



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

3  
4 SNOHOMISH COUNTY COUNCIL  
5 SNOHOMISH COUNTY, WASHINGTON

6  
7 ORDINANCE NO. 10-044

8  
9 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER  
10 OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN  
11 (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS  
12 A KEY COMPONENT OF RURAL CHARACTER (GPP 6 – RURAL ELEMENT)

13  
14 WHEREAS, RCW 36.70A.130 and .470 direct counties planning under the Growth  
15 Management Act (GMA) to adopt procedures for interested persons to propose amendments and  
16 revisions to the GMACP or development regulations; and

17  
18 WHEREAS, the Snohomish County Council has determined that the consideration of the  
19 proposed amendments and revisions to the GMACP and development regulations would promote  
20 a county purpose as established under RCW 36.70A.130 and RCW 36.70A.470; and

21  
22 WHEREAS, Snohomish County held public outreach meetings in rural areas over the  
23 summer of 2008 on the topic of defining “rural character,” and received strong support from  
24 rural residents for agricultural activities in rural areas; and

25  
26 WHEREAS, on September 9, 2009, the Snohomish County Council held public hearings  
27 to receive public testimony on proposed county and non-county initiated amendments to the  
28 GMACP for consideration as part of the proposed 2010 GMA Comprehensive Plan  
29 Amendments, including GPP 6 – Rural Element; and

30  
31 WHEREAS, on September 9, 2009, the Snohomish County Council approved, by  
32 Amended Motion No. 09-176, a list of county proposed comprehensive plan amendments for  
33 inclusion to the list of proposed 2010 GMA Comprehensive Plan Amendments including the  
34 GPP 6 proposal, and authorized the Snohomish County Executive, through the Department of  
35 Planning and Development Services (PDS), to process county and non-county initiated  
36 amendments, including proposal GPP 6, consistent with chapters 30.73 and 30.74 SCC; and

37  
38 WHEREAS, GPP 6 provides for county initiated amendments to the Rural Lands policies  
39 of the GMACP; and

40  
41 WHEREAS, GMACP amendments proposed under GPP 6 address the preservation of  
42 agricultural activities in rural areas outside of lands designated agricultural resource land on the  
43 county’s Future Land Use Map (FLUM); and

ORDINANCE No. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING  
TECHNICAL MAP CORRECTIONS TO THE FUTURE LAND USE  
MAP OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT  
ACT COMPREHENSIVE PLAN (GMACP) (GPP 2 TECHNICAL  
MAP CORRECTIONS)

1 WHEREAS, preservation of agricultural activities in rural areas is recommended by the  
2 Snohomish Agricultural Economic Development Action Team to provide support to the  
3 agricultural economy in Snohomish County, as documented in the report titled, *A Community*  
4 *Vision For Sustainable Agriculture in Snohomish County* (July 2009); and  
5

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

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

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

16 WHEREAS, the Snohomish County Council held a public hearing on July 7, 2010, to  
17 consider the entire record, including the planning commission recommendations on the proposed  
18 2010 GMA Comprehensive Plan Amendments, and to hear public testimony on this Ordinance  
19 No. 10-044.  
20

21 NOW, THEREFORE, BE IT ORDAINED:  
22

23 Section 1. The county council makes the following findings:  
24

25 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth  
26 fully herein.

27 B. Strong support for the preservation of agricultural activities has been expressed through the  
28 following county efforts:

29 1. The county has established the Agricultural Advisory Board to serve as an advisory body  
30 to the county executive, county council, planning commission, and hearing examiner on  
31 the GMACP, regulation of agriculture and other agricultural policy matters.

32 2. The county executive convened the Snohomish County Agricultural Economic  
33 Development Action Team to, in part, recommend policies, projects and programs to  
34 enhance the economic viability of agriculture.

35 3. The county conducted a public outreach effort during the summer of 2008 to check in  
36 with rural residents about their perception of the key elements comprising the “rural  
37 character” of Snohomish County. Agricultural activities and preservation of agricultural  
38 lands were identified by the public as key elements of the county’s rural character.

ORDINANCE No. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING  
TECHNICAL MAP CORRECTIONS TO THE FUTURE LAND USE  
MAP OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT  
ACT COMPREHENSIVE PLAN (GMACP) (GPP 2 TECHNICAL  
MAP CORRECTIONS)

- 1 C. The GMA and implementing regulations recognize the importance of preserving rural  
2 character as defined by the local community. See, e.g., RCW 36.70A.011 and  
3 36.70A.070(5).
- 4 D. An inventory of lands used for agricultural purposes in the county, published in a document  
5 titled, *A Community Vision for Sustainable Agriculture in Snohomish County* (July 2009),  
6 shows that over 54,165 acres are in active agricultural production, of which 19,681 acres  
7 (36%) are located in rural areas.
- 8 E. The proposed amendments to the GMACP – General Policy Plan (GPP) address the  
9 preservation of agricultural uses in rural areas and the promotion of agricultural activities and  
10 products through voluntary, educational, and incentive programs.
- 11 F. The proposal is consistent with the following goals, objectives and policies in the GPP:
- 12 1. Goal LU 6. Protect and enhance the character, quality, and identity of rural areas.
- 13 2. Objective LU 6.B. Encourage land use activities and development intensities that protect  
14 the character of rural areas, avoid interference with resource land uses, minimize impacts  
15 upon critical areas, and allow for future expansion of UGAs.
- 16 3. LU Policy 6.B.2. The retention of small forest, farming, horse farm and other livestock  
17 based farm operations and hobby farms shall be encouraged in rural areas.
- 18 4. LU Policy 6.B.3. Resource-based industries that help sustain rural communities, require  
19 only rural levels of service, support the conservation of natural resource lands, and  
20 complement rural character shall be promoted in rural areas.
- 21 5. LU Policy 6.B.4. Resource-dependent tourism and recreation-oriented uses such as  
22 commercial horse stables, guide services, golf courses, and group camps should be  
23 allowed on a conditional use basis in rural areas provided they do not adversely impact  
24 adjoining rural uses.
- 25 6. Objective LU 6.G. Provide for small-scale industrial uses in the rural areas of the county  
26 that are primarily dependent on the natural resources derived from the rural and resource  
27 areas.
- 28 7. Goal LU 7. Conserve agriculture and agricultural land through a variety of planning  
29 techniques, regulations, incentive and acquisition methods.
- 30 8. Objective LU 7.C. Enhance and encourage the agricultural industry through  
31 development and adoption of supporting programs and code amendments.
- 32 9. LU Policy 7.C.3. The county shall promote the expansion of agricultural enterprises,  
33 such as agri-tourism, specialty and niche agriculture, and especially greenhouses and  
34 hydroponic farming on Local and Upland Commercial Farmland and Rural Residential  
35 areas.

- 1 10. LU Policy 7.C.5. The county shall continue to educate the public on the importance of,  
2 and many benefits associated with, the long-term commercial viability of Snohomish  
3 County's local agricultural economy.
- 4 11. LU Policy 7.C.6. The county shall support the use of innovative agricultural  
5 technologies, procedures and practices that protect existing land, soil and water resources.
- 6 12. LU Policy 7.C.7. The county shall support programs and partnerships that recognize and  
7 promote public awareness of the economic, historic and cultural importance of local  
8 agriculture.
- 9 G. The proposal is consistent with the following Countywide Planning Policies (CPPs):
- 10 1. RU-5(B). Guidelines for commercial development should allow retailing and  
11 wholesaling of agricultural products and for appropriate agricultural enterprises. [This is  
12 a portion of RU-5(B)].
- 13 2. RU-6. (A) Establish guidelines for industrial development outside of urban growth areas.  
14 (B) These guidelines should provide for natural resource-based industrial development  
15 when industries require proximity to nearby resource lands, and for farm based  
16 commercial and farm-based industrial development of a kind typically associated with  
17 agricultural enterprise in accordance with the requirements of GMA.
- 18 3. RU-7. The cities and the county should address the conservation of agricultural and  
19 forest lands by developing strategies to reduce conversion pressures.
- 20 4. ED-1. Assess the comparative and competitive advantages which the community now  
21 offers or could create to support future economic diversification and vitality.
- 22 H. The proposal is consistent with the following portions of GMA provisions:
- 23 1. Maintain and enhance natural resource-based industries, including productive timber,  
24 agricultural, and fisheries industries. Encourage the conservation of productive forest  
25 lands and productive agricultural lands, and discourage incompatible uses.  
26 [RCW36.70A.020(8)]
- 27 2. A county should foster land use patterns and develop a local vision of rural character that  
28 will: Help preserve rural-based economies and traditional rural lifestyles; encourage the  
29 economic prosperity of rural residents; foster opportunities for small-scale, rural-based  
30 employment and self-employment; permit the operation of rural-based agricultural,  
31 commercial, recreational, and tourist businesses that are consistent with existing and  
32 planned land use patterns; be compatible with the use of the land by wildlife and for fish  
33 and wildlife habitat; foster the private stewardship of the land and preservation of open  
34 space; and enhance the rural sense of community and quality of life. [RCW 36.70A.011]
- 35 3. The rural element shall permit rural development, forestry, and agriculture in rural areas.  
36 [RCW 36.70A.070(5)(b)]

- 1 I. Advance notice of the intent to adopt amendments to the GPP was provided to the state  
2 Department of Commerce at least sixty days prior to adoption as required per RCW  
3 36.70A.106(1).
- 4 J. The environmental impacts of the proposal are within the range of impacts analyzed by the  
5 DEIS and FEIS during the Ten-Year Update to the GMACP in 2005. No new impacts have  
6 been identified for the proposal and Addendum No. 22 was issued for GPP 6 prior to the  
7 public hearing before the Snohomish County Planning Commission.
- 8 K. The county council includes in its findings and conclusions the final review and evaluation of  
9 the proposal completed by PDS, which is hereby made a part of this ordinance as if set forth  
10 herein.

11  
12 Section 2. The county council makes the following conclusions:  
13

- 14 A. The proposed amendments to the GPP of the GMACP are consistent with the following final  
15 review and evaluation criteria of SCC 30.74.060:
- 16 1. The proposed amendments maintain consistency with other elements of the GMACP.
  - 17 2. All applicable elements of the GMACP support the proposed amendments.
  - 18 3. The proposed amendments more closely meet the goals, objectives, and policies of the  
19 GMACP as discussed in the specific findings.
  - 20 4. The proposed amendments are consistent with the CPPs.
  - 21 5. The proposed amendments comply with the GMA.
  - 22 6. New information is available that was not considered at the time the plan or regulation  
23 was adopted and that new information changes underlying assumptions and supports the  
24 proposed amendments.
- 25 B. The proposed amendments to the GPP of the GMACP pertaining to preservation of  
26 agricultural activities in rural areas will help promote the overall goals of the county.
- 27 C. The amendments are consistent with the GMA, including but not limited to the requirement  
28 that the comprehensive plan of a county or city be an internally consistent document (RCW  
29 36.70A.070).
- 30 D. SEPA requirements with respect to this non-project action have been satisfied through the  
31 publication of Addendum No. 22 to the Ten-Year Update.
- 32 E. The county complied with state and local public participation requirements under the GMA  
33 and chapter 30.73 SCC.

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

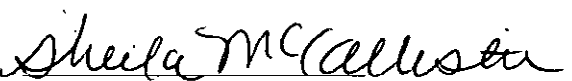
ORDINANCE No. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING  
TECHNICAL MAP CORRECTIONS TO THE FUTURE LAND USE  
MAP OF THE SNOHOMISHCOUNTY GROWTH MANAGEMENT  
ACT COMPREHENSIVE PLAN (GMACP) (GPP 2 TECHNICAL  
MAP CORRECTIONS)

1  
2 Section 4. Based on the foregoing findings and conclusions, the Rural Lands section of the Land  
3 Use chapter of the Snohomish County GMACP – GPP, last amended by Amended Ordinance  
4 No. 09-046 on August 12, 2009, is amended as indicated in Exhibit A to this ordinance, which is  
5 attached hereto and incorporated by reference into this ordinance as if set forth in full.  
6  
7 Section 5. The county council directs the Code Reviser to update SCC 30.10.060 pursuant to  
8 SCC 1.02.020(3).  
9  
10 Section 6. Severability. If any section, sentence, clause or phrase of this ordinance shall be held  
11 to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of  
12 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or  
13 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,  
14 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by  
15 the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect  
16 prior to the effective date of this ordinance shall be in full force and effect for that individual  
17 section, sentence, clause or phrase as if this ordinance had never been adopted.  
18

1 PASSED this 7<sup>th</sup> day of July, 2010.  
2  
3

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

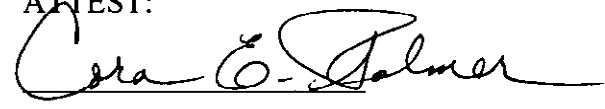
  
Council Chair

8 ATTEST:  
9  
10   
11 Asst. Clerk of the Council

- 12  
13  APPROVED  
14  EMERGENCY  
15  VETOED

16 DATE: 7/22, 2010  
17

18  
19   
20 Snohomish County Executive  
21 **AARON REARDON**  
22 County Executive

23 ATTEST:  
24   
25

26  
27 Approved as to form only:  
28  
29 \_\_\_\_\_  
30 Deputy Prosecuting Attorney

D-13

ORDINANCE No. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING  
TECHNICAL MAP CORRECTIONS TO THE FUTURE LAND USE  
MAP OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT  
ACT COMPREHENSIVE PLAN (GMACP) (GPP 2 TECHNICAL  
MAP CORRECTIONS)

**Exhibit A**  
Ordinance No. 10-044  
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 preparing the rural element of the county comprehensive plan. While at least 90% of the county's population growth will be

ORDINANCE NO. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 – RURAL ELEMENT)



directed into cities and urban growth areas after 2008, rural areas may absorb no more than 10% of the county's future population growth after 2008. The rural land use policies provide for this limited growth in rural areas, strive to be sensitive to existing land uses and development patterns, preserve rural character and lifestyle, and protect the environment and natural resource lands.

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

A major portion of the county's rural planning work was completed as part of the GPP amendments that were adopted and became effective on December 12, 1996, in

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

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

ORDINANCE NO. 10-044

RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 - RURAL ELEMENT)

**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 future county population growth in rural areas after 2008 at appropriate rural densities and using rural development standards.
  - 6.A.2            Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities.
  - 6.A.3            The Warm Beach Health Care Center/Senior Community may be expanded into an area that includes parcels with the following tax account numbers: 183104-1-002, 2-007, 2-008, 2-009, 2-018, and 2-022. Densities within the expansion area may exceed the density allowed by the GPP Future Land Use Map and/or the zoning classification for these parcels but may not exceed 2 dwelling units per acre, provided that a planned residential development (PRD) consistent with this density allowance is approved for the site prior to the issuance of building permits. The official site plan required by the PRD shall meet applicable requirements of the zoning code. The following additional requirements shall be met:
    - (a)    no new lots are created;
    - (b)    housing shall be limited to rental housing units for senior citizens;
    - (c)    senior housing does not unduly disrupt or alter the visual character of rural uses in the immediate vicinity;
    - (d)    impacts concerning traffic, sewage disposal, water supply, and nearby wells are mitigated consistent with county code and policies; and
    - (e)    the development will not lead to more non-rural development.

**Objective LU 6.B            Encourage land use activities and development intensities that protect the character of rural areas, avoid interference with resource land uses, minimize impacts upon critical areas, and allow for future expansion of UGAs. (See the resource sections of the land use element for protection of resource lands and**

ORDINANCE NO. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 – RURAL ELEMENT)

**the natural environment element for protection of critical areas.)**

**LU Policies 6.B.1**

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

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

ORDINANCE NO. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 – RURAL ELEMENT)

- (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

ORDINANCE NO. 10-044  
 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 - RURAL ELEMENT)

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.

ORDINANCE NO. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 – RURAL ELEMENT)

**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.

ORDINANCE NO. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 – RURAL ELEMENT)

- 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

ORDINANCE NO. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 – RURAL ELEMENT)

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**

ORDINANCE NO. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 – RURAL ELEMENT)

**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

ORDINANCE NO. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 – RURAL ELEMENT)

acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.

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

LU 6.G.7

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

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

ORDINANCE NO. 10-044

RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 – RURAL ELEMENT)

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 184<sup>th</sup> and 172<sup>nd</sup> Streets SE and at 164<sup>th</sup> 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. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (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.

**Objective LU 6.I      Develop voluntary and incentive-based programs to promote and preserve agricultural activities in rural areas.**

- LU Policies    LU 6.I.1      Work with rural land owners to investigate the feasibility of, and level of interest in, a voluntary program for designation of rural lands in a new "Rural Agriculture" land use designation.**
- LU 6.I.2      Provide informational materials to the public that will help preserve and promote agricultural activities in the rural area. Public education efforts or materials should include:**

ORDINANCE NO. 10-044  
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ADDRESS PRESERVATION OF AGRICULTURAL USES IN THE RURAL AREA AS A KEY COMPONENT OF RURAL CHARACTER (GPP 6 – RURAL ELEMENT)

- (a) Voluntary site planning measures for improving the compatibility between new rural development and agricultural activities;
- (b) A central information distribution site to help local farmers make the public aware of when, where and how to purchase local farm products;
- (c) Support for local efforts to disseminate information about new farming methods, markets and products that can add value to agricultural businesses; and
- (d) The criteria for qualifying for, and the process for enrolling in, property tax reduction programs available for agricultural lands.

---

LU 6.I.3

Consider options for incentive-based programs like transfer or purchase of development rights or conservation easements to preserve rural farmlands over the longer term.