

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 09-046

AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH  
MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) AND SNOHOMISH COUNTY CODE  
(SCC) SECTIONS 30.41C.230 AND 30.41C.240 TO REVISE ALLOWED DENSITIES IN RURAL  
CLUSTER SUBDIVISIONS (RCS) (GPP 18 – RURAL CLUSTER SUBDIVISIONS)

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, the Snohomish County GMACP and the SCC encourage the use of the rural  
cluster subdivision technique by providing a density bonus as an incentive to preserve open  
space; and

WHEREAS, there has been considerable discussion in recent years about whether the  
amount and density of growth in rural areas is consistent with the community's desire to preserve  
rural character; and

WHEREAS, the *Snohomish County Tomorrow 2007 Growth Monitoring Report* revealed  
that recent residential growth trends outside Urban Growth Areas (UGAs) have resulted in a  
higher rural share of year-to-year countywide population gains in recent years; and

WHEREAS, on June 9, 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 the Final Docket XIII, including the Rural Clusters Subdivision  
proposal (GPP 18); and

WHEREAS, the Snohomish County Council, on June 16, 2008, approved, by Motion No.  
08-238, a list of proposed GMACP amendments for inclusion on Final Docket XIII, including  
the Rural Clusters Subdivision proposal (GPP 18), and authorized the County Executive, through

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REDUCE DENSITIES ALLOWED IN RURAL CLUSTER  
SUBDIVISIONS (RCS) (GPP 18)

1 the Department of Planning and Development Services (PDS), to process Final Docket XIII  
2 consistent with chapters 30.73 and 30.74 SCC; and  
3

4 WHEREAS, pursuant to chapter 30.74 SCC, PDS completed final review and evaluation  
5 of Final Docket XIII, including the proposals to amend the map and text of the GMACP, and  
6 forwarded recommendations to the Snohomish County Planning Commission; and  
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8 WHEREAS, the Snohomish County Planning Commission held a public hearing and  
9 received public testimony on Final Docket XIII on February 24, 2009; and  
10

11 WHEREAS, on March 3, 2009, the Snohomish County Planning Commission deliberated  
12 on Final Docket XIII at the conclusion of the public hearing and voted to recommend adoption of  
13 the GPP 18 – Rural Cluster Subdivision proposal, with certain modifications as enumerated in its  
14 recommendation letter of March 30, 2009; and  
15

16 WHEREAS, the Snohomish County Council held a public hearing on July 8, 2009  
17 continued to August 12, 2009, to consider the entire record, including the planning commission  
18 recommendations on Final Docket XIII and to hear public testimony on this Ordinance No. 09-  
19 046.  
20

21 NOW, THEREFORE, BE IT ORDAINED:  
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23 **Section 1.** The county council makes the following findings:  
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- 25 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth  
26 fully herein.
- 27 B. The proposal by Snohomish County is to amend the Land Use chapter of the GMACP and  
28 development regulations in order to revise densities allowed in rural cluster subdivisions.
- 29 C. The amendments to the GMACP remove policy language that specifies lot sizes that may be  
30 allowed in rural cluster subdivisions, leaving the lot sizes and densities to be specified in the  
31 development code.
- 32 D. The amendments to the GMACP preserve policy language to encourage the permanent  
33 preservation of open space through the rural cluster subdivision technique by providing a  
34 modest density bonus.
- 35 E. The current code provisions of SCC 30.41C.230 and 30.41C.240 can be confusing as they  
36 determine the density allowed in rural clusters using several different methods. Removing  
37 the ability to increase density through lot yield calculation can improve the clarity of the  
38 code.
- 39 F. The amendments to the rural cluster subdivision code simplify lot yield and density bonus  
40 calculations.

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- 1 G. The amendments to the rural cluster subdivision code calculate one standard lot yield and a  
2 reduced density bonus for all lands eligible for a rural cluster subdivision.
- 3 H. The amendments to the lot yield and density bonus calculations continue to provide modest  
4 density incentives in addition to the density achieved by the underlying zoning in conjunction  
5 with the preservation of open space which is the primary benefit of clustering.
- 6 I. The amendments to the lot yield and density bonus calculation does not apply if the  
7 properties are designated on the FLU map as follows: Commercial Forestry (CF),  
8 Commercial Forest-Forest Transition Area (CF-FTA), Upland Commercial Farmland (UCF),  
9 Local Commercial Farmland (LCF), Riverway Commercial Farmland (RCF) and located  
10 within a UGA.
- 11 J. The proposed amendments do not affect the County's ability to provide for a variety of rural  
12 densities. A variety of rural densities is achieved through a variety of zoning classifications,  
13 including "Rural" (Rural Diversification (RD), Rural Resource Transition – 10 Acre (RRT-  
14 10), Rural 5-Acre (R-5), Rural Business (RB), Clearview Rural Commercial (CRC), Rural  
15 Freeway Service (RFS), Rural Industrial (RI)) and "Other" (Rural Conservation (RC), Rural  
16 Use (RU), Residential 20,000 (R-20,000), Residential 12,500 (R-12,500), and Waterfront  
17 Beach). In addition, a variety of densities can be achieved by utilizing the modest density  
18 bonuses provided by proposed SCC 30.41C.240.
- 19 K. The proposal meets the following GPP goal, objectives and policies:
- 20 1. Goal LU 6, "Protect and enhance the character, quality, and identity of rural areas."  
21 2. Objective LU 6.A, "Reduce the rate of growth that results in sprawl in rural and resource  
22 areas."  
23 3. Policy LU 6.A.1, "Accommodate the portion of the 20-year growth not assigned to the  
24 urban growth areas at appropriate rural densities and using rural development standards."  
25 4. Objective LU 6.B, "Encourage land use activities and development intensities that  
26 protect the character of rural areas, avoid interference with resource land uses, minimize  
27 impacts upon critical areas, and allow for future expansion of UGAs."  
28 5. Policy LU 6.B.1, "Use of a clustering subdivision technique should be encouraged by the  
29 County in rural residential areas to 1) preserve the rural character of Snohomish County;  
30 2) avoid interference with resource land uses; 3) minimize impacts upon critical areas;  
31 4) allow for future expansion of the UGAs, where appropriate, and 5) support the  
32 provision of more affordable housing in rural areas. The primary benefit of clustering is  
33 the preservation of open space. Modest density incentives should be provided in a  
34 manner which encourages use of the technique and maximum preservation of open  
35 space and maintenance of rural character. The open space tracts in rural cluster  
36 subdivisions shall be preserved in perpetuity, except for those located now or in the  
37 future within the Rural/Urban Transition Area. In the Rural/Urban Transition area, open  
38 space tracts shall be preserved until such time as the subdivision is included within a

1 UGA, so that it may be used for future urban development. Rural cluster subdivision  
2 regulations implementing this policy shall include performance standards to ensure that:

- 3 1. The number, location and configuration of lots will  
4 constitute compact rural development rather than urban  
5 growth. Performance standards shall include the following:  
6 (a) Preservation of a substantial percentage of total site  
7 area in open space to be held in single ownership  
8 and in a separate tract or tracts;  
9 (b) Provision of a density incentive which is tied to the  
10 preservation of open space;  
11 (c) Connection of open space tracts with open space  
12 tracts on adjacent properties;  
13 (d) Density at no greater than the underlying zoning  
14 density together with a modest density bonus as an  
15 incentive for use of the clustering technique;  
16 (e) Allowance of open space uses consistent with the  
17 character of the rural area;  
18 (f) Division of the development into physically  
19 separated clusters with a limitation on the maximum  
20 number of lots per cluster;  
21 (g) Physical separation between clusters consisting of a  
22 buffer of wind resistant vegetation;  
23 (h) Design that configures residential lots to the  
24 greatest extent possible to maintain rural character  
25 by:  
26 (i) maximizing visibility of open space tract  
27 and minimizing visibility of clusters from  
28 adjoining collector roads, arterial roads, or  
29 state and federal highways through the  
30 placement of lots in the interior of the site  
31 and through vegetative buffers; and  
32 (ii) placing buildings and lots in a manner which  
33 does not intrude on the visual character of  
34 the rural landscape, in particular, avoiding  
35 placement of houses or buildings on forested  
36 ridgelines or other prominent physical  
37 features;  
38 (i) Submittal of a planting and clearing plan to ensure  
39 that any planting or clearing proposed will not  
40 interfere with the rural character of the site;  
41 (j) Submittal of a site plan to ensure that siting of lots  
42 and built areas will not interfere with the rural  
43 character of the site and is consistent with the

- 1 performance standards of the ordinance. The site  
 2 plan must include:  
 3 (i) location of clusters, roads and open space;  
 4 (ii) within clusters, location and placement of  
 5 buildings, useable building areas, driveways,  
 6 and drainage systems; and  
 7 (iii) location of critical areas and all buffers;
- 8 2. The development minimizes adverse impacts to large-scale  
 9 natural resource lands, such as forest lands, agricultural  
 10 lands and critical areas. Performance standards shall  
 11 include the following:  
 12 (a) Minimization of alterations to topography, critical  
 13 areas, and drainage systems; and  
 14 (b) Adequate separation between rural buildings and  
 15 clusters and designated natural resource lands;
- 16 3. The development does not thwart the long-term flexibility  
 17 to expand the UGA. In the Rural/Urban Transition area,  
 18 open space tracts shall be preserved until such time as the  
 19 subdivision is included within a UGA, so that the tract may  
 20 be reserved for future urban development. When an open  
 21 space tract is added to a UGA and adequate services can be  
 22 provided, the County may allow redevelopment of the open  
 23 space tract into additional lots to provide appropriate urban  
 24 level density.
- 25 4. The development has made adequate provision for impacts  
 26 to transportation systems. Performance standards shall  
 27 include:  
 28 (a) controls for access to the rural cluster subdivision  
 29 from public roads;  
 30 (b) requirements to meet rural concurrency standards;  
 31 and  
 32 (c) requirement that the development be located within  
 33 a rural fire district.”
- 34 6. Objective NE 1.A, “Balance the protection of the natural environment with economic  
 35 growth, housing needs and the protection of property rights.”
- 36 7. Objective NE 1.B, “Accommodate population growth in a manner that maintains and  
 37 protects elements of the natural environment.”
- 38 8. Policy NE 10.B.2, “Establish land use patterns that minimize transportation-related  
 39 greenhouse gas emissions and encourage the preservation of resource lands, open space  
 40 and habitat.”
- 41 L. The proposal is consistent with the following Countywide Planning Policies (CPPs):

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- 1 1. RU-2, "Rural density and development standards will be based upon accommodating the  
2 portion of the 20 year growth not accommodated within the urban growth areas. The  
3 county will prohibit subdivision densities and patterns which preclude resubdivision to  
4 urban densities."
  - 5 2. RU-4 "Permit rural clustering as a tool for the preservation of rural open space."
  - 6 3. OD-11, "Establish low intensities of development and uses in areas outside of urban  
7 growth areas to preserve resource lands and protect rural areas from sprawling  
8 development."
- 9 M. An addendum to the 2005 FEIS for Ten-Year Update to the GMACP was issued on February  
10 9, 2009, for the proposed amendments. PDS, as the lead agency, determined that this  
11 proposal does not have a probable, significant adverse impact on the environment.
- 12 N. The county council includes in its findings and conclusions the final review and evaluation of  
13 the proposal completed by PDS in accordance with chapter 30.74 SCC, which is hereby  
14 made a part of this ordinance as if set forth herein.

15  
16 **Section 2.** The county council makes the following conclusions:  
17

- 18 A. The proposal by Snohomish County to amend the Land Use chapter of the GMACP and the  
19 Snohomish County development regulations in order to revise densities allowed in rural  
20 cluster subdivisions, more closely meets the goals, objectives and policies of the GMACP.
- 21 B. The proposed amendments to the GMACP and development regulations are consistent with  
22 the following final review and evaluation criteria of SCC 30.74.060:
  - 23 1. The proposed amendments maintain consistency with other elements of the GMACP and  
24 development regulations.
  - 25 2. All applicable elements of the GMACP support the proposed amendments.
  - 26 3. The proposed amendments more closely meet the goals, objectives and policies of the  
27 GMACP.
  - 28 4. The proposed amendments are consistent with the CPPs.
  - 29 5. The proposed amendments comply with the GMA.
  - 30 6. Assumptions underlying the applicable portions of the GMACP or development  
31 regulations are no longer valid because new information is available which was not  
32 considered at the time the plan or regulation was adopted.
- 33 C. The revisions to GMACP and the development regulations are consistent with the forecasted  
34 population and employment growth for the succeeding 20-year period, consistent with the  
35 forecast promulgated by the Washington State Office of Financial Management.
- 36 D. The amendments are consistent with the GMA requirement that the comprehensive plan of a  
37 county or city be an internally consistent document (RCW 36.70A.070).

- 1 E. The amendments to the GMACP satisfy the procedural and substantive requirements of the  
2 GMA.
- 3 F. The amendments maintain the GMACP's consistency with the CPPs for Snohomish County.
- 4 G. The proposed amendments meet the goals, objectives and policies of the GMACP as  
5 discussed in the specific findings.
- 6 H. All SEPA requirements with respect to this non-project action have been satisfied.
- 7 I. The County complied with state and local public participation requirements under the GMA  
8 and chapter 30.73 SCC.  
9

10 **Section 3.** The county council bases its findings and conclusions on the entire record of the  
11 county council, including all testimony and exhibits. Any finding, which should be deemed a  
12 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.  
13

14 **Section 4.** Based on the foregoing findings and conclusions, the Rural Lands section of the Land  
15 Use chapter of the Snohomish County GMACP – GPP, last amended by Amended Ordinance  
16 No. 05-069, on December 21, 2005, is amended as indicated in Exhibit A to this ordinance which  
17 is attached hereto and incorporated by reference into this ordinance as if set forth in full.  
18

19 **Section 5.** Based on the foregoing findings and conclusions, the Future Land Use Map section,  
20 “Rural Commercial and Industrial Designations” and “Resource Plan Designations”, of the Land  
21 Use chapter of the Snohomish County GMACP – GPP, last amended by Amended Ordinance  
22 No. 05-069, on December 21, 2005, is amended as indicated in Exhibit B to this ordinance which  
23 is attached hereto and incorporated by reference into this ordinance as if set forth in full.  
24

25 **Section 6.** Snohomish County Code Section 30.41C.230, last amended by Amended Ordinance  
26 No. 08-087 on February 4, 2009, is amended to read:  
27

28 **30.41C.230 Design standards - lot yield.**  
29

30 (1) Basic lot yield shall be obtained by dividing the gross site area by the larger of  
31 200,000 square feet or the minimum required lot area of the zone in which the rural cluster  
32 subdivision or short subdivision is to be located (with both numbers expressed in the same units)  
33 (~~except that for lots designated RR-10 (RT) on the comprehensive plan which are located~~  
34 ~~outside of the Tulalip subarea and not subject to the mineral resource overlay (MRO), basic lot~~  
35 ~~yield shall be calculated using a minimum lot size of 200,000 square feet.))~~

36 (2) The maximum lot yield shall be obtained by multiplying the basic lot yield by one  
37 plus the density bonus, expressed as a fraction, as specified in SCC 30.41C.240.

38 (3) In determining the lot yield, a designated duplex lot shall be considered as two lots.

39 (4) Whenever the resulting yield results in a fractional equivalent of 0.5 or more, the  
40 yield shall be rounded up to the next whole number; fractions of less than 0.5 shall be rounded  
41 down.  
42

1 **Section 7.** Snohomish County Code Section 30.41C.240, last amended by Amended Ordinance  
2 No. 08-087 on February 4, 2009, is amended to read:

3  
4 **30.41C.240 Design standards - bonus residential density.**

5  
6 (1) For all lands, except those specified in subsections (2) and (3) of this section, a rural  
7 cluster subdivision or short subdivision shall be awarded a residential density bonus of 15  
8 percent of the maximum density allowed by the underlying zone if the amount of restricted open  
9 space equals the amount required in SCC 30.41C.075 and 30.41C.090. If additional restricted  
10 open space is proposed beyond the minimum amount required, a rural cluster subdivision or  
11 short subdivision shall be awarded an additional one percent density bonus for every additional  
12 one percent of restricted open space designated up to a maximum total density bonus of 35  
13 percent.

14 (2) A rural cluster subdivision or short subdivision on lands designated local forest or  
15 subject to the mineral resource overlay shall be awarded a residential density bonus of ~~((10~~  
16 ~~percent))~~ 5 percent if the amount of restricted open space equals the amount required in SCC  
17 30.41C.075 and 30.41C.090. If additional restricted open space is proposed beyond the  
18 minimum amount required, a rural cluster subdivision or short subdivision shall be awarded an  
19 additional one percent density bonus for every additional one percent of restricted open space  
20 designated up to a maximum total density bonus of 10 percent.

21 (3) On lands designated RR-RD within a RUTA overlay, no density bonus is allowed.  
22

23 **Section 8.** The county council directs the Code Reviser to update SCC 30.10.060 pursuant to  
24 SCC 1.02.020(3).  
25

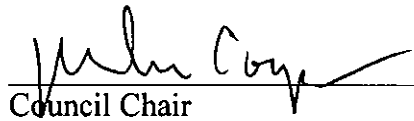
26 **Section 9.** Severability. If any section, sentence, clause or phrase of this ordinance shall be held  
27 to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of  
28 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or  
29 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,  
30 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by  
31 the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect  
32 prior to the effective date of this ordinance shall be in full force and effect for that individual  
33 section, sentence, clause or phrase as if this ordinance had never been adopted.  
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PASSED this 12<sup>th</sup> day of August, 2009.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington


  
Council Chair

ATTEST:

  
Asst. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE: Aug 31, 2009

  
Snohomish County Executive  
**AARON REARDON**  
County Executive

ATTEST:



Approved as to form only:

\_\_\_\_\_  
Deputy Prosecuting Attorney

D-18



**avoid interference with resource land uses, minimize impacts upon critical areas, and allow for future expansion of UGAs. (See the resource sections of the land use element for protection of resource lands and the natural environment element for protection of critical areas.)**

**LU Policies 6.B.1**

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

1. The number, location and configuration of lots will constitute compact rural development rather than urban growth. Performance standards shall include the following:
  - (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 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 the Reservation. The Rural Residential-10 (Resource Transition)

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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))~~.

Exhibit B

Amended Ordinance No. 09-  
Final Docket XII, Amendments to the Future Land Use Map Section  
of the Land Use Chapter of the GMACP  
RURAL CLUSTER SUBDIVISIONS (RCS) – GPP 18

## **Future Land Use Map**

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### **Interpreting the Future Land Use Map**

#### **RURAL PLAN DESIGNATIONS**

##### **Rural Residential Designations**

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

**Low Density Rural Residential (LDRR: 1 dwelling unit per 20 acres).** This designation includes lands that have been zoned Forestry but are not designated as Commercial Forest Land in the GPP. This designation is intended to be a partial basis for a future Rural Resource Transition designation which could provide for transition areas between rural residential lands and natural resource lands of long-term commercial significance. Future GPP amendments will determine the feasibility of such a designation as well as its extent and future minimum lot size requirements. The existing Forestry zone will continue to remain in place until any GPP amendments and implementing regulations for this designation are adopted.

**Rural Residential-10 (Resource Transition) (RR-10-RT: 1 dwelling unit per 10 or more acres).** This designation includes lands which were included in Forestry designations on pre-GMA subarea plans but not zoned Forestry and includes: (1) lands on the Tulalip Reservation adjacent to or in close proximity to lands designated for forestry or agriculture use by the GPP and the Tulalip Tribes' Comprehensive Plan, and (2) lands adjacent to the estuary of Quilceda Creek. The implementing zone is the RRT-10 zone.

Existing zones within this designation, except where located on the Tulalip Reservation, may remain, but zoning regulations shall limit the minimum lot size in new subdivisions within this designation to 10 acres with an option for using the rural cluster subdivision technique ~~((with a lot yield that is determined by utilizing a minimum lot area of 200,000 square feet))~~. On the Tulalip Reservation only, lands designated RR-10-RT are zoned RRT-10. The RRT-10 zone requires a

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minimum lot size of 10 acres for each house in a new subdivision. The rural cluster subdivision technique may be used in the RRT-10 zone (~~with a basic lot yield calculated by utilizing a minimum lot size of 10 acres~~).

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

This category provides for an alternative rural lot size and possible set of uses which can accommodate a wider variety of rural uses and lots, be used where hazardous and critical areas require lower density and be applied as a transition category between resource lands/critical areas and rural residential/urban areas.

**Rural Residential-5 (RR-5: 1 dwelling unit per 5 or more acres).** This designation includes lands that were designated Rural on pre-GMA subarea comprehensive plans and zoned Rural 5. As the result of a joint planning effort between the county and the Tulalip Tribes, the RR-5 designation also applies to certain lands on the Tulalip Reservation that were previously designated Rural Residential. The implementing zone in this designation will continue to be the R-5 zone.

**Rural Residential (RR: Base density of 1 dwelling unit per 5 or more acres).** This designation includes lands which were designated as Rural or Residential Estates on pre-GMA subarea comprehensive plans. The implementing zones within this designation are the Rural-5 Acre zone and other zones with a minimum lot size requirement larger than 5 acres. (~~The base density of 1 dwelling unit per 5 acres may be increased consistent with Policy LU 6.B.9.~~)

**Rural Residential RD (RR- RD: 1 dwelling unit per 5 or more acres).** This designation applies only to the rural residential areas that were designated as Rural Diversification in the pre-GMA Darrington Area Comprehensive Plan. This designation will continue to allow a mix of rural residential housing and small home-based, rural industrial/commercial uses. The implementing zone is the Rural Diversification zone.

## **RURAL COMMERCIAL AND INDUSTRIAL DESIGNATIONS**

**Clearview Rural Commercial (CRC).** This designation generally allows for neighborhood, community, and rural commercial uses including, but not limited to, small grocery stores, restaurants, service stations, hardware stores, art galleries, antique stores, and nurseries to serve the needs of the rural population. The implementing zone within the Clearview Rural Commercial designation consistent with LU 6.H.6 and LU 6.H.7 is the Clearview Rural Commercial zone.

**Rural Freeway Service (RFS):** This designation includes land that has previously been designated or zoned as Rural Commercial land at the rural Interstate 5 interchanges in north Snohomish County. The designation and implementing zones require rural development standards that make rural freeway service development compatible with adjacent rural residential uses.



**Rural Industrial (RI).** This designation includes existing industrial zones and industrial plan designations on subarea comprehensive plan maps in rural areas. These designations allow rural industries which need locations close to the natural resources in rural areas. They are located in areas where urban services, particularly sanitary sewers, will not be provided. The designation is implemented through GPP policies and code provisions that ensure industrial development is compatible with surrounding rural residential land uses.

## **RESOURCE PLAN DESIGNATIONS**

### **Agricultural Designations**

The designations listed below include land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, fruit, or animal products. These designations were based on the Interim Agricultural Conservation Plan.

**Local Commercial Farmland (LCF).** This designation includes farmland areas outside of the floodplain or shoreline areas which are generally characterized by a mixture of prime farmland and other soils as defined by the Soils Conservation Service.

**Upland Commercial Farmland (UCF).** This designation includes farmland areas on the Tulalip Reservation and outside of the floodplain or shoreline area and is generally characterized by having nearly continuous prime farmland soils and more than fifty percent of the land area in parcels of ten acres or larger. New subdivisions in this designation may not create lots smaller than ten acres. The UCF designation also provides protection for the drainage basin of the West Fork of Quilceda Creek within the Tulalip Reservation. The Agricultural-10 Acre (A-10) zone is the implementing zone for the UCF designation.

**Riverway Commercial Farmland (RCF).** This designation includes farmland areas generally characterized by being in a river valley, floodplain or shoreline area, having continuous prime farmland soils, and having approximately fifty percent or more of the land area in parcels of forty acres and larger. The Agricultural-10 Acre zone is the implementing zone.

**Recreational Land (RL).** This designation applies only to lands previously designated Commercial Farmland, not in use for the commercial production of food or other agricultural products, occupied by playing fields and supporting facilities prior to July 1, 2004 and designated Recreational Land in accordance with RCW 36.70A.170(1). The designation is implemented through GPP policies and code provisions and ensures the recreational use does not affect surrounding agricultural lands of long term commercial significance designated under 36.70A.170(1). The implementing zone is the Agricultural-10 Acre (A-10) zone.

### **Forest Land Designations**

The designations listed below include state and private forest lands. These designations are based on the Interim Forest Land Conservation Plan and the Forest Advisory Committee Findings and Conclusions on the Designation of Commercial Forest Lands, January 5, 1995. The text of these documents is incorporated into this document by reference. Designated Commercial Forest lands within the Mt. Baker-Snoqualmie National Forest and other selected forest lands will be further evaluated for their ability to meet the criteria described in Policy 8.A.2 and the County's GMA Comprehensive Plan Future Land Use map will be amended as necessary.

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**Commercial Forest (CF).** This designation includes primarily large forest land tracts that may not be subdivided for residential development. These lands may be segregated only into tracts of eighty acres or larger. The Forestry zone is the implementing zone for this designation.

**Local Forest (LF).** (Tulalip Reservation Only) This designation includes productive forest lands which are an integral part of the Tulalip Tribes' designated forest lands and are intended to contribute to the preservation of a large contiguous area of land within the interior of the Tulalip Reservation for management of sustainable natural resources. Local Forest lands and adjacent tribal forest lands collectively provide timber production, surface and ground water resources, fisheries and wildlife habitat, and recreation opportunities. The Local Forest designation provides landowners a means of residing on their property while providing protection from rural residential activities that could conflict with forest practice operations. The implementing zone for the Local Forest designation is the Forestry (F) zone (1 dwelling unit per 20 or more acres). The rural cluster subdivision technique may be used in the Forestry zone (~~((and the basic lot yield is calculated using a minimum lot size of 20 acres))~~).

**Forest Transition Area (CF-FTA).** This designation is an overlay to the Commercial Forest (CF) designation. The FTA consists of a one quarter mile wide band of Commercial Forest land on the edge of the Commercial Forest Land designation bordering non-resource lands. The use of FTA lands is the same as Commercial Forest lands, unless adjacent land uses prevent normal forest practices, in which case limited low density development options also apply.

**Mineral Resource Overlay (M) (Map 2)**

This designation is an overlay to the Future Land Use Map. Designated Mineral Resource Lands include those lands identified through a comprehensive inventory and assessment process as not being characterized by urban growth and as having long-term significance for the extraction of minerals. The designation includes bedrock, sand/ gravel and precious metals mineral resources. The implementing zone in this designation is dependent on the underlying zone.