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SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 10-042

AMENDING THE LAND USE, HOUSING, TRANSPORTATION, CAPITAL FACILITIES AND  
NATURAL ENVIRONMENT CHAPTERS OF THE GENERAL POLICY PLAN (GPP) AND  
ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH  
MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) AND ZONING MAP AMENDMENTS  
FOR THE CATHCART AREA (GPP 5 - CATHCART)

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 county-initiated proposed amendments and revisions to the GMACP and development regulations with the pending Docket XIV proposals would promote a county purpose consistent with SCC 30.74.010(3) and .015; and

WHEREAS, in the mid-1980s Snohomish County acquired a 440-acre tract of real property located adjacent to the site of the former Cathcart Sanitary Landfill for use as a regional landfill, to be known as the Snohomish County Regional Sanitary Landfill (hereinafter "Regional Landfill"), as an asset of the County's solid waste system; and

WHEREAS, although Snohomish County partially developed the property for this purpose in the 1990's, the County has used other facilities for management and disposal of solid waste and never opened the Regional Landfill; and

WHEREAS, the Solid Waste Division determined in 2002 that approximately 269 acres of Regional Landfill property generally located west of Outcrop Creek, as shown on Exhibit A, which is attached and incorporated herein by reference, is surplus to its future needs within the meaning of SCC 4.46.170 and recommended that the property be sold or transferred out of the Solid Waste Fund to provide needed revenue to that fund; and

WHEREAS, on October 13, 2003, the Snohomish County Council adopted Motion No. 03-500 which requested information from the County Executive and certain executive agencies to facilitate county consideration of development or sale of the property for uses other than management and disposal of solid waste; and

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1 WHEREAS, Snohomish School District No. 201 expressed an interest in purchasing  
2 approximately 50 to 65 acres within the Regional Landfill for a new high school and elementary  
3 school, as provided for in Board of Directors of Snohomish School District No. 201 Resolution No.  
4 07-04, which resolution authorized a bond measure that was approved by the voters at a special  
5 election on May 18, 2004; and  
6

7 WHEREAS, the Snohomish County Council declared by Resolution No. 04-004 its intent to  
8 enter into negotiations with Snohomish School District No. 201 regarding the sale of up to 65 acres  
9 of Regional Landfill property to the school district at its true and full value for the limited purpose  
10 of constructing and operating schools, provided that a suitable site is identified and the purchase is  
11 completed on or before December 31, 2004; and  
12

13 WHEREAS, in 2004 by Amended Ordinance No. 04-088, the County Council declared that  
14 the approximately 269 acres of Regional Landfill property located at the Cathcart site will not be  
15 required for solid waste disposal or as an emergency solid waste disposal facility, and its transfer  
16 from the Solid Waste Fund is in the public interest as it allows the property to be used for other  
17 public and/or private purposes and provides needed revenue for the Solid Waste Fund; and  
18

19 WHEREAS, in 2004 by Amended Ordinance No. 04-088, the County Council approved the  
20 custodial transfer from the Solid Waste Fund to the General Fund of the approximately 269 acres of  
21 Regional Landfill property determined surplus by the Solid Waste Division; and  
22

23 WHEREAS, in 2004 by Amended Ordinance No. 04-088, the County Council approved  
24 compensation of the Solid Waste Fund by the General Fund at the 2004 market value certified in  
25 the Macaulay and Associates, Ltd., appraisal report dated April, 2004; and  
26

27 WHEREAS, in 2004 by Amended Ordinance No. 04-088, the County Council approved the  
28 custodial transfer of 9.7 acres of Regional Landfill property from the Solid Waste Fund to the Road  
29 Fund designated for road and road buffer purposes; and  
30

31 WHEREAS, in 2004 by Amended Ordinance No. 04-088, the County Council declared that  
32 it is in the public interest to enter into negotiations with Snohomish School District No. 201  
33 regarding the sale at its fair market value of approximately 65 acres of Regional Landfill property  
34 that is transferred from the Solid Waste Fund to the General Fund for construction and operation of  
35 a new high school and elementary school; and  
36

37 WHEREAS, in 2005 by Amended Ordinance No. 05-069 and as part of the Ten-Year  
38 Update to the GMACP, text amendments were made to the Land Use Chapter adding Policy LU  
39 5.B.6 stating the intent of the county to conduct future master planning for the Cathcart site; and  
40

41 WHEREAS, in 2005 by Amended Ordinance No. 05-069 and as part of the Ten-Year  
42 Update to the GMACP, changes were made to the Future Land Use (FLU) map for the Cathcart  
43 area to enable the future development of the site; and  
44

1           WHEREAS, in 2006 by Resolution 06-006, the Snohomish County Council declared its  
2 intent to consider and evaluate the relationship between the county-owned Cathcart property and  
3 adjoining properties, including those properties located north of Cathcart Way and West of State  
4 Route 9, as the master plan for the county-owned Cathcart property is prepared and which may  
5 include the following issues for consideration: options for access, circulation, environmental  
6 protection, and future land use and zoning as they relate to master planning of the county-owned  
7 Cathcart property; and  
8

9           WHEREAS, in 2007 the County Executive declared through Executive Order 07-048, the  
10 need to address the importance of reducing the effects of climate change and redirected County  
11 resources to minimize the impact of County government on the environment, and to organize the  
12 County government to begin adaptation to the effects of global warming, through the formation of a  
13 County Staff Climate Change Committee, to consider among other things the implementation where  
14 practicable, of green building design and construction practices for County facilities, pending  
15 adoption of standards; and  
16

17           WHEREAS, on May 13, 2008, the County Executive unveiled his vision to create  
18 sustainable living, working and recreational opportunities on public land known as the Cathcart  
19 property with a series of public meetings to help craft development guidelines and to integrate the  
20 new project with existing residential neighborhoods; and  
21

22           WHEREAS, on June 4, June 24, and September 10, 2008, Snohomish County hosted  
23 meetings for the general public, and particularly for residents of the neighborhoods surrounding the  
24 County's Cathcart property, to provide information and to gather public input concerning the vision;  
25 and  
26

27           WHEREAS, on June 9, 2008 and June 16, 2008, the Snohomish County Council held public  
28 hearings to receive public testimony on proposed county and non-county initiated amendments to  
29 the GMACP for consideration on the Final Docket XIII including the Cathcart property proposal  
30 (then referred to as GPP 2); and  
31

32           WHEREAS, the Snohomish County Council, on June 16, 2008, approved, by Motion No.  
33 08-238, a list of proposed comprehensive plan amendments, including map and text amendments  
34 affecting the Cathcart site (GPP 2), for inclusion on Final Docket XIII and authorized the County  
35 Executive, through the Department of Planning and Development Services (PDS), to process Final  
36 Docket XIII consistent with chapters 30.73 and 30.74 SCC; and  
37

38           WHEREAS, Final Docket XIII, including the proposals to amend the map and text of the  
39 GMACP to reflect the vision for the Cathcart site, was presented to the Planning Advisory  
40 Committee (PAC) of Snohomish County Tomorrow (SCT); and  
41

42           WHEREAS, pursuant to chapter 30.74 SCC, PDS completed its final review and evaluation  
43 of Final Docket XIII, including the proposals to amend the map and text of the GMACP, and  
44 forwarded recommendations to the Snohomish County Planning Commission; and  
45

1  
2 WHEREAS, the Snohomish County Planning Commission held a public hearing and  
3 received public testimony on Final Docket XIII on January 27, 2009, and February 24, 2009; and  
4

5 WHEREAS, at the conclusion of the public hearing on March 3, 2009, the Snohomish  
6 County Planning Commission deliberated on Final Docket XIII and voted to recommend adoption  
7 of the Cathcart amendments (GPP 2), as enumerated in its recommendation letter of March 30,  
8 2009; and  
9

10 WHEREAS, the Snohomish County Council held a public hearing on July 8, 2009, which  
11 was continued to August 10 and 12, 2009, to consider the entire record, including the planning  
12 commission recommendations on Final Docket XIII and to hear public testimony on the docketed  
13 items, including the Cathcart amendments (GPP 2); and  
14

15 WHEREAS, at the conclusion of the public hearing on August 12, 2009, the Snohomish  
16 County Council decided to defer action on the Cathcart amendments (GPP 2) until Docket XIV; and  
17

18 WHEREAS, the Snohomish County Council, on September 9, 2009, approved by Amended  
19 Motion No. 09-176, a list of county-initiated comprehensive plan amendments, including the  
20 Cathcart amendments carried over from Docket XIII (now referred to as GPP 5), for consideration  
21 concurrent with Final Docket XIV and authorized the County Executive, through the Department of  
22 Planning and Development Services (PDS), to process these amendments consistent with chapter  
23 30.73 SCC; and  
24

25 WHEREAS, PDS completed its final review and evaluation of the proposed amendments to  
26 the map and text of the GMACP contained in Amended Motion 09-176, and forwarded  
27 recommendations to the Snohomish County Planning Commission; and  
28

29 WHEREAS, the Snohomish County Planning Commission held a public hearing and  
30 received public testimony on the proposed comprehensive plan amendments on April 27, 2010; and  
31

32 WHEREAS, on April 27, 2010, the Snohomish County Planning Commission deliberated on  
33 the county-initiated amendments at the conclusion of the public hearing and voted to recommend  
34 adoption of the Cathcart amendments (GPP 5) with amendments, as enumerated in its  
35 recommendation letter of May 18, 2010; and  
36

37 WHEREAS, the Snohomish County Council held a public hearing on July 7, 2010, to  
38 consider the entire record, including the planning commission recommendations on the proposed  
39 amendments, and to hear public testimony on the docketed items, including the Cathcart  
40 amendments (GPP 5).  
41

42  
43 NOW, THEREFORE, BE IT ORDAINED:  
44

45 Section 1. The county council makes the following findings:

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- 1
- 2 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth fully
- 3 herein.
- 4 B. There are limited situations, such as exist at the Cathcart site and perhaps elsewhere, where
- 5 providing an overlapping (or dual) land use designation on the FLU map is appropriate. The
- 6 expanded range of implementing zones made available through two overlapping designations is
- 7 especially relevant to large urban sites with potentially long development or redevelopment
- 8 periods during which market conditions can change significantly. In particular, sites at the
- 9 boundary of two land use designations where the boundary could easily move in one direction
- 10 or the other without adverse impact on surrounding properties, the immediate neighborhood or
- 11 affected infrastructure plans - represent potential candidates for overlapping the two
- 12 designations forming the boundary.
- 13 C. Specific plan benefits to using overlapping land use designations on large sites that are vacant or
- 14 to be entirely redeveloped include:
  - 15 1. Overlapping designations increase the flexibility in marketing and developing larger urban
  - 16 sites, which is likely to result in a more efficient use of urban land through earlier and more
  - 17 suitable development of underutilized land.
  - 18 2. Decisions on the location of internal boundaries and infrastructure such as roads can be
  - 19 deferred until site planning is more advanced, resulting in a more context-sensitive design.
  - 20 3. By allowing greater flexibility between land uses, this approach will enable development,
  - 21 when it does occur, that will be more likely to fill unmet niches in the local market than
  - 22 would be the case under a single land use designation.
  - 23 4. The legislative act of creating overlapping designations requires the opportunity for public
  - 24 input and a conclusion that development under either designation is acceptable; hence,
  - 25 requiring a second legislative action to change between acceptable designations would
  - 26 produce a redundant public process.
  - 27 5. Only one zone can apply to a parcel of land at any given time. Changing to a different
  - 28 implementing zone, even where overlapping land use designations provide a broader choice,
  - 29 will still require a formal quasi-judicial public process. As with any other rezone, this gives
  - 30 the opportunity for neighbors and the general public to air concerns.
- 31 D. It is appropriate to expressly allow for overlapping (or dual) designations through specific
- 32 policy language in the GPP, and to also clearly define the circumstances under which such dual
- 33 designations may be appropriate for approval.
- 34 E. The following criteria for approval of sites for overlapping designations, as contained in new
- 35 Policy LU 2.D.1, will provide protection to neighboring property owners and assurance to the
- 36 general public that this land use tool will be judiciously used and with minimal risk of adverse
- 37 impact on surrounding areas:
  - 38 1. The proposal involves property or aggregated properties under unified development control
  - 39 that is likely to develop or redevelop over an extended period (five years or more)
  - 40 comprising at least 50 contiguous acres; the area of overlapping designations must cover no
  - 41 more than 50% of the total proposal area;

- 1        2. The public facilities necessary to support development from any of the implementing zones
- 2        for either of the proposed overlapping designations is in place, planned, or proposed by the
- 3        applicant as part of the proposal;
- 4        3. At least 75% of the perimeter of the area proposed for overlapping designations, whether on-
- 5        site or off-site of the over-all proposal, is bounded by lands having – or proposed for – the
- 6        same land use designations as those in the proposed overlapping designation area (i.e., the
- 7        area of overlapping designation occurs along the boundary of the two overlapping
- 8        designations); and
- 9        4. In other comparable situations where both of the proposed overlapping designations would
- 10       be individually compatible with the surrounding land use designations and neighborhood
- 11       character.
- 12    F. The new policy language of LU 5.B.6b commits the county to evaluate alternative FLU map
- 13       designations for the adjacent lands immediately northeast of the Cathcart site, which maintain
- 14       the “Other” designation applied to these lands in 2005, consistent with the council direction of
- 15       Motion 06-006.
- 16    G. The new Cathcart policies added to the relevant objectives within the Land Use, Capital
- 17       Facilities, Natural Environment, Housing and Transportation Chapters of the GMACP
- 18       pertaining to the Cathcart site are necessary to 1) more fully articulate the vision for the Cathcart
- 19       site, as developed through public meetings and technical advisory group discussions conducted
- 20       during 2008; and 2) to more fully implement the broader policy direction and achieve the goals
- 21       and objectives of the GPP.
- 22    H. Policy direction supporting “green” building and “sustainable” development patterns and
- 23       practices at the Cathcart site is consistent with and helps implement policy amendments to the
- 24       GPP adopted in 2008 regarding climate change and sustainability, and responds to
- 25       neighborhood desires expressed during the public visioning process.
- 26    I. Policy direction supporting the location of neighborhood-serving businesses at the planned
- 27       Cathcart urban village is consistent with and helps to implement the broad policy direction
- 28       under Land Use Goals 2, 3, and 5 in the GPP concerning urban centers and urban villages, and
- 29       urban neighborhood structure, as well as with neighborhood desires expressed during the public
- 30       visioning process.
- 31    J. Specific policy direction concerning tools and techniques appropriate for use in the development
- 32       of the Cathcart site is appropriate within the GPP because of this site’s unique size and potential
- 33       as a county-owned asset to implement comprehensive plan objectives.
- 34    K. Directives for high quality design at the Cathcart site are consistent with and help implement the
- 35       broad policy direction under Land Use Goal 4 concerning urban design, and responds to
- 36       neighborhood desires expressed during the public visioning process.
- 37    L. Directives for more pedestrian and bicycle-friendly development patterns at the Cathcart site are
- 38       consistent with, and help to implement, the broad policy direction of several land use and
- 39       transportation goals. These goals collectively support the development of neighborhoods and
- 40       communities that promote both personal health and environmental health through reduced
- 41       reliance on automobiles.

- 1 M. Specific objectives and policies to guide development at the Cathcart site, as they have been  
2 developed in the executive initiative and refined through the public visioning process, are  
3 appropriate within the GPP because of this site's unique size and potential, as a county-owned  
4 asset, to implement comprehensive plan objectives.
- 5 N. Directives for special efforts to preserve environmentally sensitive areas as community assets at  
6 the Cathcart site are consistent with and help implement the broad policy direction articulated in  
7 the Natural Environment chapter of the GPP, and responds to neighborhood desires expressed  
8 during the public visioning process.
- 9 O. Policy direction supporting the development of a broad range of housing types at the Cathcart  
10 site is consistent with and helps implement Housing Goals 1 and 2 concerning housing  
11 opportunities and vital neighborhoods, and will create a more rich variety of housing  
12 opportunities for a broader range of households in this area of the Southwest UGA.
- 13 P. Directives favoring transit-supportive development at the Cathcart site are consistent with and  
14 help implement the broad policy direction of several goals in the Land Use and Transportation  
15 chapters of the GPP. Collectively, these goals encourage the development of neighborhoods and  
16 communities that support and encourage alternative modes of transportation and promote both  
17 personal health and environmental health through reduced reliance on automobiles.
- 18 Q. Directives concerning alternative circulation modes and roadway network design at the Cathcart  
19 site are appropriate within the GPP because of this site's unique size and potential as a county-  
20 owned asset for implementation of comprehensive plan objectives, and its strategic location  
21 within an existing neighborhood.
- 22 R. The proposal by Snohomish County to amend the GMACP will provide map and policy  
23 guidance for the development of the Cathcart site located in the Southwest Urban Growth Area  
24 near the intersection of Cathcart Way and SR 9. The proposal includes both plan designation  
25 and zoning changes at the Cathcart site. These changes fall into two categories. First are  
26 technical corrections that resolve inconsistencies between the existing plan designation and  
27 zoning, or that address minor parcel configuration issues. Second are revisions that reconfigure  
28 the existing plan designations and zoning to implement the Executive Vision. These changes are  
29 consistent with the recent custodial transfer of approximately 59 acres of the Cathcart property  
30 to the Parks Department under the Conservation Futures program. The following summarizes  
31 the FLU map re-designations and approximate acreages of each:
- 32 1. 74.8 acres from Urban Medium Density Residential (UMDR) to Public/Institutional  
33 (P/I),
  - 34 2. 8.4 acres from UMDR to Urban Village (UV),
  - 35 3. 14.1 acres from UMDR to Urban High Density Residential (UHDR),
  - 36 4. 4.1 acres from UV to UHDR,
  - 37 5. 7.7 acres from UV to UHDR **and** Urban Industrial (UI),
  - 38 6. 14.0 acres from UMDR to UHDR **and** UI,
  - 39 7. 20.9 acres from UMDR to UI,
  - 40 8. 11.8 acres from UV to UI,

- 1           9. 7.9 acres from UV to P/I,
- 2           10. 11.5 acres from Urban Low Density Residential (ULDR) to UI, and
- 3           11. 49.0 acres from UI to P/I.

4           The following summarizes the rezones:

- 5           1. 8.4 acres from Low Density Multiple Residential (LDMR) to Neighborhood Business
- 6           (NB)
- 7           2. 2.5 acres from LDMR to Business Park (BP),
- 8           3. 11.3 acres from NB to BP,
- 9           4. 54.3 acres from IP to BP,
- 10          5. 18.2 acres from LDMR to MR,
- 11          6. 18.1 acres from LDMR to MR, and
- 12          7. 34.8 acres from LDMR to BP.

13        S. The proposed FLU map amendments to the Cathcart site will better achieve the overall  
14        objectives of the GPP. These amendments affirm specific areas suitable as natural habitat areas  
15        that were recently transferred to the Parks Department through the Conservation Futures  
16        program (through the introduction of the P/I designation). They achieve this while largely  
17        preserving the site’s overall capacity to accommodate population and employment growth  
18        (through the introduction of the UHDR designation).

19        T. The overlapping designation of UHDR / UI as proposed for 22 acres within the Cathcart West  
20        site is appropriate and consistent with the criteria in new GPP Policy LU 2.C.1 in the following  
21        ways:

- 22          1. Criterion (a) is met because the 205-acre Cathcart West site exceeds the minimum size  
23          threshold of 50-acres, is within single (county) ownership, and the 22-acre area of  
24          overlapping designations is well below the 50% limit (103 acres at this site).
- 25          2. Criterion (b) is met because the major arterial road needed to serve the site for business and  
26          housing is already in place (Cathcart Way), construction of the sanitary sewer lift station  
27          needed to serve the site as developed for housing (the largest service need) is now nearing  
28          completion, and other on site infrastructure needed to serve high-density housing and/or  
29          business development will be provided by Snohomish County directly, or through  
30          development agreements with others.
- 31          3. Criterion (c) is met because the adjoining lands on the Cathcart West site are proposed for  
32          UHDR and UI designations along over 90% of the perimeter of the area proposed for the  
33          UHDR / UI overlapping designations.
- 34          4. Criterion (d) is met because the area proposed for overlapping designations would be  
35          compatible with the adjoining properties and surrounding neighborhood under either the  
36          UHDR or the UI designation for the following reasons:



- 1 a. The area is separated from all adjoining properties by a minimum distance of 250 feet,  
2 which substantially mitigates any anticipated environmental impacts from either  
3 business or high-density housing development;
- 4 b. Substantial areas of the Cathcart West site are already designated UI, the higher intensity  
5 of the two overlapping designations;
- 6 c. The property immediately east of Cathcart West is already in the UI designation and  
7 developed and used for quasi-industrial county operations;
- 8 d. The overall housing yield from the Cathcart west property is expected to be moderately  
9 lower under the proposal than it would be under the current Urban Medium Density  
10 Residential and Urban Village designations; and
- 11 e. The proposed Business Park (BP) zoning to be used on all UI-designated lands at  
12 Cathcart West, because of higher standards for design and more limited menu of  
13 allowable uses, will provide even more protection to surrounding properties and the  
14 neighborhood than the existing Industrial Park (IP) zoning.
- 15 U. The proposed FLU and zoning map amendments will create complete alignment between land  
16 use designation and zoning classification in the Cathcart area.
- 17 V. The replacement of IP zoning with the BP zoning classification on the eastern portions of the  
18 Cathcart West site will provide additional protection for neighboring properties and uses and  
19 will reduce potential environmental impacts of business development without reducing the  
20 employment capacity of the site.
- 21 W. The proposed amendments are generally consistent with the following goals, objectives, and  
22 policies in the GPP:
- 23 1. Goal LU 2, "Establish development patterns that use urban land more efficiently."
- 24 2. Objective LU 2.A, "Increase residential densities within UGAs by concentrating and  
25 intensifying development in appropriate locations."
- 26 3. Policy LU 2.A.5, "Medium and high density residential development (including elderly and  
27 disabled housing) shall be encouraged to locate, where possible, within walking distance of  
28 transit access or designated transit corridors, medical facilities, urban centers, parks, and  
29 recreational amenities."
- 30 4. Goal LU 3, "Establish compact, clearly defined mixed-use centers that promote a  
31 neighborhood identification and support the county's sustainability goals."
- 32 5. Objective LU 3.C, "Plan for Urban Villages within unincorporated UGAs."
- 33 6. Objective LU 3.D, "Link new and redeveloped neighborhoods and centers with existing  
34 neighborhoods, commercial development, and employment areas."
- 35 7. Policy LU 3.D.1, "The county shall work to create pedestrian, bicycle and public  
36 transportation linkages to be included in new and redeveloped areas to reduce the  
37 dependence on the automobile."
- 38 8. Objective LU 3.H, "Encourage compatible and supporting land uses adjacent to centers and  
39 transit facilities and along transit corridors."

- 1 9. Objective LU 5.A, “Revitalize or create identifiable, pedestrian-oriented neighborhood areas  
2 with focal points, mixed-use centers, and employment areas that are linked with each other.”
- 3 10. Objective CF 3.D, “Provide for the restoration and protection of habitat for present and  
4 future generations.”
- 5 11. Goal ED 1, “Promote the maintenance and enhancement of a healthy economy.”
- 6 12. Goal ED 3, “Encourage the retention and expansion of existing businesses and jobs and  
7 attract new businesses and jobs.”
- 8 13. Objective HO 1.B, “Ensure that a broad range of housing types is available in urban and  
9 rural areas.”
- 10 14. Goal HO 2, “Ensure the vitality and character of existing residential neighborhoods.”
- 11 15. Policy HO 2.B.2, “The county shall facilitate the development of urban centers and urban  
12 villages in appropriate locations within UGAs (see LU 1).”
- 13 16. Objective TR 2.B, “In cooperation with the cities, promote a variety of convenient  
14 transportation services to compact and attractively designed centers.”
- 15 17. Objective NE 1.B, “Accommodate population growth in a manner that maintains and  
16 protects elements of the natural environment.”
- 17 18. Objective NE 10.B, “Develop strategies for Snohomish County communities that support  
18 sustainability and minimize greenhouse gas emissions.”
- 19 X. The proposal is consistent with the following Countywide Planning Policies (CPPs):
- 20 1. ED-8, “Coordinate economic plans with transportation, housing, and land use policies that  
21 support economic development and predictability for future growth.”
- 22 2. OD-1, “Promote development within urban growth areas in order to use land efficiently.”
- 23 3. OD-8, “Encourage land use, economic and housing policies that co-locate jobs and housing  
24 to optimize use of existing and planned transportation systems and capital facilities.”
- 25 4. UG-5, “Ensure the siting and development of urban growth areas support pedestrian, bicycle  
26 and transit compatible design.”
- 27 5. UG-8, “Ensure UGAs provide sufficient density, developable land, and public services to  
28 accommodate most of the projected population and employment growth. In addition, the  
29 density should be adequate, according to recent studies, to support transit services and  
30 efficient utilization of infrastructure.”
- 31 6. HO-12, “Encourage a variety of housing types and densities that allow for infill using  
32 innovative urban design techniques to foster broad community acceptance.”
- 33 7. HO-14, “Encourage the use of environmentally sensitive housing development practices in  
34 order to minimize the impacts of growth on the county’s natural resource systems.”
- 35 8. TR-4(e), “Provide transportation facilities and services that support the land use elements of  
36 the county’s and cities’ comprehensive plans, particularly roadway capacities together with  
37 public transportation services appropriate to the designated land use types and  
38 densities....(e) Adequate access to and circulation for public service and public

1 transportation vehicles will be part of the planning for comprehensive plan land use  
2 designations and subsequent development.”

3 Y. The number of new housing units anticipated to be built under these amendments is between  
4 752 and 1,065 units, a reduction of 0.4 to 29.7% from the 1,069 units estimated in the 2005  
5 analysis for the Ten-Year Update.

6 Z. The proposed amendments include a reconfiguration of land designated Urban Industrial and  
7 Urban Village, that corresponds to an estimate of 1,369 to 1,894 new employees, a reduction of  
8 3.6 to 28.4 % from the 1,913 employees estimated in the 2005 analysis for the Ten-Year  
9 Update. New critical area regulations adopted after the Ten-Year Update, and the custodial  
10 transfer of 59 affected acres of the site to Parks, could further reduce the site’s employment  
11 capacity from the estimates prepared for that analysis and EIS.

12 AA. The modest reductions in estimated new housing unit and employee capacity resulting from  
13 these amendments will not impair the ability of Snohomish County to meet its overall  
14 population and employment growth targets for 2025, due to the available capacity elsewhere in  
15 the Southwest UGA and around the county.

16 BB. The environmental impacts of the proposal are within the range of impacts analyzed by the  
17 DEIS and FEIS during the Ten-Year Update to the GMA comprehensive plan in 2005. No new  
18 impacts have been identified for the proposal, and SEPA requirements have been met through  
19 an addendum issued on February 9, 2009, for Docket XIII prior to a public hearing before the  
20 Snohomish County Planning Commission.

21 CC. The county council includes in its findings and conclusions the final review and evaluation of  
22 the proposal completed by PDS, which is hereby made a part of this ordinance as if set forth  
23 herein.

24 DD. The Futurewise letter submitted to the Planning Commission on April 27 as Exhibit 11 indicates  
25 a need for a farmers market that is a permanent, year-round operation which would be a focal  
26 point for Snohomish County agriculture, and for additional ball fields, based on past studies that  
27 will require updating as the planning for Cathcart proceeds.

28 EE. The county owned Cathcart site would provide an opportunity to initiate a permanent farmers  
29 market that would encourage the county’s agricultural economy.

30 FF. Including ball fields in future open space within the Cathcart site would have a public benefit to  
31 meet any demonstrated unmet need for additional ball fields in the area that may be identified  
32 by the Parks Department.

33 GG. The Futurewise letter also provides justification for an affordable housing demonstration project  
34 within the Cathcart site.

35 HH. The Planning Commission supports, in concept, the use of the Cathcart site to address unmet  
36 needs in these three areas, consistent with sound over-all planning for these facilities and  
37 programs.

38  
39  
40

1 Section 2. The county council makes the following conclusions:  
2

3 A. The proposal by Snohomish County is to amend the GMACP to provide more detailed policy  
4 guidance for the development of the county's Cathcart site located in the Southwest UGA near  
5 the intersection of Cathcart Way and SR 9. With the proposed amendments, including the FLU  
6 map re-designations in Section 1, the plan for Cathcart more closely meets the goals, objectives  
7 and policies of the GPP and the County's objectives for the Cathcart properties than with the  
8 existing plan designations.

9 B. The proposed FLU map and zoning map amendments:

- 10 1. maintain consistency with other elements of the GMACP;
- 11 2. meet the goals, objectives, and policies of the GMACP as discussed in the specific findings;
- 12 3. are consistent with the CPPs; and
- 13 4. comply with the GMA.

14 C. The revisions to the FLU map are consistent with the forecasted population and employment  
15 growth for the succeeding 20-year period as promulgated by the Washington State Office of  
16 Financial Management (OFM).

17 D. The amendments are consistent with the GMA requirement that the comprehensive plan of a  
18 county or city be an internally consistent document (RCW 36.70A.070).

19 E. The amendments to the GMACP satisfy the procedural and substantive requirements of the  
20 GMA.

21 F. The amendments maintain the GMACP's consistency with the CPPs for Snohomish County.

22 G. The proposed amendments meet the goals, objectives and policies of the GMACP as discussed  
23 in the specific findings.

24 H. SEPA requirements with respect to this non-project action have been satisfied through the  
25 publication of an addendum to the FEIS for the Ten-Year Update comprehensive plan  
26 amendments.

27 I. The County complied with state and local public participation requirements under the GMA and  
28 chapter 30.73 SCC.

29  
30 Section 3. The county council bases its findings and conclusions on the entire record of the county  
31 council, including all testimony and exhibits. Any finding, which should be deemed a conclusion,  
32 and any conclusion which should be deemed a finding, is hereby adopted as such.  
33

34 Section 4. Based on the foregoing findings and conclusions, the Snohomish County GMACP –  
35 GPP FLU map last amended by Amended Ordinance No. 09-063 on August 12, 2009, is amended  
36 as indicated in Exhibit A to this ordinance (Amended Ordinance No. 10-042 Final Docket XIV,  
37 GMACP Future Land Use Map Amendments GPP 5 – Cathcart).  
38

39 Section 5. Based on the foregoing findings and conclusions, the area-wide zoning map, last  
40 amended by Ordinance No. 09-063 on August 12, 2009, is amended as indicated in Exhibit B to this

1 ordinance (Amended Ordinance No. 10-042 Final Docket XIV, Zoning Map Amendments GPP 5 –  
2 Cathcart).

3  
4 Section 6. Based on the foregoing findings and conclusions, the Urban Development Patterns  
5 section of the Land Use chapter of the Snohomish County GMACP – GPP, last amended by  
6 Amended Ordinance No. 09-095 on October 14, 2009, is amended as indicated in Exhibit C to this  
7 ordinance (Amended Ordinance No. 10-042 Final Docket XIV, GPP Amendments to the Urban  
8 Development Patterns Section of the Land Use Chapter GPP 5 – Cathcart).

9  
10 Section 7. Based on the foregoing findings and conclusions, the Centers section of the Land Use  
11 chapter of the Snohomish County GMACP – GPP, last amended by Amended Ordinance No. 09-  
12 051 on August 12, 2009, is amended as indicated in Exhibit D to this ordinance (Amended  
13 Ordinance No. 10-042 Final Docket XIV, GPP Amendments the Centers Section of the Land Use  
14 Chapter GPP 5 – Cathcart).

15  
16 Section 8. Based on the foregoing findings and conclusions, the Urban Design section of the Land  
17 Use chapter of the Snohomish County GMACP – GPP, last amended by Amended Ordinance No.  
18 09-051 on August 12, 2009, is amended as indicated in Exhibit E to this ordinance (Amended  
19 Ordinance No. 10-042 Final Docket XIV, GPP Amendments the Urban Design Section of the Land  
20 Use Chapter GPP 5 – Cathcart).

21  
22 Section 9. Based on the foregoing findings and conclusions, the Small Area and Neighborhood  
23 Structure section of the Land Use chapter of the Snohomish GMPCP – GPP, last amended by  
24 Amended Ordinance No. 09-051 on August 12, 2009, is amended as indicated in Exhibit F to this  
25 ordinance (Amended Ordinance No. 10-042 Final Docket XIV, GPP Amendments the Small Area  
26 and Neighborhood Structure Section of the Land Use Chapter GPP 5 – Cathcart).

27  
28 Section 10. Based on the foregoing findings and conclusions, the Open Space, Shoreline and  
29 Scenic Resources section of the Land Use chapter of the Snohomish County GMACP - GPP, last  
30 amended by Amended Ordinance No. 05-069 on December 21, 2005, is amended as indicated in  
31 Exhibit G to this ordinance (Amended Ordinance No. 10-042 Final Docket XIV, GPP Amendments  
32 the Open Space, Shoreline and Scenic Resources Section of the Land Use Chapter GPP 5 –  
33 Cathcart).

34  
35 Section 11. Based on the foregoing findings and conclusions, the Future Land Use Map section of  
36 the Land Use chapter of the Snohomish County GMACP – GPP, last amended by Amended  
37 Ordinance No. 09-095 on October 14, 2009, is amended as indicated in Exhibit H to this ordinance  
38 (Amended Ordinance No. 10-042 Final Docket XIV, GPP Amendments the Future Land Use Map  
39 Section of the Land Use Chapter GPP 5 – Cathcart).

40  
41 Section 12. Based on the foregoing findings and conclusions, the Housing chapter of the  
42 Snohomish County GMACP – GPP, last amended by Amended Ordinance No. 09-095 on October  
43 14, 2009, is amended as indicated in Exhibit I to this ordinance (Amended Ordinance No. 10-042  
44 Final Docket XIV, GPP Amendments the Housing Chapter GPP 5 – Cathcart).

1 Section 13. Based on the foregoing findings and conclusions, the Transportation chapter of the  
2 Snohomish County GMACP – GPP, last amended by Ordinance No. 08-019 on June 3, 2008, is  
3 amended as indicated in Exhibit J to this ordinance (Amended Ordinance No. 10-042 Final Docket  
4 XIV, GPP Amendments the Transportation Chapter GPP 5 – Cathcart).

5  
6 Section 14. Based on the foregoing findings and conclusions, the Capital Facilities chapter of the  
7 Snohomish County GMACP – GPP, last amended by Ordinance No. 08-046 on June 3, 2008, is  
8 amended as indicated in Exhibit K to this ordinance (Amended Ordinance No. 10-042 Final Docket  
9 XIV, GPP Amendments the Capital Facilities Chapter GPP 5 – Cathcart).

10  
11 Section 15. Based on the foregoing findings and conclusions, the Climate Change and  
12 Sustainability section of the Natural Environment chapter of the GMACP – GPP, added by  
13 Ordinance No. 08-019 on June 3, 2008, is amended as indicated in Exhibit L to this ordinance  
14 (Amended Ordinance No. 10-042 Final Docket XIV, GPP Amendments the Climate Change and  
15 Sustainability Section of the Natural Environment Chapter GPP 5 – Cathcart).

16  
17 Section 16. The county council directs the Code Reviser to update SCC 30.10.060 pursuant to SCC  
18 1.02.020(3).

19  
20 Section 17. Severability. If any section, sentence, clause or phrase of this ordinance shall be held  
21 to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of  
22 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or  
23 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,  
24 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the  
25 Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior  
26 to the effective date of this ordinance shall be in full force and effect for that individual section,  
27 sentence, clause or phrase as if this ordinance had never been adopted.


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PASSED this 7<sup>th</sup> day of July, 2010.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
Council Chair

ATTEST:


  
Asst. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE: 7/22, 2010

  
Snohomish County Executive

ATTEST:



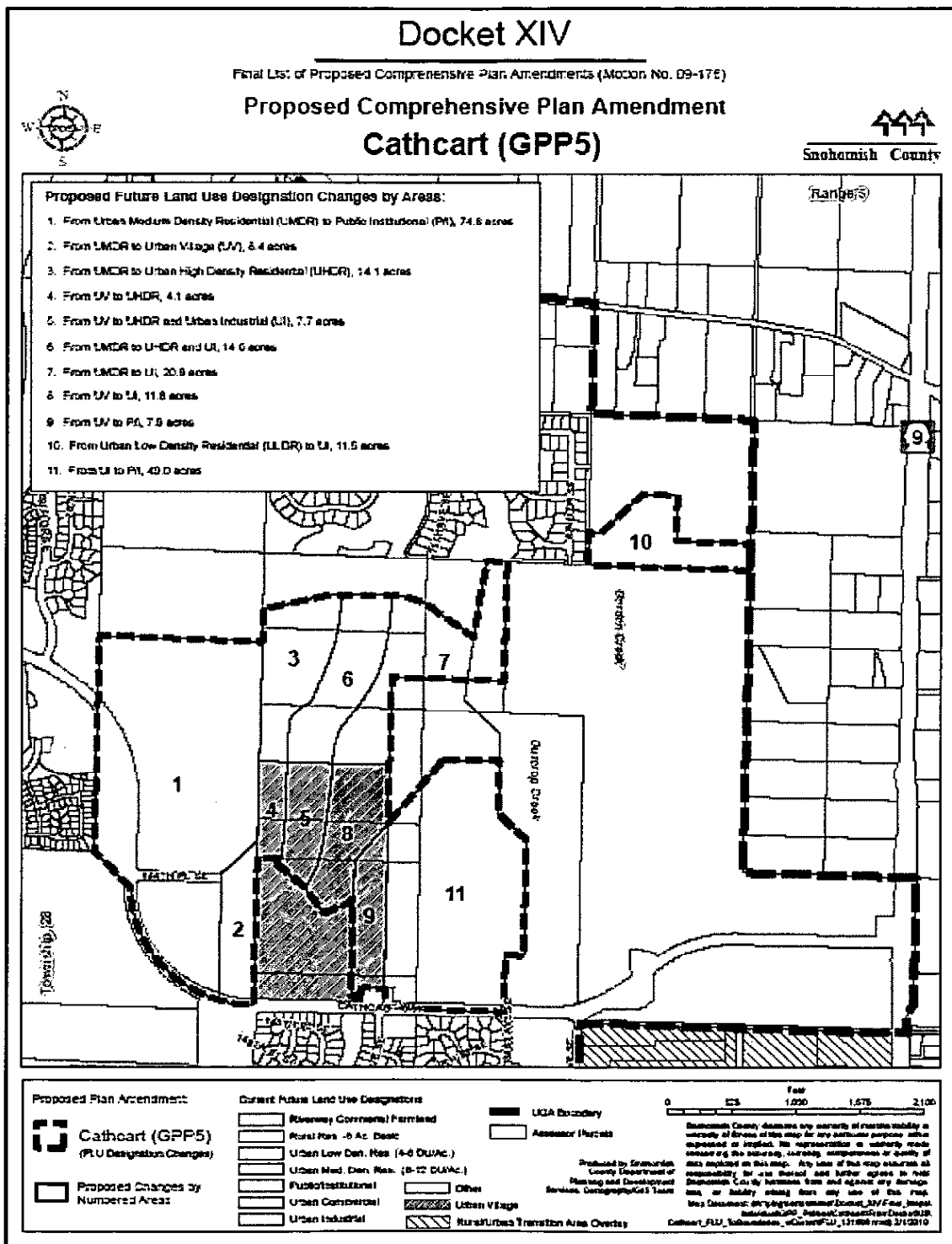
**AARON REARDON**  
County Executive

Approved as to form only:

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

D-11

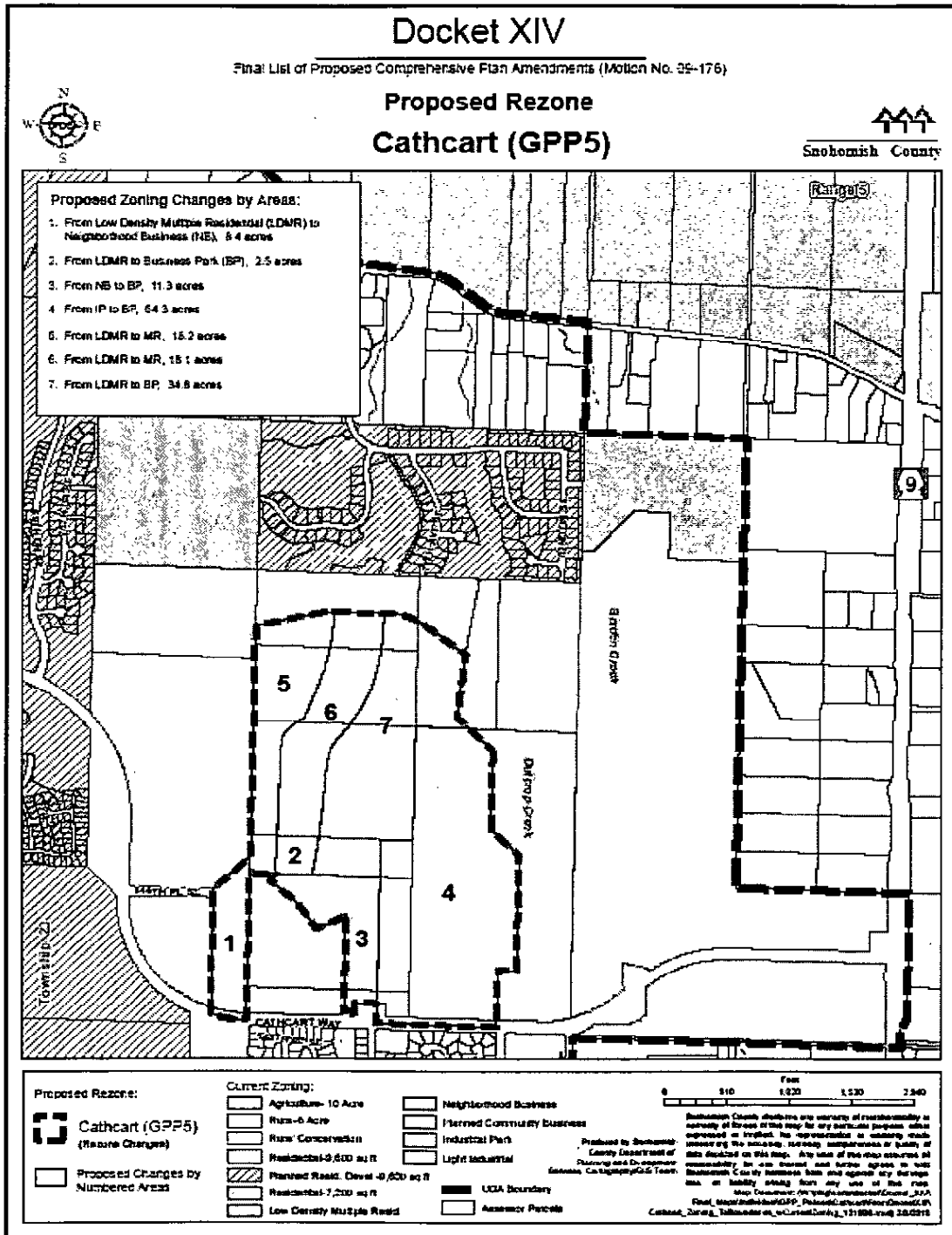
Exhibit A  
 Amended Ordinance No. 10-042  
 Final Docket XIV, GMACP Future Land Use Map Amendments  
 GPP 5 – Cathcart



AMENDED ORDINANCE No. 10-042 AMENDING THE LAND USE, HOUSING, TRANSPORTATION, CAPITAL FACILITIES AND NATURAL ENVIRONMENT CHAPTERS OF THE GENERAL POLICY PLAN (GPP) AND ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) AND ZONING MAP AMENDMENTS FOR THE CATHCART AREA (GPP 5 – CATHCART)



Exhibit B  
 Amended Ordinance No. 10-042  
 Final Docket XIV, Zoning Map Amendments  
 GPP 5 – Cathcart



AMENDED ORDINANCE No. 10-042 AMENDING THE LAND USE, HOUSING, TRANSPORTATION, CAPITAL FACILITIES AND NATURAL ENVIRONMENT CHAPTERS OF THE GENERAL POLICY PLAN (GPP) AND ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) AND ZONING MAP AMENDMENTS FOR THE CATHCART AREA (GPP 5 – CATHCART)

## **Exhibit C**

Amended Ordinance No. 10-042

Final Docket XIV, GPP Amendments to the Urban Development Patterns

Section of the Land Use Chapter of the General Policy Plan

GPP 5 – Cathcart

### **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.

## **GOAL LU 2**

**Establish development patterns that use urban land more efficiently.**

### **Objective LU 2.A**

**Increase residential densities within UGAs by concentrating and intensifying development in appropriate locations.**

#### **LU Policies 2.A.1**

Within UGAs, development regulations shall be adopted and maintained which will require that new residential subdivisions achieve a minimum net density of 4-6 dwelling units per acre in all unincorporated UGAs, except (1) in the UGAs of Darrington, Index, and Gold Bar as long as those cities do not have sanitary sewer systems and (2) in areas without sanitary sewers which the sewer purveyor with jurisdiction, or in nearest reasonable servicing proximity will certify are either an unsewered urban enclave or are not capable of being connected to public sewers via annexation within the next six years or by the improvements provided pursuant to its adopted six year capital facilities plan, (3) where regulations for development on steep slopes require reduced lot or dwelling unit yields, or (4) where a lower density is necessary because of the existence of critical areas that are large in scope, with a high rank order value, and are complex in structure and function. Lot size averaging, planned residential developments, sewerage regulations and other techniques may be used to maintain minimum density or

to insure later development at minimum densities is not inhibited when sanitary sewers become available.

- 2.A.2 The county shall not support any proposed annexation by a city unless and until an annexation agreement has been signed by the county and said city ensuring the continued implementation of Policy LU 2.A.1 for the area to be annexed.
- 2.A.3 Any UGA shall provide for a variety of residential densities identifying minimum and maximum allowable. Density ranges shall consider the presence of critical areas.
- 2.A.4 Any UGA shall provide opportunities for a mix of affordable housing types (e.g. small lot detached, townhouses, duplex, triplex, 6 to 8 unit apartment and small group housing units) within medium density residential areas.
- 2.A.5 Medium and high density residential development (including elderly and disabled housing) shall be encouraged to locate, where possible, within walking distance of transit access or designated transit corridors, medical facilities, urban centers, parks, and recreational amenities.
- 2.A.6 Within UGAs, alternatives to standard single family designs such as zero lot line housing and cottages on small lots around a central courtyard, shall be considered in development regulations for residential areas.
- 2.A.7 Rezones and subdivisions in areas designated Other Land Uses shall only be allowed when a detailed UGA plan and, if required by the General Policy Plan, a master plan has been adopted for the area.

**Objective LU 2.B**

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

- LU Policies 2.B.1 The county shall encourage expansion, revitalization, redevelopment, and intensification of existing areas before new sites are designated and zoned.
- 2.B.2 The majority of new commercial development shall be accommodated as mixed use in urban centers, and/or urban village or adjacent to transit stations or designated transit corridors (see also policies under LU 3.A.1 or objectives LU 4.A and 4.B).
- 2.B.3 The intensification or redevelopment of existing strip commercial developments shall be encouraged including changing to mixed use in appropriate locations.

- 2.B.4 New strip commercial development shall be discouraged.
- 2.B.5 New industrial areas within the UGAs shall be designated only within areas which have direct access to existing and proposed transportation facilities (airports, highways, rail and transit lines), and in areas with adequately planned, programmed or existing roads, utilities and services.

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

- LU Policies**
- 2.C.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.C.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.

**Objective LU 2.D      Provide for reasonable flexibility in land use regulation and planned mixing of uses, where appropriate, while maintaining adequate protection for existing neighborhoods.**

- 2.D.1 Land use designations on the Future Land Use Map are used to indicate general locations of land uses by broad categories, such as residential, commercial and industrial. In limited situations within UGAs, it may be appropriate to designate certain areas with two overlapping designations. The following criteria shall be used in evaluating the suitability of any proposal that includes overlapping FLU Map designations. All criteria must be met before any proposal for FLU Map amendment that includes overlapping designations may be approved.

- (a) The proposal involves property or aggregated properties under unified development control that is likely to develop or redevelop over an extended period (five years or more) comprising at least 50 contiguous acres. The area of overlapping designations must cover no more than 50% of the proposal area (50 contiguous acres or more).
- (b) The public facilities necessary to support development from any of the implementing zones for either of the proposed overlapping designations are in place, planned, or proposed by the applicant as part of the proposal.
- (c) At least 75% of the perimeter of the area proposed for overlapping designations, whether on-site or off-site of the overall proposal, is bounded by lands having – or proposed for - the same land use designations as those in the proposed overlapping designation area (i.e., the area of overlapping designation occurs along the boundary of the two overlapping designations). And
- (d) The proposal and site exhibit a comparable situation where both of the proposed overlapping designations would be individually compatible with the surrounding land use designations and neighborhood character.

**Exhibit D**  
Amended Ordinance No. 10-042  
Final Docket XIV, GPP Amendments to the Centers Section  
of the Land Use Chapter of the General Policy Plan  
GPP 5 – Cathcart

**Centers**

Urban centers have been identified by the county and its cities where significant population and employment growth can be located, a community-wide focal point can be provided, and the increased use of transit, bicycling and walking can be supported. These centers are intended to be compact and centralized living, working, shopping and/or activity areas linked to each other by high capacity or local transit. The concept of centers is pedestrian and transit orientation with a focus on circulation, scale and convenience with a mix of uses.

An important component of centers is the public realm. The public realm is the area within centers that the public has access to for informal rest and recreation activities such as walking, sitting, games and observing the natural environment. The public realm along with residential and employment uses help define a sense of place and give centers an identity.

The pedestrian and transit-oriented design of centers helps reduce vehicle generated trips, especially single-occupancy trips, and consequently helps to lower greenhouse gas emissions – a main contributor to climate change. A reduction in vehicle miles traveled helps the county in meeting its goals for climate change as detailed in the Natural Environment chapter of this comprehensive plan.

Specific centers also promote the county's goals for sustainability by incorporating environmentally friendly building design and development practices according to Leadership in Energy and Environmental Design (LEED) building certification and low impact development (LID) techniques into the development process.

The primary direction for the development of centers came from the Puget Sound Regional Council's (PSRC) Vision 2020. Specific guidelines for development were also derived from the Snohomish County Tomorrow Urban Centers paper and Transit Oriented Development Guidelines Report and are updated based on recent regional center development and the SW Snohomish County Urban Center Phase 1 Report (February 2001). The PSRC is an association of cities, towns, counties, ports, and state agencies that serves as a forum for developing policies and making decisions about regional growth and transportation issues in the central Puget Sound region encompassing King, Kitsap, Pierce and Snohomish counties. The PSRC is responsible for the long-range growth management, and the economic and transportation strategy for the four-county central Puget Sound region – most recently captured in Vision 2040. PSRC's Vision 2040 and the countywide planning policies provide further direction for the development of centers.

Snohomish County initially designated centers as a circle on the Future Land Use Map in the 1995 GMA Comprehensive Plan to provide a starting point for more detailed planning. Urban Centers were also designated in adopted UGA plans.

Snohomish County has three types of centers in unincorporated UGAs that are differentiated by purpose, location, intensity, and characteristics:

- Urban Centers (A subcomponent of Urban Centers is the Transit Pedestrian Villages)
- Urban Villages
- Manufacturing and Industrial Centers

**Urban Centers** provide a mix of high-density residential, office and retail development with public and community facilities and pedestrian connections located along a designated high capacity route. The plan designates Urban Centers at the following locations:

- Interstate 5 and 128<sup>th</sup> St SE;
- Interstate 5 and 164<sup>th</sup> St SW;
- State Route 527 and 196<sup>th</sup> St SE;
- State Route 99 and State Route 525;
- State Route 99 and 152<sup>nd</sup> St SW;
- Interstate 5 and 44<sup>th</sup> Avenue West; and
- Point Wells

**Transit Pedestrian Villages** are the areas within designated Urban Centers that surround an existing or planned high capacity transit station. They feature uses that enhance and support the high capacity transit station. Emphasis is placed on a compact walkable area that is integrated with multiple modes of transportation. The

plan designates a Transit Pedestrian Village at the following location:

- 164<sup>th</sup> St SW and Ash Way

**Urban Villages** like other centers, promote a reduction in vehicle miles traveled by emphasizing pedestrian oriented, mixed-use design within close proximity to transit. They are smaller scale than urban centers, have lower densities, allow mixed uses and may be located on or outside a high capacity transit station.

Of special note is the planning process for the Urban Village at Cathcart Way and State Route 9, which incorporates principles of sustainability and “green” building in accordance with Leadership in Energy and Environmental Design (LEED) certification. The goal is for the development at this site to serve as a model for “green” building and sustainable neighborhood development in Snohomish County.

The plan designates Urban Villages at the following locations:

- State Route 99 and Airport Road;
- State Route 99 and Center Road;
- 112<sup>th</sup> St SE and 4<sup>th</sup> Ave W;
- 164<sup>th</sup> St SW and 33<sup>rd</sup> Ave W;
- Cathcart Way and State Route 9;
- 148<sup>th</sup> St SE and Seattle Hill Road;
- State Route 527 and 185<sup>th</sup> St SE;
- Filbert Road and North Road;
- Maltby Road and 39<sup>th</sup> Ave SE;
- 80<sup>th</sup> Ave NW and 284<sup>th</sup> St NW; and
- 79<sup>th</sup> Ave SE and 20<sup>th</sup> St SE.

AMENDED ORDINANCE No. 10-042  
AMENDING THE LAND USE, HOUSING, TRANSPORTATION, CAPITAL FACILITIES AND NATURAL ENVIRONMENT  
CHAPTERS OF THE GENERAL POLICY PLAN (GPP) AND ADOPTING FUTURE LAND USE MAP AMENDMENTS TO THE  
SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) AND ZONING MAP AMENDMENTS  
FOR THE CATHCART AREA (GPP 5 - CATHCART)



**Manufacturing/Industrial Centers** are major existing regional employment areas of intensive, concentrated manufacturing and industrial land uses which cannot be easily mixed at higher densities with other land uses and located with good access to the region's transportation system. The plan designates a Manufacturing and Industrial Center at Paine Field.

Whenever possible, it is the county's intent to support the efforts of the cities to preserve,

enhance, or develop centers within their city limits. Centers within unincorporated UGAs will be established with special emphasis on areas within the Southwest UGA cognizant of the cities' efforts for their own centers. The county will explore incentives and develop other techniques to make center development viable in the long term. Careful attention must be given to the recreational and cultural needs of those who will live and work in unincorporated county areas.

**GOAL LU 3      Establish compact, clearly defined mixed-use centers that promote a neighborhood identification and support the county's sustainability goals.**

**Objective LU 3.A      Plan for Urban Centers within unincorporated UGAs consistent with Vision 2040 and the CPP's.**

- LU Policies**
- 3.A.1      The Future Land Use Map (FLUM) and UGA land use plans shall include designations and implementation measures for Urban Centers, based on the characteristics and criteria below.
  - 3.A.2      Urban Centers shall be compact (generally not more than 1.5 square miles), pedestrian-oriented areas within designated Urban Growth Areas with good access to higher frequency transit and urban services. Pedestrian orientation includes pedestrian circulation, pedestrian scaled facilities and pedestrian convenience. These locations are intended to develop and redevelop with a mix of residential, commercial, office, and public uses at higher densities, oriented to transit and designed for pedestrian circulation. Urban Centers should also include urban services and reflect high quality urban design. Urban Centers shall emphasize the public realm (open spaces, parks and plazas) and create a sense of place (identity). Urban Centers will develop/redevelop over time and may develop in phases.
  - 3.A.3      Urban Centers shall be located adjacent to a freeway/highway and a principal arterial road, and within one-fourth mile walking distance from a transit center, park-and-ride lot, or be located on a regional high capacity transit route.
  - 3.A.4      Residential net densities shall not be less than 12 dwelling units per acre; maximum densities may be established as part of more detailed planning. Population and employment size will be

consistent with criteria in the Countywide Planning Policies and General Policy Plan.

3.A.5 Urban Centers are designated on the FLUM and additional Urban Centers may be designated in future amendments to the Comprehensive Plan.

3.A.6 Desired growth within Urban Centers shall be accomplished through application of appropriate zoning classifications, provision of necessary services and public facilities, including transit, sewer, water, stormwater, roads and pedestrian improvements, parks, trails and open space, and protection of critical areas. The County will identify and apply methods to facilitate development within designated Urban Centers, including supportive transit, parks, road and non-motorized improvements.

**Objective LU 3.B Plan for Transit Pedestrian Villages within Urban Centers.**

**LU Policies** 3.B.1 Transit Pedestrian Villages are areas within designated Urban Centers that surround an existing or planned high capacity transit center. Transit Pedestrian Villages may be designated on the FLUM.

3.B.2 Transit Pedestrian Villages will be located around existing or planned transit centers.

3.B.3 Minimum densities within Transit Pedestrian Villages shall be determined through more detailed planning and implementing development regulations.

3.B.4 The county shall develop and adopt a detailed master plan for each Transit Pedestrian Village as an amendment to the GPP. State Environmental Policy Act review shall be conducted for each plan. The plan and planning process shall include the following elements:

- (a) a survey of local residents and property owners to identify local issues;
- (b) analysis of land use, including an assessment of vacant and redevelopment land potential, ownership patterns, and a ranking of sites based on their potential for development/redevelopment in the near and long terms;
- (c) analysis of demographic and market conditions, to help identify the most feasible mix of land uses;
- (d) assessment of environmental constraints and issues (e.g., wetlands, streams, views);

- (e) identification and mapping of the geographic boundaries for each Village center;
- (f) identification of and creation of a conceptual plan for the Village area, indicating the general location and emphasis of various land uses including residential, employment and the public realm, and any potential phases of development;
- (g) review and allocation or reallocation of targets for population and employment growth and affordable housing, in conjunction with land use planning;
- (h) identification of public service and capital facility needs (e.g., drainage, sewerage facilities, parks, cultural/educational facilities, transit facilities), and development of a targeted, phased capital improvement program;
- (i) development of a circulation plan, including street improvements, parking management, and pedestrian and bicycle improvements;
- (j) recommendations to address specific design concerns and planning or regulatory issues; and
- (k) analysis of existing and potential transit service.

3.B.5 Transit Pedestrian Villages shall be regulated through appropriate zoning classification(s).

3.B.6 Snohomish County will work with key service providers and agencies to develop coordinated capital facility plans for each designated village. The county will also use its budgeting process to target and prioritize provision of adequate county services and facilities to designated centers.

**Objective LU 3.C**

**LU Policies 3.C.1**

**Plan for Urban Villages within unincorporated UGAs.**

Urban Villages shall be planned as compact (approximately three to 25 acres in size), pedestrian-oriented areas within designated Urban Growth Areas. The development will include a variety of small-scale commercial and office uses, public buildings, high-density residential units, and public open space. Pedestrian orientation includes circulation, scale and convenience with connections between neighborhoods, communities and other centers. Urban Villages should also include urban services and reflect high quality urban design. Urban Villages serve several neighborhoods within a radius of about two miles. Urban Villages will develop/redevelop over time and may develop in phases.

- 3.C.2 Urban Villages shall be located adjacent to a principal arterial road or within one-fourth mile of existing or planned access to public transit.
- 3.C.3 Residential net densities shall be at least 12 dwelling units per acre; maximum densities may be established as part of more detailed planning.
- 3.C.4 Additional Urban Villages may be designated in the future through amendments to the comprehensive plan.
- 3.C.5 Urban Villages will be implemented through application of appropriate zoning classifications, provision of necessary services and public facilities (including transit, sewer, water, stormwater, roads and pedestrian improvements, parks, trails and open space) and protection of critical areas. The county will identify and apply methods to facilitate development within designated Urban Villages, including targeting of public facilities such as transit, parks and road improvements.
- 3.C.6 The urban village at the county Cathcart site will be developed with principles of sustainability and “green” building design to serve as a vibrant community focal point for the surrounding neighborhoods in the northeast areas of the Southwest UGA. Neighborhood-serving businesses and service providers – including public services such as library and postal service - will be especially encouraged to locate at the village.

**Objective LU 3.D Link new and redeveloped neighborhoods and centers with existing neighborhoods, commercial development, and employment areas.**

- LU Policies**
- 3.D.1 The county shall work to create pedestrian, bicycle and public transportation linkages to be included in new and redeveloped areas to reduce the dependence on the automobile.
  - 3.D.2 The county shall work to link new and existing neighborhoods creating a sense of community and shall include sidewalks and paths, where practicable, for safe passage to schools and other places of activity in the community.

**Objective LU 3.E Plan for Manufacturing and Industrial Centers within the unincorporated UGA.**

- LU Policies**
- 3.E.1 Manufacturing and Industrial Centers shall be one to two square miles in size and allow a mix of nonresidential uses that support the center and its employees.

- 3.E.2 The Manufacturing and Industrial Centers shall be sized to allow a minimum of 10,000 jobs at an average employment density of 20 employees per employment acre for new growth.
- 3.E.3 The Manufacturing and Industrial Centers shall be shown on the Future Land Use Map as an overlay.
- 3.E.4 Within Manufacturing and Industrial Centers large retail or non-related office uses shall be discouraged.
- 3.E.5 Manufacturing and Industrial Centers shall be supported by adequate public facilities and service, including good access to the regional transportation system.
- 3.E.6 The county shall designate the Paine Field-Boeing area as a Manufacturing/Industrial Center in coordination with the City of Everett.
- 3.E.7 Land uses and zoning of Paine Field will continue to be governed by the Snohomish County Airport Paine Field Master Plan and Snohomish County Zoning Code consistent with federal aviation policies and grant obligations.

**Objective LU 3.F Support city efforts to preserve enhance or develop urban or small town centers and main streets.**

- LU Policy** 3.F.1 Coordinate land use planning efforts with towns and cities and encourage development within the unincorporated area that enhances the vitality of a city's center or main street.

**Objective LU 3.G Investigate and develop techniques to ensure the long-term success of center development.**

- LU Policies** 3.G.1 The county shall recognize the importance of centers in setting high priorities for development and installation of capital improvements within urban centers, and shall encourage similar recognition by other service providers.
- 3.G.2 The county shall coordinate the design and development of centers in unincorporated areas with developers, transit planning agencies, and service providers to achieve compatibility of land use, transportation, and capital facility objectives within centers. (See Urban Design Section)
- 3.G.3 The county shall develop and implement techniques within designated centers that allow the phasing of development and ensure the centers' long-term development potential.

- 3.G.4 The county shall investigate innovative methods that will facilitate center development such as land assembly, master planning, and urban redevelopment.
- 3.G.5 Centers should be located and designed to be connected to bicycle and pedestrian trails.
- 3.G.6 The county shall explore incentives used by other jurisdictions for suitability for use within unincorporated UGAs to encourage mixed-use development.
- 3.G.7 The county shall codify suitable incentives for mixed-use development.
- 3.G.8 The county shall explore the use of floor area ratio (FAR) to determine density in centers. FAR is the relationship between the total amount of floor space in a multi-story building and the land area occupied by that building.
- 3.G.9 Snohomish County shall support city annexation of areas designated Urban Center, Transit Pedestrian Village, or Urban Village after the annexing city and the county adopt an interlocal agreement consistent with the annexation principles developed by Snohomish County Tomorrow. The interlocal agreement shall address the smooth transition of services from the county to the city and shall ensure that the city comprehensive plan and development regulations provide capacity for at least the same overall density and intensity of development provided by the county comprehensive plan and development regulations. If the area to be annexed includes an area designated as a receiving area under the county's Transfer of Development Rights (TDR) program, then the interlocal agreement shall also ensure that the area remains a TDR receiving area or that other areas of the city are designated TDR receiving areas so that the city development regulations provide equivalent or greater capacity for receiving TDR certificates and equivalent or greater incentives for the use of TDR certificates.
- 3.G.10 The county shall pursue lease, purchase and/or development agreements with all development partners at the county Cathcart site to support that county objectives for the site, generally, and the urban village in particular, are achieved.
- 3.G.11 The county shall explore potential incentives for small to medium-sized businesses that commit to employing local residents to locate at the county Cathcart site as a means to reduce commute trips and strengthen the local economy.

**Objective LU 3.H      Encourage compatible and supporting land uses adjacent to centers and transit facilities and along transit corridors.**

- LU Policies**
- 3.H.1      The county shall encourage mixed-use development in commercial and high density residential zones when adjacent to center or transit facilities or along transit corridors.
  - 3.H.2      Properties adjacent to centers, transit facilities or transit corridors shall provide pedestrian and bicycle connections to the center to encourage pedestrian activity and decrease auto trips.

**Exhibit E**  
Amended Ordinance No. 10-042  
Final Docket XIV, GPP Amendments to the Urban Design Section  
of the Land Use Chapter of the General Policy Plan  
GPP 5 – Cathcart

**Urban Design**

To enhance the character and quality of development within UGAs, the county intends to develop and implement comprehensive design guidelines. The intent of these guidelines will be to ensure that urban residential, commercial, industrial, and mixed use developments relate to and are compatible with their surroundings, and provide a safe and desirable environment for residents, shoppers, and workers.

The primary direction for establishing urban design guidelines comes from countywide planning policies. In response, the county and the cities prepared the Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992). The focus of the handbook was on enhancing pedestrian accessibility and connectivity and compatibility between uses. Specifically, the urban design strategies and guidelines of the handbook addressed: building location, orientation and setbacks; screening and reduction of visual clutter; architectural variation; orientation of parking areas; enhanced pedestrian, bicycle and transit linkages; and design concepts enhancing the identity of and activity within centers.

In addition to the handbook, the following documents served as a basis for the policies of this chapter and will direct the preparation of urban design guidelines and criteria:

- A Guide to Land Use and Public Transportation for Snohomish County, Washington (Snohomish County Transportation Authority, 1989);
- Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993);
- Transit Oriented Development Guidelines (Snohomish County, July 1999);
- SW Snohomish County Urban Centers Phase 1 Report (Huckell Weinman Associates, Inc. and Snohomish County, February 2001); and
- Sound Transit Swamp Creek Station Area Plan: 164th Street & Ash Way, Snohomish County, Washington (Huckell Weinman Associates, Inc. & Sound Transit, April 2002).



**GOAL LU 4**      **In cooperation with the cities and towns, create urban developments which provide a safe and desirable environment for residents, shoppers and workers.**

**Objective LU 4.A**      **Develop and implement comprehensive design guidelines and a design review process that improves the quality of residential, commercial, and industrial development.**

**LU Policies**      4.A.1      The county shall work with architects, builders and others to establish a design review process, innovative and flexible design guidelines and development regulations for site planning and the design of buildings, consistent with the urban design policies of the GPP and utilizing reports such as the reports referenced in the introduction to Goal LU 4.

4.A.2      The county shall explore and consider design guidelines for residential, commercial and industrial development that meet the following criteria:

- (a) Residential developments should support family households and children by providing adequate and accessible open space and recreation, and encouraging opportunities for day care, preschool and after school care services within close proximity.
- (b) Where increased density housing is proposed, the height, scale, design and architectural character should be compatible with the character of buildings in the surrounding area.
- (c) New buildings oriented onto the street, maintain or create streetscape and pedestrian qualities and reduce the visual impact of parking lots, garages and storage areas.
- (d) Where high rise buildings are developed, street level uses are limited to commercial activities, entertainment services, public services, and other related public-generating activities.
- (e) The appearance of existing areas should be improved by:
  - 1. encouraging well maintained landscaping on streets and in parking areas;
  - 2. reducing the visual clutter of utility poles, overhead power-lines, and suspended traffic signals;
  - 3. encouraging improvements to entrances, facades, and lighting; and
  - 4. grouping together signs and ensuring they are scaled and designed in a manner appropriate to the street frontage.

- (f) Developments should provide adequate setbacks, buffers and visual screens to make them compatible with abutting residential and other land uses.
- (g) Urban design is sensitive to the preservation of existing cultural resources.
- (h) Consideration of design guidelines should include consideration of costs and impacts on affordable housing.

**Objective LU 4.B**

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

**LU Policies**      4.B.1

The county shall work with neighboring cities, architects, builders and others to establish a design review process, innovative and flexible design guidelines, development regulations, and incentives for the development of Urban Centers and Urban Villages, consistent with the urban design policies of the GPP and utilizing reports referenced in the introduction to Goal LU 4. Where appropriate, the design review process may include an administrative design review panel composed of qualified design professionals to review and make recommendations on design guidelines, development regulations and incentives.

4.B.2

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

- (a) Centers that are visible and accessible to pedestrians from the streets and clearly defined through lighting, landscaping, street furniture, landmarks, changes in land use, and/or open space.
- (b) The design of new buildings that result in the creation of quality pedestrian spaces and that are compatible with planned architectural scale, massing, building orientation, height, articulation, and materials.
- (c) Open spaces that are incorporated into the design of centers and situated in a manner that complements other land uses.
- (d) Where increased density housing is proposed, the height, scale, design and architectural character of the proposed units is compatible with the character of buildings in the surrounding area and may require taller buildings to be located in the core of the Village or Center, or at an edge adjacent to non-residential uses, with heights stepping down towards existing lower density housing.
- (e) High quality developments and a mix of housing and commercial uses that allows for the use of creative and innovative design and fosters joint development strategies.
- (f) Building setbacks that create public spaces with visual interest.

- (g) Off-street parking that is within structures or underground, where feasible. Where underground parking or structures are not feasible, off-street surface parking within a center should be located at the sides or the rear of buildings and well landscaped to reduce the visual impact of large parking areas. Surface parking in front of a building (between the building and the street) should be avoided, whenever possible.

- (h) Shared parking among various land uses and provision of bicycle parking.
- (i) Centers that are connected with nearby residential, parks, schools and employment areas by well-landscaped and barrier-free pedestrian, bicycle, and transit linkages (see also transportation element).
- (j) Well designed urban centers and urban villages that are sensitive to natural and cultural resources so as to preserve them.
- (k) Emphasis shall be placed on the public realm, which may include parks, plazas, play area and trails, such that they create a sense of place within centers.
- (l) Consideration of design guidelines should include consideration of costs and impacts on affordable housing.

4.B.3 The county recognizes the importance of the implementation of specific design guidelines for mixed use areas in urban centers and urban villages to the cities in whose MUGA they are constructed. The development regulations which implement the urban centers and urban village mixed use areas shall include mechanisms for city participation in the review of urban center development permit applications.

If cities with urban centers situated within their respective MUGAs develop recommendations to provide design guidance to property owners, surrounding neighborhoods and development interests for those urban centers situated within their MUGAs, the county may consider and incorporate some or all of the cities' recommendations in the county's development regulations for Urban Centers and Urban Villages.

4.B.4 The county shall encourage high-quality architectural and landscape design that features northwest materials and forms for all new development at the county Cathcart site. This will be accomplished through a) the creation of building and site design standards and/or guidelines addressing both residential and commercial development, and b) their enforcement through design review processes specified within the lease and purchase agreements with all development partners at the site. Principles of sustainability and "green" building as set forth in Leadership in Energy and Environmental Design (LEED) certification will be included within these standards/guidelines.

**Exhibit F**  
Amended Ordinance No. 10-042  
Final Docket XIV, GPP Amendments to the Small Area and Neighborhood Structure  
Section of the Land Use Chapter of the General Policy Plan  
GPP 5 – Cathcart

**Small Area and Neighborhood Structure**

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

However, in the past, smaller areas of the county have needed and future areas may need planning studies and attention, in a way that is not addressed through Policies LU 1-4. These small areas are cohesive because of a variety of factors such as early history, topography, shared facilities such as schools, roads and crossroads, types of land uses, natural features, and human interactions. For example, there are a number of discreet neighborhoods within the larger Southwest unincorporated UGA. Even within a discreet city's UGA, there may be several neighborhoods, such as the Mill Creek East area and the Mill Creek A area.

This section of the Land Use chapter acknowledges and treats earlier smaller area plans done by the county. It also identifies the potential for future small area/neighborhood level plans and provides a way to integrate these plans into the overall GPP.

In the past, the county completed plans for 13 subareas. Some plans date from the early 1980s, pre-GMA and five were adopted from the 1995-2005 period, under the GMA. But some of the more recent plans have established goals and policies that address special structures and needs of the neighborhood and are retained. The pre-

GMA plans no longer have any legal effect and are repealed. Some plans are outdated and are repealed. This section of the plan addresses these issues.

Beginning in 1995, the county initiated and adopted more detailed planning with several cities and the unincorporated portions with adjacent UGA's. These plans provide important background information on land uses, infrastructure and policy direction. They include the Gold Bar UGA Plan; Snohomish UGA Plan; Mill Creek "A" UGA Plan; Lake Stevens UGA Plan; and the Mill Creek "East" UGA Plan. The plans also provided a framework for enhancing the neighborhood structure specifically through localized policy direction. Although these UGA plans were repealed in the 2005 update of the GMA comprehensive plan, some important land use policies in these UGA plans have been incorporated within this section, as well as other sections of the GPP, and are intended to provide guidance for the adoption of development regulations that lead to the enhancement of neighborhood structure within the respective UGA.

Policies which enhance specific neighborhood structures and address specific needs are retained in this section of the Land Use Chapter for the Maltby area, the Cathcart area, the area around 35<sup>th</sup> Avenue SE and 132<sup>nd</sup> Street SW in the SW UGA, in the Marysville area, and the Tulalip area.

The southeast portion of the Tulalip Reservation, a federally designated reservation of a federally recognized Indian tribe, at the Marine Drive NE and I-5 interchange has traditionally been the main entry onto the reservation to access businesses, residential areas and tribal government offices. This particular area of the reservation contains a small viable commercial community with a pattern of urban development that is served by urban infrastructure including sanitary sewer and is outside of an urban growth area. This unique commercial community is a jurisdictional patchwork of lands held in trust by the federal government for tribal members and the tribe, fee-simple lands under tribal member ownership and not subject to county jurisdiction and fee-simple lands under non-tribal ownership which are subject to county jurisdiction. Land use policies are contained in the Neighborhood Structures section, including the recommendation of a Reservation Commercial designation that apply only to this unique commercial area of the reservation. Neither a UGA designation nor a designation as a Limited Area of More Intense Rural Development (LAMIRD) is appropriate for this area. A UGA designation implies annexation to a city. The subject lands within the Reservation Commercial designation are integrally associated with Tribal lands and not city areas. Because the area is urban in nature and served by urban services, it is not appropriate for a LAMIRD designation. Applying the Reservation Commercial designation is more appropriate because it fits the character of the existing land uses and is compatible with adjoining parcels that are held in trust by the United States government for the benefit of the Tulalip Tribes.

Finally, this section gives overall policy guidance for potential neighborhood plans, which may be needed in the future. These plans would be integrated into the GPP through inclusion in the Small Area and Neighborhood Structure section and would not be stand-alone documents.

The county's challenge will be to further define and enhance existing neighborhood areas and create new neighborhoods in the unincorporated UGAs. Specifically, the county's approach to neighborhood development will:

- ensure an adequate distribution and variety of land uses necessary to establish neighborhood identity and functionality including a mix of residential densities, focal points, centers and villages, and nearby employment areas;
- coordinate more detailed land use, transportation, parks, open space, and capital facilities plans to ensure the creation of viable neighborhood areas;
- encourage that natural features, open spaces, environmentally sensitive areas, and landscaped boulevards are integrated into neighborhoods to enhance their identity; and
- encourage new neighborhoods with distinctive geographic, historic or cultural features to be connected to existing neighborhoods with similar distinctive features.

**GOAL LU 5**                    **Encourage land use patterns that create connected, identifiable neighborhoods and communities in UGAs through a consolidated system of past and future neighborhood plans.**

**Objective LU 5.A**            **Revitalize or create identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other.**

- LU Policies**
- 5.A.1            Repeal subarea land use plans dated prior to 1995.
  - 5.A.2            Use of former subarea plans dated prior to 1995 should be for reference purposes only.
  - 5.A.3            Consolidate portions of former subarea plans dated 1995-2002 that are applicable countywide into appropriate chapters of the 2025 plan.
  - 5.A.4            Recognize unique land use issues within UGAs as identified in former sub-area plans dated 1995-2002 in the Neighborhood Structure section.
  - 5.A.5            For planning and zoning proposed within Urban Growth Areas, more detailed planning processes may be developed for identified neighborhoods with the following characteristics:
    - (a) areas encompassing 200 to 500 acres and a population of 4,000 to 8,000 people;
    - (b) varied densities and character;
    - (c) a mix of housing types and architecturally compatible styles yielding an average of at least 6 dwelling units per acre; and
    - (d) focal points such as parks, meeting halls, churches, libraries, fire stations, schools and other uses within one quarter mile of neighborhood residents.
  - 5.A.6            For planning and zoning proposed within Urban Growth Areas-more detailed planning processes may be developed for identified Neighborhood Commercial Centers with the following characteristics:
    - (a) a variety of small-scale commercial uses, public buildings, and mixed-use development within one-half mile or a fifteen minute walking distance for the majority of neighborhood residents;
    - (b) approximately 3 acres in size;
    - (c) served by public transportation; and

- (d) compatible with adjacent uses.
- 5.A.7 For planning and zoning purposes within Urban Growth Areas, more detailed planning processes may be developed for identified Commercial Centers with the following characteristics:
  - (a) approximately 20 to 25 acres in size;
  - (b) serving several neighborhoods within a radius of approximately two miles;
  - (c) providing for public open space;
  - (d) accommodate mixed-use commercial and multi-family residential; and
  - (e) served by public transportation, including connections between neighborhoods and major urban centers.
- 5.A.8 Natural features, open space and critical areas shall be preserved to enhance neighborhood identity.
- 5.A.9 Infrastructure improvements shall be coordinated and shall be provided, where financially feasible, to support the creation of neighborhoods, focal points, and Neighborhood and Community Commercial Centers.
- 5.A.10 Large-scale, auto-oriented commercial uses and employment areas shall be located on the periphery of centers or else, where feasible, linked to centers by pedestrian and bicycle paths and public transit.
- 5.A.11 Cultural and historical resources shall be preserved to enhance neighborhood identity.
- 5.A.12 Urban and site design features will be employed at the county Cathcart site to encourage and promote access to the urban village via transit, bicycle and walking, as well as the automobile, and to enhance the village's function as a neighborhood gathering place.

**Objective LU 5.B Recognize unique land use issues within specific Urban Growth Areas as identified in previously adopted sub-area plans and/or studies.**

- LU Policies**      5.B.1 New development on property within the Snohomish UGA and designated Urban Industrial and zoned General Commercial (GC) shall be approved with site development plan according to the standards and procedures for the Planned Community Business (PCB) zone. The site development plan shall delineate limited access points to properties and demonstrate compatibility with existing adjacent commercial and residential uses through such measures as landscaping, natural buffers, berms, fencing, sign and lighting control.



- 5.B.2 Industrial development within the Mill Creek UGA that involves construction of new building, expansion of existing buildings, or a change of use that is clearly visible from adjacent residential property shall provide adequate screening and buffering along the common property lines. Adequate screening and buffering shall generally mean any one or combination of dense plantings, decorative walls or solid fences, and landscaped berms that serve to visually screen and acoustically shield the residential property from the industrial uses.
- 5.B.3 The county should adopt incentive programs to encourage the reservation or dedication of land through either fee or easement for a pedestrian trail corridor with the general alignment depicted on the parks and open space map of the former Mill Creek East UGA Plan. The actual location of the trail shall be determined on a site-by-site basis, and may vary from the general alignment due to site-specific natural features or project design as long as the connectivity of the entire trail is not compromised.
- 5.B.4 Within the Southwest County UGA, the Urban Commercial designations in the northeast and southeast quadrants of the intersection of 35th Ave. SE and 132nd St. SE shall be zoned to the Planned Community Business zone. Transportation impacts of development within these Urban Commercial designations shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works.
- 5.B.5 Within the Southwest County UGA, the Urban High Density Residential designations in the northwest quadrant of the intersection of 35th Ave. SE and 132nd St. SE shall be rezoned to the Multiple Residential zone. Those parcels that will be zoned Multiple Residential only partially due to flood prone areas within those parcels may be rezoned by an applicant in their entirety to a Planned Residential Development-Multiple Residential zone. Unit yield for the entire Planned Residential Development zone shall be based on the Multiple Residential zone in the Urban High Density Residential designation and the R-9,600 zone in the Urban Low Density Residential designation with an additional Planned Residential Development bonus as permitted by the zoning code. The unit yield allowed in the Urban Low Density Residential designation shall be transferred to the non-flood prone portions of a rezone site. Transportation impacts of development within these Urban High Density Residential designations shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and

the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works

5.B.6 ~~((The county shall conduct a master planning study of the Cathcart site, which is located north of Cathcart Way and west of the closed county landfill site. The study shall determine the most appropriate future development to best achieve the county's objectives for this site. The study should include a mix of land use designations and a more precise geographic location of the designations. The master plan shall be adopted as an amendment to the GMA comprehensive plan. ))~~ The county shall develop an action program for the county's Cathcart site to guide the development of a mix of public and private uses. Consideration will be given to the following objectives:

- provide a model for environmentally-sensitive development practices in Snohomish County;
- create a mix of uses that complements and strengthens the predominantly single-family residential neighborhood that surrounds the site;
- create a model "urban village," following the policy direction of GPP Objective LU 3.C by providing a neighborhood focal point with a mix of community services, retail opportunities, and expanded residential choices;
- provide opportunities for local employment that can help reduce commuter traffic in the local area;
- through partnerships with local transit agencies, develop new transit facilities and enhanced transit services for the area; and
- protect natural areas of the site to preserve wildlife habitat and to enhance open space opportunities for local residents;
- assess the need for a year-round farmers market and ball fields for kids (either public or private) during development planning, and provide opportunities to address identified unmet needs; and
- undertake an affordable housing demonstration project.

The county shall keep area residents and the general public informed of progress made in implementing the action program. In creating this program the county will address on-site and off-site circulation for all forms of motorized and non-motorized travel modes, land use, public services and utilities, design and development standards, and other factors related to the development of the site.

- 5.B.6a      The county shall assess the potential impacts of the planned development of the Cathcart site on surrounding properties as part of the environmental review process for the site. In particular, the properties to the northeast of the Cathcart site currently designated “Other” on the Future Land Use map will be included in this assessment, and alternative land use designations for those properties will be explored and evaluated. Issues to be evaluated include access and circulation, utilities, future land use, and environmental protection. In planning the access and circulation for the county Cathcart site, the county shall make no decisions which preclude the future development of these properties. Additional changes to the Transportation Element, Capital Improvement Program, and other elements of the Comprehensive Plan may result from this assessment.
- 5.B.7      Within the Maltby UGA, only industrial uses shall be allowed in areas that are designated on the Future Land Use Map for industrial use and are served or can be served by a railway spur line.
- 5.B.8      Within the Maltby UGA, the Urban Industrial plan designation shall be implemented through the Light Industrial or Industrial Park zones. Areas zoned Light Industrial are those areas located (1) under the Bonneville power line transmission easement and between Broadway and the eastern boundary of the SR-522 right-of-way, (2) between 206th St. SE, Broadway, 207th St. SE, and 88th Dr. SE or their extensions; (3) north of 212th St. SE in which the Light Industrial zone existed as of December 12, 1996; and (4) south of 212th St. SE and designated Urban Industrial by the Future Land Use Map. The Urban Commercial plan designations within the Maltby UGA shall be implemented through the Planned Community Business zone
- 5.B.9      Within the Maltby UGA, the parcel located at the terminus of 219<sup>th</sup> St. SE and west of 85<sup>th</sup> Avenue SE shall be designated as Urban Industrial and zoned to the Light Industrial zone. Transportation impacts of development within this Urban Industrial designation and Light Industrial zone, shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in Addendum No. 16 to the County's GMA Comprehensive Plan/General Policy Plan.

- 5.B.10 Within the Maltby UGA, any future development of urban industrial land which abuts the UGA boundary shall provide the following undeveloped buffer: visual screening comprised of dense plantings, decorative walls, landscaped berming and/or other buffering techniques to make urban development compatible with adjacent rural residential uses.
- 5.B.11 Within the Marysville UGA, parcels zoned light industrial located between 43<sup>rd</sup> Ave. NE and the railroad right of way shall be limited to no more than 50% lot coverage for new developments or as defined by environmental analyses. All new developments shall mitigate for all drainage impacts, degradation of water quality and loss of fish and wildlife habitat.
- 5.B.12 Within the Southwest UGA, parcels designated Urban Industrial (on Point Wells) shall be considered for future redesignation from Urban Industrial to Urban Center designation upon issuance of a programmatic non-project environmental impact statement addressing environmental impacts, infrastructure and the provision of urban services.
- 5.B.13 New development, excluding single-family residential building permits, proposed within any portion of a Southwest UGA expansion area approved on or after December 20, 2006, located in the Little Bear Creek Watershed shall, when site conditions allow, use low-impact development techniques consistent with the Puget Sound Action Team's Low Impact Development Technical Guidance Manual for Puget Sound to meet storm water management standards instead of conventional methods.

**Objective LU 5.C**

**Recognize the unique development characteristics of certain commercial lands located on fee-simple lands under County jurisdiction within the Tulalip Reservation.**

**LU Policies**

5.C.1

Develop a Reservation Commercial (RC) designation and apply this designation to certain fee-simple lands under county jurisdiction located on the Tulalip Reservation in an area characterized by a unique patchwork of lands under tribal and county jurisdiction, containing urban commercial land uses, supported by urban infrastructure including sanitary sewer and public water, and bordered on the west and north by Quilceda Creek, on the south by Ebey Slough and on the east by Interstate-5. Due to its unique characteristics, this area is not appropriate for designation as a UGA or LAMIRD. The Reservation Commercial designation shall only apply to lands described in this policy within the Tulalip Reservation.

- 5.C.2 Vacant or under utilized properties designated Reservation Commercial shall be zoned General Commercial. All new development on any property designated Reservation Commercial shall be approved with an official site plan according to the requirements of Chapter 30.31B SCC.
- 5.C.3 New development on property designated Reservation Commercial and adjacent to Quilceda Creek and associated wetlands is subject to a minimum 150 foot wide buffer of undisturbed native vegetation as measured from the ordinary high water mark or wetland edge.

**Exhibit G**  
Amended Ordinance No. 10-042  
Final Docket XIV, GPP Amendments to the Open Space, Shoreline and  
Scenic Resources Section of the Land Use Chapter of the General Policy Plan  
GPP 5 – Cathcart

## **Open Space, Shoreline and Scenic Resources**

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Open space is defined as any parcel or area of land that remains essentially unimproved and which may be devoted to or used for public or private use or enjoyment, or the protection of environmentally sensitive areas. Open space includes a wide variety of lands with many types of uses that can support an open space function as a partial or supplemental use. Examples include publicly owned lands and parks useful for either active or passive recreation, schools, water bodies, utility corridors, fish and wildlife conservation areas and other types of critical areas, trails, resource lands, cemeteries, and scenic or open space easements on private land.

The GMA establishes the following planning goal (9) concerning open space and resource lands: Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

The GMA also requires the county to identify open space corridors within and between urban growth areas. The open space corridors are to include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. In urban areas, open space provides relief from intense urban land uses. Open space needs must be balanced with other land uses in urban planning.

The Open Space Corridor/Greenbelt Map (Map 4 in the map portfolio and described in the Open Space Corridor/Greenbelt Areas

map section of this plan) depicts a county-wide open space network.

Multi-county policies have been adopted by the Puget Sound Regional Council which place emphasis on funding countywide networks of permanent urban and rural open space. Other multi-county policies require planning for open space areas and corridors of regional significance.

The multi-county policies also call for regulatory and acquisition programs to protect scenic resources of unique or outstanding value.

In 2001, the county completed the Southwest UGA GreenSpace Project. This report, developed with the assistance of representatives from throughout the Southwest UGA, identified funding strategies for preserving open space. This document is advisory and can provide a resource for policy decisions on incentives to encourage the preservation of open spaces in the Southwest UGA.

Other documents which may also provide guidance in determining open space corridors are WRIA plans, Critical Areas maps, and the Parks and Recreation Plan. The latter document provides implementation measures to meet GMA goal 9.

It is important to note that not all open space areas are mapped – i.e., small forest lots, cemeteries, archeological sites, small critical areas or land preserved as buffer in a development agreement.

**GOAL LU 10**

**Identify and protect open space, natural and scenic resources and shoreline areas.**

**Objective LU 10.A**

**Identify and preserve an integrated open space network.**

**LU Policies 10.A.1**

The county shall consider the following features for inclusion in an open space system:

- (a) natural or scenic resource areas;
- (b) water supply protection areas (public watersheds) and natural drainage easements;
- (c) urban and rural landscaped areas, such as public or private golf courses, public or private school yards, cemeteries, active parks and arboretums;
- (d) public and private low intensity park and recreation sites such as wildlife preserves, nature reservations, sanctuaries, or hiking, equestrian and biking trails;
- (e) land reserved as open space or buffer as part of development;
- (f) cultural, archaeological, geologic, and historic sites;
- (g) major multi-functional river corridors (Snoqualmie, Snohomish, Skykomish and Stillaguamish valleys) and other water bodies including Puget Sound, major lakes, and major tributaries;
- (h) linear open space such as utility and trail corridors;
- (i) land designated open space under the Open Space General Criteria established according to SCC 4.28.040 for tax assessment purposes;
- (j) lands that link existing open space and recreation areas; and
- (k) lands that form open space corridors within and between urban growth areas.

**Objective LU 10.B**

**Develop plans and techniques to preserve open space and scenic resources.**

**LU Policies 10.B.1**

The county shall use a variety of land development techniques to preserve and maintain open space corridors that define urban growth boundaries and provide separation between communities, and between urban and rural areas where feasible.

- 10.B.2 The county shall consider various land acquisition techniques in the development of cooperative management plans and implementation strategies for open space areas of inter-jurisdictional significance.
- 10.B.3 The county shall pursue joint ventures with cities, school districts, and private land developers to exploit joint use opportunities for open space and recreation.
- 10.B.4 The county shall work with cities to create an integrated system of passive and active parks, open spaces, and trails in areas which are accessible to all residents of the county and cities, and provide for a variety of recreational activities, and contribute to neighborhood or community identity.
- 10.B.5 The county shall work cooperatively with public and private groups to identify, protect, and enhance open space areas and corridors of regional significance, such as the Stevens Pass Greenway.
- 10.B.6 The county shall integrate open space planning and the protection of scenic resources with innovative programs, such as purchase or transfer of development rights, cluster development, open space tax assessment, and acquisition of easements.
- 10.B.7 The county shall consider development of code and site design standards that encourage the preservation of natural and scenic resources.
- 10.B.8 The county shall preserve environmentally sensitive areas of the county Cathcart site in accordance with the adopted "Critical Areas Regulations." The county will also enhance, as appropriate, and promote sensitive areas as site amenities to potential developer-partners, residents and business tenants at the Cathcart site.

**Objective LU 10.C**

**Preserve and enhance public access and recreational opportunities through the Shoreline Master Program. See Shoreline Master Program for Goals and Policies related to areas of Snohomish County subject to the Shoreline Management Act.**



**Exhibit H**  
Amended Ordinance No. 10-042  
Final Docket XIV, GPP Amendments to the Future Land Use Map  
Section of the Land Use Chapter of the General Policy Plan  
GPP 5 – Cathcart

## **Future Land Use Map**

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

The future land use map provides generalized urban and rural residential, commercial, and industrial land use designations.

The map includes urban growth area (UGA) boundaries between urban and rural land uses. The locations of several centers, consistent with plan policies, are also identified.

### **Implementing Zoning**

The appropriate implementing zoning classifications for the GPP land use designations are identified in the following subsections.

The county completed areawide rezones in rural areas to make the zoning map consistent with the rural plan designations and their density and lot size requirements. Within urban residential plan designations, the county will continue to adopt zoning to ensure consistency with future land use map designations. Property owners may individually request rezones to higher urban residential densities consistent with the GPP policies and the GPP Future Land Use Map. Within urban commercial and industrial designations, property owners may individually request rezones to higher urban residential densities consistent with the GPP policies and the GPP Future Land Use Map. The exception is the Maltby UGA, where additional planning was conducted in response to a GMHB remand order and final zoning is

in place. Within UGAs, implementing zoning may be further limited in the designations described below.

Forestry and Recreation (F&R) is not identified as an implementing zone within the applicable General Policy Plan designation. Property owners may request this zoning classification, and their requests will be considered as provided for under existing policies and regulations.

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

### **URBAN PLAN DESIGNATIONS**

#### **Urban Residential Designations**

These designations encompass residential lands within the unincorporated UGA and are intended to provide for urban housing opportunities. The density ranges 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.

**Supplemental Designations of ULDR Areas (Map 6)**

Map 6 provides additional detail regarding allowed residential densities within the Urban Low Density Residential plan designation for the Mill Creek, Marysville and Lake Stevens UGAs. Within these UGAs, implementing zoning shall be limited in the designations described below.

**Marysville Urban Low Density Residential – Limited (ULDR-L (4-5)): 4 to 5 dwelling units per acre.** Like the ULDR designation, the ULDR-L (4-5) designation allows mostly detached housing development on larger lot sizes. This designation is applied in a portion of the Sunnyside area that is confined to the lowest density urban zone because of environmental constraints and difficulties in service provision. Implementing zones: include R-9,600 and R-8,400 and PRD-9,600.

**Marysville Urban Low Density Residential – Limited (ULDR-L (5-6)): 5 to 6 dwelling units per acre.** The ULDR-L (5-6) designation allows mostly detached housing development on larger lot sizes. It is applied to portions of Sunnyside area in the Marysville UGA. Land in this category may

be developed at a density of five to six dwelling units per acre. Implementing zones: include R-8,400 and R-7,200 and PRD-7,200.

**Lake Stevens Urban Low Density Residential - Limited (ULDR-L (4)): 4 dwelling units per acre.** Like the ULDR designation, the ULDR-L (4) designation allows mostly detached housing development on larger lot sizes in the Lake Stevens UGA. This designation is applied in a portion of the Sunnyside area, around Lake Stevens and southeast of the City that are confined to the lowest density urban zone because of environmental constraints and difficulties in service provision. Implementing zones: include R-9,600 and R-20,000.

**Lake Stevens Urban Low Density Residential - Limited (ULDR-L (6)): 6 dwelling units per acre.** The ULDR-L (6) designation allows mostly detached housing development on larger lot sizes. It is applied to most of the non-constrained ULDR land in the Lake Stevens UGA. Land in this category may be developed at a density of six dwelling units per acre. Implementing zones: include R-7,200 and PRD-7,200.

**Mill Creek East Urban Low Density Residential - Limited (ULDR-L (6)): 6 dwelling units per acre.** The area designated ULDR (6) is located south of Seattle Hill Road, east of 35<sup>th</sup> Avenue SE, north of the Seattle City Light utility corridor and west of the Village Center/Urban Center designation. This area is relatively free of existing development, with the exception of scattered single-family residences, one single-family plat and a mobile home park. It is located adjacent to an existing transit route on 35<sup>th</sup> Avenue SE, and generally consists of large parcels. Although the Tambark Creek riparian corridor divides this area, the area

east of the corridor is directly adjacent to higher densities within the Urban Village designation, where single-family development at slightly higher densities will complement the urban village. The area west of the riparian corridor is directly adjacent to the transit route on 35<sup>th</sup> Avenue SE, and has enough contiguous undeveloped area to ensure that future development will have consistent densities. The existing manufactured home park would provide a well-established, compatible alternative to single family housing in this area. Implementing zone: R-7,200.

#### **Commercial and Industrial Designations**

The Urban Commercial (UC) and Urban Industrial (UI) designations of the GPP provide for a wide range of implementing zones and, in some cases, provide specific locational criteria or recommendations as to how the zones should be applied within the designation.

**Urban Commercial (UC).** This designation identifies commercial designations within the UGA which allow a wide range of commercial as well as residential uses. Implementing zones: Neighborhood Business, Planned Community Business, Community Business, General Commercial, Freeway Service and Business Park. In the Lake Stevens UGA, the implementing zoning shall be limited to Neighborhood Business, Community Business and Planned Community Business. In the Southwest County UGA, no rezones to General Commercial shall be approved outside of the State Route 99 corridor.

**Reservation Commercial (RC).** This designation identifies a unique commercial designation that is limited only to fee-simple lands under county jurisdiction that are

located on the Tulalip Reservation in an area bordered on the west and north by Quilceda Creek, on the south by Ebey Slough and on the east by Interstate-5. This area of the reservation is served by urban infrastructure including public sewer and water and contains existing urban development under county and Tulalip Tribes jurisdiction. The implementing zone for new development on vacant or under-utilized property designated Reservation Commercial is General Commercial, subject to approval of an official site plan according to the requirements of Chapter 30.31B SCC.

**Urban Industrial (UI).** This designation identifies industrial designations within the UGA and was based on the various light industrial, heavy industrial, industrial park and business park designations of pre-GMA subarea plans. Implementing zones: Business Park, Light Industrial, Heavy Industrial and Industrial Park. In the Lake Stevens UGA, the implementing zoning is limited to Business Park and Heavy Industrial and in the Snohomish UGA, the implementing zoning is limited to Business Park and Industrial Park.

## CENTER DESIGNATIONS

The Future Land Use Map identifies the specific locations for Urban Centers, Transit/Pedestrian Villages, Urban Villages and Manufacturing and Industrial Centers.

Additional Centers may be designated in the future through amendments to the comprehensive plan.

**Urban Center.** This designation identifies a higher density area that contains a mix of residential and non-residential uses, and whose location and development are coordinated with the regional high capacity

transportation system. The implementing zone is Urban Center.

**Transit Pedestrian Village.** This designation identifies a compact, walkable area around an existing or planned high capacity transit station. The county shall prepare and adopt a conceptual or master plan showing how the area could enhance and support the high capacity transit station.<sup>1</sup> The implementing zone is Urban Center.

**Urban Village.** This designation identifies a mixed-use area with higher density residential development located within neighborhoods. Urban Villages are smaller than Urban Centers. The implementing zones are Neighborhood Business and Planned Community Business.

**Manufacturing/Industrial Center.** This overlay identifies major regional employment areas of intensive, concentrated manufacturing and industrial land uses which are not easily mixed with other uses. These centers serve as high density employment areas. Notwithstanding the Vision 2020 guidelines for MIC designations, land uses and zoning of Paine Field continue to be governed by the Snohomish County Airport Paine Field Master Plan and Snohomish County Zoning Code consistent with federal aviation policies and grant obligations.

**Manufacturing/Industrial Center.** This overlay identifies major regional employment areas of intensive, concentrated manufacturing and industrial land uses which are not easily mixed with other uses. These centers serve as high density employment areas. Notwithstanding the Vision 2020 guidelines

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<sup>1</sup> The underlined and italicized text shown in the Transit Pedestrian Village section above was added by Amended Ordinance No. 09-051 but was not indicated with addition marks

for MIC designations, land uses and zoning of Paine Field continue to be governed by the Snohomish County Airport Paine Field Master Plan and Snohomish County Zoning Code consistent with federal aviation policies and grant obligations.

### **OTHER URBAN DESIGNATIONS**

**Development Phasing Overlay.** Where parts of an Urban Growth Area lack revenues from public and/or private sources to provide adequate public facilities necessary to support development, the county may apply a Development Phasing Overlay suffix to implementing zoning. This suffix may be applied along with any urban zone based on direction from a more detailed plan process. Once in place, the development phasing overlay regulation will require that urban development of the overlay area be delayed until a commitment is in place to fund and construct public facilities necessary to support development.

**Public/Institutional Use (P/IU).** The Public/Institutional Use designation can be applied to existing or planned public and privately owned and/or operated properties including churches, schools, parks, government buildings, ~~level II health and social service facilities,~~ utility plants and other government operations or properties within UGAs or adjacent to UGAs. The P/IU designation can be applied to existing areas within a UGA, as well as areas being added to a UGA concurrent with a re-designation to P/IU. When applying the P/IU designation, the following requirements apply:

- (1) Use of P/IU designation for existing areas within a UGA.

The P/IU designation is appropriate for existing or planned government owned and/or operated properties, including schools, parks, government buildings, utility plants, and other government operations or properties as requested. There are no specific implementing zones for this designation since zoning will vary from site to site. However, only zones that allow schools, parks, government buildings, ~~level II health and social service facilities,~~ utility plants or other government operations either outright or conditionally may implement this designation. Implementing zoning should be consistent with surrounding zones.

- (2) Use of P/IU designation in conjunction with a UGA expansion.

All residential, commercial, or industrial UGA expansions are subject to the requirements of LU 1.A.11. Institutional UGA expansions are not subject to the requirements of LU 1.A.11, provided that the land added to a UGA is designated P/IU concurrent with or prior to the UGA expansion. Subsequent re-designations of land added to a UGA under the P/IU

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\* The stricken text in the Public/Institutional Use paragraph reflects the reinstatement of text as was in effect prior to the adoption of Amended Ordinance No. 06-113, which was ruled invalid by the CPSCMHB on September 17, 2007. (See Resolution No. 07-028 adopted on November 19, 2007)

designation are subject to the applicable requirements of LU 1.A.11 for residential, commercial, or industrial UGA expansions. Where land added to a UGA is designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-9,600. When applied to land designated P/IU concurrent with or prior to a UGA expansion, these implementing zones shall allow only churches, ~~level II health and social service facilities,\*~~ and school instructional facilities unless the land is re-designated to urban commercial, residential, or industrial in compliance with the UGA expansion requirements of LU 1.A.11.

**Urban Horticulture (UH).** This designation is intended for low density, low impact, non-residential land uses adjacent to agricultural areas that do not require extensive structures or development. Examples of UH uses include agricultural operations, sales of farm products, and sales of landscape materials. Implementing zoning for areas designated UH is Agriculture-10 acre.

**Other Land Uses.** This designation includes areas within UGAs that will be studied for their potential as future residential or employment land. Subdivisions or rezones within the Other Land Uses designation will be delayed until the development potential of these areas is determined through a more detailed planning process—with appropriate urban land use designations.

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\* The stricken text in the Public/Institutional Use paragraph reflects the reinstatement of text as was in effect prior to the adoption of Amended Ordinance No. 06-113, which was ruled invalid by the CPSCMHB on September 17, 2007. (See Resolution No. 07-028 adopted on November 19, 2007)

**Overlapping Designations.** There may be sites within the UGA where more than one land use designation is appropriate to permit a greater range of potential implementing zones. In particular, some sites meeting the criteria enumerated in Policy LU 2.C.1 may be appropriately developed or redeveloped for a land use permitted in the implementing zones for either designation. In these situations, the county may utilize overlapping land use designations for particular sites or areas on the Future Land Use Map. On sites having overlapping land use designations, a change of zoning from an implementing zone in one designation to an implementing zone in the other designation may requested through a rezone application without the need for a comprehensive plan amendment.

## **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 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

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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.

**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.

## **OTHER GMA COMPREHENSIVE PLAN MAPS OR OVERLAYS**

### **Municipal Urban Growth Areas (Map 3)**

This map identifies municipal urban growth areas (MUGAs) within the Southwest UGA. A MUGA contains all the land within a city's current incorporated limits, plus adjacent, unincorporated territory which the city and county have identified as potentially appropriate for annexation at some time in the future. The map is also reflected in the countywide planning policies (CPP) Appendix B which is adopted through Snohomish County Tomorrow. The MUGA will be used by Snohomish County in planning for future population and employment growth.

### **Open Space Corridors/Greenbelt Areas Map (Map 4)**

The countywide Open Space Corridors/Greenbelt Areas map geographically depicts various types of largely "open" land in Snohomish County that, taken in the aggregate, can serve as greenbelts to help structure land development patterns. This map is incorporated herein by this reference. Many of the land categories listed under Policy LU 10.A.1 have been included in this map.

The purpose of the map is to provide a geographical framework to guide present and future implementation strategies for

preserving open space and developing greenbelt corridors within and between urban growth areas.

The map is a long-range planning tool that does not, by itself, create any regulatory impact. Certain underlying designations, such as forestry and agricultural land designations, may have regulatory implications. This map, however, is not intended to be used in the review of development applications, nor does it imply or anticipate public ownership of, or public access to, these lands.

The several categories of lands depicted on the map include both public and privately owned parcels. In some cases (i.e., utility corridors) the lands may not be held in fee simple ownership by the primary user. Not all lands appearing on this map - either public or private - will become a part of a permanent open space system. Similarly, lands not presently shown on this map may later become permanent open space as the result of future public action or acquisition.

Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. This approach avoids the possibility of jeopardizing such acquisitions by calling them out in advance, thereby potentially inflating their asking price and narrowing options.

Although certain types of parks and other categories of open space lands within city limits have been depicted on the map, the plans of the respective cities should be considered the primary source of open space information within their municipal boundaries.

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The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small scale neighborhood parks, subdivision detention or recreation sites, and the like have not been included on this map.

Finally, the accuracy and completeness of this map is dependent on data from many sources, some of which may be dated and/or incomplete. It is the intent of Snohomish County to regularly review and refine this data to reflect changes in ownership and underlying use, and to produce continual improvement in the accuracy and completeness of this map. This regular review shall occur at least once every ten years or as needed pursuant to other requirements of the Growth Management Act.

#### **Lands Useful for Public Purpose (Map 5)**

A countywide map depicting “lands useful for public purpose” is included (Map 5 in the map portfolio) to show various types of public land that presently accommodate public facilities. This map is incorporated herein by this reference. It is a long-range planning tool that will be regularly updated as future land acquisitions occur.

The purpose of the “Lands Useful for Public Purpose” map is the identification of site locations for existing and potential future public facilities. The primary focus is on the identification of public lands in the unincorporated areas - which consist primarily of county and state properties, but also include some city and federal properties.

Public roads, however, are not highlighted on this map, but are identified on the maps included with the Transportation Element.

Similarly, public land used for resource management, wildlife refuge, or other open space uses are not included on this map, but are shown on the Open Space Map.

Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. The reason for this is to avoid the possibility of jeopardizing such acquisitions by calling them out in advance, thereby inflating their asking price and narrowing siting options. As new sites for public facilities are added through conventional acquisition or by use of the common siting process, they will be added to this map.

Although certain types of parks and other public lands within city limits have been depicted on the map, the plans of the respective cities should be considered the primary source of information within their municipal boundaries.

The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small neighborhood parks, subdivision scale stormwater detention or recreation sites, and the like have not been included on this map. It is the intent of Snohomish County to regularly review and refine the source data to produce continual improvement in the accuracy of this map. This regular review shall occur at least once every ten years or as needed pursuant to other requirements of the Growth Management Act.

#### **Rural/Urban Transition Area (RUTA).**

This designation is intended to reserve a potential supply of land for future addition

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into the UGA. Developments utilizing rural cluster subdivision will have the option of redeveloping required open space tracts upon inclusion within an urban growth area.

#### **TRANSFER OF DEVELOPMENT RIGHTS DESIGNATIONS**

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

##### **Transfer of Development Rights Sending Area Overlay.**

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

##### **Transfer of Development Rights Receiving Area Overlay.**

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

**Exhibit I**  
Amended Ordinance No. 10-042  
Final Docket XIV, GPP Amendments to the Housing Chapter of the General Policy Plan  
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# Housing

## Background

The availability of housing that people can afford is pivotal to the success of our communities. Decent housing in a suitable living environment - our nation's housing goal - is essential to the pursuit of a vital economy and a healthy community. While two-thirds of Snohomish County households are enjoying home ownership, many low and moderate income households are paying more for housing than they can afford.

The GMA requires a housing element ensuring the vitality and character of established residential neighborhoods, that:

- (a) includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
- (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
- (d) makes adequate provisions for existing and projected housing needs of all

economic segments of the community. (RCW 36.70A.070)

The inventory and analysis is included in the Housing Needs Analysis technical report prepared for the Comprehensive Plan. It includes an inventory and analysis of existing and projected housing needs for the planning horizon. The Needs Analysis also includes the analysis of the adequacy of the capacity of lands zoned in various residential categories to meet the needs of all economic segments of the population. This analysis is called the residential land use needs analysis (RLUNA). Additional information on housing trends is found in the County Profile, Appendix A, of the Comprehensive Plan.

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

The Countywide Planning Policies (CPP) coordinate county and city efforts to meet GMA housing goals. They set requirements for the county and the cities concerning fair share allocation of housing for low and moderate income households, consistent definitions of housing income classifications, monitoring the effectiveness of housing

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actions, and reconciliation of neighborhood preservation and special needs housing. The CPPs also encourage infill housing, support a relationship between the location of housing and jobs, environmental sensitivity in housing development, consideration of the impact of regulations, mitigation fees and processing time on housing costs. The CPPs recommend that jurisdictions seek infrastructure funding and implement housing relocation programs.

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

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

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

Also included in the Housing Element are policies and measures which the county intends to implement to ensure that sufficient land for housing is identified and will be available in an efficient and competitive land market.

The housing element assumes that "...the market place will guarantee adequate housing for those in the upper economic brackets but that some combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative planning techniques will be necessary to make adequate provisions for the needs of middle and lower income persons..."(Section 365-195-070 (6) WAC)

The GMA Housing Element provides the overall housing policy guidance to the county. Other policy documents deal with more specific policies and implementation devices for housing programs funded under state and federal legislation. Chief among these is the Consolidated Plan, prepared by the Office of Housing and Community Development every five years. It focuses on the housing needs of low and moderate income households. The Homeless Policy Task Force prepares a plan to deal with homelessness from prevention to provision of permanent housing.

While government policies and programs alone cannot ensure that everyone is adequately housed, attention has been given to removing regulatory barriers to affordable housing where such action is otherwise consistent with the Act.

#### Relationship to other GPP elements

The Housing Element relates closely to many elements of the Comprehensive Plan. The Land Use Element determines the types and locations of various types and densities of residential uses. This is part of the Land Use Element's function of laying out all land uses in suitable amounts, locations and relationships to each other.

The Housing Element is also closely tied to the county's land capacity evaluation

program, particularly efforts to use urban land more efficiently (RCW 36.70A.215). Residential land uses are analyzed to assure that there is sufficient land devoted to the more dense housing types where low and moderate cost housing development typically takes place.

The Housing Element and Economic Development Element are closely related. Affordable, well-planned housing located with good accessibility to employment is an essential part of a healthy economy.

The Housing Element is related to Utilities, Capital Facilities and Transportation, as well as education and government services. All these facilities and services are necessary to support households directly, or support their ability to connect to jobs and government support programs.

### **Current Housing Trends**

The County Profile, Appendix A, includes description and analysis of significant demographic trends that affect housing policies. Most critical are the changes in household composition. While in 1990 close to half the households were traditional married couples with children, by 2000 the proportion was only a bit over one-quarter.

Other trends: aging of the population; increasing ethnic diversity; and high mobility all point toward increasing flexibility in the types and locations of housing that the county should permit and encourage.

**GOAL HO 1            Ensure that all county residents have the opportunity to obtain safe, sanitary, and affordable housing.**

**Objective HO 1.A        Ensure fair and equal housing opportunities.**

- HO Policies**    1.A.1    County regulations shall continue to be in compliance with state and federal fair housing laws.
- 1.A.2    The siting of group homes shall be facilitated, especially those designed to house special needs populations.
- 1.A.3    Broader public understanding of fair housing shall continue to be promoted through support of educational and informational outreach programs.
- 1.A.4    Information regarding the development of ADA-accessible housing units, or units that can be easily modified to meet the individual needs of a person with disabilities, shall be developed and promoted.

**Objective HO 1.B        Ensure that a broad range of housing types is available in urban and rural areas.**

- HO Policies**    1.B.1    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.
- 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.

- 1.B.5 The county shall allow for new residential development at the county Cathcart site that incorporates a mix of housing types and densities and is supported by public and private infrastructure, including transit, pedestrian facilities and adequate parking. This development shall provide complementary housing types not generally available within the neighborhood.

**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.

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- 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 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 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 feasibility of initiating an effort to pass a voter-approved countywide low-income housing levy.

## Exhibit J

Amended Ordinance No. 10-042

Final Docket XIV, GPP Amendments to the Transportation Chapter of the General Policy Plan  
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# Transportation

The transportation element of the plan is required by the State Growth Management Act (GMA) to encourage efficient multimodal transportation systems that are based on regional priorities and coordination with county and city comprehensive plans.

The transportation element has to be consistent with and supportive of the land use element of the comprehensive plan. The GMA provides detailed guidance on what the transportation element should present, including:

- land use assumptions used in estimating travel, and an inventory of transportation facilities and services;
- level of service standards and actions necessary to allow transportation facilities and services to meet the standards;
- identification of transportation system needs to meet current and future travel demand;
- a multi-year finance strategy that balances needs against available funding,
- strategies for intergovernmental coordination and transportation system impact assessment; and

- strategies for reducing travel demand.

Additionally, the Destination 2030 Regional Growth and Transportation Strategy, adopted by the Puget Sound Regional Council (PSRC), provides a basis for coordination of growth management and transportation policies across the central Puget Sound region. Implementation of the Destination 2030 transportation strategy within Snohomish County greatly depends on the collaborative and countywide planning process established under Snohomish County Tomorrow. To make this collaborative process work, Snohomish County will strive to accomplish several things.

The county recognizes that transportation and land use are profoundly interrelated. The type, intensity, and timing of land development will largely determine the mode of transportation provided, its effectiveness in moving people, and the travel behavior of people using the land. Transportation resources are limited; therefore, the county must achieve a balance among various modes of travel to maximize person-carrying capacity instead of vehicle-moving capacity.

The county provides for different types and levels of transportation services to urban areas versus rural areas. People living in

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low-density areas traveling to employment dispersed throughout the county tend to use the automobile over other modes of transportation. It is very difficult to serve these types of trips with traditional, fixed route, public transportation (i.e., bus or rail). Ridesharing services such as vanpools and personalized ridematching for carpools may be the most appropriate form of mass transportation for rural areas. Public transportation is most effective in moving people where population and employment are concentrated in denser neighborhoods and Activity Centers. Urban site design needs to accommodate public transportation by allowing efficient access and circulation of transit vehicles.

The county will plan for and accommodate travel alternatives to the single-occupant vehicle. Bikeways can be provided as separate recreation facilities or as transportation routes on major roadways.

There must be an effective proportion of high-occupancy vehicle treatments versus purely general-purpose lanes on freeways and some major arterials. Providing a wide range of choices in transportation services can ensure that all citizens have the ability to travel regardless of age, sex, race, income, disability or place of residence.

Lastly, the county will work to make level of service, transportation location, and design standards more consistent across state, regional, and local agencies; to ensure effective and efficient transportation investments; and to provide transportation services adequate to serve planned land use.

**GOAL TR 2      Provide public transportation services that support and are supported by the land use element, natural environment element, and economic development element of the county comprehensive plan.**

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

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

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- 2.A.3 Regional and metropolitan centers shall be connected with high-capacity transit and HOV lanes on state routes.
- 2.A.4 An interconnected system of high-occupancy vehicle (HOV) lanes and treatments shall be provided to serve the designated centers and transportation centers within the urban area.
- 2.A.5 A regionally coordinated system of bikeways and walkways shall be planned to serve the designated centers and transportation centers.

**Objective TR 2.B In cooperation with the cities, promote a variety of convenient transportation services to compact and attractively designed centers.**

- TR Policies**
- 2.B.1 Access and mobility for transit users and pedestrians without reliance on automobiles shall be enhanced through the design of pedestrian-scale neighborhoods and activity centers.
  - 2.B.2 High-occupancy vehicle use and alternatives to single-occupancy vehicles shall be promoted in centers through higher density single-family and multi-family developments.
  - 2.B.3 Single-occupant vehicle use shall be discouraged through parking management (e.g., preferential parking for high-occupancy vehicles, limiting maximum allowable parking for employment-intensive land uses, or shared parking requirements).
  - 2.B.4 Site design criteria shall be used to ensure land development supportive of high-capacity vehicle use.
  - 2.B.5 Preference shall be given by the county to transit-supportive development forms when selecting development partners and creating design standards and guidelines for the county Cathcart site. Development that reduces the demand for single-occupant vehicles and stimulates increased transit service to benefit the surrounding community will be strongly encouraged.

**GOAL TR 4 Provide transportation services that enhance the health, safety, and welfare of Snohomish County citizens.**

**Objective TR 4.A Cooperate with WSDOT, the cities, and transit operating agencies to design facilities and provide for**

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**services that enhance the mobility of all citizens regardless of age, disability, or income.**

- TR Policies**
- 4.A.1 Pedestrian facilities shall be encouraged that maintain access between public facilities and residential areas, especially where they serve a safety purpose.
  - 4.A.2 Pedestrian facilities shall be encouraged that will also accommodate elderly persons and persons with disabilities.
  - 4.A.3 Safe and direct pedestrian and disabled access shall be designed to and from public rights-of-way, structures, and adjacent developments.
  - 4.A.4 A system of paths and walkways shall be developed within the county Cathcart site to provide safe, efficient and attractive pedestrian connections between all uses on the site and the surrounding neighborhoods.
  - 4.A.5 Access to new development at the county Cathcart site shall rely on an internal road and trail network, intersecting Cathcart Way at signalized intersections.
  - 4.A.6 The county will work with transit providers to ensure that: 1) local and regional transit service is provided to the Cathcart site and the surrounding neighborhood; and 2) that transit facilities at Cathcart are located to support the site's development and enhance the efficient operation of the overall transit system.

**Objective TR 4.B**      **In cooperation with WSDOT and cities, develop programs to identify and mitigate any roadway hazards that may result in accidents and threats to public safety.**

- TR Policies**
- 4.B.1 Safe and effective traffic control or grade separation shall be maintained at railroad crossings where practicable.
  - 4.B.2 Sufficient general-purpose and high-occupancy vehicle lane capacity shall be provided to safely move traffic within primary roadway corridors.
  - 4.B.3 State-of-the-art traffic control devices, signalization, and signing shall be used, consistent with professionally accepted geometric and structural standards, that reduce the risk of serious accidents.

**Objective TR 4.C**      **Coordinate with the cities and state to prepare procedures to monitor and control the movement of**

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**hazardous cargos or materials on transportation facilities within the county:**

- TR Policies**      4.C.1      Enforcement of federal and state regulations for transportation of hazardous materials shall be supported.
- 4.C.2      The transport of hazardous cargo or materials shall be minimized through residential areas and centers by restrictive routing and scheduling where practical.

**Objective TR 4.D      Restrict direct vehicle access from public and private property onto designated principal and minor arterials to maintain and improve the integrity of traffic flow.**

- TR Policies**      4.D.1      In order to promote public safety and operations efficiency, access to principal, minor and collector arterials shall be limited.
- 4.D.2      Vehicle access shall be limited to collector arterials and local roads as a condition of development whenever practicable.
- 4.D.3      Preparation and approval of vehicle access, pedestrian access, and circulation schemes shall be required for major public or private developments.
- 4.D.4      Adequate distance of driveways from intersections shall be required in order to promote safe and efficient flow of vehicular traffic.
- 4.D.5      Joint driveway access and internal site circulation shall be achieved wherever practical as a condition of new development for adjacent properties that have compatible land uses.
- 4.D.6      Driveways shall be located in a manner that provides adequate sight distance for all traffic movements and does not interfere with traffic operations at intersections.
- 4.D.7      On-site traffic circulation shall be designed in a way that allows safe and efficient storage and movement of driveway traffic.
- 4.D.8      Driveway and traffic flow restrictions shall be used to allow safe and efficient access for emergency vehicles when needed.
- 4.D.9      Vehicle access to state highways by land development shall be limited where necessary to maintain adopted WSDOT highway design standards.



**Objective TR 4.E**      **Provide and maintain transportation facilities that enhance the safety of motorized and nonmotorized transportation.**

- TR Policies**
- 4.E.1      Design standards, improvements and right-of-way shall be provided that vary by functional class of roadway in order to ensure safe and efficient flow of traffic.
  - 4.E.2      A high priority shall be given to improvements that enhance the safety of transportation facilities and services.
  - 4.E.3      Pedestrian facilities shall be encouraged that maintain access between public facilities and residential areas especially where they serve a safety purpose.
  - 4.E.4      Roadway and other transportation facility standards shall be maintained which enhance the safety for all users of the transportation system.
  - 4.E.5      Safety improvements needed on roads due to the impact of new land development shall be provided concurrent with development.

## Exhibit K

Amended Ordinance No. 10-042

Final Docket XIV, GPP Amendments to the Capital Facilities Chapter of the General Policy Plan  
GPP 5 – Cathcart

# Capital Facilities

A wide array of public services and facilities is needed to properly accommodate and integrate new population growth into existing communities. The Growth Management Act (GMA) places great importance on planning for public facilities, requiring local comprehensive plans to include capital facilities and utilities elements.

All Snohomish County services and facilities are included within the capital facilities element because there are connections and relationships between all capital facilities and population growth whether the facilities are “necessary to support development,” directly related to GMA Goal 12 or not. This section of the plan also addresses certain facilities and services provided by other local public agencies, such as cities and special districts, which serve development within unincorporated areas of the county.

The contents of this chapter reflect requirements and direction from the Growth Management Act, procedural criteria of the Washington Administrative Code and the countywide planning policies. These countywide policies provide the primary mechanism for achieving consistency of this element with the facility plans of the cities.

Other important original sources used in developing this chapter include:

- System plans and policy recommendations from the various provider agencies;
- County studies and plans, such as the Shoreline Management Master Program, the Solid Waste Management Plan, the Drainage Needs Report project and the six-year Capital Improvement Plan; and
- The Countywide Comprehensive Park and Recreation Plan, joint school capital facilities plan, and the Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993).

The Shoreline Management Master Program, the Solid Waste Management Plan, the six year Capital Improvement Program, and the Countywide Comprehensive Park and Recreation Plan are updated on a regular basis.

The projected growth and distribution of population and employment over the next 20 years is the primary driver of capital facility needs. These forecasts determine the amount of additional urban land and the public infrastructure for which planning is needed. Use of the forecasts in all elements of the plan guarantees internal consistency. Most of the facility needs identified in this capital facilities element are relatively unaffected by variations in land use pattern.

The county may, in the future, adjust either the level of service standards (for elements where LOS standards are adopted) and/or the facility service guidelines identified for planning purposes for other elements, thereby providing a means to achieve balance and fiscal realism in the required financing program. Modifications to the land use element and corresponding land use map may also be used to achieve the same result. Adjustment of service levels may occur either through amendments to the GPP or the capital facilities plan.

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

- Public facilities should be planned to support projected population growth and land use patterns;
- Levels of service standards should be developed for public facilities and services necessary to support development and they should be periodically reassessed as the basis of need for future public facilities;
- Facility service guidelines (used for planning purposes only) should be developed for other elements of this plan and periodically reassessed as one of the factors used to determine the need for future public facilities;
- Public facilities and services within urban growth areas should be provided at levels commensurate with the demands of urban densities and development intensity while reflecting the realities of limited funding resources

and prioritization between those facilities and services;

- Public facilities and services within rural areas should be provided at levels reflecting the reduced demands and higher costs of serving these lower density, more dispersed patterns of development;
- Public facility expansion should be financed, in part, from revenues generated by new development as it occurs and contributes to the demand for such expansion;
- Snohomish County should play a major coordinating role in the planning of all regional public facilities that serve both incorporated and unincorporated areas; and
- Public services and facilities should be provided in an efficient and cost-effective manner.

This element of the plan seeks to put these principles into effect through a series of goals, objectives, policies and implementing strategies which are organized as follows:

- ◆ county facilities and services including:
  - surface water management,
  - solid waste disposal,
  - law and justice,
  - general government,
  - parks and recreation,
  - airport, and
  - land transportation (see transportation element);
- ◆ non-county providers' facilities and services including:
  - public education,
  - fire suppression,

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

This chapter of the General Policy Plan provides the overall direction and detailed policy guidance for the Capital Facilities Element of the GMA comprehensive plan. The Capital Facilities Element also includes the Capital Facilities Plan and the 6-year Capital Improvement Program. The CFP contains more detailed information concerning the inventory of existing public facilities and a forecast of future needs for these facilities. The CIP presents a six-year program of public improvements that is reviewed, revised and adopted each year as part of the budget process.

#### **County Facilities - General**

The county functions as a regional and as a local provider of services and facilities depending upon the particular facility or service and area served. The county role as an urban service provider is expected to decline and the cities are to assume the dominant role in most urban services under the goals established by the GMA. The county, however, is expected to play a more important role as a regional service provider. Managing this transition is one of the principal challenges of the GMA and will take many years to achieve.

The county functions as a review agency for some public agencies and as a permitting agency and financial resource for others. These multiple roles make capital facility planning a special challenge for the county. Distinguishing between the several types of public facilities and services which the county may either provide, help plan, help finance, or regulate is necessary when

developing goals, objectives, and policies to guide future decision-making.

This chapter will address those facilities for which the county must plan and budget as part of its six-year capital improvement program. They include land transportation (addressed in the transportation element), surface water management, solid waste disposal, law and justice (enforcement, prosecution, correction/detention, and related services), general government, parks and recreation, and the airport. Each of these functions will be considered in a separate section.

Snohomish County is committed to improving the adequacy of public facilities in its own facility planning as well as working with other key providers of public infrastructure, particularly sewer, water and school districts. The county prepares six-year capital improvement programs annually. This regular review and updating of capital investment has been significantly enhanced to comply with the requirements of the GMA.

The GMA places great importance on local determination of appropriate measures and extent of various facility needs as expressed through the concept of level of service. The county has established level of service (LOS) measures for land transportation, surface water management and parks facilities necessary to support development, as described in the capital facilities plan and transportation element. The county has established facility service guidelines for other public facilities within the capital plan. These guidelines are for planning purposes only and do not obligate the county to achieve specific projects or service levels. The process used by the county in measuring and establishing levels of service

standards for public facilities necessary to support development and guidelines for all other facilities was first presented in a report entitled, Capital Facility Requirements 1994-99 (and to 2013) (Snohomish County, 1994). An existing LOS for land transportation, park services and surface water facilities was produced as a reference point during the initial planning under the GMA in the early 1990's. This was done by compiling an inventory of existing county facilities and relating that inventory to existing measures of demand, generally the 1992 estimated county population. A similar process was used to develop the guideline ranges for other plan elements. Comparing projected growth in demand with projections of revenues clarifies the difficult trade-offs between desired facilities and revenue enhancements.

This process was developed to be used by the county in evaluating the LOS for land transportation facilities and other facilities considered "necessary to support development". Facilities necessary for urban development are distinguished from those necessary for rural development. There is a smaller listing of facilities necessary to support rural development and for some rural facilities, different levels of service. It also established the parameters for the 20-year facilities plan and the six-year financing program delineated in the CIP. These parameters may be revised as the specifics of the six-year financing program are developed. The process was further developed in the Capital Facilities Plan/Year 2000, 2001 and 2005 Updates. The county will periodically evaluate and refine LOS measures to improve the linkage between land transportation facilities, services and demand and to reflect changing fiscal and jurisdictional circumstances.

A similar process was used to establish the facility service guidelines for the other public facilities of this plan. These guidelines were then used in developing a forecast of future needs, the 20-year facilities plan and the six-year financing program. These guidelines are not prescriptive in nature and constitute only one of many factors to be used in making final decisions regarding facilities to be built or improved. The county will periodically evaluate and refine these guidelines to improve the usefulness of this planning tool in light of changing priorities, fiscal impacts, and inter-jurisdictional cooperation.

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

Snohomish County has taken advantage of low interest rates and a favorable bond rating in order to incur general obligation bonds and invest the proceeds in administration parking and office facilities. The county is funding the debt service for its new garage (opened in 2004) and administration building (opened in 2005) by redeploying funds that otherwise would have been used to pay office lease space and by utilizing parking revenues. In addition, the county borrowed funds for a much needed jail expansion and is funding the debt service by setting aside a constant stream of current revenues. Additional

financing and funding options are discussed in the CFP and CIP.

Both revenue and general obligation bonds are available to the county for specific capital projects. Enterprise funds such as those supporting solid waste, airport, and surface water management can be used to retire revenue bond debt. User fees can also contribute to a revenue bonding approach.

The GMA expressly gives cities and counties the authority and choice to impose impact fees on new development to help finance capital facility expansions required to serve that new development. This authorization applies to parks, schools, and transportation. Snohomish County has adopted GMA-based impact fee programs for roads and schools, which are codified at Chapters 30.66B and 30.66C, respectively. The county will be converting its SEPA-based park mitigation program into a GMA-based program.

The fee programs comply with GMA requirements and conditions concerning their basis in the six-year CIP, appropriate credits for future property tax payments for debt retirement, use of other supplemental funding sources, and use of fee receipts.

An important feature of comprehensive planning under the GMA is the concurrency requirement. This refers to the goal of providing adequate public facilities at the time that private development or its direct impacts occur. This means that not only must the long-range plan provide for these necessary public facilities but also that they must be in place or planned to be in place within six years of (concurrent with) development.

This concurrency test must be met for transportation facilities in order for

development to proceed. The Transportation Element and Chapter 30.66B SCC define the concurrency management system for Snohomish County's transportation facilities. Concurrency is encouraged but not expressly required for other types of public facilities. A concurrency system under the GMA requires a complete facilities plan and financing program in the capital facilities element in order to support a regulatory program that could result in denial or deferral of development permits. A concurrency system is only utilized for the road system because of the difficulty for counties in meeting these specifications for the numerous independent providers of several important facilities (see the transportation element). Snohomish County may consider expanding the concept to other public facilities through future amendments to this plan as it gains experience with the administration of concurrency management. A concurrency system for sanitary sewers, public water supply, drainage and electric power veritably exists because development proponents must demonstrate that such facilities are available to secure development approvals.

A less rigorous form of adequacy test for public facilities other than transportation facilities is needed to address GMA Goal 12. It directs that development not cause the level of service for those facilities and services necessary to support development to decline below established minimum levels. Such a test is utilized in reviewing development applications and updates to the six-year CIP. This generally involves a review of proposals to ascertain their impact upon existing or planned infrastructure systems for development applications. The county will require a solution, such as

temporary or permanent facility construction by the developer, longer project phasing or build-out periods, or other appropriate measure where added capacity or other facility improvements to systems are needed to support a development proposal.

"Statements of assessment" are prepared to accompany updates to the CIP. These statements evaluate the adequacy of projected funding and current regulations to meet GMA Goal 12. This process is described in more detail in the Capital Facilities Plan/Year 2005 Update.

**GOAL CF 1**                    **Develop a carefully planned program of county services and facilities that provides urban service within urban growth areas, rural service outside UGAs, and is within the county's financial capacity.**

**Objective CF 1.A**            **Establish and maintain level of service standards for county roads and transit and other public facilities and services necessary for development and establish facility service guidelines for other county facilities and services. Both LOS standards and facility service guidelines should differentiate between urban and rural areas for appropriate county facilities.**

**CF Policies**            1.A.1            The county shall extend facilities and services in a manner which directs future growth to urban growth areas.

1.A.2            The county shall evaluate all of its facility types to determine whether they should provide urban or rural service.

**Objective CF 1.B**            **Develop a six-year financing program for capital facilities that meets the requirements of the GMA, achieves the county's levels-of-service objectives for county roads and transit and is within its financial capabilities to carry out.**

**CF Policies**            1.B.1            The county shall prepare and adopt, a six-year capital improvement program (pursuant to County Charter) that identifies projects, outlines a schedule, and designates realistic funding sources for all county capital projects.

- 1.B.2 The county shall maintain consistency between the Transportation Element and the Capital Facilities Plan by incorporating the most recently adopted Transportation Improvement Program and Annual Construction Program into the 6-year CIP.
- 1.B.3 The county shall work with public and private providers of capital facilities and utility infrastructure to promote improved practices and standards to a level that would enhance economic development in the county.
- 1.B.4 The county shall actively pursue public/private partnerships for investment in the infrastructure needed to serve the Cathcart site, in part, through negotiation of lease, purchase and/or development agreements with development partners. County infrastructure investments at Cathcart will be reflected in future county capital improvement programs and capital budgets.

**Objective CF 1.C**      **Site county facilities which require urban infrastructure, serve primarily urban populations, and are urban in character within identified urban growth areas (UGAs).**

**CF Policy**      1.C.1      The county shall assess the urban character of all facilities, except regional facilities, for which it requires a new site and shall limit its search and selection of sites for urban projects to designated UGAs.



**Exhibit L**  
Amended Ordinance No. 10-042  
Final Docket XIV, GPP Amendments to the Climate Change and  
Sustainability Section of the Natural Environment Chapter of the General Policy Plan  
GPP 5 – Cathcart

**Climate Change and Sustainability**

Greenhouse gases, global warming and projected impacts on the climate create new challenges to implementing the Growth Management Act. A number of climate change impacts have been recorded over the 20<sup>th</sup> century, and the trends are projected to continue. Research indicates that the burning of fossil fuels and the conversion of land from its natural state are the primary human causes of climate change. Planning for transportation, open space, and resource lands under GMA can influence local fossil fuel dependence and land conversion to reduce the county's greenhouse gas emissions. Likewise, GMA planning for infrastructure and future growth are appropriate means of preparing for and adapting to predicted climate change impacts. While scientific understanding of climate change continues to grow, the county recognizes the prudence of planning for projected impacts. The county will move forward cautiously and responsibly to reduce greenhouse gas emissions and ensure its citizens are prepared to respond and adapt to climate change impacts.

These policies are one element of the county's response to climate change. Other elements include a study of climate change impacts to the county and its infrastructure and a stakeholder involvement process to help the county chart a course of action. This response is in step with state actions on a climate response strategy. The state's Climate Advisory Team, which includes Snohomish County, is tasked with reducing emissions, identifying measures to adapt to climate change, developing clean energy jobs, and moving toward energy independence.

**Objective NE 10.B      Develop strategies for Snohomish County communities that support sustainability and minimize greenhouse gas emissions.**

- NE Policies**
- 10.B.1      Incorporate the most current scientific consensus on climate change into the county’s planning processes.
  - 10.B.2      Establish land use patterns that minimize transportation-related greenhouse gas emissions and encourage the preservation of resource lands, open space and habitat.
  - 10.B.3      Support market development for alternative fuels and clean energy sources.
  - 10.B.4      Encourage climate-friendly businesses and business practices and a clean energy economy.
  - 10.B.5      Seek to reduce vehicle miles traveled by encouraging expanded availability and use of public transportation through planning, partnerships, investments and incentives.
  - 10.B.6      Adopt development regulations that foster energy conservation, environmental enhancement, recycling and waste reduction.
  - 10.B.7      Investigate long-term strategies to address waste management within Snohomish County’s borders to reduce emissions from the transport of waste, increase reuse and recycling and foster sustainable practices.
  - 10.B.8      Develop education and incentive programs related to climate change and sustainability so that citizens, businesses and others can make informed decisions.
  - 10.B.9      Support intergovernmental planning regarding climate change and sustainability and coordinate local efforts with regional, state and federal efforts.
  - 10.B.10      Incorporate principles of sustainability and “green building” design - as set forth in “Leadership in Energy and Environmental Design” (LEED) certification - for development of the county Cathcart site. Ensure that this development will serve as a model for “green” building and sustainable neighborhood development in Snohomish County.
  - 10.B.11      Incorporate energy-conserving and climate-friendly construction and development techniques within all development activity at the county Cathcart site.