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SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 09-095

RELATING TO THE GROWTH MANAGEMENT ACT,
ADOPTING AMENDMENTS TO THE HOUSING AND LAND USE ELEMENTS OF THE
SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN—GENERAL
POLICY PLAN FOR MANUFACTURED HOUSING COMMUNITIES

WHEREAS, pursuant to the Growth Management Act (GMA), chapter 36.70A RCW, the Snohomish County Council (Council) has adopted the Snohomish County Growth Management Act Comprehensive Plan—General Policy Plan (GPP) for the unincorporated areas of Snohomish County; and

WHEREAS, the Growth Management Act (GMA) and the GPP recognize the importance of availability of housing that people can afford as a pivotal element in the success of our communities; and

WHEREAS, the Council recognizes that decent housing in a suitable living environment is essential to the pursuit of a vital economy and a healthy community; and

WHEREAS, nationwide, about fifty-five thousand manufactured home park communities are home to roughly ten million residents, or three million five hundred thousand families, of which seventy-five percent are considered low-income; and

WHEREAS, in many markets, homes in manufactured home park communities tend to remain affordable, compared to homes on fee-simple land; and

WHEREAS, new manufactured homes generally sell for about a quarter of the price of new single-family units, with median sales prices for new manufactured homes at fifty-one thousand dollars compared to two hundred twenty thousand dollars for new single-family units, according to the 2005 United States Census; and

WHEREAS, preserved resident-owned communities can remain accessible to low-income families as homes in these communities gain acceptance as a home ownership asset from low-income mortgage programs like the American Downpayment Dream Initiative and the dozens of other demand-side programs; and

WHEREAS, although manufactured home park closures and resident displacement is not a new threat to their residents and families, an ever-growing number of manufactured home park communities are coming under threat of closure as cities, suburbs and outlying areas expand and the underlying property becomes increasingly valuable for other types of development; and

WHEREAS, manufactured home park community residents are vulnerable to displacement because, although they own their homes, they do not own the land upon which their homes rest; and

1 WHEREAS, this expanding pace and scale of closures has sent thousands of mostly
2 low- and moderate-income manufactured home owners scrambling to relocate; and
3

4 WHEREAS, although they are commonly referred to as "mobile" homes, this is
5 misleading because most manufactured homes are not easily moved. In fact, most
6 manufactured homes are not moved again once they leave the dealer's lot, due to the high
7 expense of moving and the potential for significant structural damage during a move, especially
8 for older manufactured homes; and
9

10 WHEREAS, even though most residents of manufactured home parks are long-term
11 members of their local communities, when a park owner decides to sell, the residents usually
12 find themselves faced with eviction and few alternative rental spaces which would allow them to
13 maintain ties with their local communities; and
14

15 WHEREAS, several factors are driving the closures, such as landowners having the
16 opportunity to make large profits because of rising land values and the cost of maintaining often-
17 deteriorating infrastructure within manufactured home parks; and
18

19 WHEREAS, the conversion of existing mobile home parks to alternative uses such as
20 condominium, townhome or commercial developments could displace hundreds of people and
21 could result in losing mobile home parks as an option for affordable housing; and
22

23 WHEREAS, protecting mobile and manufactured home parks from the pressures of
24 development will help to maintain the existing stock of manufactured housing provided by these
25 parks; and
26

27 WHEREAS, on June 1, 2006, the County launched "Everyone at Home Now," a 10-year
28 strategic plan to provide safe and affordable housing to all citizens of Snohomish County and
29 end homelessness in Snohomish County by 2016; and
30

31 WHEREAS, on April 25, 2007, the County Council adopted Ordinance No. 07-029
32 creating the Mobile Home Park zone to promote the voluntary retention of mobile home parks
33 as a source of affordable detached single-family and senior housing; and
34

35 WHEREAS, Ordinance 07-029 did not achieve its intended result, because there were
36 no applications for voluntary application of the Mobile Home Park zone and the displacement of
37 mobile home park residents continues unabated; and
38

39 WHEREAS, on March 19, 2008, the County Council adopted Resolution No. 08-011,
40 expressing the Council's intent to take action for the preservation of affordable housing
41 opportunities within mobile home parks, including imposing a temporary moratorium on
42 conversions of mobile home parks until research on outcomes of those conversions can be
43 completed; and
44

45 WHEREAS, on April 23, 2008, the Council adopted Emergency Ordinance No. 08-070,
46 an interim zoning ordinance and interim official control pursuant to RCW 36.70A.390, placing
47 existing manufactured housing communities under interim, "Mobile Home Park" zoning (MHP)
48 until October, 2008 in order to allow the subcommittee of the Housing and Homelessness Policy
49 Oversight Committee, Snohomish County Planning Commission (Commission), and Council
50 sufficient time to study and take action; and

RELATING TO THE GROWTH MANAGEMENT ACT (GMA), ADOPTING AMENDMENTS TO THE HOUSING AND LAND USE
ELEMENTS OF THE SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN-GENERAL POLICY PLAN FOR MANUFACTURED
HOME PARKS

1
2 WHEREAS, on October 20, 2008, the Council adopted Amended Emergency Ordinance
3 No. 08-107 extending the provisions of Emergency Ordinance No. 08-070 until April 23, 2009;
4 and
5

6 WHEREAS, on April 8, 2009, the Council adopted Emergency Ordinance No. 09-017
7 extending the provisions of Emergency Ordinance No. 08-070 until October 23, 2009; and
8

9 WHEREAS, the County Executive appointed a subcommittee of the Housing and
10 Homelessness Policy Oversight Committee to review, analyze and recommend amendments to
11 the GPP and development regulations deemed appropriate to serve the public health, safety
12 and welfare in Snohomish County to provide for affordable housing in the county; and
13

14 WHEREAS, the subcommittee worked with a stakeholder group comprised of
15 manufactured home owners, manufactured/mobile home park owners, affordable housing
16 representatives and other interested stakeholders; and
17

18 WHEREAS, the Council has determined that the consideration of the proposed
19 amendments and revisions to the GPP and development regulations would promote a county
20 purpose as established under RCW 36.70A.130; and
21

22 WHEREAS, the Council has determined that the proposed revisions to the GPP would
23 assist in the preservation of mobile and manufactured home parks; and
24

25 WHEREAS, the amendments are consistent with planning Goal 4 of the Growth
26 Management Act ["Housing. Encourage the availability of affordable housing to all economic
27 segments of the population of this state, promote a variety of residential densities and housing
28 types and encourage preservation of existing housing stock."] [RCW 36.70A.020(4)] and with
29 RCW 36.70A.070(2)(c) (Requiring the County to ensure through its comprehensive plan that the
30 vitality and character of established neighborhoods are maintained by assuring that there is
31 adequate land set aside for housing for low-income families and manufactured housing); and
32

33 WHEREAS, the amendments are consistent with Countywide Planning Policies (CPPs)
34 HO-2 and HO-8; and
35

36 WHEREAS, insufficient time existed for the Planning Commission to hold a public
37 hearing, deliberate and forward a recommendation on to the County Council for consideration
38 as part of Docket XIII and the emergent nature of the problem with the conversion of mobile
39 home parks cannot wait another year until the County considers Docket XIV. RCW 36.70A.130
40 and SCC 30.73.090(1) provide for the consideration of comprehensive plan amendments
41 outside of the not more than once per year limitation. This ordinance constitutes an emergency
42 action within the meaning of RCW 36.70A.130 and SCC 30.73.090(1); and
43

44 WHEREAS, a determination of non-significance (DNS) was issued on August 22, 2008,
45 for the adoption of Amended Emergency Ordinance No. 08-107. Addendum #16, was issued
46 on July 14, 2009, and Addendum #19, was issued on October 5, 2009, to the final
47 environmental impact statement (FEIS) for the GPP Ten-Year Update issued on December 13,
48 2005, for the proposed GPP Text and Future Land Use Map amendments and amendments to
49 Title 30 SCC and areawide rezones. These addenda will not significantly change the analysis

1 contained in the FEIS prepared in 2005 for the GPP, and will not identify new or significantly
2 different environmental impacts; and

3
4 WHEREAS, on May 26, 2009, Planning and Development Services (PDS) provided a
5 staff report and briefing to the Snohomish County Planning Commission on proposed
6 amendments to the GPP.

7
8 WHEREAS, on July 28, 2009, Planning and Development Services (PDS) provided a
9 staff report to accompany a staff recommended ordinance amending the Land Use and Housing
10 Elements of the GPP and amending the Future Land Use Map. The staff report provides
11 significant background, documentation and evidentiary support for the proposed amendments.

12
13 WHEREAS, on July 28, 2009, the Commission held a public hearing to receive public
14 testimony concerning the proposed amendments to the GPP; and

15
16 WHEREAS, at the conclusion of the public hearing the Commission voted to recommend
17 adoption of the proposed amendments to the GPP, with certain modifications as enumerated in
18 its recommendation letter dated August 11, 2009; and

19
20 WHEREAS, on October 1 and October 7, 2009, the Council introduced amendments to
21 the proposed GPP Text and Future Land Use Map amendments and amendments to Title 30
22 SCC and areawide rezones as recommended by the planning commission in order to increase
23 the number of allowed uses in the MHP zone; and

24
25 WHEREAS, these amendments are proposed based on the Council's consideration of
26 the Attorney General's Opinion (AGO 1992 No. 23) and the Attorney General's Advisory
27 Memorandum and Recommended Process for Evaluating Proposed Regulatory or
28 Administrative Actions to Avoid Unconstitutional Takings of Private Property dated December
29 2006 relating to property rights of both mobile home owners and mobile home park owners; and

30
31 WHEREAS, the Council held a public hearing on October 7, 2009, continued to October
32 14, 2009, to consider the entire record on the proposed amendments to the GPP, and to hear
33 public testimony on this Ordinance No. 09-095; and

34
35 WHEREAS, the Council deliberated on the Commission's recommendations, Council
36 proposed amendments and public testimony on October 14, 2009; and

37
38 WHEREAS, on October 14, 2009, the Council approved Amendments Sheets 2, 4, 5, 7
39 and 9 as found in the record at Exhibits 3.6.003, 3.6.005, 3.6.006, 3.6.008, and 3.6.012
40 respectively; and

41
42 NOW, THEREFORE, BE IT ORDAINED:

43
44 **Section 1.** The Council makes the following findings:

- 45
46 A. The Council adopts and incorporates the foregoing recitals as findings as if set forth fully
47 herein.
48 B. Mobile and manufactured home parks provide an affordable home ownership opportunity for
49 many low-income residents of Snohomish County.

- 1 C. The "highest and best use" of real property located within the Manufactured Housing
2 Community designation will be as a mobile or manufactured home park, thereby removing
3 an incentive to converting the use of property from a mobile or manufactured home park.
- 4 D. This ordinance will help to maintain the long-term preservation of mobile and manufactured
5 home parks.
- 6 E. This ordinance addresses an emergency within the County by slowing the conversion of
7 mobile and manufactured home parks to alternate uses, which follows the adoption of three
8 interim, emergency ordinances, and which cannot await permanent action on Docket XIV in
9 2010.
- 10 F. Over the past several years, as land values increased, developers purchased several of
11 these parks and replaced the manufactured housing with new, more expensive, multi-family
12 housing developments, typically displacing the existing residents. Some 31 mobile and
13 manufactured home parks remain in the unincorporated UGA of Snohomish County, with
14 spaces for nearly 2,200 homes as documented in a May 12, 2009 staff report transmitted to
15 the Planning Commission.
- 16 G. According the "Housing within Reach" report issued by the Housing Consortium of Everett
17 and Snohomish County in 2008, a state program established to aid displaced mobile and
18 manufactured home owners has been inadequately funded, leaving most owners with little,
19 if any, compensation either for their homes or the inconvenience of dislocation.
- 20 H. The purpose of the amendments is to strengthen policies to preserve existing mobile and
21 manufactured home parks, and to discourage conversion to other residential uses that
22 would allow a comparable density. The policy amendments provide a policy foundation to
23 adopt permanent development regulations that build upon the interim emergency Mobile
24 Home Park zoning regulations while respecting the property rights of mobile home park
25 owners.
- 26 I. RCW 36.70A.070(2)(c) and (d) require the county to ensure through its comprehensive plan
27 that the vitality and character of established neighborhoods are maintained by assuring that
28 adequate land is set aside for housing for low-income families and manufactured housing,
29 and that adequate provisions are made for the existing and projected needs of all economic
30 segments of the community.
- 31 J. The proposed amendments to amend the Housing element are necessary to re-sort several
32 provisions of the Housing element into more logical sections, revise the language for clarity
33 and to strengthen the policies regarding preservation of mobile and manufactured home
34 parks.
- 35 1. The amendments to Policy HO 1.B.1 are necessary to re-locate sub-policies to more
36 logical sections of the Housing Element.
- 37 2. The amendments to Policy HO 1.B.3 are necessary to add sub-policies previously
38 located under current Policy HO 1.B.1 to a more logical location in the Housing element.
- 39 3. The amendments to Policy HO 1.C.3 are necessary to add current Policies HO 1.E.3
40 and HO 1.E.4 as sub-policies. This is a more logical location in the Housing element.
- 41 4. New Policy HO 1.C.8 is relocated from a sub-policy under current Policy HO 1.B.1 to a
42 full policy to strengthen its importance.
- 43 5. Policy HO 1.C.9 is a new policy added to encourage the consideration of strategies
44 which create replacement affordable housing when affordable is re-developed.

- 1 6. Current Policies HO 1.B.4, HO 1.D.2, HO 1.E.1 and HO 1.E.2 are modified to improve
2 clarity.
- 3 7. Current Policies HO 1.E.3 and HO 1.E.4 are moved under Policy HO 1.C.3 as sub-
4 policies.
- 5 8. Policy HO 2.A.4 is modified to change "safewalks" to the more recognized term
6 "sidewalks."
- 7 K. The proposal is generally consistent with the following goal, objective, and policy of the
8 GPP:
- 9 1. Goal HO 1, "Ensure that all county residents have the opportunity to obtain safe,
10 sanitary, and affordable housing."
- 11 2. Policy HO 1.B.3, "The county shall support the development and preservation of mobile
12 and manufactured home parks."
- 13 3. Objective HO 1.C, "Make adequate provisions for the existing and projected housing
14 needs of all economic segments of the population."
- 15 L. The proposal is consistent with the following CPPs:
- 16 1. HO-2, "Make adequate provisions for existing and projected housing needs of all
17 economic segments of the county."
- 18 2. HO-8, "Implement policies and programs that encourage the upgrading of
19 neighborhoods and the rehabilitation and preservation of the supply of existing
20 affordable housing, including but not limited to mobile home park housing, single room
21 occupancy (SRO) housing, and manufactured housing."
- 22 M. This ordinance constitutes an emergency action within the meaning of RCW 36.70A.130
23 and SCC 30.73.090(1).
- 24
- 25 N. The proposed amendments to add a new Objective 2.D ("Preserve mobile and
26 manufactured home parks within urban growth areas") and supporting policies are
27 necessary to strengthen the linkage between the land use and housing elements and
28 provide direction for developing regulations to preserve mobile home and manufactured
29 home parks, and to identify relevant factors to weigh when determining whether to allow the
30 rezoning of mobile and manufactured home parks to other zones.
- 31
- 32 O. The Washington State Attorney General is directed under RCW 36.70A.370 to advise state
33 agencies and local governments on an orderly, consistent process that better enables
34 government to evaluate proposed policy changes to assure that the actions do not result in
35 the unconstitutional taking of private property or violate substantive due process guarantees.
- 36
- 37 P. The Washington State Attorney General issued an advisory memorandum in December of
38 2006 entitled Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property
39 to help local governments avoid the unconstitutional taking of private property.
- 40
- 41 Q. The 2006 advisory memorandum was used by the County in objectively evaluating the
42 policy changes proposed by this ordinance.
- 43
- 44

- 1 R. The County Council has considered and assessed potential constitutional issues related to
2 the policy changes proposed by this ordinance including, but not limited to: whether the
3 policy changes will result in a permanent or temporary physical occupation of private
4 property; whether the policy changes will deprive affected property owners of all
5 economically viable uses of their properties; whether the policy changes will deny or
6 substantially diminish a fundamental attribute of property ownership; whether the policy
7 changes require a property owner to dedicate a portion of property or to grant an easement;
8 and whether the policy changes will have a severe impact on the property owners' economic
9 interests.
- 10
- 11 S. The County Council has balanced the affected property owners' economic impacts with the
12 extent to which the policy changes impact legitimate and long-standing expectations about
13 the use of the properties and the character of the policy changes.
- 14
- 15 T. The policy changes proposed by this ordinance are reasonably related to and necessary for
16 the advancement of the GMA's goal of encouraging the availability of affordable housing to
17 all economic segments of the County.
- 18
- 19 U. The policy changes proposed by this ordinance are reasonably related to and necessary for
20 the advancement of the GMA's goal of promoting a variety of residential densities and
21 housing types in the County.
- 22
- 23 V. The policy changes proposed by this ordinance are reasonably related to and necessary for
24 the advancement of the GMA's goal of encouraging the preservation of existing housing
25 stock in the County.
- 26
- 27 W. The additional permitted, conditional, and administrative uses proposed by the amendments
28 help ensure that the County's actions do not result in an unconstitutional taking.
- 29
- 30 X. The County's designation of most, but not all, existing mobile home parks to be included in
31 the MHP zone is not discriminatory because, as the record reflects, rational and legitimate
32 reasons support the exclusion of some parks including:
- 33
- 34 1. Existing parks in urban lands designated for commercial and industrial developments are
35 not appropriate long term locations for a residential use such as mobile home parks.
36 The owners of those properties should be encouraged to convert to commercial and
37 industrial uses as planned.
 - 38 2. Existing parks in rural areas have been excluded because it is inappropriate to allow
39 urban levels of density in rural areas. Existing parks in rural areas are allowed to
40 continue as nonconforming uses. Additionally, many residents of mobile home parks are
41 low income and/or senior citizens. Mobile home parks should be encouraged in urban
42 areas which are closer to public transit, jobs, medical providers, schools, shopping and
43 other necessary services.
- 44

45 **Section 2.** The Council makes the following conclusions:

46

- 47 A. The proposal is to amend the Land Use element of the GPP to add a new objective and
48 supporting policies to assist in the preservation of mobile and manufactured home parks.

- 1 B. The proposal is to amend the Housing element of the GPP to clarify and strengthen the
2 policies regarding preservation of manufactured housing communities.
- 3 C. The amendments are consistent with the GMA requirement that the comprehensive plan of
4 a county or city be an internally consistent document (RCW 36.70A.070).
- 5 D. The amendments to the GPP satisfy the procedural and substantive requirements of the
6 GMA.
- 7 E. The amendments maintain the GPP's consistency with the CPPs.
- 8 F. The proposed amendments meet the goals, objectives and policies of the GPP as discussed
9 in the specific findings.
- 10 G. SEPA requirements with respect to this non-project action have been satisfied through the
11 July 14, 2009, issuance of Addendum 16 and the October 5, 2009, issuance of Addendum
12 19 to the Final Environmental Impact Statement for the Snohomish County GMA
13 Comprehensive Plan 10-Year Update.
- 14 H. Snohomish County complied with state and local public participation requirements under the
15 GMA and chapter 30.73 SCC.
- 16 I. The policy changes proposed by this ordinance do not result in an unconstitutional taking of
17 private property for a public purpose.

18
19 **Section 3.** The Council bases its findings and conclusions on the entire record of the Council,
20 including all testimony and exhibits. Any finding, which should be deemed a conclusion, and
21 any conclusion which should be deemed a finding, is hereby adopted as such.
22

23 **Section 4.** Based on the foregoing findings and conclusions, the Land Use element of the GPP
24 last amended by Ordinance No. 05-069 on December 21, 2005, is amended as indicated in
25 Exhibit A to this ordinance (Amended Ordinance No. 09-095 GPP Amendments to the Urban
26 Development Patterns section of the Land Use element).
27

28 **Section 5.** Based on the foregoing findings and conclusions, the Future Land Use Map section
29 of the Land Use element of the GPP last amended by Amended Ordinance No. 09-051 on
30 August 12, 2009, is amended as indicated in Exhibit B to this ordinance (Amended Ordinance
31 No. 09-095 GPP Amendments to the Urban Residential Plan Designations Subsection of the
32 Future Land Use Map Section of the LU Element).
33

34 **Section 6.** Based on the foregoing findings and conclusions, the Housing element of the GPP
35 last amended by Ordinance No. 05-069 on December 21, 2005, is amended as indicated in
36 Exhibit C to this ordinance (Amended Ordinance No. 09-095 GPP Amendments to the Housing
37 element).
38

39 **Section 7.** The Council directs the Code Reviser to update SCC 30.10.060 pursuant to SCC
40 1.02.020(3).
41
42
43
44
45

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

10
11
12 PASSED this 14th day of October, 2009.
13

14 SNOHOMISH COUNTY COUNCIL
15 Snohomish County, Washington

16
17 
18 _____
19 Council Chair
20

21
22 ATTEST:
23


24
25 
26 _____
27 Asst. Clerk of the Council
28

29
30 APPROVED
31 EMERGENCY
32 VETOED
33

34 DATE: 10/30, 2009
35

36
37 
38 _____
39 Snohomish County Executive
40

41 ATTEST:
42

43 
44 _____
45

46 Approved as to form and legality:
47

48 _____
49 Deputy Prosecuting Attorney
50

RELATING TO THE GROWTH MANAGEMENT ACT (GMA), ADOPTING AMENDMENTS TO THE HOUSING AND LAND USE
ELEMENTS OF THE SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN-GENERAL POLICY PLAN FOR MANUFACTURED
HOME PARKS

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Exhibit A
Amended Ordinance No. 09-095
GPP Amendments to the Urban Development Patterns Section of the LU Element

Urban Development Patterns

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

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

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

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

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

housing types within both traditional single family and multi-family neighborhoods while respecting the vitality and character of established residential neighborhoods. A mix of housing types with a range of densities will be encouraged throughout UGAs, as long as they are carefully sited, well designed, and sensitively integrated into existing communities.

For all commercial and industrial developments, the intent is to encourage the expansion, revitalization, redevelopment, and intensification of these areas before establishing new sites. The county also intends to limit new strip commercial development and focus the majority of new commercial growth within mixed-use commercial centers or revitalized strip commercial areas.

To ensure efficient expansion of infrastructure and services, the plan provides for the designation of urban growth phasing overlay areas. This overlay designation, when used, will direct development into areas where existing infrastructure capacity is available before infrastructure is extended into predominantly undeveloped areas.

The growth phasing overlay was originally applied to rural areas added to several urban growth areas with the adoption of the GPP in 1995. It served to phase development in these areas until plans for land use, public facilities, and services to serve urban development were complete. There may be no areas within the growth phasing overlay on the Future Land Use map at any given time. However, the policies and designation remain for future use should similar circumstances arise as a result of comprehensive plan updates or UGA expansions.

Mobile home parks and manufactured home parks provide affordable housing to many

county residents. In many cases, they provide the opportunity of home ownership to households which cannot afford to purchase more traditional types of housing. Mobile and manufactured home parks provide a transition between traditional single family detached dwellings and higher density attached housing. Preservation of mobile and manufactured

home parks is an important goal of the county. However, preservation requires a careful balance between the rights of park owners and the rights of the tenants living within in them.

Objective LU 2.D Preserve mobile and manufactured home parks within urban growth areas.

LU Policies 2.D.1 The county shall create development regulations to encourage the preservation of mobile and manufactured home parks. Development regulations shall allow a variety of uses while fulfilling this policy.

2.D.2 Whether to allow the rezoning of mobile and manufactured home parks to other zones should involve a balancing of the property rights of mobile home parks owners and the rights of owners of mobile homes who are renting space in mobile home parks. Some of the factors to consider are: (1) the cost to the mobile home park owner of maintaining the property as a mobile home park or related use; (2) the cost to the mobile home park tenant of the closure of a mobile home park; (3) whether the uses allowed under the proposed rezone are compatible with the existing neighborhood; (4) whether there are available spaces in other mobile home parks in the vicinity that can accommodate relocating the mobile home park tenants that would be displaced by the closure of the mobile home park; and (5) whether there is relocation or financial assistance for the parks' tenants.

Exhibit B

Amended Ordinance No. 09-095

GPP Amendments to the Urban Residential Plan Designations Subsection of the Future Land Use Map Section of the LU Element

URBAN PLAN DESIGNATIONS

Urban Residential Designations

These designations encompass residential lands within the unincorporated UGA and are intended to provide for urban housing opportunities. The density ranges are defined by zoning classifications that implement the Future Land Use Map. The allowable density for a development will be determined by the provisions of the GMA zoning code rather than the density values associated with the plan designations, except that the minimum density in UGAs may not be less than 4 dwelling units per net acre except as specified in Policy LU 2.B.1.

There are no other minimum density requirements imposed by these plan designations. Rezones to any of the zoning categories listed below for urban residential designations may be approved consistent with general zoning criteria and GPP policies, except as described below.

Densities may be exceeded by the bonus density provided by the zoning code such as in planned residential development zones and Transfer of Development Rights (TDR) receiving areas. The urban residential designations include some areas where land use, and public facilities and services to serve urban development have not yet been planned. These areas may be identified on the Future Land Use Map by a growth phasing overlay. In those areas, preliminary subdivisions, PRDs, short plats, and binding site plans may be discouraged or disallowed

unless criteria specified in the GPP's land use policies are met.

Urban Low Density Residential (ULDR: 3 dwelling units per acre). This designation allows detached housing developments on larger lot sizes. This designation is applied only in the Darrington and Gold Bar Urban Growth Areas due to the absence of sanitary sewers. Implementing zones: R-20,000 and R-12,500.

Urban Low Density Residential (ULDR). This designation allows mostly detached housing developments on larger lot sizes. Implementing zones: MHP, R-7,200, PRD-7,200, R-8,400, PRD-8,400, R-9,600, PRD-9,600 and WFB. Except within the Lake Stevens UGA, areas containing critical areas that are large in scope, with a high rank order value, and are complex in structure and function, the implementing zoning shall be R-9,600.

Urban Medium Density Residential (UMDR). This designation allows a combination of detached homes on small lots, townhouses, and apartments in medium density, multi-family residential developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB.

Urban High Density Residential (UHDR). This designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses. Implementing zones: MHP, MR, PRD-MR, LDMR and PRD-LDMR.

Exhibit C
Amended Ordinance No. 09-095
 GPP Amendments to the Housing Element

- Objective HO 1.B** **Ensure that a broad range of housing types is available in urban and rural areas.**
- HO Policies 1.B.1** ~~((Opportunities for affordable home ownership shall be facilitated by promoting an increased supply of all housing types such as: small lot and cottage housing, townhouses, and condominium units and multiplexes. The following areas of research toward this end shall be considered to increase the supply of lower cost housing types:))~~ The county shall facilitate affordable home ownership and rental opportunities by promoting an increased supply of lower-cost housing types, such as small lots, townhouses, multiplexes, and mixed-use housing.
- ~~((a. Investigate and implement or revise the Unified Development Code so that it will provide for and facilitate: cottage housing; small-scale rental housing for families and senior citizens; subdivision of large homes in single family zones; expanded opportunities for mixed-use housing; shared housing and senior citizen communities.))~~
- ~~((b. Investigate and create a mobile home park zone that will encourage the long-term preservation of mobile home parks.))~~
- ~~((c. Investigate the development of site size and buffering standards for mobile home parks that permit development in all medium and high density residential zones and conditional development in low density residential zones.))~~
- ~~((d. Evaluate the feasibility of implementing a housing relocation assistance program for low income households (<50 percent of median income as defined by the Department of Housing and Urban Development, the agency that defines eligibility for assistance based on that definition) displaced as a result of mobile home park closures.))~~
- ~~((e. Support development of standards for co-housing developments that incorporate shared common buildings and open spaces.))~~
- 1.B.2 The county shall recognize the increasing diversity in the cultural backgrounds of its residents and shall encourage a broad range of ownership and rental housing opportunities.
- 1.B.3 The county shall support the development and preservation of mobile and manufactured home parks.
- a. Create a comprehensive plan designation and development regulations that will encourage the long-term preservation of mobile and manufactured parks.

- b. Investigate the development of site size and buffering standards for mobile and manufactured parks that permit development in all medium and high density residential zones and conditional development in low density residential zones.
- 1.B.4 The county shall encourage and support the development of innovative housing types that make efficient use of the county land supply such as residential units in mixed-use developments, accessory dwelling units, cottage housing, co-housing, and live/work units.
- Objective HO 1.C Make adequate provisions for the existing and projected housing needs of all economic segments of the population.**
- HO Policies**
- 1.C.1 The county shall cooperate with public, private and non-profit providers in applying techniques for increasing the supply of owner-occupied homes.
- 1.C.2 To increase the cost effectiveness of special needs housing programs, the county shall amend the codified definition of “family” to permit up to eight persons not related by blood or marriage to reside in a dwelling.
- 1.C.3 The county shall encourage private sector production of new housing units that are affordable to and occupied by low income households.
- a. Provide incentives that encourage residential developers to address low- and moderate-income housing needs, such as priority permit processing and exemptions or reductions in impact fee mitigation payments for low-income projects.
- b. Evaluate the feasibility of reducing minimum permitted lot sizes in non-PRD developments.
- 1.C.4 The county has implemented and shall maintain the Snohomish County Affordable Housing Trust Fund to develop and maintain housing affordable to households with incomes below 50 percent of median.
- 1.C.5 The county shall continue to support the efforts of the Housing Authority of Snohomish County to increase the supply of low and moderate income housing.
- 1.C.6 The county shall encourage the capacity of nonprofit housing and community development organizations to develop and manage low income housing.
- 1.C.7 The county shall pursue techniques to minimize the displacement of low and moderate income households resulting from losses in the county’s existing stock of low-cost housing.
- 1.C.8 The county shall evaluate the feasibility of implementing a mitigation program for low-income households (<50 percent of median income as defined by the Department of Housing and Urban Development, the agency that defines eligibility for assistance based on that definition) displaced as a result of manufactured housing community closures.
- 1.C.9 The county shall investigate methods of ensuring that redevelopment will not result in a net loss of affordable housing; i.e. every unit of

affordable housing lost to redevelopment is replaced with like, affordable housing, suitable for and in a location beneficial to the same demographics as those displaced by redevelopment. To this end, the county shall consider requirements for the inclusion of low-income housing or fees in lieu of providing low-income housing.

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

HO Policies 1.D.1 The county shall establish a mix of densities in residentially zoned land that is served with adequate infrastructure based on the public's housing preferences, demonstrated need for low and moderate income households, fair-share housing allocations, preservation of critical areas, and coordination with the transportation system.

1.D.2 The supply and mix of residentially zoned, developable land that is served with adequate infrastructure shall be sufficient to accommodate the county's fair-share housing allocation and support an efficient and competitive market for ~~((non-assisted))~~ market-rate housing.

1.D.3 The county shall encourage expeditious and efficient infill development in urban growth areas.

1.D.4 The county shall encourage housing in mixed-use developments in designated Urban Centers in unincorporated Snohomish County.

1.D.5 The county shall assure that there is sufficient zoned land allowing group homes to accommodate the demand for this type of residence.

Objective HO 1.E Strengthen interjurisdictional cooperative efforts to ensure an adequate supply of housing is available to all economic segments of the county.

HO Policies 1.E.1 Snohomish County in cooperation with cities, public housing agencies, and other public, non-profit and private housing developers, shall continue to strive to meet ~~((its))~~ the county's fair-share housing allocations based on recommendations in the most recent Housing Evaluation Report as provided in the 2025 Fair Share Housing Allocation Report and Documentation (Snohomish County Tomorrow Steering Committee, 2005).

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

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

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

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

Objective HO 2.A **Promote opportunities for all county residents to reside in safe and decent neighborhoods.**

- HO Policies**
- 2.A.1 The county should preserve the character of stable residential neighborhoods through selective and innovative land use measures.
 - 2.A.2 The county shall continue programs to repair and maintain existing housing in neighborhoods to reduce blight and deterioration and preserve and enhance the housing stock.
 - 2.A.3 The county shall encourage the distribution of assisted rental housing in communities where less than 30 percent of the housing stock is assisted rental housing.
 - 2.A.4 The county shall encourage development and maintenance of safe and secure outdoor environments, including the development of ~~((safewalks))~~sidewalks in new subdivisions.