6	132.526	18.861	113.665	546	519	441	1227
Stan	UMDR/6-12	34.303	11.217	23.086	253	240	204	490
Stan	UHDR/12-24	12.942	2.122	10.82	211	200	170	314
Stan	Urban Commercial	0.723	0	0.723	2	2	2	3
Sum		180.494	32.2	148.294	1012	961	817	2034

Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Stan	ULDR/4-6	223.135	53.552	169.583	811	770	539	1501
Stan	UMDR/6-12	20.123	3.688	16.435	182	173	121	290
Stan	UHDR/12-24	3.609	0.519	3.09	59	56	39	72
Stan	Urban Village	9.484	0.281	9.203	92	87	61	113
Sum		256.351	58.04	198.311	1144	1086	760	1976

Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Stan	ULDR/4-6	66.15	11.322	54.828	261	248	174	483
Stan	UMDR/6-12	32.647	5.477	27.17	301	286	200	480
Sum		98.797	16.799	81.998	562	534	374	963
Grand Total		714.549	121.549	593	3235	3098	2468	6412

Unincorporated Southwest County UGA -- Additional Residential Capacity

Unincorporated UGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
SWCo	ULDR/4-6	2023.22	302.446	1720.774	8407	8407	8407	23405
SWCo	UMDR/6-12	409.27	103.586	305.684	2530	2530	2530	6072
SWCo	UHDR/12-24	222.993	27.518	195.475	2846	2846	2846	5237
SWCo	ULDR-6MCE	115.714	32.041	83.673	538	538	538	1498
SWCo	Urban Commercial	11.819	6.648	5.171	258	258	258	475
SWCo	Urban Center	32.89	7.02	25.87	580	580	580	1067
SWCo	Trans/Ped Village	25.041	0	25.041	755	755	755	1389
SWCo	Urban Village	45.565	5.343	40.222	358	358	358	659
SWCo	UrbRes/No Sewers Planned	1.11	0	1.11	2	2	2	6
Sum		2887.622	484.602	2403.02	16274	16274	16274	39808

Unincorporated UGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
SWCo	ULDR/4-6	1066.111	410.577	655.534	2889	2745	2333	6495
SWCo	UMDR/6-12	260.351	89.698	170.653	1768	1680	1428	3426
SWCo	UHDR/12-24	218.683	79.976	138.707	2677	2543	2162	3977
SWCo	Urban Commercial	86.872	17.169	69.703	316	300	255	470
SWCo	Urban Center	113.406	49.485	63.921	1315	1249	1062	1954
SWCo	Trans/Ped Village	6.281	0	6.281	119	113	96	177
SWCo	Urban Village	21.477	2.61	18.867	183	174	148	272
SWCo	UrbRes/No Sewers Planned	89.939	50.464	39.475	81	77	65	182
Sum		1863.12	699.979	1163.141	9348	8881	7549	16953

Unincorporated UGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
SWCo	ULDR/4-6	2805.24	924.818	1880.422	8208	7798	5458	15196
SWCo	UMDR/6-12	649.139	286.74	362.399	3515	3339	2337	5610
SWCo	UHDR/12-24	293.574	143.776	149.798	2700	2565	1796	3304
SWCo	ULDR-6MCE	1.091	0.562	0.529	2	2	1	4
SWCo	Cathcart and Point Wells area	581.77	58.439	523.331	1624	1543	1080	3007
SWCo	Urban Center	283.815	154.009	129.806	2828	2687	1881	3460
SWCo	Trans/Ped Village	46.333	16.889	29.444	549	522	365	672
SWCo	Urban Village	49.948	12.505	37.443	358	340	238	438
SWCo	UrbRes/No Sewers Planned	20.919	17.656	3.263	2	2	1	4
Sum		4731.829	1615.394	3116.435	19786	18798	13157	31695

Unincorporated UGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
SWCo	ULDR/4-6	1048.323	212.367	835.956	3520	3344	2341	6517
SWCo	UMDR/6-12	821.116	90.507	730.609	5923	5627	3939	9453
SWCo	UHDR/12-24	335.184	40.591	294.593	4975	4726	3308	6087
SWCo	Urban Commercial	31.642	0.924	30.718	129	123	86	158
SWCo	Urban Center	19.537	0.175	19.362	361	343	240	442
SWCo	Trans/Ped Village	3.033	0.03	3.003	38	36	25	46
SWCo	Urban Village	0.3	0	0.3	2	2	1	2
Sum		2259.135	344.594	1914.541	14948	14201	9940	22705
Grand Total		11741.706	3144.589	8597.137	60356	58154	46920	111161

Unincorporated Arlington UGA -- Additional Employment Capacity

Unincorporated UGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Arl	Urban Industrial	18.162	1.037	17.125	152	152	152

Unincorporated UGA -- Additional Employment Capacity on Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Arl	Urban Commercial	41.613	1.577	40.036	590	561	476
Arl	Urban Industrial	23.1	1.497	21.603	404	384	326
Sum		64.713	3.074	61.639	994	945	802

Unincorporated UGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Arl	Urban Commercial	78.731	28.086	50.645	740	703	492
Arl	Urban Industrial	107.292	19.538	87.754	1635	1553	1087
Sum		186.023	47.624	138.399	2375	2256	1579
Grand Total		268.898	51.735	217.163	3521	3353	2533

Unincorporated Darrington UGA -- Additional Employment Capacity

Unincorporated UGA -- Additional Employment Capacity on Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Darr	Urban Industrial	273.975	74.831	199.144	1142	1085	922

Unincorporated UGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Darr	Urban Industrial	4.761	0.17	4.591	25	24	17
Grand Total		278.736	75.001	203.735	1167	1109	939

Unincorporated Granite Falls UGA -- Additional Employment Capacity

Unincorporated UGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Gran	UHDR/12-24	8.786	1.182	7.604	9	9	9

Unincorporated UGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Gran	Urban Commercial	20.079	8.408	11.671	168	160	112
Gran	Urban Industrial	2.813	0.575	2.238	42	40	28
Sum		22.892	8.983	13.909	210	200	140
Grand Total		31.678	10.165	21.513	219	209	149

Unincorporated Lake Stevens UGA -- Additional Employment Capacity

Unincorporated UGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
LkSt	UMDR/6-12	5.815	1.482	4.333	14	14	14
LkSt	Urban Commercial	28.159	3.991	24.168	515	515	515
LkSt	Urban Industrial	139.158	47.407	91.751	1000	1000	1000
Sum		173.132	52.88	120.252	1529	1529	1529

Unincorporated UGA -- Additional Employment Capacity on Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
LkSt	UHDR/12-24	9.794	0.162	9.632	20	19	16
LkSt	Urban Commercial	14.123	2.961	11.162	147	140	119
LkSt	Urban Industrial	29.578	5.923	23.655	445	423	359
Sum		53.495	9.046	44.449	612	582	494

Unincorporated UGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
LkSt	Urban Commercial	34.373	25.636	8.737	103	98	68
LkSt	Urban Industrial	26.004	2.805	23.199	433	411	288
Sum		60.377	28.441	31.936	536	509	356

Unincorporated UGA -- Additional Employment Capacity on Redevelopable Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
LkSt	Urban Commercial	1.506	0.005	1.501	2	2	1
Grand Total		288.51	90.372	198.138	2679	2622	2380

Unincorporated Maltby UGA -- Additional Employment Capacity

Unincorporated UGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Malt	Public/Inst Use	9.876	0	9.876	12	12	12
Malt	Urban Commercial	1.009	0	1.009	7	7	7
Malt	Urban Industrial	40.235	7.828	32.407	378	378	378
Sum		51.12	7.828	43.292	397	397	397

Unincorporated UGA -- Additional Employment Capacity on Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Malt	Urban Commercial	9.261	0.438	8.823	125	119	101
Malt	Urban Industrial	107.904	26.671	81.233	1543	1466	1246
Sum		117.165	27.109	90.056	1668	1585	1347

Unincorporated UGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Malt	Urban Commercial	44.684	13.315	31.369	459	436	305
Malt	Urban Industrial	331.965	108.545	223.42	4191	3981	2787
Sum		376.649	121.86	254.789	4650	4417	3092
Grand Total		544.934	156.797	388.137	6715	6399	4836

Unincorporated Marysville UGA -- Additional Employment Capacity

Unincorporated UGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddnlEmpCap w/ Market Availability Redx (0%)
Mary	ULDR/4-6	3.272	0	3.272	4	4	4

Unincorporated UGA -- Additional Employment Capacity on Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddnlEmpCap w/ Market Availability Redx (15%)
Mary	Urban Commercial	30.392	6.348	24.044	339	322	274
Mary	Urban Industrial	179.032	132.671	46.361	890	845	719
Mary	Lakewood Area	70.602	32.728	37.874	316	300	255
Sum		280.026	171.747	108.279	1545	1467	1248

Unincorporated UGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Employment Capacity	AddnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddnlEmpCap w/ Market Availability Redx (30%)
Mary	Urban Commercial	65.453	8.182	57.271	822	781	547
Mary	Urban Industrial	373.165	212.578	160.587	3101	2946	2062
Mary	Lakewood Area	30.548	19.209	11.339	95	90	63
Sum		469.166	239.969	229.197	4018	3817	2672
Grand Total		752.464	411.716	340.748	5567	5288	3924

Unincorporated Monroe UGA -- Additional Employment Capacity

Unincorporated UGA – Additional Employment Capacity on Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Monr	Urban Industrial	23.489	4.468	19.021	369	351	298

Unincorporated UGA – Additional Employment Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Monr	Public/Inst Use	3.212	0.891	2.321	32	30	21
Grand Total		26.701	5.359	21.342	401	381	319

Unincorporated Snohomish UGA -- Additional Employment Capacity

Unincorporated UGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Snoh	UrbComm/BusPark-Si	19,918	0	19,918	33	33	33

Unincorporated UGA -- Additional Employment Capacity on Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Snoh	Urban Commercial	2,331	1,262	1,069	19	18	15
Snoh	UrbComm/BusPark-Si	23,586	10,467	13,119	227	216	183
Snoh	Urban Industrial	1,895	0,548	1,347	24	23	19
Sum		27,812	12,277	15,535	270	257	217

Unincorporated UGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Snoh	Urban Commercial	30,477	15,21	15,267	247	235	164
Snoh	UrbComm/BusPark-Si	135,194	22,476	112,718	1973	1874	1312
Sum		165,671	37,686	127,985	2220	2109	1476
Grand Total		213,401	49,963	163,438	2523	2399	1726

Unincorporated Stanwood UGA -- Additional Employment Capacity

Unincorporated UGA -- Additional Employment Capacity on Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Stan	Urban Commercial	0.723	0	0.723	7	7	6
Stan	Urban Industrial	46.842	20.123	26.719	508	483	410
Sum		47.565	20.123	27.442	515	490	416

Unincorporated UGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Stan	Urban Commercial	2.508	1.048	1.46	16	15	11
Stan	Urban Industrial	53.028	8.697	44.331	844	802	561
Stan	Urban Village	9.484	0.281	9.203	252	239	168
Sum		65.02	10.026	54.994	1112	1056	740
Grand Total		112.585	30.149	82.436	1627	1546	1156

Unincorporated Southwest County UGA -- Additional Employment Capacity

Unincorporated UGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
SWCo	ULDR/4-6	98.429	14.229	84.2	175	175	175
SWCo	UMDR/6-12	17.252	5.521	11.731	126	126	126
SWCo	UHDR/12-24	3.399	0.942	2.457	1	1	1
SWCo	Public/Inst Use	108.971	13.106	95.865	95	95	95
SWCo	Urban Commercial	45.774	7.685	38.089	955	955	955
SWCo	Urban Industrial	808.743	105.708	703.035	4742	4742	4742
SWCo	Urban Center	93.084	28.624	64.46	1659	1659	1659
SWCo	Urban Village	23.168	1.528	21.64	276	276	276
Sum		1198.82	177.343	1021.477	8029	8029	8029

Unincorporated UGA -- Additional Employment Capacity on Vacant Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
SWCo	Urban Commercial	106.829	21.212	85.617	1224	1163	988
SWCo	Urban Industrial	351.071	61.052	290.019	4762	4524	3845
SWCo	Urban Center	84.11	19.443	64.667	932	885	753
SWCo	Trans/Ped Village	6.747	0	6.747	87	83	70
SWCo	Urban Village	22.021	2.61	19.411	511	485	413
Sum		570.778	104.317	466.461	7516	7140	6069

Unincorporated UGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc UGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
SWCo	UHDR/12-24	21.381	4.982	16.399	316	300	210
SWCo	Urban Commercial	156.021	66.309	89.712	1212	1151	806
SWCo	Urban Industrial	488.473	144.746	343.727	6082	5778	4045
SWCo	Urban Center	308.811	159.299	149.512	2152	2044	1431
SWCo	Trans/Ped Village	44.404	15.421	28.983	359	341	239
SWCo	Urban Village	56.265	16.661	39.604	1012	961	673
Sum		1075.355	407.418	667.937	11133	10575	7404

Unincorporated UGA -- Additional Employment Capacity on Redevelopable Parcels

Uninc UGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
SWCo	Urban Commercial	4.785	0.037	4.748	35	33	23
SWCo	Urban Industrial	0.795	0	0.795	9	9	6
SWCo	Urban Center	2.387	0	2.387	10	10	7
SWCo	Trans/Ped Village	3.253	0.03	3.223	32	30	21
SWCo	Urban Village	0.3	0	0.3	7	7	5
Sum		11.52	0.067	11.453	93	89	62

Grand Total		2856.473	689.145	2167.328	26771	25833	21564
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MUGA Tables



**2025 Population Targets and Capacities for County Council Final Map Adoption (Dec 21/05)
Shown for Unincorporated MUGAs**

Unincorporated MUGAs within SW UGA:	2001 Estimated Population	2002 Estimated Population	2025 Population Target	2002-2025 Numeric Change	2025 Total Population Capacity	Additional 2001-2025 Pop Capacity	Additional 2002-2025 Pop Capacity
Bothell	15,769	16,121	31,885	15,764	32,070	16,301	15,949
Brier	2,123	2,157	3,295	1,138	3,918	1,795	1,761
Edmonds	3,509	3,516	4,466	950	5,435	1,926	1,920
Everett	35,338	36,205	50,210	14,005	52,255	16,917	16,051
Lynnwood	19,063	19,758	34,335	14,577	35,539	16,476	15,781
Mill Creek	27,492	28,529	59,130	30,601	59,505	32,013	30,975
Mountlake Terrace	82	82	105	23	139	57	57
Mukilteo	10,487	10,662	14,910	4,248	15,914	5,427	5,251
Paine Field	322	324	-	(324)	324	-	-
Woodway	-	-	170	170	174	174	174
<u>Overlap area:</u>							
Larch Way (between Mill Creek & Lynnwood)	2,013	2,119	4,390	2,271	5,149	3,136	3,030
<u>Gaps:</u>							
Lake Stickney	3,757	4,115	10,820	6,705	11,514	7,757	7,398
Norma Beach	2,816	2,826	3,320	494	3,912	1,096	1,085
Silver Firs	11,270	11,675	18,080	6,405	19,423	8,153	7,748
Unincorporated MUGA total	134,040	138,089	235,116	97,027	245,270	111,228	107,181

NOTES: 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.

**2025 Employment Targets and Capacities for Council Map Adoption (Dec 21/05)
Shown for Unincorporated MUGAs**

Unincorporated MUGAs within SW UGA:	2000 Estimated Employment	2002 Estimated Employment	2025 Employment Target	2002-2025 Numeric Change	2025 Total Employment Capacity	Additional 2000-2025 Emp Capacity	Additional 2002-2025 Emp Capacity
Bothell	998	752	1,540	788	1,575	577	823
Brier	90	117	134	17	134	17	17
Edmonds	380	199	414	215	414	34	215
Everett	5,030	5,190	6,520	1,330	6,549	1,519	1,359
Lynnwood	2,313	2,347	5,400	3,053	5,421	3,108	3,074
Mill Creek	1,960	2,888	4,375	1,487	5,037	3,077	2,149
Mountlake Terrace	14	18	20	2	30	12	12
Mukilteo	2,890	2,807	5,080	2,273	5,158	2,268	2,351
Paine Field	4,560	3,730	8,847	5,117	9,080	4,520	5,350
Woodway	20	13	620	607	624	604	611
<u>Overlap area:</u>							
Larch Way (between Mill Creek & Lynnwood)	1,510	1,486	1,955	469	1,955	445	469
<u>Gaps:</u>							
Lake Stickney	480	620	660	40	660	180	40
Norma Beach	97	90	90	-	97	-	7
Silver Firs	420	473	3,424	2,951	3,652	3,232	3,179
Unincorporated MUGA total	20,762	20,730	39,079	18,349	40,386	19,593	19,656

NOTES: 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.

Unincorporated Bothell MUGA -- Additional Residential Capacity

Unincorporated MUGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Bothell	ULDR/4-6	309.028	17.567	291.461	1339	1339	1339	3728
Bothell	UMDR/6-12	4.602	3.625	0.977	11	11	11	26
Bothell	Urban Center	17.536	6.67	10.866	226	226	226	416
Sum		331.166	27.862	303.304	1576	1576	1576	4170

Unincorporated MUGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Bothell	ULDR/4-6	131.961	29.498	102.463	480	456	388	1079
Bothell	UMDR/6-12	54.034	12.878	41.156	445	423	359	862
Bothell	UHDR/12-24	55.868	22.976	32.892	640	608	517	951
Bothell	Urban Center	21.008	18.587	2.421	46	44	37	68
Bothell	Urban Village	0.627	0	0.627	6	6	5	9
Sum		263.498	83.939	179.559	1617	1537	1306	2969

Unincorporated MUGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Bothell	ULDR/4-6	747.363	230.525	516.838	2293	2178	1525	4245
Bothell	UMDR/6-12	55.326	23.119	32.207	332	315	221	530
Bothell	UHDR/12-24	17.036	7.5	9.536	173	164	115	212
Bothell	Urban Center	68.715	49.093	19.622	379	360	252	464
Bothell	Urban Village	7.617	1.207	6.41	62	59	41	76
Sum		896.057	311.444	584.613	3239	3076	2154	5527

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Bothell	ULDR/4-6	398.565	67.31	331.255	1477	1403	982	2734
Bothell	UMDR/6-12	50.613	4.813	45.8	439	417	292	701
Bothell	UHDR/12-24	10.178	0.171	10.007	162	154	108	198
Bothell	Urban Village	0.3	0	0.3	2	2	1	2
Sum		459.656	72.294	387.362	2080	1976	1383	3635

Grand Total		1950.377	495.539	1454.838	8512	8165	6419	16301
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Unincorporated Brier MUGA -- Additional Residential Capacity

Unincorporated MUGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Brier	ULDR/4-6	43.702	5.562	38.14	172	172	172	479

Unincorporated MUGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Brier	ULDR/4-6	43.825	22.427	21.398	97	92	78	218
Brier	UMDR/6-12	13.016	12.762	0.254	4	4	3	8
Brier	Urban Commercial	1.467	0	1.467	6	6	5	9
Sum		58.308	35.189	23.119	107	102	86	235

Unincorporated MUGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Brier	ULDR/4-6	146.838	62.135	84.703	356	338	237	659
Sum		146.838	62.135	84.703	356	338	237	659

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Brier	ULDR/4-6	37.35	8.11	29.24	101	96	67	187
Brier	UMDR/6-12	22.151	8.192	13.959	147	140	98	235
Sum		59.501	16.302	43.199	248	236	165	422
Grand Total		308.349	119.188	189.161	883	848	660	1795

Unincorporated Edmonds MUGA – Additional Residential Capacity

Unincorporated MUGA – Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Edmonds	UMDR/6-12	2.267	0	2.267	19	19	19	46
Edmonds	UHDR/12-24	0.85	0	0.85	12	12	12	22
Sum		3.117	0	3.117	31	31	31	68

Unincorporated MUGA – Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Edmonds	UMDR/6-12	4.489	0.298	4.191	39	37	31	76
Edmonds	UHDR/12-24	0.898	0	0.898	17	16	14	25
Edmonds	Urban Commercial	0.284	0	0.284	1	1	1	1
Sum		5.671	0.298	5.373	57	54	46	102

Unincorporated MUGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Edmonds	UMDR/6-12	26.357	14.21	12.147	115	109	76	184
Edmonds	UHDR/12-24	0.28	0.165	0.115	2	2	1	2
Sum		26.637	14.375	12.262	117	111	77	186

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Edmonds	UMDR/6-12	149.493	0.629	148.864	880	836	585	1404
Edmonds	UHDR/12-24	7.041	0	7.041	105	100	70	128
Edmonds	Urban Commercial	6.884	0	6.884	31	29	21	38
Sum		163.418	0.629	162.789	1016	965	676	1570
Grand Total		198.843	15.302	183.541	1221	1161	830	1926

Unincorporated Everett MUGA -- Additional Residential Capacity

Unincorporated MUGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Everett	ULDR/4-6	350.082	39.527	310.555	1323	1323	1323	3683
Everett	UMDR/6-12	15.541	0.263	15.278	115	115	115	276
Everett	UHDR/12-24	51.609	17.761	33.848	628	628	628	1156
Everett	Urban Commercial	7.303	6.648	0.655	155	155	155	285
Everett	Urban Center	11.187	0.35	10.837	327	327	327	602
Sum		435.722	64.549	371.173	2548	2548	2548	6002

Unincorporated MUGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Everett	ULDR/4-6	212.417	92.959	119.458	422	401	341	949
Everett	UMDR/6-12	32.65	10.964	21.686	217	206	175	421
Everett	UHDR/12-24	20.559	3.358	17.201	328	312	265	487
Everett	Urban Commercial	23.748	10.315	13.433	60	57	48	89
Everett	Urban Center	39.757	8.22	31.537	769	731	621	1143
Everett	Urban Village	3.613	1.351	2.262	22	21	18	33
Sum		332.744	127.167	205.577	1818	1728	1468	3122

Unincorporated MUGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Everett	ULDR/4-6	403.23	155.257	247.973	1044	992	694	1933
Everett	UMDR/6-12	96.719	40.724	55.995	527	501	350	841
Everett	UHDR/12-24	67.51	47.091	20.419	349	332	232	427
Everett	Urban Center	75.054	41.357	33.697	993	943	660	1215
Everett	Urban Village	7.816	3.351	4.465	38	36	25	46
Sum		650.329	287.78	362.549	2951	2804	1961	4462

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Everett	ULDR/4-6	154.494	34.843	119.651	467	444	311	865
Everett	UMDR/6-12	101.721	3.287	98.434	684	650	455	1092
Everett	UHDR/12-24	75.268	6.638	68.63	1069	1016	711	1308
Everett	Urban Commercial	2.578	0.324	2.254	6	6	4	7
Everett	Urban Center	2.523	0	2.523	48	46	32	59
Sum		336.584	45.092	291.492	2274	2162	1513	3331
Grand Total		1755.379	524.588	1230.791	9591	9242	7490	16917

Unincorporated Lake Stickney MUGA -- Additional Residential Capacity

Unincorporated MUGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Lake Stickney	UMDR/6-12	116.9	36.356	80.544	658	658	658	1579
Lake Stickney	UHDR/12-24	43.989	4.215	39.774	570	570	570	1049
Lake Stickney	Urban Commercial	2.373	0	2.373	50	50	50	92
Sum		163.262	40.571	122.691	1278	1278	1278	2720

Unincorporated MUGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Lake Stickney	UMDR/6-12	52.65	30.841	21.809	220	209	178	426
Lake Stickney	UHDR/12-24	30.113	2.503	27.61	532	505	430	790
Lake Stickney	Urban Commercial	3.828	0	3.828	17	16	14	25
Sum		86.591	33.344	53.247	769	730	622	1241

Unincorporated MUGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Lake Stickney	UMDR/6-12	115.989	47.378	68.611	678	644	451	1082
Lake Stickney	UHDR/12-24	46.134	15.161	30.973	577	548	384	706
Sum		162.123	62.539	99.584	1255	1192	835	1788

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Lake Stickney	UMDR/6-12	102.78	38.575	64.205	593	563	394	946
Lake Stickney	UHDR/12-24	50.751	4.062	46.689	860	817	572	1052
Lake Stickney	Urban Commercial	1.94	0	1.94	8	8	5	10
Sum		155.471	42.637	112.834	1461	1388	971	2008
Grand Total		567.447	179.091	388.356	4763	4588	3706	7757

Unincorporated Larch Way MUGA -- Additional Residential Capacity

Unincorporated MUGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Larch Way	ULDR/4-6	59.402	0.381	59.021	324	324	324	902
Larch Way	Urban Center	0.742	0	0.742	3	3	3	6
Sum		60.144	0.381	59.763	327	327	327	908

Unincorporated MUGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Larch Way	ULDR/4-6	24.035	2.297	21.738	99	94	80	223
Larch Way	UMDR/6-12	3.561	0	3.561	37	35	30	72
Larch Way	UHDR/12-24	2.07	0	2.07	40	38	32	59
Larch Way	Urban Commercial	0.755	0	0.755	3	3	2	4
Larch Way	Urban Center	1.688	0	1.688	31	29	25	46
Sum		32.109	2.297	29.812	210	199	169	404

Unincorporated MUGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Larch Way	ULDR/4-6	131.491	43.99	87.501	370	352	246	685
Larch Way	UMDR/6-12	9.469	3.737	5.732	56	53	37	89
Larch Way	UHDR/12-24	8.473	3.016	5.457	100	95	66	122
Larch Way	Urban Center	11.791	3.403	8.388	161	153	107	197
Sum		161.224	54.146	107.078	687	653	456	1093

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Larch Way	ULDR/4-6	34.692	3.206	31.486	136	129	90	252
Larch Way	UMDR/6-12	16.439	0.052	16.387	166	158	110	265
Larch Way	UHDR/12-24	7.807	0	7.807	138	131	92	169
Larch Way	Urban Center	2.021	0	2.021	37	35	25	45
Sum		60.959	3.258	57.701	477	453	317	731
Grand Total		314.436	60.082	254.354	1701	1632	1269	3136

Unincorporated Lynnwood MUGA -- Additional Residential Capacity

Unincorporated MUGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Lynnwood	ULDR/4-6	44.3	5.266	39.034	228	228	228	635
Lynnwood	UMDR/6-12	76.797	7.999	68.798	451	451	451	1082
Lynnwood	UHDR/12-24	102.905	3.853	99.052	1350	1350	1350	2484
Lynnwood	Urban Commercial	2.143	0	2.143	53	53	53	98
Lynnwood	Urban Center	3.425	0	3.425	24	24	24	44
Lynnwood	Trans/Ped Village	25.041	0	25.041	755	755	755	1389
Sum		254.611	17.118	237.493	2861	2861	2861	5732

Unincorporated MUGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Lynnwood	ULDR/4-6	45.886	29.261	16.625	83	79	67	187
Lynnwood	UMDR/6-12	30.719	8.887	21.832	221	210	178	428
Lynnwood	UHDR/12-24	59.927	24.604	35.323	682	648	551	1013
Lynnwood	Urban Commercial	3.512	0	3.512	15	14	12	22
Lynnwood	Urban Center	48.258	22.678	31.625	455	432	367	676
Lynnwood	Trans/Ped Village	6.281	0	6.281	119	113	96	177
Sum		194.583	85.43	115.198	1575	1496	1271	2503

Unincorporated MUGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Lynnwood	ULDR/4-6	97.188	45.643	51.545	218	207	145	404
Lynnwood	UMDR/6-12	112.722	54.302	58.42	577	548	384	921
Lynnwood	UHDR/12-24	117.483	54.722	62.761	1138	1081	757	1392
Lynnwood	Urban Center	95.255	37.157	58.098	1106	1051	735	1353
Lynnwood	Trans/Ped Village	46.333	15.222	31.111	582	553	387	712
Sum		468.981	207.046	261.935	3621	3440	2408	4782

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Lynnwood	ULDR/4-6	22.02	10.727	11.293	37	35	25	69
Lynnwood	UMDR/6-12	80.067	11.303	68.764	581	552	386	927
Lynnwood	UHDR/12-24	113.847	13.375	101.382	1695	1610	1127	2074
Lynnwood	Urban Commercial	14.439	0.347	14.092	61	58	41	75
Lynnwood	Urban Center	11.826	0	11.826	219	208	146	268
Lynnwood	Trans/Ped Village	3.033	0.03	3.003	38	36	25	46
Sum		245.232	35.782	210.36	2631	2499	1750	3459
Grand Total		1163.407	345.376	824.986	10688	10296	8290	16476

Unincorporated Mill Creek MUGA -- Additional Residential Capacity

Unincorporated MUGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Mill Creek	ULDR/4-6	788.815	178.425	610.395	3719	3719	3719	10354
Mill Creek	UMDR/6-12	89.833	44.105	45.728	655	655	655	1572
Mill Creek	UHDR/12-24	22.895	1.689	21.206	280	280	280	515
Mill Creek	ULDR-6MCE	115.714	32.041	83.673	538	538	538	1498
Mill Creek	Urban Village	45.565	5.343	40.222	358	358	358	659
Sum		1062.822	261.603	801.224	5550	5550	5550	14598

Unincorporated MUGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Mill Creek	ULDR/4-6	461.797	185.598	276.329	1300	1235	1050	2923
Mill Creek	UMDR/6-12	33.722	4.41	29.312	317	301	256	614
Mill Creek	UHDR/12-24	46.675	26.535	20.14	388	369	313	576
Mill Creek	Urban Commercial	11.878	5.99	5.888	25	24	20	37
Mill Creek	Urban Village	9.646	1.259	8.387	82	78	66	122
Sum		563.718	223.792	340.056	2112	2007	1705	4272

Unincorporated MUGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Mill Creek	ULDR/4-6	1015.92	302.032	713.888	3195	3035	2125	5915
Mill Creek	UMDR/6-12	124.296	52.609	71.687	739	702	491	1179
Mill Creek	UHDR/12-24	32.174	13.919	18.255	337	320	224	412
Mill Creek	ULDR-6MCE	1.091	0.562	0.529	2	2	1	4
Mill Creek	Urban Center	21.834	11.673	10.161	193	183	128	236
Mill Creek	Urban Village	28.982	6.333	22.649	222	211	148	272
Sum		1224.297	387.128	837.169	4688	4453	3117	8018

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Mill Creek	ULDR/4-6	296.065	64.546	232.178	999	949	664	1850
Mill Creek	UMDR/6-12	135.047	8.88	126.167	1311	1245	872	2092
Mill Creek	UHDR/12-24	64.188	15.515	48.673	899	854	598	1100
Mill Creek	Urban Commercial	2.73	0.253	2.477	11	10	7	13
Mill Creek	Urban Center	3.167	0.175	2.992	57	54	38	70
Sum		501.197	89.369	412.487	3277	3112	2179	5125
Grand Total		3352.034	961.892	2390.936	15627	15122	12551	32013

Unincorporated Mountlake Terrace MUGA -- Additional Residential Capacity

Unincorporated MUGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Mountlake Terrace	UMDR/6-12	0.456	0	0.456	4	4	3	8
Mountlake Terrace	Urban Commercial	1.267	0	1.267	5	5	4	7
Sum		1.723	0	1.723	9	9	7	15

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Mountlake Terrace	UMDR/6-12	5.65	1.831	3.819	18	17	12	29
Mountlake Terrace	UHDR/12-24	1.027	0.444	0.583	10	10	7	12
Mountlake Terrace	Urban Commercial	0.313	0	0.313	1	1	1	1
Sum		6.99	2.275	4.715	29	28	20	42
Grand Total		8.713	2.275	6.438	38	37	27	57

Unincorporated Mukilteo MUGA -- Additional Residential Capacity

Unincorporated MUGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Mukilteo	ULDR/4-6	24.273	1.286	22.987	116	116	116	323
Mukilteo	UMDR/6-12	70.332	9.34	60.992	461	461	461	1106
Mukilteo	UHDR/12-24	0.745	0	0.745	6	6	6	11
Mukilteo	UrbRes/No Sewers Planned	1.11	0	1.11	2	2	2	6
Sum		96.46	10.626	85.834	585	585	585	1446

Unincorporated MUGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Mukilteo	ULDR/4-6	28.745	10.24	18.505	79	75	64	178
Mukilteo	UMDR/6-12	33.894	8.658	25.236	252	239	203	488
Mukilteo	UHDR/12-24	2.573	0	2.573	50	48	40	74
Mukilteo	Urban Commercial	6.757	0.137	6.62	30	28	24	45
Mukilteo	Urban Center	2.695	0	2.695	53	50	43	79
Mukilteo	Urban Village	7.591	0	7.591	73	69	59	108
Mukilteo	UrbRes/No Sewers Planned	89.939	50.464	39.475	81	77	65	182
Sum		172.194	69.499	102.695	618	586	498	1154

Unincorporated MUGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Mukilteo	ULDR/4-6	47.125	17.603	29.522	120	114	80	222
Mukilteo	UMDR/6-12	107.959	49.987	57.972	495	470	329	790
Mukilteo	UHDR/12-24	4.484	2.201	2.283	24	23	16	29
Mukilteo	Urban Center	12.492	9.795	2.697	52	49	35	64
Mukilteo	Urban Village	5.533	1.616	3.917	36	34	24	44
Mukilteo	UrbRes/No Sewers Planned	20.919	17.655	3.264	2	2	1	4
Sum		198.512	98.857	99.655	729	692	485	1153

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Mukilteo	ULDR/4-6	9.428	0	9.428	35	33	23	65
Mukilteo	UMDR/6-12	149.621	11.995	130.601	958	910	637	1529
Mukilteo	UHDR/12-24	5.077	0.386	4.691	55	52	37	67
Mukilteo	Urban Commercial	2.758	0	2.758	11	10	7	13
Sum		166.884	12.381	147.478	1059	1005	704	1674
Grand Total		634.05	191.363	435.662	2991	2868	2272	5427

Unincorporated Norma Beach MUGA -- Additional Residential Capacity

Unincorporated MUGA -- Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Norma Beach	ULDR/4-6	12.599	4.5	8.099	66	66	66	184
Sum		12.599	4.5	8.099	66	66	66	184

Unincorporated MUGA -- Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Norma Beach	ULDR/4-6	40.078	22.504	17.574	85	81	69	191
Norma Beach	UMDR/6-12	1.16	0	1.16	12	11	10	23
Sum		41.238	22.504	18.734	97	92	79	214

Unincorporated MUGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Norma Beach	ULDR/4-6	86.396	35.661	50.735	229	218	152	424
Norma Beach	UMDR/6-12	0.281	0.158	0.123	1	1	1	2
Sum		86.677	35.819	50.858	230	219	153	426

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Norma Beach	ULDR/4-6	31.329	9.467	21.862	88	84	59	163
Norma Beach	UMDR/6-12	7.534	0.95	6.584	68	65	45	109
Sum		38.863	10.417	28.446	156	149	104	272
Grand Total		179.377	73.24	106.137	549	526	402	1096

Unincorporated Silver Firs MUGA – Additional Residential Capacity

Unincorporated MUGA – Additional Residential Capacity on Vacant Building Lots (Recently subdivided or approved)

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (0%)	Market Availability Redx (0%)	Additional Population Capacity
Silver Firs	ULDR/4-6	382.485	47.232	335.253	1099	1099	1099	3060
Silver Firs	UMDR/6-12	32.998	1.898	31.1	160	160	160	384
Sum		415.483	49.13	366.353	1259	1259	1259	3444

Unincorporated MUGA – Additional Residential Capacity on Remaining Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (15%)	Additional Population Capacity
Silver Firs	ULDR/4-6	78.561	16.139	62.422	248	236	200	558
Silver Firs	Urban Commercial	33.376	0.727	32.649	154	146	124	229
Sum		111.937	16.866	95.071	402	382	324	787

Unincorporated MUGA – Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Silver Firs	ULDR/4-6	126.754	29.927	96.827	378	359	251	700
Silver Firs	Cathcart Landfill area	485.046	31.33	453.716	1530	1454	1017	2833
Sum		611.8	61.257	550.543	1908	1813	1268	3533

Unincorporated MUGA -- Additional Residential Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Silver Firs	ULDR/4-6	72.379	16.642	55.737	210	200	140	389
Grand Total		1211.599	143.895	1067.704	3779	3654	2991	8153

Unincorporated Woodway MUGA -- Additional Residential Capacity

Unincorporated MUGA -- Additional Residential Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Developed & Unbuildable Acres	Remaining Buildable Acres	Additional Housing Unit Capacity	Misc. Pub. Purp. Redx (5%)	Market Availability Redx (30%)	Additional Population Capacity
Woodway	ULDR/4-6	96.724	27.109	69.615	94	89	63	174
Grand Total		96.724	27.109	69.615	94	89	63	174

Unincorporated Bothell MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Bothell	ULDR/4-6	29.644	1.516	28.128	73	73	73
Bothell	UMDR/6-12	0.636	0	0.636	5	5	5
Bothell	Urban Center	54.566	24.458	30.108	162	162	162
Sum		84.846	25.974	58.872	240	240	240

Unincorporated MUGA -- Additional Employment Capacity on Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Bothell	Urban Center	6.379	4.037	2.342	28	27	23
Bothell	Urban Village	0.627	0	0.627	16	15	13
Sum		7.006	4.037	2.969	44	42	36

Unincorporated MUGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Bothell	Urban Center	69.142	49.289	19.853	276	262	184
Bothell	Urban Village	7.617	1.207	6.41	169	161	112
Sum		76.759	50.496	26.263	445	423	296

Unincorporated MUGA -- Additional Employment Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Bothell	Urban Village	0.3	0	0.3	7	7	5
Grand Total		168.911	80.507	88.404	736	712	577

Unincorporated Brier MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Brier	Urban Commercial	1.467	0	1.467	21	20	17
Grand Total		1.467	0	1.467	21	20	17

Unincorporated Edmonds MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Edmonds	Urban Commercial	2.305	0	2.305	20	20	20

Unincorporated MUGA -- Additional Employment Capacity on Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Edmonds	Urban Commercial	0.453	0	0.453	4	4	3

Unincorporated MUGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Edmonds	Urban Commercial	0.852	0.4	0.452	3	3	2

Unincorporated MUGA -- Additional Employment Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Edmonds	Urban Commercial	1.337	0	1.337	14	13	9
Grand Total		4.947	0.4	4.547	41	40	34

Unincorporated Everett MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Everett	Public/Inst Use	12.75	0	12.75	65	65	65
Everett	Urban Commercial	9.792	3.241	6.551	210	210	210
Everett	Urban Center	4.835	0	4.835	286	286	286
Sum		27.377	3.241	24.136	561	561	561

Unincorporated MUGA -- Additional Employment Capacity on Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Everett	Urban Commercial	26.365	10.315	16.05	221	210	178
Everett	Urban Industrial	11.152	6.05	5.102	89	85	72
Everett	Urban Center	11.259	0	11.259	167	159	135
Everett	Urban Village	3.613	1.351	2.262	58	55	47
Sum		52.389	17.716	34.673	535	509	432

Unincorporated MUGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Everett	Urban Commercial	54.755	28.015	26.74	354	336	235
Everett	Urban Industrial	1.712	0.992	0.72	8	8	5
Everett	Urban Center	57.8	34.168	23.632	315	299	209
Everett	Urban Village	8.6	3.957	4.643	109	104	72
Sum		122.867	67.132	55.735	786	747	521

Unincorporated MUGA -- Additional Employment Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Everett	Urban Commercial	0.654	0	0.654	8	8	5
Grand Total		203.287	88.089	115.198	1890	1825	1519

Unincorporated Lake Stickney MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Lake Stickney	Urban Commercial	2.194	0	2.194	7	7	7

Unincorporated MUGA -- Additional Employment Capacity on Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Lake Stickney	Urban Commercial	4.012	0	4.012	53	50	43

Unincorporated MUGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Lake Stickney	Urban Commercial	17.865	3.574	14.291	195	185	130
Grand Total		24.071	3.574	20.497	255	242	180

Unincorporated Larch Way MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Larch Way	Urban Center	6.511	0	6.511	58	58	58

Unincorporated MUGA -- Additional Employment Capacity on Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Larch Way	Urban Commercial	0.755	0	0.755	8	8	6
Larch Way	Urban Center	2.501	0	2.501	32	30	26
Sum		3.256	0	3.256	40	38	32

Unincorporated MUGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Larch Way	Urban Center	43.518	12.604	30.914	532	505	354

Unincorporated MUGA -- Additional Employment Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Larch Way	Urban Center	0.247	0	0.247	2	2	1
Grand Total		53.532	12.604	40.928	632	603	445

Unincorporated Lynnwood MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Lynnwood	ULDR/4-6	3.2	0.006	3.194	14	14	14
Lynnwood	UHDR/12-24	3.399	0.942	2.457	1	1	1
Lynnwood	Urban Commercial	5.365	0	5.365	92	92	92
Lynnwood	Urban Center	27.172	4.166	23.006	1153	1153	1153
Sum		39.136	5.114	34.022	1260	1260	1260

Unincorporated MUGA -- Additional Employment Capacity on Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Lynnwood	Urban Commercial	6.933	0	6.933	92	87	74
Lynnwood	Urban Industrial	23.648	11.249	12.399	221	210	178
Lynnwood	Urban Center	61.75	15.88	51.915	687	653	555
Lynnwood	Trans/Ped Village	6.747	0	6.747	87	83	70
Sum		99.078	27.129	77.994	1087	1033	877

Unincorporated MUGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Lynnwood	Urban Commercial	15.188	8.585	6.603	81	77	54
Lynnwood	Urban Industrial	12.142	10.139	2.003	25	24	17
Lynnwood	Urban Center	105.613	40.447	65.166	905	860	602
Lynnwood	Trans/Ped Village	44.404	13.754	30.65	383	364	255
Lynnwood	Urban Village	4.993	3.55	1.443	24	23	16
Sum		182.34	76.475	105.865	1418	1348	944

Unincorporated MUGA -- Additional Employment Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Lynnwood	Urban Commercial	1.559	0	1.559	2	2	1
Lynnwood	Urban Center	2.14	0	2.14	8	8	5
Lynnwood	Trans/Ped Village	3.253	0.03	3.223	32	30	21
Sum		6.952	0.03	6.922	42	40	27
Grand Total		327.506	108.748	224.803	3807	3681	3108

Unincorporated Mill Creek MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Mill Creek	ULDR/4-6	59.127	7.828	51.299	87	87	87
Mill Creek	UMDR/6-12	16.616	5.521	11.095	121	121	121
Mill Creek	Urban Commercial	16.71	4.444	12.266	503	503	503
Mill Creek	Urban Industrial	3.699	0.573	3.126	184	184	184
Mill Creek	Urban Village	23.168	1.528	21.64	276	276	276
Sum		119.32	19.894	99.426	1171	1171	1171

Unincorporated MUGA -- Additional Employment Capacity on Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Mill Creek	Urban Commercial	19.197	10.033	9.164	138	131	111
Mill Creek	Urban Industrial	18.442	8.639	9.803	174	165	141
Mill Creek	Urban Village	10.19	1.259	8.931	235	223	190
Sum		47.829	19.931	27.898	547	519	442

Unincorporated MUGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Mill Creek	UHDR/12-24	21.381	4.982	16.399	316	300	210
Mill Creek	Urban Commercial	17.869	6.986	10.883	132	125	88
Mill Creek	Urban Industrial	69.257	15.517	53.74	1006	956	669
Mill Creek	Urban Center	21.572	11.465	10.107	130	124	86
Mill Creek	Urban Village	29.522	6.333	23.189	611	580	406
Sum		159.601	45.283	114.318	2195	2085	1459

Unincorporated MUGA -- Additional Employment Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Mill Creek	Urban Commercial	0.932	0.037	0.895	8	8	5
Sum		0.932	0.037	0.895	8	8	5
Grand Total		327.682	85.145	242.537	3921	3783	3077

Unincorporated Mukilteo MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Mukilteo	Urban Commercial	1.132	0	1.132	17	17	17
Mukilteo	Urban Industrial	7.253	0	7.253	148	148	148
Sum		8.385	0	8.385	165	165	165

Unincorporated MUGA -- Additional Employment Capacity on Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Mukilteo	Urban Commercial	13.004	0.137	12.867	194	184	157
Mukilteo	Urban Industrial	77.942	10.317	67.625	1218	1157	984
Mukilteo	Urban Center	2.695	0	2.695	38	36	31
Mukilteo	Urban Village	7.591	0	7.591	202	192	163
Sum		101.232	10.454	90.778	1652	1569	1335

Unincorporated MUGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Mukilteo	Urban Commercial	49.492	18.751	30.741	447	425	297
Mukilteo	Urban Industrial	58.317	24.22	34.097	562	534	374
Mukilteo	Urban Center	12.492	9.795	2.697	35	33	23
Mukilteo	Urban Village	5.533	1.616	3.917	99	94	66
Sum		125.834	54.382	71.452	1143	1086	760

Unincorporated MUGA -- Additional Employment Capacity on Redevelopable Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Mukilteo	Urban Commercial	0.303	0	0.303	3	3	2
Mukilteo	Urban Industrial	0.795	0	0.795	9	9	6
Sum		1.098	0	1.098	12	12	8
Grand Total		236.549	64.836	171.713	2972	2832	2268

Unincorporated Paine Field MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Paine Field	Urban Industrial	312.745	75.401	237.344	1701	1701	1701

Unincorporated MUGA -- Additional Employment Capacity on Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Paine Field	Urban Industrial	219.887	24.797	195.09	3060	2907	2471

Unincorporated MUGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Paine Field	Urban Industrial	59.567	32.387	27.18	524	498	348
Grand Total		592.199	132.585	459.614	5285	5106	4520

Unincorporated Silver Firs MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Parcels with Pending Projects

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (0%)	AddtnlEmpCap w/ Market Availability Redx (0%)
Silver Firs	ULDR/4-6	6.458	4.879	1.579	1	1	1
Silver Firs	Public/Inst Use	96.221	13.106	83.115	30	30	30
Silver Firs	Urban Commercial	8.276	0	8.276	106	106	106
Silver Firs	Urban Industrial	485.046	29.734	455.312	2709	2709	2709
Sum		596.001	47.719	548.282	2846	2846	2846

Unincorporated MUGA -- Additional Employment Capacity on Vacant Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (15%)
Silver Firs	Urban Commercial	33.376	0.727	32.649	478	454	386
Grand Total		629.377	48.446	580.931	3324	3300	3232

Unincorporated Woodway MUGA -- Additional Employment Capacity

Unincorporated MUGA -- Additional Employment Capacity on Partially-Used Parcels

Uninc MUGA	County FLU	Total Acres	Unbuildable Acres	Buildable Acres	Additional Employment Capacity	AddtnlEmpCap w/ Misc. Pub. Purp. Redx (5%)	AddtnlEmpCap w/ Market Availability Redx (30%)
Woodway	Urban Industrial	96.724	27.109	69.615	908	863	604
Grand Total		96.724	27.109	69.615	908	863	604