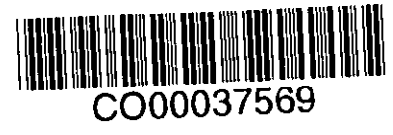


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Approved: July 7, 2010
Effective: Aug 1, 2010



SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

ORDINANCE NO. 10-043

RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER
OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN
(GMACP) TO ADDRESS MONITORING OF THE RURAL POPULATION GROWTH TARGET
(GPP 6 – RURAL ELEMENT)

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 has determined that the consideration of the proposed amendments and revisions to the GMACP and development regulations would promote a county purpose as established under RCW 36.70A.130 and RCW 36.70A.470; and

WHEREAS, in 2007, the Washington State Office of Financial Management (OFM) released updated forecasts for Snohomish County’s 2025 population projection that range from a low of 769,525 to a high of 1,027,905, and compared to the previous OFM forecast released in 2002, lowered its medium (“most likely”) 2025 population projection for the county from 929,314 to 898,715; and

WHEREAS, on August 12, 2009, the Snohomish County Council adopted Amended Ordinance No. 09-045, which amended the GMACP to reduce the rural share of future county population growth from fifteen to ten percent; and

WHEREAS, on September 9, 2009, the Snohomish County Council held public hearings to receive public testimony on proposed county and non-county initiated amendments to the GMACP for consideration as part of the proposed 2010 GMA Comprehensive Plan Amendments, including GPP 6 – Rural Element; and

WHEREAS, on September 9, 2009, the Snohomish County Council approved, by Amended Motion No. 09-176, a list of county proposed comprehensive plan amendments for inclusion to the list of proposed 2010 GMA Comprehensive Plan Amendments including the GPP 6 proposal, and authorized the Snohomish County Executive, through the Department of Planning and Development Services (PDS), to process county and non-county initiated amendments, including proposal GPP 6, consistent with chapters 30.73 and 30.74 SCC; and

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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS MONITORING OF THE RURAL POPULATION GROWTH TARGET (GPP 6 – RURAL ELEMENT)

1 WHEREAS, GPP 6 provides a placeholder for county initiated amendments to the Rural
2 Lands policies of the GMACP; and

3
4 WHEREAS, GMACP amendments proposed under GPP 6 address monitoring of rural
5 population growth in light of the reduced rural growth target recently adopted by Amended
6 Ordinance No. 09-045; and

7
8 WHEREAS, PDS completed final review and evaluation of GPP 6, and forwarded
9 recommendations to the Snohomish County Planning Commission; and

10
11 WHEREAS, the Snohomish County Planning Commission held a public hearing and
12 received public testimony on GPP 6 on March 23, 2010; and

13
14 WHEREAS, on March 23, 2010, the Snohomish County Planning Commission
15 deliberated on GPP 6 at the conclusion of the public hearing and voted to recommend adoption
16 of the GPP 6 proposal, as enumerated in its recommendation letter of May 18, 2010; and

17
18 WHEREAS, the Snohomish County Council held a public hearing on July 7, 2010, to
19 consider the entire record, including the planning commission recommendations on the proposed
20 2010 GMA Comprehensive Plan Amendments, including GPP 6, and to hear public testimony on
21 this Ordinance No. 10-043.

22
23 NOW, THEREFORE, BE IT ORDAINED:

24
25 Section 1. The county council makes the following additional findings of fact:

- 26
27 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth
28 fully herein.
- 29 B. The county council amended the GPP to reduce the rural share of the county's future
30 population growth after 2008, from 15 percent to 10 percent, resulting in a 13,981 reduction
31 to the 2025 rural population target. The revised rural 2002-2025 population growth target of
32 31,314 is based on estimated rural population growth between 2002 and 2008 of 10,029 (the
33 difference between the 2002 total rural population estimate of 113,320 and the final 2008
34 rural population estimate of 123,349), plus 10 percent of countywide population growth
35 between 2008 (696,600) and 2025 (909,453), or 21,285. The amendment increased the share
36 of the county growth going into urban areas where adequate public facilities and
37 infrastructure are in place to accommodate growth.
- 38 C. The proposed amendments to the GPP address monitoring of rural population growth to help
39 ensure that the newly reduced 2025 rural growth target is not exceeded. Rural growth trends
40 would be monitored using the existing process and criteria established in the GPP under
41 Objective PE 2.B. If rural growth trends indicate that the rural population target may be

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1 exceeded, the county would evaluate whether adjustments to planned densities or land uses
2 are necessary to bring rural growth trends back into alignment with the adopted target.

3 D. The proposed amendments revise policies in both the Urban Growth Area and Rural Lands
4 sections of the GPP's Land Use Element to provide greater clarity related to population
5 growth targets and consistency between related policies.

6 E. The proposed amendments to the GPP of the GMACP pertaining to monitoring population
7 growth in rural/resource areas will help promote the overall goals of the county.

8 F. The proposal is generally consistent with the following goals, objectives and policies in the
9 GMACP:

10 1. Goal LU 2, "Establish development patterns that use urban land more efficiently."

11 2. Goal PE 1, "Establish a subcounty allocation of projected growth to the year 2025 that is
12 consistent with the goals of the Growth Management Act and the countywide planning
13 policies."

14 3. Objective LU 6.A, "Reduce the rate of growth that results in sprawl in rural and resource
15 areas."

16 4. Objective HO 1.C, "Make adequate provisions for the existing and projected housing
17 needs of all economic segments of the population."

18 5. Objective NE 1.B, "Accommodate population growth in a manner that maintains and
19 protects elements of the natural environment."

20 6. Objective PE 1.A, "Direct future growth in unincorporated Snohomish County primarily
21 into urban areas."

22 7. Policy CF 1.A.1, "The county shall extend facilities and services in a manner which
23 directs future growth to urban growth areas."

24 8. Policy TR 1.B.2, "Types and levels of transportation facilities within the county shall be
25 based on the types and levels of future development intensity adopted in the
26 comprehensive plan."

27 9. Policy PE 1.A.1, "Snohomish County's portion of the urban growth areas shall receive
28 the majority of the unincorporated county's projected population and employment growth
29 as shown in Appendix D."

30 10. Policy PE 1.B.2, "The rural (non-tribal) growth forecast and any future modifications to
31 the forecast shall result in a reduction in the share of total county population growth
32 located within rural areas to no more than ten percent of the countywide growth forecast
33 after 2008."

34 11. Policy PE 2.B.1, "Snohomish County and the cities will jointly monitor the following
35 indicators within cities, UGAs, and rural areas:

36 (a) estimated population and employment growth,

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- 1 (b) annexations and incorporations,
- 2 (c) residential and non-residential land consumption,
- 3 (d) land supply and land values relative to demographic changes,
- 4 (e) availability and affordability of all housing types, and
- 5 (f) any other relevant indicator which may affect the growth target allocation, i.e.,
- 6 capital facilities capacity, land price escalation, or comprehensive plan changes.”

7 12. Policy PE 2.C.1, “The county shall evaluate through a cooperative process with the cities
8 whether adjustments to planned densities, land uses, or UGA boundaries are necessary as
9 a result of amendments to the growth targets.”

10 G. The proposal is consistent with the following Countywide Planning Policies (CPPs):

- 11 1. OD-8, “Encourage land use, economic and housing policies that co-locate jobs and
12 housing to optimize use of existing and planned transportation systems and capital
13 facilities.”
- 14 2. RU-2, “Rural density and development standards will be based upon accommodating the
15 portion of the 20 year growth not accommodated within the urban growth areas. The
16 county will prohibit subdivision densities and patterns which preclude resubdivision to
17 urban densities.”
- 18 3. UG-3, “Ensure the final population allocation for UGAs reverses the pre-GMA trend of
19 an increasing share of the county’s new population locating in rural areas, by assigning at
20 least ninety percent of the county’s future population growth after 2008 to urban areas.”

21 H. The proposal is consistent with the following goals and requirements in the GMA.

- 22 1. “Urban growth. Encourage development in urban areas where adequate public facilities
23 and services exist or can be provided in an efficient manner.” [RCW 36.70A.020(1)].
- 24 2. “Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into
25 sprawling, low-density development.” [RCW 36.70A.020(1)].
- 26 3. “Based upon the growth management population projection made for the county by the
27 office of financial management, the county and each city within the county shall include
28 areas and densities sufficient to permit the urban growth that is projected to occur in the
29 county or city for the succeeding twenty-year period, except for those urban growth areas
30 contained totally within a national historical reserve. As part of this planning process,
31 each city within the county must include areas sufficient to accommodate the broad range
32 of needs and uses that will accompany the projected urban growth including, as
33 appropriate, medical, governmental, institutional, commercial, service, retail, and other
34 nonresidential uses.” [This is a portion of RCW 36.70A.110(2)].

35 I. Advance notice of the intent to adopt amendments to the GPP was provided to the state
36 Department of Commerce at least sixty days prior to adoption as required per RCW
37 36.70A.106(1).

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1 J. The environmental impacts of the proposal are within the range of impacts analyzed by the
2 DEIS and FEIS during the Ten-Year Update to the GMACP in 2005. No new impacts have
3 been identified for the proposal, and SEPA requirements have been met through Addendum
4 No. 22 issued for GPP 6 prior to the public hearing before the Snohomish County Planning
5 Commission.

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

9

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

11

12 A. The proposal provides a mechanism by which the county can help ensure compliance with
13 adopted population growth targets, thereby ensuring that an increased share of the county
14 growth goes into urban areas where adequate public facilities and infrastructure are in place
15 to accommodate growth.

16 B. The proposed amendments to the GPP of the GMACP are consistent with the following final
17 review and evaluation criteria of SCC 30.74.060:

18

1. The proposed amendments maintain consistency with other elements of the GMACP.

19

2. All applicable elements of the GMACP support the proposed amendments.

20

3. The proposed amendments more closely meet the goals, objectives, and policies of the
21 GMACP as discussed in the specific findings.

22

4. The proposed amendments are consistent with the CPPs.

23

5. The proposed amendments comply with the GMA.

24

6. New information is available that was not considered at the time the plan or regulation
25 was adopted and that new information changes underlying assumptions and supports the
26 proposed amendments.

27

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

29

D. SEPA requirements with respect to this non-project action have been satisfied through the
30 publication of Addendum No. 22 to the Ten-Year Update.

31

E. The county complied with state and local public participation requirements under the GMA
32 and chapter 30.73 SCC.

33

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

37

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1 Section 4. Based on the foregoing findings and conclusions, the Urban Growth Areas section of
2 the Land Use chapter of the Snohomish County GMACP – GPP, last amended by Amended
3 Ordinance No. 09-045 on August 12, 2009, is amended as indicated in Exhibit A to this
4 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set
5 forth in full.

6
7 Section 5. Based on the foregoing findings and conclusions, the Rural Lands section of the Land
8 Use chapter of the Snohomish County GMACP – GPP, last amended by Amended Ordinance
9 No. 09-046 on August 12, 2009, is amended as indicated in Exhibit B to this ordinance, which is
10 attached hereto and incorporated by reference into this ordinance as if set forth in full.

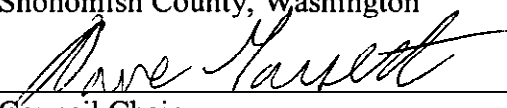
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12 Section 6. The county council directs the Code Reviser to update SCC 30.10.060 pursuant to
13 SCC 1.02.020(3).

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

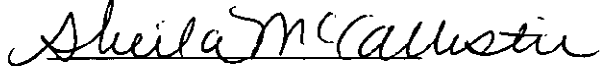
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1 PASSED this 7th day of July, 2010.
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SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

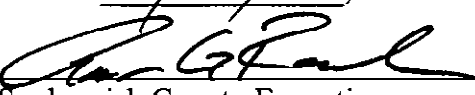
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Council Chair

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9 ATTEST:

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11 _____
Asst. Clerk of the Council

- 12 (✓) APPROVED
- 13 () EMERGENCY
- 14 () VETOED

15 DATE: 7/22/, 2010

16
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18 _____
Snohomish County Executive

AARON REARDON
County Executive

19 ATTEST:

20 
21 _____

22
23
24 Approved as to form only:

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26 _____
27 Deputy Prosecuting Attorney

D-12

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Exhibit A
Ordinance No. 10-043
Amendments to the Urban Growth Areas Section
of the Land Use Chapter of the GPP
GPP 6 Rural Element

Urban Growth Areas

The GMA requires that urban growth areas (UGAs) be designated through the county's plan. UGAs are to include areas and densities sufficient to permit the urban growth that is projected to occur in the county over the next twenty years. Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas.

Planning for growth in this way accomplishes two GMA goals: 1) the efficient provision and utilization of public facilities and services, including public transportation; and 2) reduced conversion of undeveloped land into sprawling, low-density development.

Individual UGAs have been designated to include each city and town in the county with the nine cities in southwest county included in one large UGA. Each UGA contains both incorporated and unincorporated areas. The total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans does not exceed the total 20-year forecasted UGA population growth by more than 15 percent. UGA boundaries will be re-evaluated at least once every five years to ensure they are adequate to accommodate 20-year growth projections. This assessment of UGA capacity is based upon developable lands, environmental constraints, city comprehensive plans, housing and economic development needs, public facility and service capacities and, lastly, the implementation of growth strategies aimed at developing and enhancing urban development patterns.

The county and the cities and towns within the county collaborated on a policy framework for designating UGAs and directing urban growth patterns. It is called the Countywide Planning Policies (CPP). This policy framework is informed by the multi-county planning policies (Vision 2040 and Destination 2030) and the countywide planning policies.

In the southwest area of the county the UGA includes nine cities and unincorporated urban area, all contiguous to one another. The entire area is known as the Southwest Urban Growth Area (SWUGA). This unincorporated urban area has been further divided to show that the appropriate adjacent city will annex the area in the future. Hence, these subdivided areas are labeled Municipal Urban Areas (MUGA's) e.g. Lynnwood's MUGA; Mill Creek's MUGA.

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This General Policy Plan provides additional direction, consistent with the multi-county and countywide planning policies, for urban growth within the unincorporated portions of all the UGAs.

The plan also provides for the designation of rural urban transition areas (RUTAs) outside of UGAs. Rural urban transition areas are intended to set aside a potential supply of land for employment and residential land uses for possible future inclusion in a UGA. The policies provide direction for the designation of rural urban transition areas.

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

This chapter of the GPP addresses: 1) locating, sizing, maintaining and expanding UGA boundaries; 2) establishing potential future UGA areas; 3) urban development patterns and design; 4) urban centers; 5) urban phasing; and 6) neighborhood structures.

GOAL LU 1 Establish and maintain compact, clearly defined, well designed UGAs.

Objective LU 1.A Establish UGAs with sufficient capacity to accommodate the majority of the county's projected population and employment growth over the next 20 years.

LU Policies 1.A.1 UGAs shall contain sufficient land capacity for a variety of land uses and densities, including green belts and open space, in suitable locations to accommodate at least ninety percent of the county's ~~((future))~~ forecasted population growth after 2008. The total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans shall not exceed the total 20-year forecasted UGA population growth by more than 15 percent. A portion of the 20-year forecast UGA population may be reserved for allocation to Transfer of Development Rights (TDR) receiving areas. Following the initial establishment of the UGAs in the General Policy Plan, subsequent recalculation of the percent by which additional population capacity exceeds the 20-year forecasted population growth shall occur at the time of the mandatory 10-year comprehensive review and updating of UGAs.

1.A.2 Snohomish County shall ensure no net loss of capacity to accommodate the amount and type of projected employment growth for

2025 while ensuring an adequate supply of both new and existing affordable housing.

- 1.A.3 Snohomish County shall ensure a no net loss of housing capacity that preserves the County's ability to accommodate the 2025 growth targets, while pursuing compliance with all relevant federal, state and local laws and regulations.
- 1.A.4 UGAs shall have existing or planned infrastructure capacity to adequately support urban growth over the 20-year period.
- 1.A.5 Determination of adequate land capacity shall be based on methodologies developed jointly with other jurisdictions and shall be consistent with Countywide Planning Policy UG-13.
- 1.A.6 All incorporated cities and towns shall be included within UGAs.
- 1.A.7 Designated forest and agricultural lands shall not be included within the UGA unless the designated lands are maintained as natural resource lands and a TDR/PDR program has been enacted by the city or the county.
- 1.A.8 UGA boundaries shall be re-evaluated at least every five years to determine whether or not they are capable of meeting the county's 20-year population and employment projections. This re-evaluation shall be consistent with Snohomish County's "buildable lands" re-view and evaluation program requirements established in County-wide Planning Policy UG-14 except that these conditions do not apply to the expansion of a UGA for churches or school instructional facilities when the affected land is dedicated solely for those uses.
- 1.A.9 Ensure the efficient use of urban land by adopting reasonable measures to increase residential, commercial and industrial capacity within urban growth areas prior to expanding urban growth boundaries. The County Council will use the list of reasonable measures in accordance with the guidelines for review contained in Appendix C of the Countywide Planning Policies to evaluate all UGA boundary expansions proposed pursuant to LU 1.A.10.1 through LU 1.A.10.4.
- 1.A.10 Expansion of the boundary of an individual UGA to include additional residential, commercial and industrial land shall not be permitted unless it is supported by a land capacity analysis adopted by the County Council pursuant to RCW 36.70A.110 and otherwise complies with the Growth Management Act, and includes consultation and coordination with appropriate jurisdictions in the UGA or MUGA. In addition, one of the following nine conditions must be met:

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1. The expansion is a result of the review of UGAs at least every ten years to accommodate the succeeding twenty years of projected growth, as required by RCW 36.70A.130(3).
2. The expansion conforms with the findings of the most recent five-year buildable lands review and evaluation conducted required by RCW 36.70A.215 and described in Countywide Planning Policy (CPP) UG 14(a) through (d).
3. Both of the following conditions are met for expansion of the boundary of an individual UGA under an annual comprehensive plan amendment cycle to include additional residential land:
 - (a) Population growth within the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty percent of the additional population capacity estimated for the UGA at the start of the planning period, as documented in the most recent Snohomish County Tomorrow Growth Monitoring Report or the buildable lands review and evaluation (Buildable Lands Report); and
 - (b) An updated residential land capacity analysis conducted by city and county staff for the UGA confirms the accuracy of the above finding using more recent residential capacity estimates and assumptions.
4. For expansion of the boundary of an individual UGA during the annual comprehensive plan amendment cycle to include additional commercial and industrial land, the county and the city or cities within that UGA document that commercial or industrial land consumption within the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty percent of the developable commercial or industrial land supply within the UGA at the start of the planning period. In UGAs where this threshold has not yet been reached, the boundary of an individual UGA may be expanded to include additional commercial or industrial land if the expansion is based on an assessment that concludes there is a deficiency of larger parcels within that UGA to accommodate the remaining commercial or industrial growth projected for that UGA. Other parcel characteristics determined to be relevant to the assessment of the adequacy of the remaining commercial or industrial land base, as documented in the Procedures Report required by CPP UG-14(a), may also be considered as a basis for expansion of the boundary of an individual UGA to include additional commercial or industrial land.

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5. The expansion is necessary to make technical corrections to a UGA boundary to be more consistent with CPP UG-1, which requires a UGA to have identifiable physical boundaries such as natural features, roads, or special purpose districts, where feasible, provided that such expansions shall not increase total residential capacity by more than by the lesser of 0.5% or 20 acres, nor employment capacity by any significant amount, of an individual UGA in any given year, as reported in the most recent Snohomish County Tomorrow Growth Monitoring Report.
6. The expansion will result in the realization of a significant public benefit as evidenced by Transfer of Development Rights (TDR) to the expansion area from Agriculture or Forest lands designated as TDR sending areas. The expansion area shall not be a designated forest or agricultural land of long-term significance. The expansion area shall be consistent with Objective LU 14.A and the TDR population re-serve established in Appendix D pursuant to PE Policy 1.A.6.
7. The expansion will permanently preserve a substantial land area containing one or more significant natural or cultural feature(s) as open space adjacent to and outside of the revised UGA boundary and will provide separation between urban and rural areas. The presence of significant natural or cultural features shall be determined in consultation with the city or cities immediately adjacent to the proposed expansion. Significant natural or cultural feature(s) may include, but are not limited to, landforms, rivers, bodies of water, historic properties, archeological resources, unique wildlife habitat, and fish and wildlife conservation areas.
8. The expansion is a response to a declaration by the County Executive, or the County Council by resolution, of a critical shortage of affordable housing, which has the following characteristics:
 - (a) is incurable in a timely manner by the implementation of reasonable measures or other instrumentality reasonably available to the jurisdiction; and
 - (b) the expansion is reasonably calculated to provide affordable housing;

The expansion shall be directed toward accommodating households displaced by the closure of mobile home parks. The expansion shall be a demonstration area for mobile home parks or small-lot subdivisions only. Such declaration or resolution of a critical shortage of affordable housing must be supported by an updated housing needs analysis demonstrating that there is an

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insufficiency of land within the UGA to provide an adequate housing stock for all economic segments of the population. The expansion must be supported by documentation that explains why reasonable measures cannot be implemented in time to prevent a critical shortage of affordable housing or that such reasonable measures do not exist.

9. The expansion will result in the economic development of lands that no longer satisfy the designation criteria for natural resource lands and the lands have been redesignated to an appropriate non-resource land use designation, provided that expansions are supported by the majority of the affected cities and towns whose UGA or designated MUGA is being expanded and shall not create a significant increase in total employment capacity (as represented by permanent jobs) of an individual UGA, as reported in the most recent Snohomish County Tomorrow Growth Monitoring Report in the year of expansion.
- 1.A.11 Land use and capital facilities required for growth within the UGA shall be evaluated at least every five years to determine whether or not modifications to land use or facilities are required to more adequately meet the projected needs of the UGA.
- 1.A.12 Urban growth areas which are located within the floodplain, as identified in 30.65 SCC (Special Flood Hazard Areas), shall comply with all provisions of that title, except that airports, and uses directly related to airports and sawmill storage yards, should be allowed in density fringe areas through a code amendment when located adjacent to existing airport or sawmill uses. Annexation agreements shall ensure the continued implementation of this policy.
- 1.A.13 Technology corridors should be considered as a strategy to direct jobs to areas within the UGA.

Objective LU 1.B

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

- LU Policies**
- 1.B.1 The designation of rural urban transition areas is an overlay that may be applied to rural lands adjacent to UGAs as a result of the review of UGAs at least every ten years, as required by RCW 36.70A.130(3), in order to allow for possible future expansion of employment and residential land uses.
 - 1.B.2 Rural urban transition area boundaries shall not include designated farm or forest lands.

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

- LU Policies**
- 1.C.1 Unique topographical and physical features such as watershed boundaries, streams, rivers, ridge lines, steep slopes, roads, railroad lines and transmission lines (where they follow property lines) and special purpose district boundaries shall be used, if possible, to delineate and define the boundary.
 - 1.C.2 The design of development and the location of structures along the UGA boundary should use guidelines such as the Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992) which includes cluster development techniques.
 - 1.C.3 The designation and siting of new industrial, commercial, and public facility land uses along the UGA boundary should include vegetative buffers.
 - 1.C.4 Annexations and planned urban densities shall be prohibited outside of the UGA boundary, and the provision of sanitary sewers to development outside and adjacent to the UGA shall be allowed only for public health emergencies and for necessary public facilities that are required to be served by sanitary sewers and cannot be feasibly located within the UGA. Urban capital facilities, including sanitary sewer facilities, may be located outside a UGA only when there are compelling reasons for such locations related to engineering design requirements or significant limitations on site availability and when they are intended and designed solely to serve urban development with the UGA.
 - 1.C.5 The county may consider the expansion of UGA boundaries as part of a 10-Year Update to the Comprehensive Plan or as part of a growth target and plan reconciliation process that follows a 10-Year Update, while deferring implementing zoning in situations where urban infrastructure or special regulatory controls are needed and anticipated but are not in place to serve the population and employment allocated to the UGA. Where such UGA expansions with deferred implementing zoning are approved, no rezoning of properties within the expansion area may occur until: (1) necessary capital facilities plan updates have been completed and adopted by the utility provider; or (2) the necessary development regulations have been adopted.

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Objective LU 1.D

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

LU Policies 1.D.1

Following the reconciliation of population and employment projections by Snohomish County Tomorrow and the county, make adjustments to UGA boundaries, if necessary. A UGA boundary adjustment shall be considered only when necessary to ensure adequate capacity for accommodating projected urban growth in the succeeding 20-year period, as required by Policy LU 1.A.11 and when it is consistent with GPP policies and the GMA.

1.D.2

UGA plans may be undertaken to provide greater detail as to the type and location of future land uses and shall address the following.

- (a) Analyze and designate locations for increased residential, commercial, and industrial densities.
- (b) Preserve and enhance unique and identifiable characteristics such as urban centers, cultural and historic resources, critical areas, open space areas and trails, distinctive development patterns, and neighborhood areas.
- (c) Provide for growth phasing areas within UGAs where appropriate.
- (d) Provide for any needed amendments to the General Policy Plan following adoption of the UGA plan.
- (e) Consider open space, parks, and recreational facilities needed for urban growth.

Exhibit B

Ordinance No. 10-043 Amendments to Rural Lands Section of the Land Use Chapter of the GPP GPP 6 - Rural Element

Rural Lands

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

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

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

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

The countywide planning policies for Rural Land Use provide the policy framework for

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

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

A major portion of the county's rural planning work was completed as part of the

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

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

GOAL LU 6

Protect and enhance the character, quality, and identity of rural areas.

Objective LU 6.A

Reduce the rate of growth that results in sprawl in rural and resource areas.

LU Policies 6.A.1

Accommodate no more than ten percent of the (future) county population growth forecast, as adopted in Appendix D, in rural areas after 2008 at appropriate rural densities and using rural development standards. To help ensure that the rural population target is not exceeded, rural growth trends shall be monitored using the process and criteria established under Objective PE 2.B. If rural growth trends indicate that the rural population target may be exceeded, the county shall evaluate whether incentive programs or adjustments to planned densities or land uses are necessary to bring rural growth trends back into alignment with the adopted target.

6.A.2

Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities.

6.A.3

The Warm Beach Health Care Center/Senior Community may be expanded into an area that includes parcels with the following tax account numbers: 183104-1-002, 2-007, 2-008, 2-009, 2-018, and 2-022. Densities within the expansion area may exceed the density allowed by the GPP Future Land Use Map and/or the zoning classification for these parcels but may not exceed 2 dwelling units per acre, provided that a planned residential development (PRD) consistent with this density allowance is approved for the site prior to the issuance of building permits. The official site plan required by the PRD shall meet applicable requirements of the zoning code. The following additional requirements shall be met:

- (a) no new lots are created;
- (b) housing shall be limited to rental housing units for senior citizens;
- (c) senior housing does not unduly disrupt or alter the visual character of rural uses in the immediate vicinity;
- (d) impacts concerning traffic, sewage disposal, water supply, and nearby wells are mitigated consistent with county code and policies; and
- (e) the development will not lead to more non-rural development.

Objective LU 6.B

Encourage land use activities and development intensities that protect the character of rural areas,

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

LU Policies 6.B.1

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

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

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

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provided, the County may allow redevelopment of the open space tract into additional lots to provide appropriate urban level density.

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

6.B.2 The retention of small forest, farming, horse farm and other livestock based farm operations and hobby farms shall be encouraged in rural areas.

6.B.3 Resource-based industries that help sustain rural communities, require only rural levels of service, support the conservation of natural resource lands, and complement rural character shall be promoted in rural areas.

6.B.4 Resource-dependent tourism and recreation-oriented uses such as commercial horse stables, guide services, golf courses, and group camps should be allowed on a conditional use basis in rural areas provided they do not adversely impact adjoining rural uses.

6.B.5 Nonresource-dependent tourism-related uses such as motels and restaurants serving rural and resource areas should be located within the commercial zones and designations of nearby towns and unincorporated rural areas.

6.B.6 Development standards in rural areas shall be consistent with the cultural resources policies in the plan so as to preserve them.

6.B.7 Except for athletic facilities located near urban growth areas, campgrounds, parks, recreational facilities, and trails shall consist of low intensity and density uses and be sited and designed to avoid adverse impacts on residents and the environment.

6.B.8 Monitor the rate and pattern of development created by rural cluster subdivisions and report to the county council annually to ensure that a pattern of urban development is not established in rural areas.

Objective LU 6.C

Identify and designate as Rural Resource Transition rural lands with natural resource values between designated resource and rural lands.

- LU Policies**
- 6.C.1 Designate as Low Density Rural Residential those areas which are currently zoned Forestry requiring 20 acre minimum lot sizes in new subdivisions but are not included in the Forestry designations of the General Policy Plan.
 - 6.C.2 The county shall consider the establishment of a Rural Resource Transition designation which would serve as a transition area between rural residential and natural resource lands.
 - 6.C.3 The Rural Resource Transition designation should initially incorporate the Low Density Rural Residential and Rural Residential-10 (Resource Transition) designations of the General Policy Plan and may include other lands which provide an appropriate transition between rural and resource lands.
 - 6.C.4 The county should work with willing landowners to designate lands as Rural Resource Transition which have productive soils, are surrounded by very low intensity land uses, and have parcel sizes of 10 acres or greater.
 - 6.C.5 Through subsequent implementation measures, rural cluster subdivision of Low Density Rural Residential and Rural Resource Transition lands shall be encouraged on tracts 40 acres or larger.
 - 6.C.6 Designate as Rural Residential-10 (Resource Transition) those areas outside of the Tulalip Reservation which were formerly included in Forestry designations on pre-GMA subarea plans but not zoned Forestry. These areas shall not be subdivided into lots less than 10 acres except through the use of cluster subdivision or housing demonstration program using PRD provisions at a maximum density of 1 dwelling unit per 5 acres.
 - 6.C.7 Designate as Rural Residential-10 (Resource Transition) those fee-simple lands on the Tulalip Reservation which are adjacent or in close proximity to lands designated for forestry or agricultural use by the GPP or the Tulalip Tribes' comprehensive plan and lands adjacent to the estuary of Quilceda Creek. The Rural Residential-10 (Resource Transition) designation will serve as a density transition between 5-acre rural residential uses and natural resource lands on the Reservation. The Rural Residential-10 (Resource Transition) areas on the Tulalip Reservation shall not be subdivided into lots less than 10 acres except through the use of the rural cluster subdivision technique.

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Objective LU 6.D **Designate as Rural Residential-10 those areas outside the Marysville-Arlington Urban Growth Areas east of I-5 to maintain large parcel patterns for small farm and low density rural uses.**

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

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

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

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

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

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

6.E.5 Existing small-scale commercial uses within rural residential zones may be zoned Rural Business whether or not they meet the locational criteria listed in Policy LU 6.B.7 only if they are uses allowed within the Rural Business zone. If existing uses do not meet the locational criteria, no future expansion of the zone shall be allowed. This policy is not intended to preclude legal non-conforming uses from expanding consistent with Snohomish County Code provisions.

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

them into the overall site design and the landscaped buffers on the site.

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

Objective LU 6.F

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

LU Policies LU 6.F.1

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

LU 6.F.2

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

LU 6.F.3

Existing commercial zones currently located at freeway interchanges outside UGAs and within Rural Freeway Service plan designations shall be rezoned to the Rural Freeway Service zone regardless of size.

LU 6.F.4

Rural Freeway Service zoning and development, site, and locational criteria shall be adopted that facilitate small-scale retail

and service uses at appropriate locations that minimize impacts to rural residential areas, resource lands, and critical areas.

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

etc., shall not exceed sixty percent of the net usable site area.

- (d) Storm water detention facilities, such as ponds and grassy swales, shall be designed and landscaped to integrate them into the overall site design and the landscaped buffers on the site.
- (e) All applicable State Highway regulations related to access shall be met.
- (f) All structures shall be set back fifty feet from rural residential zoned properties and from designated farmland. Structures shall be set back one hundred feet from designated forest land.
- (g) Type III landscaping (as defined by the county's landscaping code), which may include native vegetation with an average width of twenty-five feet but not less than ten feet, shall be required along all frontage and access roads abutting the property and between other Rural Freeway Service or Rural Business zoned properties. Type II landscaping (as defined by the county's landscaping code), which may include native vegetation with a width of fifty feet, shall be provided along property lines adjacent to rural residential zoned areas.
- (h) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage, excluding areas for access drives and sign locations, unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
- (i) Billboards shall be prohibited within the Rural Freeway Service zone. Signage requirements shall be similar to the signage provisions of the Freeway Service zone.
- (j) Adequate water supplies shall be demonstrated for commercial use and fire protection including fire flow.
- (k) Refuse collection, fuel loading and storage areas, and large truck parking areas shall be located at least one hundred feet from residential areas and screened by fence or landscaping.

Objective LU 6.G

Provide for small-scale industrial uses in the rural areas of the county that are primarily dependent on

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the natural resources derived from the rural and resource areas.

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

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critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.

- (d) Rural industrial development shall not require the construction of long access roads or other transportation improvements such as bridges and roads.

LU 6.G.7

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

- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment shall be provided.
- (b) Site disruption such as excessive grading, filling, or clearing of vegetation shall be minimized through landscaping and buffer requirements.
- (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed sixty percent of the net usable site area.
- (d) Storm water detention facilities such as ponds and grassy swales shall be designed and landscaped to integrate them into the overall site design and the landscape buffers on site.
- (e) All structures shall be set back one hundred feet from rural residential zoned properties, designated farmland, and designated forest land.
- (f) Type III landscaping (as defined by the county's landscaping code), which may include native vegetation with an average width of twenty-five feet but not less than ten feet shall be required along all frontage and access roads abutting the property and between other Rural Freeway Service or Rural Business zoned properties. Type II landscaping (as defined by the county's landscaping code), which may include native vegetation with a width of one hundred feet shall be required along property lines abutting rural residential areas.
- (g) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage excluding areas for access drives and sign locations unless tree removal is required to meet Department of Public Works Engineering Design and

Development Standards or because of public health and safety concerns.

- (h) Billboards shall be prohibited within the Rural Industrial zone. Signage requirements shall be similar to the signage provisions of the Neighborhood Business zone.
- (i) Adequate water supplies shall be demonstrated for commercial use and fire protection including fire flow.
- (j) Refuse collection, fuel loading and storage areas, and large truck parking areas shall be located at least one hundred feet from residential areas and screened by fence or landscaping.
- (k) Disruption to adjacent rural residential areas by noise, dust, odors, operating hours, vehicular movement and traffic, or adverse visual alteration of the natural landscape by industrial activities shall be minimized.

Objective LU 6.H

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

LU Policies LU 6.H.1

Recognize the existing commercial and residential settlement pattern in the area of southeast Snohomish County along State Route 9 between 184th and 172nd Streets SE and at 164th Street SE as limited areas of more intense rural development (LAMIRD) that provide retail goods and services to the immediate population and a larger surrounding service area and allow limited infill adjacent to existing commercial development.

- LU 6.H.2 Areas with an existing commercial designation or zoning within LAMIRD boundaries shall be designated Clearview Rural Commercial (CRC).
- LU 6.H.3 Areas designated Rural Residential within LAMIRD boundaries shall retain the existing Rural Residential designation.
- LU 6.H.4 Rural residents should have access to a mix of small scale retail sales, personal services and job opportunities within the CRC designation.
- LU 6.H.5 Prevent strip development by minimizing and containing infill and redevelopment within the logical outer boundaries of two distinct commercial nodes in the Clearview area.

ORDINANCE NO. 10-043
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS MONITORING OF THE RURAL POPULATION GROWTH TARGET (GPP 6 – RURAL ELEMENT)

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