



SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 09-045

AMENDING THE LAND USE AND POPULATION AND EMPLOYMENT CHAPTERS AND
APPENDIX D OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT
COMPREHENSIVE PLAN (GMACP) TO REFLECT A RURAL POPULATION GROWTH TARGET
REDUCTION (GPP 17 – RURAL POPULATION TARGET REDUCTION)

WHEREAS, RCW 36.70A.130 and .470 direct counties planning under the Growth Management Act (GMA) to adopt procedures for interested persons to propose amendments and revisions to the GMACP or development regulations; and

WHEREAS, the Snohomish County Council adopted chapter 30.74 Snohomish County Code (SCC), "Growth Management Act Public Participation Program Docketing," to comply with the requirements of RCW 36.70A.130 and .470; and

WHEREAS, the Snohomish County Council has determined that the consideration of the proposed amendments and revisions to the GMACP and development regulations would promote a county purpose as established under RCW 36.70A.130, RCW 36.70A.470 and chapter 30.74 SCC; and

WHEREAS, in 2007, the Washington State Office of Financial Management (OFM) released updated forecasts for Snohomish County's 2025 population projection that range from a low of 769,525 to a high of 1,027,905, and lowered its medium ("most likely") 2025 population projection for the county from 929,314 to 898,715; and

WHEREAS, the Snohomish County Council proposed GMACP amendments to reduce the rural share of future county population growth (GPP 17) for consideration on Final Docket XIII; and

WHEREAS, the Department of Planning and Development Services (PDS) completed the initial review and evaluation of docket proposal GPP 17 pursuant to SCC 30.74.030 and transmitted those initial evaluations to the county council for its consideration in setting Final Docket XIII; and

WHEREAS, on June 9, 2008, and June 16, 2008, the Snohomish County Council held public hearings to receive public testimony on proposed county and non-county initiated amendments to the GMACP for consideration on Final Docket XIII; and

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1 WHEREAS, the Snohomish County Council, on June 16, 2008, approved, by Motion No.
2 08-238, a list of proposed comprehensive plan amendments for inclusion on Final Docket XIII,
3 and authorized the Snohomish County Executive, through PDS, to process Final Docket XIII,
4 including docket proposal GPP 17, consistent with chapters 30.73 and 30.74 SCC; and
5

6 WHEREAS, GPP 17 requires corresponding amendments to the county population
7 growth targets in Appendix B of the Snohomish County Countywide Planning Policies (CPPs)
8 through an established process of consultation with Snohomish County Tomorrow (SCT); and
9

10 WHEREAS, on August 20, 2008, the county council directed council staff to consult with
11 SCT on whether the proposed rural growth target reduction should be reallocated to urban
12 growth areas as part of proposal GPP 17; and
13

14 WHEREAS, on October 9, 2008, the SCT Planning Advisory Committee considered GPP
15 17 and recommended that if proposed GPP 17 is adopted by the county council, no reallocation
16 of population to urban areas should occur and the overall growth target should be reduced; and
17

18 WHEREAS, on October 14, 2008, the SCT Executive Committee considered GPP 17 and
19 recommended that if proposed GPP 17 is adopted by the county council, no reallocation of
20 population to urban areas should occur and the overall growth target should be reduced; and
21

22 WHEREAS, on October 22, 2008, the SCT Steering Committee considered GPP 17 and
23 recommended that if proposed GPP 17 is adopted by the county council, no reallocation of
24 population to urban areas should occur and the overall growth target should be reduced; and
25

26 WHEREAS, by Motion No. 08-682, the Snohomish County Council accepted the
27 recommendation of SCT that clarified that GPP 17 should not include reallocation of population,
28 and instead should include reduction in the overall county population growth target as needed to
29 ensure consistency with the GMACP, the CPPs, and GMA; and
30

31 WHEREAS, the concurrent amendments to Appendix B of the CPPs for GPP 17 were
32 completed through an established process of consultation with the cities through SCT on April
33 22, 2009; and
34

35 WHEREAS, pursuant to chapter 30.74 SCC, PDS completed final review and evaluation
36 of Final Docket XIII, including GPP 17, and forwarded recommendations to the Snohomish
37 County Planning Commission; and
38

39 WHEREAS, the Snohomish County Planning Commission held a public hearing and
40 received public testimony on Final Docket XIII on February 24, 2009; and
41

42 WHEREAS, on March 3, 2009, the Snohomish County Planning Commission deliberated
43 on Final Docket XIII at the conclusion of the public hearing on February 24, 2009, and voted on

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1 the GPP 17 proposal but was unable to reach a majority to recommend approval or denial of the
2 GPP 17 proposal as enumerated in its recommendation letter of March 30, 2009; and

3
4 WHEREAS, the Snohomish County Council held a public hearing on July 8, 2009
5 continued to August 12, 2009, to consider the entire record, including the planning commission
6 recommendations on Final Docket XIII, and to hear public testimony on this Ordinance No. 09-
7 045.

8
9 NOW, THEREFORE, BE IT ORDAINED:

10
11
12 **Section 1.** The county council makes the following findings:

- 13
14 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth
15 fully herein.
- 16 B. The proposal by Snohomish County is to amend the GPP to reduce the rural share of the
17 county's future population growth after 2008, from 15 percent to 10 percent, resulting in a
18 13,981 reduction to the 2025 rural population target, as indicated in Exhibits A, B, C and D
19 of this ordinance. The revised rural 2002-2025 population growth target of 31,314 is based
20 on estimated rural population growth between 2002 and 2008 of 10,029 (the difference
21 between the 2002 total rural population estimate of 113,320 and the final 2008 rural
22 population estimate of 123,349), plus 10 percent of countywide population growth between
23 2008 (696,600) and 2025 (909,453), or 21,285. The proposal provides an increased share of
24 the county growth going into urban areas where adequate public facilities and infrastructure
25 are in place to accommodate growth.
- 26 C. The proposed amendments to the GPP of the GMACP pertaining to the reconciled growth
27 targets for cities, urban growth areas (UGAs) and the rural/resource areas will help promote
28 the overall goals of the county.
- 29 D. The proposal is generally consistent with the following goals, objectives and policies in the
30 GPP:
- 31 1. Goal LU 2, "Establish development patterns that use urban land more efficiently."
 - 32 2. Goal PE 1, "Establish a subcounty allocation of projected growth to the year 2025 that is
33 consistent with the goals of the Growth Management Act and the countywide planning
34 policies."
 - 35 3. Objective LU 6.A, "Reduce the rate of growth that results in sprawl in rural and resource
36 areas."
 - 37 4. Objective HO 1.C, "Make adequate provisions for the existing and projected housing
38 needs of all economic segments of the population."

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- 1 5. Objective NE 1.B, "Accommodate population growth in a manner that maintains and
2 protects elements of the natural environment."
- 3 6. Objective PE 1.A, "Direct future growth in unincorporated Snohomish County primarily
4 into urban areas."
- 5 7. Policy CF 1.A.1, "The county shall extend facilities and services in a manner which
6 directs future growth to urban growth areas."
- 7 8. Policy TR 1.B.2, "Types and levels of transportation facilities within the county shall be
8 based on the types and levels of future development intensity adopted in the
9 comprehensive plan."
- 10 9. Policy PE 1.A.1, "Snohomish County's portion of the urban growth areas shall receive
11 the majority of the unincorporated county's projected population and employment growth
12 as shown in Appendix D."
- 13 E. The proposal is consistent with the following Countywide Planning Policies (CPPs):
 - 14 1. CPP OD-8, "Encourage land use, economic and housing policies that co-locate jobs and
15 housing to optimize use of existing and planned transportation systems and capital
16 facilities."
 - 17 2. RU-2, "Rural density and development standards will be based upon accommodating the
18 portion of the 20 year growth not accommodated within the urban growth areas. The
19 county will prohibit subdivision densities and patterns which preclude resubdivision to
20 urban densities."
 - 21 3. UG-3, "Ensure the final population allocation for UGAs reverses the pre-GMA trend of
22 an increasing share of the county's new population locating in rural areas."
- 23 F. The environmental impacts of the proposal are within the range of impacts analyzed by the
24 DEIS and FEIS during the Ten-Year Update to the GMACP in 2005. No new impacts have
25 been identified for the proposal, and SEPA requirements have been met through an
26 addendum issued for Docket XIII prior to a public hearing before the Snohomish County
27 Planning Commission.
- 28 G. The proposal is consistent with the Puget Sound Regional Council Vision 2040 reduction in
29 the rural future growth target for Snohomish County.
- 30 H. The proposal is consistent with OFM's most recent population projection for Snohomish
31 County.
- 32 I. The county council includes in its findings and conclusions the final review and evaluation of
33 the proposal completed by PDS in accordance with SCC 30.74.060, which is hereby made a
34 part of this ordinance as if set forth herein.

35
36 **Section 2.** The county council makes the following conclusions:
37

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- 1 A. The proposal provides an increased share of the county growth going into urban areas where
2 adequate public facilities and infrastructure are in place to accommodate growth, so that it
3 more closely meets the goals, objectives and policies of the GPP.
- 4 B. The proposed amendments to the GPP of the GMACP are consistent with the following final
5 review and evaluation criteria of SCC 30.74.060:
- 6 1. The proposed amendments maintain consistency with other elements of the GMACP.
7 2. All applicable elements of the GMACP support the proposed amendments.
8 3. The proposed amendments more closely meet the goals, objectives, and policies of the
9 GMACP as discussed in the specific findings.
10 4. The proposed amendments are consistent with the CPPs.
11 5. The proposed amendments comply with the GMA.
- 12 C. The revisions to the GPP of the GMACP are consistent with OFM’s forecasted population
13 and employment growth for the succeeding 20-year period.
- 14 D. The amendments are consistent with the GMA requirement that the comprehensive plan of a
15 county or city be an internally consistent document (RCW 36.70A.070).
- 16 E. SEPA requirements with respect to this non-project action have been satisfied through the
17 publication of an addendum to the Ten-Year Update.
- 18 F. The County complied with state and local public participation requirements under the GMA
19 and chapter 30.73 SCC.

20
21 **Section 3.** The county council bases its findings and conclusions on the entire record of the
22 county council, including all testimony and exhibits. Any finding, which should be deemed a
23 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
24

25 **Section 4.** Based on the foregoing findings and conclusions, the Population and Employment
26 chapter of the Snohomish County GMACP – GPP, last amended by Amended Ordinance No. 05-
27 069 on December 21, 2005, is amended as indicated in Exhibit A to this ordinance (“Final
28 Docket XIII Amendments to the Population and Employment Chapter of the GPP”).
29

30 **Section 5.** Based on the foregoing findings and conclusions, the Urban Growth Areas section of
31 the Land Use chapter of the Snohomish County GMACP – GPP, last amended by Ordinance No.
32 08-046 on June 3, 2008, is amended as indicated in Exhibit B to this ordinance (“Final Docket
33 XIII Amendments to Urban Growth Areas Section of the Land Use Chapter of the GPP”).
34

35 **Section 6.** Based on the foregoing findings and conclusions, the Rural Lands section of the Land
36 Use chapter of the Snohomish County GMACP – GPP, last amended by Amended Ordinance
37 No. 05-069 on December 21, 2005, is amended as indicated in Exhibit C to this ordinance
38 (“Final Docket XIII Amendments to Rural Lands Section of the Land Use Chapter of the GPP”).

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1 **Section 7.** Based on the foregoing findings and conclusions, Appendix D, Table D-1 of the
2 Snohomish County GMACP – GPP, last amended by Amended Ordinance No. 06-117 on
3 December 20, 2006, is amended as indicated in Exhibit D to this ordinance (“Final Docket XIII
4 Amendments to Appendix D, Table D-1 of the GPP”).

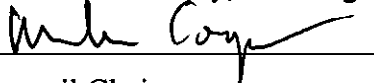
5 **Section 8.** The county council directs the Code Reviser to update SCC 30.10.060 pursuant to
6 SCC 1.02.020(3).

7 **Section 9.** Severability. If any section, sentence, clause or phrase of this ordinance shall be held
8 to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of
9 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
10 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,
11 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by
12 the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect
13 prior to the effective date of this ordinance shall be in full force and effect for that individual
14 section, sentence, clause or phrase as if this ordinance had never been adopted.


15 PASSED this 12th day of August, 2009.

17 SNOHOMISH COUNTY COUNCIL

18 Snohomish County, Washington

19 
Council Chair

20 ATTEST:

21 
22 Asst. Clerk of the Council

23 APPROVED
24 EMERGENCY
25 VETOED

26 DATE: Aug 31, 2009

27
28
29 
30 Snohomish County Executive

31 **AARON REARDON**
32 **County Executive**

31 ATTEST:

32 
33
34

35 Approved as to form only:

36
37 _____
38 Deputy Prosecuting Attorney

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D3

Exhibit A
Amended Ordinance No. 09-045
Final Docket XIII Amendments to the Population and Employment chapter of the GPP
GPP 17 Rural Population Target Reduction

Population and Employment

Growth Targets

The GMA requires that the county designate UGAs based upon the 20-year population projection made for the county by the Washington State Office of Financial Management (OFM). Specifically, Urban Growth Areas (UGAs) are required to include areas and densities sufficient to accommodate the urban growth that is projected to occur in the county for the succeeding 20-year period. OFM released the original growth management population forecasts for counties in January 1992. They showed a total population of 714,244 by the year 2012 for Snohomish County, representing a nearly 220,000 (44.5%) population increase over the 1992 total county population estimate of 494,300. This forecast was the basis for the growth assumptions underlying the first round of city and county GMA comprehensive plans adopted in the mid-1990s.

At least every ten 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~~((s))~~ released in January 2002 and extending to the year 2025~~((s))~~ 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))~~ medium, and high population 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))~~ medium 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), are developed collaboratively between the cities and the counties. In Snohomish County, the countywide planning policies (CPPs) define a process for allocating the OFM forecast to UGAs, cities, and rural areas through a cooperative and iterative planning process known as Snohomish County Tomorrow (SCT).

Snohomish County Tomorrow is an association of the 20 cities and towns in Snohomish County, Snohomish County government, and Tribal governments. It serves as a forum to develop and recommend growth management policies to the county council. SCT fulfills the Growth Management Act requirement that each county, planning under GMA, work in cooperation and

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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 are based on the Puget Sound Regional Council's (PSRC) small area forecasts. The PSRC's forecasts are based on the Vision 2020 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 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.

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, t)) The growth targets associated with the county's preferred plan, when combined with the city initial growth targets, resulted in a total 2025 countywide population target of 933,000, with a 15,000 portion of that total reserved for potential FCCs. As a result, the countywide 2025 population target associated with the county's preferred plan ((is)) was nearly identical to the OFM 2025 ((intermediate)) medium ("most likely") population forecast of 929,314 for Snohomish County issued in 2002.

((Target Reconciliation

~~The selection of preferred plan alternatives by cities within Snohomish County is occurring simultaneously with the adoption of the 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 update. Important planning work is currently being conducted by the cities as part of their 10-year~~

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~~plan update efforts. The results of this work may affect county decisions on UGA capacity to accommodate population and employment growth thus necessitating possible adjustments to planned densities, land uses, or 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 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. 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.))~~

Following the 2005 comprehensive plan update, differences between city and county population growth targets were reconciled in consultation with Snohomish County Tomorrow. The countywide 2025 population growth target was increased to 938,434.

In 2007, OFM released updated forecasts that range from a low of 769,525 to a high of 1,027,905, with a medium (“most likely”) 2025 population forecast of 898,715. As a result, the countywide 2025 population target was no longer nearly identical to the most recent OFM 2025 population forecast.

In 2008, the Puget Sound Regional Council adopted an updated regional growth strategy in Vision 2040. The regional growth strategy calls for a decrease in the share of Snohomish County population growth that goes into rural areas to approximately ten percent of the total county population growth.

To bring the countywide population growth targets into closer alignment with the most recent medium OFM forecast and the updated regional growth strategy, the amount of growth allocated to rural areas was reduced by 13,981. When combined with the elimination of the 15,000 FCC population reserve from the 2025 overall countywide growth target, this lowers the countywide 2025 population growth target to 909,453. The revised rural 2002-2025 population growth target of 31,314 is based on estimated rural population growth between 2002 and 2008, plus 10 percent of countywide population growth between 2008 and 2025.

Long-Term Monitoring

~~((Once target reconciliation has been accomplished, the))~~ 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 interjurisdictional growth monitoring work which started in 1997 with the publication of the first annual SCT growth monitoring report. If the growth monitoring reports show that geographic distribution of actual residential and non-residential development is not in line with the targets, then the targets may not be accurate or the GMA plans may not be having the intended effects. The development trend data, relative to the targets, become the indicator for a reevaluation of either the targets and/or the plans.

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Monitoring the remaining capacity of land within UGAs to accommodate future growth is as important as monitoring the growth targets. This requires monitoring the actual density of new development along with the amount in order to evaluate the adequacy of the remaining land supply within the UGA to accommodate future growth. If actual development densities are lower than originally assumed in the land capacity analysis for the UGA, adjustments to the plan densities, 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.

The assessment of the adequacy of the remaining urban land supply is to be based on actual development densities observed within the UGA since GMA plan adoption or the previous buildable lands report. The first report was published in 2002(-), and ~~((The next report is due))~~ the second in 2007.

Buildable lands monitoring may result in revisions to the population and employment targets in the CPPs. 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.

GOAL PE 1 Establish a subcounty allocation of projected growth to the year 2025 that is consistent with the goals of the 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. |

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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 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 forecast shown in Appendix D and any future amendments to the forecast shall represent a reduction in the amount of rural growth compared with pre-GMA rural growth trends.
- 1.B.2 The rural (non-tribal) growth forecast and any future modifications to the forecast shall result in a reduction in the share of total county population ~~((and employment))~~ growth located within rural areas ~~((when compared with the pre-GMA rural growth trends of 28% for population and 8% for employment))~~ to no more than ten percent of the countywide growth forecast after 2008.

Objective PE 1.C Maximize use of the remaining land capacity within cities for allocating future urban growth to cities within Snohomish County.

- PE Policies 1.C.1 Current information on the remaining land capacity of cities to accommodate additional growth shall be used to establish the

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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

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

Objective PE 2.A

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

PE Policies

- 2.A.1 The county and cities will jointly review the preferred growth targets in updated city comprehensive plans for discrepancies with the target allocation associated with the county's updated plan.
- 2.A.2 The Snohomish County Tomorrow Steering Committee will review and recommend to the county council an updated 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 2025 population and employment allocation for cities, UGAs, and rural areas.

Objective PE 2.B

Maintain and support a long-term target monitoring process through Snohomish County Tomorrow to review annually and, if necessary, adjust the

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population and employment targets subsequent to target reconciliation.

- PE Policies** 2.B.1 Snohomish County and the cities will jointly monitor 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) land supply and land values relative to demographic changes,
 - (e) availability and affordability of all housing types, and
 - (f) any other relevant indicator which may affect the growth target allocation, i.e., capital facilities capacity, land price escalation, or comprehensive plan changes.
- 2.B.2 Snohomish County will continue to participate with cities through Snohomish County Tomorrow to refine the monitoring criteria.
- 2.B.3 Results of the target monitoring program will be published through Snohomish County Tomorrow in an annual growth monitoring report.
- 2.B.4 The Snohomish County Tomorrow Steering Committee will review, and may recommend to the county council, an adjustment to the 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 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.

Exhibit B
Amended Ordinance No. 09-
Final Docket XIII Amendments to Urban Growth Areas Section of the
Land Use Chapter of the GPP
GPP 17 Rural Population Target Reduction

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. 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 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.

The county and the cities and towns within the county collaborated on a policy framework for designating UGAs and directing urban growth patterns. It is called the Countywide Planning

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Policies (CPP). This policy framework is informed by the multi-county planning policies (Vision ~~((2020))~~2040 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 areas (RUTAs) outside of UGAs. Rural urban transition areas are intended to set aside a potential supply of land for employment and residential land uses for possible future inclusion in a UGA. The policies provide direction for the designation of rural urban transition areas.

This plan promotes the use of innovative techniques, such as transfer of development rights receiving area designations, to encourage the preservation of rural and resource lands and the efficient use of urban land.

This chapter of the GPP addresses: 1) locating, sizing, maintaining and expanding UGA boundaries; 2) establishing potential future UGA areas; 3) 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))~~ at least ninety percent of the county's future population growth after 2008. 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

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population may be reserved for allocation to Transfer of Development Rights (TDR) receiving areas and Fully Contained Communities (FCC). Following the initial establishment of the UGAs in the General Policy Plan, subsequent recalculation of the percent by which additional population capacity exceeds the 20-year forecasted population growth shall occur at the time of the mandatory 10-year comprehensive review and updating of UGAs.

- 1.A.2 Snohomish County shall ensure no net loss of capacity to accommodate the amount and type of projected employment growth for 2025 while ensuring an adequate supply of both new and existing affordable housing.
- 1.A.3 Snohomish County shall ensure a no net loss of housing capacity that preserves the County's ability to accommodate the 2025 growth targets, while pursuing compliance with all relevant federal, state and local laws and regulations.
- 1.A.4 UGAs shall have existing or planned infrastructure capacity to adequately support urban growth over the 20-year period.
- 1.A.5 Determination of adequate land capacity shall be based on methodologies developed jointly with other jurisdictions and shall be consistent with Countywide Planning Policy UG-13.
- 1.A.6 All incorporated cities and towns shall be included within UGAs.
- 1.A.7 Designated forest and agricultural lands shall not be included within the UGA unless the designated lands are maintained as natural resource lands and a TDR/PDR program has been enacted by the city or the county.
- 1.A.8 New, fully-contained communities outside existing UGAs shall be considered when a portion of the population is placed in a reserve for Fully Contained Communities and the proposed communities 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.
- 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 nine conditions must be met:
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).
 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 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 as evidenced by Transfer of Development Rights (TDR) to the expansion area from Agriculture or Forest lands designated as TDR sending areas. The expansion area shall not be a designated forest or agricultural land of long-term significance. The expansion

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area shall be consistent with Objective LU 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. 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

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

LU Policies 1.B.1 The designation of rural urban transition areas is an overlay that may be applied to rural lands adjacent to UGAs as a result of the review of UGAs at least every ten years, as required by RCW 36.70A.130(3), in order to allow for possible future expansion of employment and residential land uses.

1.B.2 Rural urban transition area boundaries shall not include designated farm or forest lands.

Objective LU 1.C Establish and maintain a UGA boundary that provides a distinct edge between urban and rural land uses.

LU Policies 1.C.1 Unique topographical and physical features such as watershed boundaries, streams, rivers, ridge lines, steep slopes, roads, railroad lines and transmission lines (where they follow property lines) and special purpose district boundaries shall be used, if possible, to delineate and define the boundary.

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- 1.C.2 The design of development and the location of structures along the UGA boundary should use guidelines such as the Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992) which includes cluster development techniques.
- 1.C.3 The designation and siting of new industrial, commercial, and public facility land uses along the UGA boundary should include vegetative buffers.
- 1.C.4 Annexations and planned urban densities shall be prohibited outside of the UGA boundary, and the provision of sanitary sewers to development outside and adjacent to the UGA shall be allowed only for public health emergencies and for necessary public facilities that are required to be served by sanitary sewers and cannot be feasibly located within the UGA. 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 may consider the expansion of UGA boundaries as part of a 10-Year Update to the Comprehensive Plan or as part of a growth target and plan reconciliation process that follows a 10-Year Update, while deferring implementing zoning in situations where urban infrastructure or special regulatory controls are needed and anticipated but are not in place to serve the population and employment allocated to the UGA. Where such UGA expansions with deferred implementing zoning are approved, no rezoning of properties within the expansion area may occur until: (1) necessary capital facilities plan updates have been completed and adopted by the utility provider; or (2) the necessary development regulations have been adopted.

Objective LU 1.D

Continue to support the joint city/county planning process that may result in adjustments to UGA boundaries consistent with this plan and GMA.

LU Policies 1.D.1

Following the reconciliation of population and employment projections by Snohomish County Tomorrow and the county, make adjustments to UGA boundaries, if necessary. A UGA boundary adjustment shall be considered only when necessary to ensure adequate capacity for accommodating projected urban growth in

the succeeding 20-year period, as required by Policy LU 1.A.11 and when it is consistent with GPP policies and the GMA.

- 1.D.2 UGA plans may be undertaken to provide greater detail as to the type and location of future land uses and shall address the following.
- (a) Analyze and designate locations for increased residential, commercial, and industrial densities.
 - (b) Preserve and enhance unique and identifiable characteristics such as urban centers, cultural and historic resources, critical areas, open space areas and trails, distinctive development patterns, and neighborhood areas.
 - (c) Provide for growth phasing areas within UGAs where appropriate.
 - (d) Provide for any needed amendments to the General Policy Plan following adoption of the UGA plan.
 - (e) Consider open space, parks, and recreational facilities needed for urban growth.

Exhibit C

Amended Ordinance No. 09-

Final Docket XIII Amendments to Rural Lands Section of the Land Use Chapter of the GPP
GPP 17 Rural Population Target Reduction

Rural Lands

Rural lands are those areas outside of urban growth areas (UGAs), excluding agricultural and forest lands, which are discussed in separate subsections. Mineral resource lands, also discussed in a separate subsection, overlap with a small portion of rural lands. In Snohomish County, rural areas are traditionally used for hobby farms, tree nurseries, greenhousing, agricultural crops, livestock, mineral extraction and processing, timber production, and low-density residential development. The low intensity use of rural land also provides fish and wildlife habitat, open space, and other environmental benefits.

The Growth Management Act requires the county to include a rural element in its comprehensive plan. The county's rural element consists of the rural land use policies in this subsection of the Land Use chapter as well as other rural-related policies addressing utilities, transportation, housing, open space, parks and recreation, economic development, and natural resources, each discussed in separate sections of the county's comprehensive plan.

- The utilities element discourages urban development patterns in the rural area by restricting public sewer systems outside designated UGAs.

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- The transportation element establishes rural standards and rural levels of service to support low density/low intensity development in rural areas consistent with the rural land use policies.
- The capital facilities plan lists facilities that are “necessary to support rural development” and corresponding minimum levels of service for each facility.
- The housing section promotes provision of a broad range of housing types in urban and rural areas to ensure all segments of the population have the opportunity to obtain safe, sanitary and affordable housing.
- The open space section in the Land Use chapter provides a policy framework linking open space preservation and development of low intensity recreational and residential opportunities in rural areas.
- Policies in the economic development and natural resource sections in the GPP provide a foundation supporting rural and resource-based economic activities in the rural areas.

The countywide planning policies for Rural Land Use provide the policy framework for preparing the rural element of the county comprehensive plan. While ~~((85%))~~ at least 90% of the county’s population growth will be directed into cities and urban growth areas after 2008, rural areas ~~((must support the remaining 15%))~~ may absorb no more than 10% of the county’s future population growth after 2008. The rural land use policies provide for this limited growth in rural areas, strive to be sensitive to existing land uses and development patterns, preserve rural character and lifestyle, and protect the environment and natural resource lands.

Rural land use policies describe and accommodate a wide array of land uses and a variety of residential densities that are compatible with the character of rural areas; support rural and natural resource-based industries; provide economic opportunities for rural residents; promote low intensity recreational uses consistent with rural surroundings; and preserve the rural lifestyle and traditional rural activities which contribute to the county’s overall quality of life.

A major portion of the county’s rural planning work was completed as part of the GPP amendments that were adopted and became effective on December 12, 1996, in response to Growth Management Hearings Board decisions. The amendments modified and refined the rural residential plan provisions of the GPP. On December 16, 1998 the county adopted additional plan refinements concerning rural commercial and rural industrial land uses as directed by the GPP, the countywide planning policies, and amendments to the GMA passed by the state legislature in 1997.

The rural policies were reviewed in 2005 as part of the 10-year update cycle. Rural policies and the resulting rural development patterns were evaluated to ensure that patterns of urban development were not occurring in the rural area; that rural character has been preserved; and that the rural element provides a balanced approach for satisfying the goals of the GMA. Based on this evaluation, policies were updated to strengthen the county’s commitment to preservation of rural lifestyle and to reflect completed planning efforts and evolution of the rural planning work program.

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GOAL LU 6 **Protect and enhance the character, quality, and identity of rural areas.**

Objective LU 6.A **Reduce the rate of growth that results in sprawl in rural and resource areas.**

- LU Policies** 6.A.1 Accommodate ~~((the portion of the 20-year growth not assigned to the urban growth areas))~~ no more than ten percent of future county population growth in rural areas after 2008 at appropriate rural densities and using rural development standards.
- 6.A.2 Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities.
- 6.A.3 The Warm Beach Health Care Center/Senior Community may be expanded into an area that includes parcels with the following tax account numbers: 183104-1-002, 2-007, 2-008, 2-009, 2-018, and 2-022. Densities within the expansion area may exceed the density allowed by the GPP Future Land Use Map and/or the zoning classification for these parcels but may not exceed 2 dwelling units per acre, provided that a planned residential development (PRD) 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;
 - (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**

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the natural environment element for protection of critical areas.)

LU Policies 6.B.1

Use of a clustering subdivision technique should be encouraged by the County in rural residential areas to 1) preserve the rural character of Snohomish County; 2) avoid interference with resource land uses; 3) minimize impacts upon critical areas; 4) allow for future expansion of the UGAs, where appropriate, and 5) support the provision of more affordable housing in rural areas. The primary benefit of clustering is the preservation of open space. Modest density incentives should be provided in a manner which encourages use of the technique and maximum preservation of open space and maintenance of rural character. The open space tracts in rural cluster subdivisions shall be preserved in perpetuity, except for those located now or in the future within the Rural/Urban Transition Area. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that it may be used for future urban development. Rural cluster subdivision regulations implementing this policy shall include performance standards to ensure that:

1. The number, location and configuration of lots will constitute compact rural development rather than urban growth. Performance standards shall include the following:
 - (a) Preservation of a substantial percentage of total site area in open space to be held in single ownership and in a separate tract or tracts;
 - (b) Provision of a density incentive which is tied to the preservation of open space;
 - (c) Connection of open space tracts with open space tracts on adjacent properties;
 - (d) Density at no greater than the underlying zoning density together with a modest density bonus as an incentive for use of the clustering technique;
 - (e) Allowance of open space uses consistent with the character of the rural area;
 - (f) Division of the development into physically separated clusters with a limitation on the maximum number of lots per cluster;
 - (g) Physical separation between clusters consisting of a buffer of wind resistant vegetation;

- (h) Design that configures residential lots to the greatest extent possible to maintain rural character by:
 - (i) maximizing visibility of open space tract and minimizing visibility of clusters from adjoining collector roads, arterial roads, or state and federal highways through the placement of lots in the interior of the site and through vegetative buffers; and
 - (ii) placing buildings and lots in a manner which does not intrude on the visual character of the rural landscape, in particular, avoiding placement of houses or buildings on forested ridgelines or other prominent physical features;
 - (i) Submittal of a planting and clearing plan to ensure that any planting or clearing proposed will not interfere with the rural character of the site;
 - (j) Submittal of a site plan to ensure that siting of lots and built areas will not interfere with the rural character of the site and is consistent with the performance standards of the ordinance. The site plan must include:
 - (i) location of clusters, roads and open space;
 - (ii) within clusters, location and placement of buildings, useable building areas, driveways, and drainage systems; and
 - (iii) location of critical areas and all buffers;
2. The development minimizes adverse impacts to large-scale natural resource lands, such as forest lands, agricultural lands and critical areas. Performance standards shall include the following:
 - (a) Minimization of alterations to topography, critical areas, and drainage systems; and
 - (b) Adequate separation between rural buildings and clusters and designated natural resource lands;
 3. The development does not thwart the long-term flexibility to expand the UGA. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that the tract may be reserved for future urban development. When an open space tract is added to a UGA and adequate services can be provided, the County may allow redevelopment of the open

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space tract into additional lots to provide appropriate urban level density.

4. The development has made adequate provision for impacts to transportation systems. Performance standards shall include:
 - (a) controls for access to the rural cluster subdivision from public roads;
 - (b) requirements to meet rural concurrency standards; and
 - (c) requirement that the development be located within a rural fire district.

- 6.B.2 The retention of small forest, farming, horse farm and other 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 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, 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.
 - 6.C.6 Designate as Rural Residential-10 (Resource Transition) those areas outside of the Tulalip Reservation which were formerly included in Forestry designations on pre-GMA subarea plans but not zoned Forestry. These areas shall not be subdivided into lots less than 10 acres except through the use of cluster subdivision or housing demonstration program using PRD provisions at a maximum density of 1 dwelling unit per 5 acres.
 - 6.C.7 Designate as Rural Residential-10 (Resource Transition) those fee-simple lands on the Tulalip Reservation which are adjacent or in close proximity to lands designated for forestry or agricultural use by the GPP or the Tulalip Tribes' comprehensive plan and lands adjacent to the estuary of Quilceda Creek. The Rural Residential-10 (Resource Transition) designation will serve as a density transition between 5-acre rural residential uses and natural resource lands on

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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 outside the Marysville-Arlington Urban Growth Areas east of I-5 to maintain large parcel patterns for small farm and low density rural uses.**

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

Objective LU 6.E **Within rural residential areas, recognize existing businesses that are an integral part of the rural character and provide for small-scale, commercial developments that support the immediate rural population with necessary goods and services.**

LU Policies 6.E.1 Within the rural residential designations of the Future Land Use Map, limited commercial uses shall be permitted within a Rural Business zone that provide opportunities for retail sales and services to the surrounding rural population.

6.E.2 The county shall develop Rural Business zoning and development standards that facilitate small-scale retail and service uses at appropriate locations within rural residential areas and minimize impacts to residential areas, resource lands, and critical areas.

6.E.3 In order to maintain the character of surrounding rural residential areas, the Rural Business development standards shall restrict the building size, height, and setback; the size, location, and type of uses; and the areas of impervious surfaces.

6.E.4 Rural Business development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include domestic water, septic systems, and transportation facilities.

6.E.5 Existing small-scale commercial uses within rural residential zones may be zoned Rural Business whether or not they meet the locational criteria listed in Policy LU 6.B.7 only if they are uses allowed within the Rural Business zone. If existing uses do not

meet the locational criteria, no future expansion of the zone shall be allowed. This policy is not intended to preclude legal non-conforming uses from expanding consistent with Snohomish County Code provisions.

- 6.E.6 The county shall rezone existing commercial zones within rural areas and outside the Rural Commercial and Rural Freeway Service designations to the new Rural Business zone.
- 6.E.7 New Rural Business zones may only be approved in Rural Residential plan designations if they meet the following locational criteria:
- (a) A minimum of six hundred residential dwelling units should be located within a two and one-half mile radius of the proposed site.
 - (b) The site is located along a county road or state highway with at least one hundred feet of street frontage or at an intersection of two public roads.
 - (c) No new areas designated or zoned for commercial uses should be located closer than two and one-half miles in the rural area.
 - (d) The total area zoned for Rural Business at any given location should not include more than five acres of net usable area. Net usable area should be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales. Parcels within a Rural Business location should have common boundaries unless separated by public rights-of-way.
 - (e) The size and configuration of the area to be zoned should be capable of accommodating setbacks, buffers, critical area protection, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
- 6.E.8 Sites within a Rural Business zone should be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment should be provided.
 - (b) Site disruption such as excessive grading, filling, or clearing of vegetation should be minimized through landscaping and buffer requirements.
 - (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers,

etc., should not exceed fifty percent of the net usable site area.

- (d) Storm water detention facilities, such as ponds and grassy swales, should be designed and landscaped to integrate them into the overall site design and the landscaped buffers on the site.
- (e) All structures should be set back fifty feet from residentially zoned properties. Structures should be set back one hundred feet from designated agricultural and forest lands.
- (f) Sites should retain all existing trees in all required buffers along side and rear property lines. Sites should retain all existing evergreen trees in all required buffers along property frontage excluding areas for access drives and sign locations, unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
- (g) Billboards should be prohibited within the Rural Business zone. Signage requirements should be similar to the signage provisions of the Neighborhood Business zone.
- (h) Adequate water supplies should be demonstrated for commercial use and fire protection including fire flow.
- (i) Refuse collection, fuel loading and storage areas, and large truck parking areas should be located at least one hundred feet from residential areas and screened by fence or landscaping.

Objective LU 6.F

Provide areas for small-scale, freeway interchange commercial uses that support both local rural populations and the traveling public with necessary goods and services.

LU Policies LU 6.F.1

Within rural lands outside of urban growth areas (UGAs), and located along Interstate 5 at freeway interchanges, permit limited commercial uses that provide opportunities for retail sales and services to rural populations and the needs of the traveling public.

LU 6.F.2

The Rural Freeway Service designation shall apply to areas that are located at the Interstate 5 interchanges north and west of, and outside of, the Arlington/Marysville UGA.

LU 6.F.3

Existing commercial zones currently located at freeway interchanges outside UGAs and within Rural Freeway Service plan

designations shall be rezoned to the Rural Freeway Service zone regardless of size.

- LU 6.F.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.F.5 In order to maintain the rural character of the area, Rural Freeway Service development standards shall restrict the building size, height, and setback, the areas of impervious surfaces, and the size, location, and type of uses.
- LU 6.F.6 Rural Freeway Service development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include domestic water, septic systems, and transportation facilities.
- LU 6.F.7 New Rural Freeway Service designations on the Future Land Use map may be approved only in rural areas and if the area meets the following locational criteria:
- (a) Sites should be located near an Interstate 5 interchange and shall abut a frontage or access road.
 - (b) Total land area designated for Rural Freeway Service at any given interchange shall not include more than ten net usable acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.
 - (c) Site conditions such as topography, soils, existing vegetation, critical areas, vehicular traffic sight lines and capacity for water, fire protection and septic systems shall be adequate to support Rural Freeway Service development without adverse impacts to adjacent sites or the natural environment.
 - (d) The size and configuration of the area to be designated must be capable of accommodating setbacks, buffers and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
- LU 6.F.8 Sites within a Rural Freeway Service designation shall be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment shall be provided.

- (b) Site disruption such as excessive grading, filling, or clearing of vegetation shall be minimized through landscaping and buffer requirements.
- (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed sixty percent of the net usable site area.
- (d) Storm water detention facilities, such as ponds and grassy swales, shall be designed and landscaped to integrate them 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

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feet from residential areas and screened by fence or landscaping.

Objective LU 6.G Provide for small-scale industrial uses in the rural areas of the county that are primarily dependent on the natural resources derived from the rural and resource areas.

- LU Policies LU 6.G.1** Within rural lands outside of urban growth areas (UGAs), permit limited rural industrial land uses in areas previously designated or zoned for rural industrial uses and permit limited rural industrial uses in areas which have not been previously designated or zoned for rural industrial uses but contain uses or existing structures 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.G.2 Recognize the existing rural industrial designations and zones in the county that contribute to the economic diversity of the unincorporated areas of the county and provide employment opportunities to nearby rural populations.
- LU 6.G.3 Existing industrial zones outside UGAs shall be rezoned to the Rural Industrial zone regardless of size.
- LU 6.G.4 Rural industrial areas should be developed in a manner which supports the rural character of the county and protects sensitive natural features of the environment. The scale and character of rural industrial development shall be smaller and less intense than urban industrial development.
- LU 6.G.5 Rural Industrial development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include water, septic systems, and transportation facilities.
- LU 6.G.6 Expansions of Rural Industrial designations on the Future Land Use map may be approved only if they meet the following locational criteria:
- (a) Site conditions such as topography, soils, existing vegetation, critical areas, and capacity for water, fire protection and septic systems shall be adequate to support intensive resource-based industrial production without significant adverse environmental impacts.

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- (b) Designation size and configuration shall allow for setbacks, buffers, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
- (c) Total land area designated for Rural Industrial at any given location shall not include more than twenty net usable acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.
- (d) Rural industrial development shall not require the construction of long access roads or other transportation improvements such as bridges and roads.

LU 6.G.7

Sites within a Rural Industrial designation shall be developed according to development regulations which incorporate the following criteria:

- (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.H

Within the rural Clearview area and along State Route 9, establish two limited areas of more intense rural development within logical outer boundaries that are based on commercial uses in existence as of July 1, 1990, and which permits limited infill, development or redevelopment within existing areas.

LU Policies LU 6.H.1

Recognize the existing commercial and residential settlement pattern in the area of southeast Snohomish County along State Route 9 between 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.H.2

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

LU 6.H.3

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

- LU 6.H.4 Rural residents should have access to a mix of small scale retail sales, personal services and job opportunities within the CRC designation.
- LU 6.H.5 Prevent strip development by minimizing and containing infill and redevelopment within the logical outer boundaries of two distinct commercial nodes in the Clearview area.
- LU 6.H.6 The boundaries of the Clearview LAMIRDs are shown on the Future Land Use map. The boundaries are based on those found in the Cathcart-Maltby-Clearview area plan, generally follow parcel lines, and include parcels which meet the following criteria:
- (a) The area does not contain extensive critical areas, and
 - (b) The area is developed with a commercial use which was in existence on or before July 1, 1990; or
 - (c) The area is zoned Neighborhood Business or Community Business and is a cohesive part of the existing commercial settlement pattern; or
 - (d) The remaining area constitutes infill, as it is located between and adjacent to two larger areas meeting criteria b) or c) above, or is along the boundary edge and its exclusion would create an irregular boundary.
- LU 6.H.7 Implement the CRC designation through zoning and development standards which reduce impacts of new infill development or redevelopment to adjacent rural residential areas and rural character:
- (a) Require a twenty-five foot wide sight-obscuring landscape buffer adjacent to the LAMIRD boundaries. The buffer should be designated to preserve native vegetation and existing trees of three-inch caliper or larger; and
 - (b) New uses shall be limited primarily to those uses similar to and compatible with uses that existed on July 1, 1990, and which serve the local rural population.
- LU 6.H.8 Development within the CRC designation shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include water, septic systems, and transportation facilities.

Exhibit D
Amended Ordinance No. 09-045
Final Docket XIII Amendments to Appendix D, Table D-1 of the GPP
GPP 17 Rural Population Target Reduction

APPENDIX D, Table D-1 - ((Reconciled)) 2025 Population Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the SCT Planning Advisory Committee ((April-13, 2006)) and SCT Steering Committee ((May-24, 2006), as Modified), and Adopted by the Snohomish County Council ((on December 20, 2006)).				
Area	2002 Estimated Population	Reconciled 2025 Population Targets	2002 - 2025 Population Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	134,101	226,784	92,683	((29.6%)) 32.9%
Arlington UGA	13,920	27,000	13,080	((4.2%)) 4.6%
Arlington City	13,280	18,150	4,870	((1.6%)) 1.7%
Unincorporated	640	8,850	8,210	((2.6%)) 2.9%
Darrington UGA	1,488	2,125	657	0.2%
Darrington Town	1,335	1,910	575	0.2%
Unincorporated	133	215	82	0.0%
Gold Bar UGA	2,617	3,500	683	0.2%
Gold Bar City	2,055	2,497	442	((0.1%)) 0.2%
Unincorporated	782	1,003	241	0.1%
Granite Falls UGA	2,909	6,970	4,061	((1.3%)) 1.4%
Granite Falls City	2,760	4,770	2,010	((0.6%)) 0.7%
Unincorporated	149	2,200	2,051	0.7%
Index UGA (incorporated)	160	190	30	0.0%
Lake Stevens UGA	26,828	48,125	19,297	((6.2%)) 6.9%
Lake Stevens City	6,640	8,360	1,720	0.6%
Unincorporated	20,188	37,765	17,577	((5.7%)) 5.2%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	50,828	79,900	28,972	((9.3%)) 10.3%
Marysville City	27,580	36,737	9,157	((2.9%)) 3.3%
Unincorporated	23,248	43,063	19,815	((6.4%)) 7.0%
Monroe UGA	16,240	26,580	10,350	((3.3%)) 3.7%
Monroe City	14,670	20,540	5,870	((4.9%)) 2.1%
Unincorporated	1,570	6,050	4,480	((1.4%)) 1.6%
Snohomish UGA	10,184	14,535	4,341	((1.4%)) 1.5%
Snohomish City	8,575	9,981	1,406	0.5%
Unincorporated	1,619	4,554	2,935	((0.9%)) 1.0%
Stanwood UGA	4,479	8,840	4,361	((1.4%)) 1.5%
Stanwood City	4,085	5,650	1,565	((0.5%)) 0.6%
Unincorporated	394	3,190	2,796	((0.9%)) 1.0%
Sultan UGA	4,258	11,119	6,861	((2.2%)) 2.4%
Sultan City	3,810	8,180	4,280	((1.4%)) 1.5%
Unincorporated	348	2,929	2,581	((0.6%)) 0.9%
S.W. County UGA	380,579	533,125	152,546	((49.1%)) 54.2%
Incorporated S.W.	242,490	303,227	60,737	((19.6%)) 21.6%
Bothell City (part)	14,490	22,000	7,510	((2.4%)) 2.7%
Brier City	6,445	7,700	1,255	((0.4%)) 0.5%
Edmonds City	39,460	44,880	5,420	((1.7%)) 1.9%
Everett City	96,070	123,060	26,990	((8.7%)) 9.6%
Lynnwood City	33,990	43,782	9,792	((3.2%)) 3.5%
Mill Creek City	12,055	16,089	4,034	((1.3%)) 1.4%
Mtlake Terrace City	20,470	22,458	1,988	((0.6%)) 0.7%
Mukiteo City	18,520	22,000	3,480	((1.1%)) 1.2%
Woodway Town	990	1,170	180	0.1%
Unincorporated S.W.	138,089	229,898	91,809	((29.6%)) 32.6%
UGA Total	514,880	759,919	245,239	((79.9%)) 87.1%
City Total	327,540	420,202	92,662	((29.8%)) 32.9%
Unincorporated UGA Total	187,140	339,717	152,577	((49.1%)) 54.2%
FCC Population Reserve*	NA	16,000	16,000	((4.8%)) 6.3%
TDR Population Reserve	NA	4,900	4,900	((1.6%)) 1.7%
Potential UGA total	514,880	784,819	250,139	((85.4%)) 88.9%
Non-UGA Total * (Rural Unincorporated)	113,320	((158,616)) 144,634	((46,296)) 31,314	((14.6%)) 11.1%
County Total	628,000	((838,434)) 809,453	((210,434)) 281,453	100.0%

FCC = Fully Contained Community; TDR = Transfer of Development Rights; NA = Not applicable.
 * - The portion of the 2025 countywide population projection reserved for potential FCCs. The portion of the population reserve associated with an approved FCC becomes part of the urban growth allocation (RCW 36.70A.350(2)).
 * - Rural 2002-2025 population growth is based on estimated rural population growth since 2002, plus 10% of countywide population growth after 2008.

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