



CO00041714

1 Approved: June 1, 2011  
2 Effective: June 24, 2011

3 SNOHOMISH COUNTY COUNCIL  
4 SNOHOMISH COUNTY WASHINGTON

5  
6 AMENDED ORDINANCE NO. 11-011  
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8  
9 RELATING TO THE GROWTH MANAGEMENT ACT (GMA), REPEALING THE  
10 COUNTYWIDE PLANNING POLICIES (CPPS) FOR SNOHOMISH COUNTY AND  
11 ADOPTING NEW CPPS FOR SNOHOMISH COUNTY  
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14 WHEREAS, a provision of the Growth Management Act (GMA), RCW 36.70A.210(2),  
15 requires the legislative authority of each county which is subject to the GMA's comprehensive  
16 planning requirements to adopt a countywide policy framework in cooperation with the cities  
17 and towns within that county, and from which the county's, cities' and towns' comprehensive  
18 plans are developed and adopted; and  
19

20 WHEREAS, a provision of the GMA, RCW 36.70A.210(7), requires the adoption of  
21 multicounty planning policies (MPPs) for contiguous counties, each with a population of four  
22 hundred fifty thousand or more, with contiguous urban areas; and  
23

24 WHEREAS, on July 17, 1991, the Snohomish County Council (county council),  
25 approved, through Motion No. 91-210, an interlocal agreement (ILA) process that includes  
26 King, Pierce and Kitsap counties for the adoption of MPPs by the Puget Sound Regional Council  
27 (PSRC) as part of the duties performed by PSRC for regional planning in the Central Puget  
28 Sound area; and  
29

30 WHEREAS, in 1992, the PSRC and its member jurisdictions adopted an ILA that  
31 provides the PSRC with the authority to carry out functions required under state and federal law  
32 and calls for the PSRC to maintain an adopted regional growth strategy; and  
33

34 WHEREAS, on February 4, 1993, the county council, through Ordinance No. 93-004,  
35 adopted countywide planning policies (CPPs), which were later amended in Ordinance No. 94-  
36 002 on February 2, 1994; Amended Ordinance No. 95-005 on February 15, 1995; Ordinance No.  
37 95-110 on December 20, 1995; Ordinance No. 98-054 on July 15, 1998; Amended Ordinance  
38 No. 99-120 on January 19, 2000; Amended Ordinance No. 99-121 on February 16, 2000;  
39 Amended Ordinance Nos. 03-071, 03-072 and 03-073 on July 9, 2003; Amended Ordinance No.  
40 03-070 on December 10, 2003; Amended Ordinance No. 04-006 on February 11, 2004;  
41 Amended Ordinance No. 04-007 on March 31, 2004; Amended Ordinance Nos. 06-098 and 06-  
42 116 on December 20, 2006; Amended Ordinance No. 08-054 on June 3, 2008; Amended  
43 Ordinance No. 09-061 on August 12, 2009 (with veto override vote on September 8, 2009  
44 (Amended Ordinance No. 09-062); and Ordinance No. 10-037 on July 7, 2010; and  
45

1 WHEREAS, in 2008, the elected officials of the PSRC adopted Vision 2040 (the regional  
2 growth management strategy) as a GMA document, updating the previously adopted growth  
3 management strategy known as Vision 2020 1995 Update; and  
4

5 WHEREAS, both policy MPP-G-2 (adopted in Vision 2040) and the ILA with PSRC  
6 require consistency between the CPPs and MPPs; and  
7

8 WHEREAS, since the county council's adoption of the CPPs in 1993, revisions have  
9 been made to the GMA that require changes to the CPPs in order to maintain consistency  
10 between the CPPs and the GMA; and  
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12 WHEREAS, RCW 36.70A.215 requires counties planning under the GMA, in  
13 consultation with their cities and towns, to adopt a review and evaluation program in the CPPs;  
14 and  
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16 WHEREAS, the Snohomish County Tomorrow (SCT) process for updating the CPPs  
17 typically begins with review of current CPPs by the Planning Advisory Committee (PAC) of  
18 SCT, followed by recommendations by the PAC to the Snohomish County Tomorrow Steering  
19 Committee (SCT SC) to revise current CPPs; and  
20

21 WHEREAS, the SCT process for updating the CPPs allows the SCT SC to discuss  
22 recommendations from the PAC, revise those recommendations, and make final  
23 recommendations from SCT to the county council; and  
24

25 WHEREAS, the county council receives the recommendations from SCT and then holds  
26 one or more hearings on the recommendations before taking action to revise the CPPs; and  
27

28 WHEREAS, on February 12, 2009, the PAC set up a subcommittee to draft proposals for  
29 changing the CPPs that the subcommittee would then submit back to the PAC for review and  
30 approval by consensus beginning on March 12, 2009; and  
31

32 WHEREAS, the PAC subcommittee included representation from ten cities, Snohomish  
33 County, and Community Transit; and  
34

35 WHEREAS, the PAC subcommittee held frequent meetings between March 12, 2009,  
36 and March 25, 2010, and gave regular updates at the PAC meetings that appear in the record as  
37 the minutes of the PAC meetings, including discussions by the PAC members; and  
38

39 WHEREAS, the PAC subcommittee made its proposal (dated April 6, 2010, items #  
40 1.1.2.50 (clean version) and 1.1.2.51 (version with changes from currently adopted policy) in the  
41 record) to the PAC at the April 8, 2010, PAC meeting; and  
42

43 WHEREAS, from February 12, 2009, to November 4, 2010, the SCT PAC convened to  
44 discuss, develop and consider updates to the CPPs, including meetings on March 12, 2009; April  
45 9, 2009; May 14, 2009; June 11, 2009; July 9, 2009; August 13, 2009; September 10, 2009;  
46 October 8, 2009; November 12, 2009; December 10, 2009; January 6, 2010; January 14, 2010;  
47 February 11, 2010; March 11, 2010; April 8, 2010; June 10, 2010; July 8, 2010; August 12,  
48 2010; September 9, 2010; October 14, 2010; and November 4, 2010; and

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COUNTYWIDE PLANNING POLICIES (CPPS) FOR SNOHOMISH COUNTY AND  
ADOPTING NEW CPPS FOR SNOHOMISH COUNTY

1  
2 WHEREAS, from May 27, 2009, to November 17, 2010, the SCT SC convened to  
3 discuss, draft and consider updates to the CPPs, including meetings on June 17, 2009; July 22,  
4 2009; September 23, 2009; October 28, 2009; November 18, 2009; February 24, 2010; March  
5 24, 2010; April 28, 2010; May 26, 2010; June 16, 2010; July 28, 2010; September 22, 2010;  
6 October 27, 2010; and November 17, 2010; and  
7

8 WHEREAS, the SCT SC set up a subcommittee made up of both SCT SC and PAC  
9 members to discuss three policies – identified in this ordinance as new policy JP-2, modified  
10 policy DP-5, and modified policy DP-8 – and this subcommittee met on October 27, 2010, and  
11 November 10, 2010; and  
12

13 WHEREAS, the minutes of the PAC meetings reflect the discussions and  
14 recommendations made by the PAC to the SCT SC on September 9, 2010; and  
15

16 WHEREAS, the minutes of PAC meetings include discussion on suggested revisions  
17 introduced by PAC members and/or stakeholders that were not a part of the recommendations  
18 from the PAC CPP subcommittee; and  
19

20 WHEREAS, briefings by the PAC to SCT SC began with scoping of the project and later  
21 involved chapter-by-chapter discussions as well as a review of stakeholder input; and  
22

23 WHEREAS, preliminary feedback by SCT SC to the PAC was discussed at subsequent  
24 PAC meetings during this period and reflected in the minutes of the PAC meetings and in the  
25 staff report from the PAC to SCT SC; and  
26

27 WHEREAS, the PAC staff report titled *Staff Report for the 2010 Countywide Planning*  
28 *Policy Update*, dated September 9, 2010, conveniently summarizes the major themes, issues,  
29 stakeholder input, and reasons for changing the CPPs (as identified by PAC); and  
30

31 WHEREAS, the PAC staff report identifies where the PAC was unable to reach  
32 consensus on several policies; and  
33

34 WHEREAS, the PAC staff report identifies policies without consensus and whereas the  
35 recommendations from the SCT SC sometimes use different numbering for the same policy  
36 areas; and  
37

38 WHEREAS, Table 1 (next page) shows the relationship between current CPPs, the non-  
39 consensus items identified in the PAC staff report, and the recommendations from the SCT SC as  
40 numbered in this ordinance; and  
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**Table 1: Non-Consensus Policy Numbering**

| Currently Adopted CPP | Policy Number in PAC Staff Report | Policy Number in the SCT Recommendation (this ordinance) |
|-----------------------|-----------------------------------|--|
| OD-12                 | JP-2                              | JP-3   |
| UG-14.d (part of)     | DP-2.c                            | DP-2.c   |
| UG-14.d.3.(b)         | DP-2.d.3(b)                       | DP-2.d.3(b)  |
| UG-14.d.5             | DP-2.d.5                          | N/A (Deleted)  |
| UG-14.d.6             | DP-2.d.6                          | DP-2.d.5   |
| UG-14.d.7             | DP-2.d.7                          | DP-2.d.6   |
| UG-14.d.8             | DP-2.d.8                          | N/A (Deleted)  |
| UG-14.d.9             | DP-2.d.9                          | N/A (Deleted)  |
| UG-14.d.10            | DP-2.d.10                         | N/A (Deleted)  |
| UG-14.d.4 (part of)   | DP-2.d.11                         | DP-2.d.7   |
| N/A (new policy area) | DP-3                              | DP-3   |
| OD-2                  | DP-5                              | DP-5   |
| RU-4                  | (Deletion recommended)            | N/A (Deleted)  |
| N/A (new policy area) | DP-31                             | DP-30  |
| ED-3                  | ED-3                              | ED-3   |
| N/A (new policy area) | ED-4                              | ED-4   |
| N/A (new policy area) | Env-6                             | Env-6  |
| N/A (new policy area) | PS-2                              | PS-2   |

WHEREAS, because of the extensive changes being recommended to the current CPPs, rather than amending them, the PAC made a recommendation to the SCT SC to repeal the entire CPP and replace with new CPP chapters on September 9, 2010. (These changes are detailed in Exhibit A); and

WHEREAS, the SCT SC began reviewing the recommendations from the PAC on September 22, 2010; and

WHEREAS, the SCT SC remanded one proposed new policy, DP-3, to the PAC for further consideration; and

WHEREAS, on October 14, 2010, the PAC discussed DP-3 and the minutes to the meeting provide a record of this discussion; and

WHEREAS, on November 4, 2010, the PAC made a new recommendation for DP-3 to the SCT SC; and

WHEREAS, the SCT SC discussed the new PAC recommendation for DP-3 on November 17, 2010; and

1 WHEREAS, the SCT SC voted to override the October 14, 2010, PAC recommendation  
2 on DP-3 by supporting a version of DP-3 that the PAC staff report identifies as a minority  
3 position; and  
4

5 WHEREAS, the SCT SC concluded its review of the PAC recommendations and further  
6 revisions as proposed by the SCT SC members, and made a recommendation to the county  
7 council for updating the CPPs on November 17, 2010; and  
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9 WHEREAS, the recommendations from the SCT SC carry forward a great number of  
10 changes in formatting, writing style, narrative content, and location of policies in the document  
11 itself that clarify the intent of existing CPPs that had been proposed by PAC (as described in the  
12 PAC staff report); and  
13

14 WHEREAS, the recommendations from the SCT SC include new policies or revise  
15 existing policies in response to new policy guidance in the MPPs (as described in general by the  
16 staff report from SCT dated September 22, 2010); and  
17

18 WHEREAS, the recommendations from the SCT SC included changes that respond to  
19 changing requirements in state law; and  
20

21 WHEREAS, RCW 36.70A.370(2) requires local governments to use a process  
22 established by the state attorney general to assure that proposed regulatory or administrative  
23 actions do not result in an unconstitutional taking of private property; and  
24

25 WHEREAS, the county council held a public hearing(s) on April 27, 2011 continued to  
26 June 1, 2011, to consider the entire record, including the November 17, 2010, SCT  
27 recommendation and to hear public testimony on this Ordinance No. 11-011.  
28

29 NOW, THEREFORE, BE IT ORDAINED:  
30

31 Section 1. The county council makes the following findings:  
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- 33 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth  
34 fully herein.  
35
- 36 B. The new CPPs, which consist of new policies and modified versions of current CPPs, are  
37 consistent with Vision 2040 and state law.  
38
- 39 C. Appropriate public participation has been provided through the SCT process and through a  
40 public hearing on this ordinance held after public notice on April 27, 2011 and continued to  
41 June 1, 2011.  
42
- 43 D. Snohomish County issued Addendum No. 1 to the Vision 2040 Final Environmental Impact  
44 Statement on April 21, 2011.  
45

- 1 E. The new CPPs do not result in or direct the adoption of policies or regulations that would  
2 result in the unconstitutional taking of private property or violate substantive due process  
3 guarantees.  
4
- 5 F. The new CPPs proposed by this ordinance are reasonably related to and necessary for the  
6 advancement of the GMA goals found in RCW 36.70A.020.  
7
- 8 G. The new CPPs proposed by this ordinance comply with the GMA requirements in RCW  
9 36.70A.210 and RCW 36.70A.215.  
10
- 11 H. The county council adopts and incorporates the following additional general findings of fact  
12 related to the new CPPs:  
13
- 14 1. The new CPPs update the countywide framework from which “county and city  
15 comprehensive plans are [to be] developed” (RCW 36.70A.210). This framework is  
16 more useful to cities, the county, outside agencies, and the public if it is internally  
17 consistent and includes enough information to place the policy direction in a proper  
18 context. In many places, the CPPs in this ordinance refine current CPPs to make them  
19 more internally consistent, to provide additional context, and to improve the usefulness of  
20 the CPPs. These changes also represent local implementation of the general requirements  
21 for coordination of comprehensive plans (RCW 36.70A.100 and MPP-G-1 in Vision  
22 2040).  
23
- 24 a. The new CPPs consider the internal consistency of the current CPPs and reflect a  
25 careful balance between maintaining the historic nature of the policies and the  
26 functional advantages of improved consistency.  
27
- 28 b. The new CPPs improve internal consistency by identifying what local jurisdictions  
29 – the Snohomish County, cities, all jurisdictions, or a subset – are subject to each  
30 policy.  
31
- 32 c. The new CPPs improve internal consistency by specifying how directive a policy is  
33 by using three clearly defined terms: “Shall,” “Should” and “May.”  
34
- 35 d. The new CPPs improve external consistency by adding new narrative language  
36 describing the state, regional, and local context, thereby clarifying the purpose and  
37 intent of the current CPPs in relation to other mandates and policy guidance.  
38
- 39 e. The new CPPs streamline the usability of the countywide framework created by the  
40 current CPPs by simplifying language and using terms consistently throughout the  
41 document.  
42
- 43 f. The new CPPs reorganize the current CPPs to facilitate the use of the CPPs in the  
44 development of county and city comprehensive plans. In this reorganization,  
45 several existing policies are: (a) moved; (b) combined; (c) split into several new  
46 policies and appendices; (d) a combination of (a), (b), and (c); or (e) deleted.

1 These changes make the policies more useable, but do not affect policy direction  
2 (however, other changes discussed below are substantive in nature).  
3

- 4 g. The new CPPs distinguish between *rural* and *resource* lands or areas for clarity and  
5 consistency. This distinction appears in GMA which states that rural lands are “not  
6 designated for urban growth, agriculture, forest, or mineral resources” (RCW  
7 36.70A.070(5)). Therefore, as constructed by GMA, resource lands include land  
8 that is designated for agriculture, forestry or mineral resources; rural lands are those  
9 that are both non-urban and non-resource. In limited cases, it is possible for  
10 resource lands to be inside UGAs. In current polices (as well as in Vision 2040) the  
11 term “rural” has a variable meaning. In some places, it refers to all land outside of  
12 UGAs (i.e., non-urban lands, which would be rural plus GMA-designated resource  
13 lands) and, in other places, it refers to the GMA definition of rural land (neither  
14 urban nor resource). By adding clarifying language, the new CPPs will now use the  
15 terms *rural* and *resource* consistent with GMA definitions. The new CPPs will  
16 refer to “rural and resource lands” when speaking of all areas outside the UGA;  
17 when one term is used, then the policy only applies to rural *or* resource lands.  
18 Where appropriate, the new CPPs also provide guidance on resource lands inside  
19 UGAs.  
20

- 21 2. The formation of the new CPPs reflects a careful balancing of the requirements found in:  
22 (a) the 174 MPPs in Vision 2040; (b) the thirteen goals of GMA (RCW 36.70A.020); and  
23 (c) the requirements for CPPs in Snohomish County under GMA (RCW 36.70A.210 and  
24 RCW 36.70A.215). Of these requirements, the MPPs in Vision 2040 have undergone the  
25 greatest degree of recent change. Hence, the majority of policy-level changes in the new  
26 CPPs reflect local implementation of regional policies adopted in Vision 2040. Several  
27 member jurisdictions of SCT have expressed reservations or opposition to changes in  
28 policy direction (or even retention of currently adopted CPPs). *Subsection I--Findings*, of  
29 this ordinance addresses specific findings, identifies those items that were subject to  
30 debate and where discussion of these items appears in the record.  
31

- 32 a. The new CPPs make changes to the organization of the CPPs that emulate the  
33 organization of Vision 2040 to help to implement MPP-G-1, which calls for  
34 coordination of “planning efforts among jurisdictions...to facilitate a common  
35 vision.”  
36  
37 b. The new CPPs make changes to address the MPPs to include the addition of new  
38 topics and concepts from the MPPs that are directive to counties and cities.  
39  
40 c. The new CPPs make changes to increase coordination and to facilitate a common  
41 vision between county and city plans with Vision 2040 to include the adoption of  
42 language from Vision 2040 into the narrative and policies in the CPP document.  
43

- 44 I. The county council adopts and incorporates the following additional specific findings of fact  
45 related to the new CPPs:  
46

- 1 1. The new CPPs create a new chapter titled “Introduction to the Countywide Planning  
2 Policies” at the beginning of the CPPs. This chapter includes both modifications to  
3 currently adopted narrative and entirely new narrative. There are five subheadings in the  
4 introductory chapter: “Purpose,” “Organization of the Document,” “State Context and  
5 Goals,” “Regional Context,” and “Countywide Context.” Most of the changes to  
6 currently adopted narrative are for readability, updating references, and minor  
7 corrections. New and modified narrative language makes the CPPs more useful for users.  
8
- 9 a. The first subheading, “Purpose,” replaces a narrative section of the same heading in  
10 current CPPs. This section modifies and adds to existing CPP narrative, making it  
11 more useful. As modified, there is no change in currently adopted policy.  
12
- 13 b. The second subheading, “Organization of the Document,” introduces new narrative  
14 and three figures. The new narrative in this subheading clarifies ambiguities in  
15 current CPPs, making the CPPs more useful. These additions do not change  
16 currently adopted policy.  
17
- 18 c. The third subheading, “State Context and Goals,” introduces new narrative. These  
19 additions provide background on GMA, making the CPPs more useful. These  
20 additions do not change currently adopted policy.  
21
- 22 d. The fourth subheading, “Regional Context,” introduces new narrative. These  
23 additions provide background on PSRC, Vision 2040, and the Regional Growth  
24 Strategy (also, RGS), and the MPPs—all of which make the CPPs more useful.  
25 These additions do not change currently adopted policy.  
26
- 27 e. The fifth subheading, “Countywide Context,” replaces two narrative sections in  
28 current CPPs, “Background” and “Future Policy Refinements.” This section  
29 modifies and adds to existing CPP narrative (including the addition of one new  
30 figure). The new narrative in this section improves internal consistency throughout  
31 the CPP document by defining three terms – “Shall,” “Should” and “May” – that  
32 appear in the policies amended by this ordinance. The consistent application of  
33 these terms in policy removes ambiguity by indicating how directive the policy is  
34 for local jurisdictions. These changes make the CPPs more useful and do not  
35 change currently adopted policy. (The creation of consistent definitions does not  
36 change policy direction, but the application of these definitions to individual  
37 policies sometimes does; for example, when the term ‘will’ [do something] is being  
38 replaced by a ‘shall’ or a ‘should’. Discussion of individual policies appears later in  
39 this ordinance).  
40
- 41 2. The new CPPs set the stage for cooperative action by creating a new chapter titled  
42 “Central Principles and Framework Policies.” This chapter includes three parts. First, it  
43 identifies seven new bulleted Central Principles. Second, it provides a new subsection  
44 called General Framework policies with seven GF-policies. Of the GF-policies, the first  
45 four are new policy topics and the last three are modifications to existing policies. These  
46 modified policies originate from several of current CPPs under the heading “Policies to  
47 Implement Urban Growth Areas (RCW 36.70.A.110) [sic],” or UG-policies. Third, it



1 moves current CPPs under the heading “Policies for Joint County and City Planning  
2 within Urban Growth Areas” earlier in the document. These become a subsection under  
3 this new chapter with the subsection title “Joint Planning Policies.”  
4

5 *Central Principles (New Policies)*  
6

- 7 a. The first Central Principle directs local plans to be “consistent with the GMA, other  
8 state laws, and the MPPs in VISION 2040.” These are legal requirements and  
9 obligations under the interlocal agreement between PSRC and member  
10 jurisdictions.  
11
- 12 b. The second Central Principle directs the establishment of a “framework for  
13 continuing coordination and collaboration between all jurisdictions of Snohomish  
14 County.” This is consistent with RCW 36.70A.100 and 36.70A.210 and Vision  
15 2040 at MPP-G-1.  
16
- 17 c. The third Central Principle allows for “flexibility in local interpretation.” This  
18 provision is necessary to balance competing mandates and policy direction.  
19 Further, it recognizes that: (a) nothing in the CPPs “shall be construed to alter the  
20 land-use powers of cities” (RCW 36.70A.210(1)) and (b) Vision 2040 calls for the  
21 coordination of planning rather than having plans that are identical.  
22
- 23 d. The fourth Central Principle directs support for “attaining an environmentally,  
24 socially, and economically/fiscally sustainable county.” This direction helps  
25 achieve balance among the GMA’s 13 goals (RCW 36.70A.020) and is responsive  
26 to the theme of sustainability that occurs throughout Vision 2040.  
27
- 28 e. The fifth Central Principle says that local governments shall, “Establish a  
29 framework for mitigating and adapting to climate change.” This creates the  
30 foundation for CPPs that respond to several requirements in state law as well as  
31 MPPs En-20 through En-25.  
32
- 33 f. The sixth Central Principle directs local governments to “Address and maintain  
34 quality of life.” This broad principle allows for CPP response to many of the MPPs  
35 that do not explicitly respond to requirements under state law.  
36
- 37 g. The seventh Central Principle directs local governments to “Enhance the built  
38 environment and human health.” This allows for CPP response to changes in RCW  
39 36.70A.070 that now direct local plans to “promote healthy lifestyles” as well as  
40 several MPPs that address topics related to urban design and human health.  
41

42 *New General Framework Policies*  
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- 45 h. New policy GF-1 helps to clarify the function of the CPPs under the GMA (RCW  
46 36.70A.210). It also recognizes that jurisdictions have “flexibility in local  
47 interpretation.”

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- i. New policy GF-2 formalizes the existing process and participant roles in updating the CPPs, consistent with GMA and Snohomish County Council Motion No. 89-159 (creating SCT).
  - j. New policy GF-3 recognizes that the CPPs are not static—the CPPs will change as issues evolve and new information becomes available. The subpolicies under policy GF-3 introduce ideas from Vision 2040 that are not typical responses to GMA mandates in the CPPs. These subpolicies are the framework for introducing non-traditional solutions to challenges that traditional CPPs already address.
  - k. New policy GF-4 recognizes that CPPs shall be consistent with Vision 2040 (and the Regional Growth Strategy adopted by PSRC as a part of Vision 2040). (RCW 36.70A.100, RCW 36.70A.215(7), MPP-G-1, MPP-G-2, and the Interlocal Agreement with PSRC).

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*Modified General Framework Policies*

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- l. Modified policy GF-5 replaces a portion of current policy UG-2 (see Appendix C for process details that were formerly in policy UG-2). Policy GF-5 provides a local policy basis for continuing to meet the comprehensive plan update requirements in RCW 36.70A.130(3), while addressing the RGS in Vision 2040.
  - m. Modified policy GF-6 replaces current policy UG-3. Policy GF-6 recognizes that the existing policy to reduce the share of population growth in the rural areas is now required under the RGS as adopted in Vision 2040.
  - n. Modified policy GF-7 replaces a portion of current policy UG-14 (see DP-2 for policies on UGA expansions and Appendix E for details on reporting procedures that respond to the policy direction in policy GF-7). Policy GF-7 updates existing policy direction by removing out-of-date language.

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*Joint Planning Policies*

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- o. Modified policy JP-1 replaces current policy JP-1. Modified policy JP-1 strengthens the expectation that counties and cities will coordinate their planning (MPP-G-1 and RCW 36.70A.100). Modified policy JP-1 says to accomplish this through Interlocal Agreements (ILAs). It also strengthens the standard from saying that jurisdictions “may” use ILAs to jurisdictions “are encouraged” to use ILAs. Modified policy JP-1 also includes minor changes in phrasing to clarify the policy intent. (As modified by this ordinance, an illustrative list in current policy JP-1 is now Appendix F [where policy JP-3 can also refer to the same list]).
  - p. New policy JP-2 provides a policy basis for establishing a mechanism to resolve disputes that are at an impasse. This local policy initiative will help implementation of RCW 36.70A.100 and MPP-G-1.

- 1 q. Modified policy JP-3 replaces current policy OD-12. JP-3 clarifies the intent and  
2 scope of the policy.  
3
- 4 r. Modified policy JP-4 replaces current policy JP-2. JP-4 simplifies phrasing, leaving  
5 current policy direction unchanged.  
6
- 7 s. Modified policy JP-5 replaces current policy JP-4. There is no change in JP-5 apart  
8 from numbering.  
9
- 10 t. Modified policies JP-6 and JP-7 replace parts of current policy OD-9 (see also  
11 modified policy DP-8). Policies JP-6 and JP-7 separate policy OD-9 into its  
12 component issues and use clarifying language. Policy JP-6 retains the policy  
13 requirement that jurisdictions shall provide for an “orderly transition” from  
14 unincorporated to incorporated urban areas. Policy JP-7 retains the policy  
15 expectation that jurisdictions should collaborate on “urban design measures in  
16 unincorporated” UGAs to facilitate the transition in policy JP-6.  
17
- 18 3. The new CPPs create a new chapter titled “Development Patterns” (also “DP”). This  
19 chapter emulates a chapter of the same title in Vision 2040 by centralizing three former  
20 CPP subheadings and most of their policies into one chapter. The former subheadings  
21 and policies are; “Policies to Implement Urban Growth Areas (RCW 36.70.A.110) [sic],”  
22 current UG-policies; “Policies for Rural Land Use,” current RU-policies; and “Policies  
23 for the Promotion of Contiguous Orderly Development and Provision of Urban Services,”  
24 current OD-policies. The new subheadings in the Development Patterns chapter are now:  
25 “Urban Growth Areas and Land Use;” “Rural Land Use and Resource Lands;” and  
26 “Orderly Development,” respectively. The new organizational structure will help ensure  
27 local implementation of the policies consistent with the policies in Vision 2040 (MPP-G-  
28 1) by facilitating policy coordination (RCW 36.70A.100). All of the new and revised  
29 policies in this chapter will be DP-policies.  
30

31 *Urban Growth Areas and Land Use*  
32

- 33 a. Modified policy DP-1 replaces current policies UG-1 and UG-5. Policy DP-1  
34 updates and clarifies details in current policy UG-1 and moves current policy UG-5  
35 to become a subpolicy (DP-1.k) rather than a stand-alone policy as an overall  
36 simplification. Policy DP-1.a updates language to reflect the current practice.  
37 Changes in policy DP-1.d make terminology consistent with the procedures in  
38 Appendix E.  
39
- 40 b. Modified policy DP-2 and subpolicies DP-2.a and DP-2.b replace portions of  
41 current subpolicy UG-14.d. Changes the main policy DP-2, and subpolicies DP-2.a  
42 and DP-2.b clarify existing policy and are consistent with long-standing practice.  
43 (Note: The other major pieces of current UG-14 are now modified policy GF-7, for  
44 growth targeting [currently adopted as UG-14 and UG-14.b], and Appendix E,  
45 details on reporting procedures [currently adopted as UG-14.a and UG-14.c].)  
46

- 1 i. Modified subpolicy DP-2.c replaces a portion of current subpolicy UG-14.d.  
2 DP-2.c clarifies the intent of current phrase “consultation with appropriate  
3 jurisdictions.” This clarification replaces ambiguous language with specific  
4 expectations. There is some debate regarding the standard now set by  
5 subpolicy DP-2.c. At the PAC level, there is documentation of this debate in  
6 the meeting minutes for 6/10/10 (record item # 1.1.3.21) and in the PAC staff  
7 report (record item # 1.1.2.12). (Note: There are two typos on page 10 of the  
8 approved PAC minutes for 6/10/10, record item 1.1.3.21, which incorrectly  
9 identify modified policy DP-2.c. These references appear as “DO-2©” and  
10 “CP-2c” both should have appear as references to DP-2.c.) At the SCT  
11 Steering Committee level, there is documentation of debate in the minutes for  
12 October 27, 2010, (record item # 1.1.3.41). The Growth Management Act  
13 gives the county the responsibility and authority to make decisions on urban  
14 growth area boundaries in consultation with cities.  
15
- 16 ii. Modified subpolicy condition DP-2.d.1 replaces current subpolicy condition  
17 UG-14.d.1. Modifications in DP-2.d.1 link to other portions of the former  
18 policy UG-14 that are now in modified policy GF-7 and in the new Appendix  
19 E. The construction of current policy UG-14 makes these links implicit,  
20 whereas the modified policy construction requires explicit statement of these  
21 links.  
22
- 23 iii. Modified subpolicy condition DP-2.d.2 replaces current subpolicy condition  
24 UG-14.d.2. Modifications in subpolicy DP-2.d.2 make explicit the role of the  
25 Office of Financial Management in the response to RCW 36.70A.130(3).  
26
- 27 iv. Modified subpolicy condition DP-2.d.3 (along with details (a) and (b))  
28 replaces current subpolicy UG-14.d.2 (along with details (a) and (b)). The  
29 SCT proposal deletes the current language “and any new information  
30 presented at public hearings by any jurisdiction that confirms or revises the  
31 conclusions is considered,” at subpolicy DP-2.d.3(b) to remove a redundancy  
32 and thus clarify the remaining part of the condition. At the PAC level, there is  
33 documentation of this debate in the meeting minutes for 7/8/2010 (record item  
34 # 1.1.3.22) and in the PAC staff report (record item # 1.1.2.12). At the SCT  
35 Steering Committee level, there is documentation of debate in the minutes for  
36 October 27, 2010 (record item # 1.1.3.41). The council believes that retaining  
37 the language is consistent with GMA, encourages new information and  
38 confirms council’s authority to consider new information.  
39
- 40 v. Modified subpolicy condition DP-2.d.4 (along with details (a) and (b))  
41 replaces part of current subpolicy condition UG-14.d.4 (see modified  
42 subpolicy condition DP-2.d.7 for the other part). Subpolicy DP-2.d.4 revises  
43 the phrase “commercial and industrial land” to read “employment land” to  
44 account for some of the uses recently added under RCW 36.70A.110(2).  
45 Changes in subpolicy DP-2.d.4(a) create consistency with the documents used  
46 for evaluating whether employment capacity is lacking in a UGA. The

1 addition of subpolicy DP-2.d.4(b) creates consistency with the construction of  
2 subpolicies DP-2.d.3(a) and (b) and the procedures in new Appendix E.  
3

- 4 vi. This ordinance adopts current subpolicy condition UG-14.d.5, allowing  
5 expansion of the UGA for Transfer of Development Rights (TDR) as new  
6 subpolicy DP-2.d.8. SCT proposed to not include this policy in the proposed  
7 CPPs. Vision 2040 does not require cessation of UGA expansions or  
8 adjustments, therefore retaining this policy is not inconsistent with Vision  
9 2040. The policy retains the county's authority to designate urban growth  
10 areas as authorized under GMA, must be supported by a land capacity  
11 analysis and allows the county to promote and provide a public benefit  
12 through the TDR program.  
13
- 14 vii. Modified subpolicy condition DP-2.d.5 replaces current subpolicy condition  
15 UG-14.d.6. As modified, subpolicy DP-2.d.5 is a wholesale revision of the  
16 condition that narrows its applicability to correcting only "clearly  
17 demonstrated mapping errors." As currently adopted under subpolicy UG-  
18 14.d.6, it was possible to expand the UGA by up to 20 acres as a "technical  
19 correction." Changes to this condition increase consistency with two policies  
20 in Vision 2040, MPP-DP-1 and MPP-DP-4.  
21
- 22 viii. Modified subpolicy condition DP-2.d.6 replaces current UG-14.d.7. Both the  
23 modified and currently adopted conditions allow UGA expansion to  
24 accommodate a number of non-residential uses. Modifications in modified  
25 subpolicy DP-2.d.6 make two substantive changes from current subpolicy  
26 UG-14.d.7.  
27

28 First, there is a change of 'K-12 schools' to simply 'schools'. This allows  
29 UGA expansion to accommodate trade schools, colleges, and universities.  
30

31 Second, the modified policy adds "institutions and other community facilities"  
32 as candidate uses for UGA expansion. This allows UGA expansion for  
33 miscellaneous institutions – including both essential public facilities and non-  
34 essential facilities – and other community facilities. The latter addition, other  
35 community facilities, is consistent with past practice; for example, the  
36 addition of a water tower and several parks to the UGA. The former addition,  
37 institutions, is responsive to the recent addition of "institutions" and "other  
38 non-residential uses" in RCW 36.70A.110(2).  
39

40 There was some debate regarding provisions for UGA expansion for both  
41 schools and churches. At the PAC level, there is documentation of this debate  
42 in the meeting minutes for 6/10/10 (record item # 1.1.3.21) and in the PAC  
43 staff report (record item # 1.1.2.12). At the SCT Steering Committee level,  
44 there is documentation of debate in the minutes for October 27, 2010 (record  
45 item # 1.1.3.41).  
46

- 1           ix. This ordinance adopts current subpolicy condition UG-14.d.8, allowing  
2 expansion of the UGA for the preservation of “significant natural or cultural  
3 feature(s)...” as new policy DP-2.d.9. SCT proposed to not include this policy  
4 in the proposed CPPs. Vision 2040 does not require cessation of UGA  
5 expansions or adjustments, therefore retaining this policy is not inconsistent  
6 with Vision 2040. The polity retains the county’s authority to designate urban  
7 growth areas as authorized under GMA, must be supported by a land capacity  
8 analysis and allows the county to respond to changing conditions or take  
9 advantage of opportunities to preserve areas determined to have significant  
10 natural or cultural features.  
11
- 12           x. This ordinance adopts current subpolicy condition UG-14.d.9, allowing  
13 expansion of the UGA in response to a declaration “of a critical shortage of  
14 affordable housing...” as new subpolicy DP-2.d.10. SCT proposed to not  
15 include this policy in the proposed CPPs. Vision 2040 does not require  
16 cessation of UGA expansions or adjustments, therefore retaining this policy is  
17 not inconsistent with Vision 2040. The policy retains the county’s authority  
18 to designate urban growth areas as authorized under GMA, must be supported  
19 by a land capacity analysis and allows the county to respond to changing  
20 conditions or take advantage of opportunities to provide for affordable  
21 housing.  
22
- 23           xi. This ordinance adopts current subpolicy condition UG-14.d.10, allowing  
24 expansion of the UGA to allow “economic development of lands that no  
25 longer satisfy the designation criteria for natural resource lands...” as new  
26 subpolicy DP-2.d.11. SCT proposed to not include this policy in the proposed  
27 CPPs. Vision 2040 does not require cessation of UGA expansions or  
28 adjustments, therefore retaining this policy is not inconsistent with Vision  
29 2040. The policy retains the county’s authority to designate urban growth  
30 areas as authorized under GMA, must be supported by a land capacity  
31 analysis and allows the county to urbanize lands that no longer meet the  
32 criteria to justify a resource land designation.  
33
- 34           xii. Modified subpolicy condition DP-2.d.7 replaces part of current subpolicy  
35 condition UG-14.d.4. (see modified subpolicy condition DP-2.d.4 for the other  
36 part). Modifications in subpolicy DP-2.d.7 substantially narrow the  
37 applicability of the relevant part of subpolicy UG-14.d.4. Where current  
38 subpolicy condition allows expansion of the UGA for commercial *and*  
39 industrial land, the modified subpolicy condition allows expansion for *only*  
40 industrial land. This revision follows a recommendation from the Washington  
41 State Department of Commerce. (See letter from Commerce dated June 2,  
42 2010; record item # 1.1.4.2). As modified, subpolicy DP-2.d.7 ties expansions  
43 of the UGA for industrial uses to the criteria in RCW 36.70A.365. As  
44 currently adopted, the relevant part of current subpolicy UG-14.d.4 goes  
45 beyond what GMA explicitly allows by also providing for UGA expansion for  
46 commercial development. This provision for commercial development may  
47 exceed the intent of the policies in Vision 2040. MPP-DP-1 provides for a

1 “regional framework for the designation and adjustment of the urban growth  
2 area...consistent with the regional vision.” Hence, the framework for  
3 expanding (adjusting) UGAs in Snohomish County should be consistent with  
4 Vision 2040. MPP-DP-4 says to accommodate “the region’s growth first and  
5 foremost in the urban growth area.” This refers to the present UGA, not a  
6 future addition to the UGA. Taken together, these changes retain the  
7 flexibility for industrial lands that GMA allows while increasing consistency  
8 with Vision 2040 by removing the provision for commercial land.  
9

10 In addition to the preceding discussion on substantive modifications to policy,  
11 subpolicy DP-2.d.7 replaces the current subpolicy UG-14.d.4 language on an  
12 “an assessment that concludes there is a deficiency of larger parcels” with  
13 clarifications on how an assessment is to be accomplished. Specifically, these  
14 clarifications tie the buildable lands program requirements of modified policy  
15 GF-7 and new Appendix E. Relating subpolicy condition DP-2.d.7 to other  
16 requirements in the CPPs improves internal consistency and reduces potential  
17 confusion at the implementation stage.  
18

19 There was some debate regarding whether the deletion of provision for UGA  
20 expansion for commercial land was necessary under Vision 2040. At the PAC  
21 level, there is documentation of this debate in the meeting minutes for June  
22 10, 2010 (record item # 1.1.3.21) and July 8, 2010 (record item # 1.1.3.22)  
23 and in the PAC staff report (record item # 1.1.2.12). At the SCT Steering  
24 Committee level, there is documentation of debate in the minutes for October  
25 27, 2010 (record item # 1.1.3.41).  
26

- 27 c. New policy DP-3 provides a basis for concurrently expanding a UGA in one  
28 location while contracting the same UGA in another. This new policy area is a step  
29 in local implementation of the requirement to coordinate local comprehensive plans  
30 (RCW 36.70A.100) and to designate UGAs (RCW 36.70A.110). There was some  
31 debate over the phrasing of this new policy area. At the PAC level, there is  
32 documentation of this debate in the meeting minutes for June 10, 2010 (record item  
33 # 1.1.3.21) and July 8, 2010 (record item # 1.1.3.22) and in the PAC staff report  
34 (record item # 1.1.2.12). At the SCT Steering Committee level, there is  
35 documentation of debate in the minutes for October 27, 2010 (record item #  
36 1.1.3.41) and November 17, 2010 (record item # 1.1.3.42). The Growth  
37 Management Act gives the county the responsibility and authority to make  
38 decisions on urban growth area boundaries in consultation with cities.  
39
- 40 d. Modified policy DP-4 replaces current policy UG-13. Changes to this policy are to  
41 clarify and simplify the language. There is no change in policy direction.  
42
- 43 e. Modified policy DP-5 replaces current policy OD-2. Changes in the main policy  
44 clarify that the requirements of the policy come from state law (RCW 36.70A.040).  
45
- 46 i. Modified subpolicies DP-5.a and DP-5.b replace current subpolicies OD-2.a  
47 and OD-2.b. First, they split subpolicy OD-2.a into two separate issues.

1 Modified subpolicy DP-5.a acknowledges that all areas inside the UGA – not  
2 just land subject to city comprehensive plans – must permit urban uses and  
3 densities (RCW 36.70A.110). In this way, the second change is that modified  
4 subpolicy DP-5.a makes current subpolicy OD-2.b unnecessary. Modified  
5 subpolicy DP-5.b clarifies why UGA must provide for urban governmental  
6 services and capital facilities (a point unstated in current subpolicy OD-2.a).  
7 This subpolicy is now responsive to recent changes in RCW 36.70A.110(2).  
8

9 ii. Modified subpolicy DP-5.c replaces current subpolicy OD-2.c. It clarifies that  
10 the purpose of this policy is to permit the projected urban growth.

11  
12 iii. New paragraphs at the end of policy DP-5 clarify the roles and expectations  
13 for local jurisdictions when planning for urban growth in areas subject to  
14 future annexation. These clarifications help facilitate local implementation of  
15 the requirements to coordinate plans (RCW 36.70A.100 and MPP-G-1).  
16

17 iv. There was some debate over the phrasing of the modified policy direction of  
18 policy DP-5 (taken as a whole). At the PAC level, there is documentation of  
19 this debate in the meeting minutes for June 10, 2010 (record item # 1.1.3.21),  
20 and July 8, 2010 (record item # 1.1.3.22) and in the PAC staff report (record  
21 item # 1.1.2.12). In addition to their regular meetings, the SCT Steering  
22 Committee set up a special subcommittee, including several PAC members, to  
23 discuss policy DP-5 (as well as policies DP-8 and JP-2). At the SCT Steering  
24 Committee level, there is documentation of debate in the minutes for October  
25 27, 2010 (record item # 1.1.3.41), and November 17, 2010 (record item #  
26 1.1.3.42).  
27

28 f. Modified policy DP-6 replaces current policy OD-4. As modified, policy DP-6  
29 revises when new sewer infrastructure is permissible outside of UGAs and removes  
30 an exemption for extending sewers to churches. These modifications are necessary  
31 to make the policy consistent with the GMA (RCW 36.70A.110(4)) and direction in  
32 Vision 2040 (MPP-DP-22, MPP-DP-26, and MPP PS-4).  
33

34 g. Modified policy DP-7 replaces current policy OD-8. As modified, policy DP-7  
35 strengthens policy direction to locate jobs and housing in close proximity. This  
36 increases consistency with the broad theme of sustainability in Vision 2040 as well  
37 as specific policy direction in MPP-DP-35, MPP-DP-45, and MPP-H-4.  
38

39 h. Modified policy DP-8 replaces part of current policy OD-9 (See also modified  
40 policies JP-6 and JP-7 for related but separate issues pulled from OD-9).  
41 Modifications in the main policy clarify that the requirements of the policy come  
42 from state law (RCW 36.70A.100).  
43

44 i. New subpolicies DP-8.a and DP-8.b replace the second half of current policy  
45 OD-9. These new subpolicies provide greater specificity to the expected  
46 urban design measures in the former language than is being deleted. In  
47 subpolicy (a), this new specificity is responsive to direction in Vision 2040



1 that connects planning to livability (MPPs DP-43 to DP-46). In subpolicy (b),  
2 this new specificity is guided by the GMA goal for historic preservation  
3 (RCW 36.70A.020(13)) and policy direction in Vision 2040 on integrating  
4 new development into existing patterns (MPPs DP-33 through DP-35, and  
5 MPP-DP-37).

- 6  
7 ii. New paragraphs at the end of policy DP-8 clarify the roles and expectations  
8 for local jurisdictions when planning for urban growth in areas subject to  
9 future annexation. These clarifications help facilitate local implementation of  
10 the requirements to coordinate plans (RCW 36.70A.100 and MPP-G-1).  
11  
12 iii. There was some debate over the phrasing of this modified policy direction,  
13 primarily at the SCT Steering Committee level. At the PAC level, there is  
14 documentation of a brief discussion of DP-8 in the meeting minutes for April  
15 8, 2010 (record item # 1.1.3.19).  
16

17 In addition to their regular meetings, the SCT Steering Committee set up a  
18 special subcommittee, including several PAC members, to discuss policy DP-  
19 8 (as well as policies DP-5 and JP-2). At the SCT Steering Committee level,  
20 there is documentation of debate in the minutes for October 27, 2010 (record  
21 item # 1.1.3.41), and November 17, 2010 (record item # 1.1.3.42).  
22

- 23 ·i. Modified policy DP-9 replaces current policy UG-4. Policy DP-9 updates language  
24 relating to implementing the hierarchy of urban centers in the 1995 update of Vision  
25 2020 that is out-of-date due to the adoption of Vision 2040.  
26  
27 j. Modified policy DP-10 replaces current policy UG-6. As modified, policy DP-10  
28 more clearly articulates the policy intent in current policy UG-6 without changing  
29 policy direction.  
30  
31 k. Modified policy DP-11 replaces current policy UG-7. As modified, policy DP-11  
32 more clearly articulates the policy intent in current policy UG-7 without changing  
33 policy direction.  
34  
35 l. Modified policy DP-12 replaces current policy UG-8. As modified, policy DP-12  
36 uses consistent terminology as other CPPs and more clearly articulates the policy  
37 intent in current policy UG-8 without changing policy direction.  
38  
39 m. Modified policy DP-13 replaces current policy UG-9. As modified, policy DP-13  
40 more clearly articulates the policy intent in current policy UG-9 without changing  
41 policy direction.  
42  
43 n. Modified policy DP-14 replaces current policy OD-1. As modified, policy DP-14  
44 provides greater specificity to where new urban development should locate. It  
45 directs growth to “transit emphasis corridors” rather than the “six-year growth  
46 areas” in land use and capital facilities plans. This change in policy improves  
47 integration between land use and transit, consistent with direction in that appears

1 throughout Vision 2040. (See MPPs En-19 to En-24; MPPs DP-2 and DP-3; MPP-  
2 DP-35; MPP-DP-37; MPP-DP-40; MPP-DP-42; MPP Ec-6; MPPs Ec-16 to EC-18;  
3 MPPs T-1 to T-3; MPPs T-5 to T-8; MPPs T-9 to T-11; MPP T-15; MPP T-21;  
4 MPPs T-23 to T-27.)  
5

- 6 o. Modified policy DP-15 replaces current policy OD-10. As modified, policy DP-15  
7 more clearly articulates the policy intent in current policy OD-10 without changing  
8 policy direction.  
9
- 10 p. Modified policy DP-16 replaces current policy OD-13. As modified, policy DP-16  
11 more clearly articulates the policy intent in current policy OD-13 without changing  
12 policy direction. It also deletes references to several out-of-date documents.  
13
- 14 q. This ordinance strikes current policy UG-10 because it is no longer necessary.  
15 Current policy UG-10 is redundant to several modified policies, including policies  
16 DP-14, DP-15, and DP-16.  
17
- 18 r. This ordinance strikes current policy UG-11 because it is no longer necessary.  
19 Current policy UG-11 is redundant to several modified policies, including policies  
20 DP-14, DP-15, and DP-16.  
21
- 22 s. This ordinance strikes current policy UG-15, allowing for the consideration of Fully  
23 Contained Communities (FCCs), because: (1) it is inconsistent with Snohomish  
24 County Council Ordinance No. 09-044 deleting County policy that would allow  
25 FCCs; and (2) Vision 2040 includes guidance under MPP-DP-23 that strongly  
26 discourages new FCCs.  
27
- 28 t. New policy DP-17 responds to direction in Vision 2040 to “Affiliate all urban  
29 unincorporated lands appropriate for annexation with an adjacent city” (MPP-DP-  
30 18).  
31
- 32 u. Modified policy DP-18 replaces part of current policy UG-17 (modified policies  
33 DP-19 and DP-20 replace the rest of UG-17). As modified, policy DP-18 updates  
34 and clarifies the purpose of the Municipal Urban Growth Areas (MUGAs). These  
35 changes support local implementation of policy direction in Vision 2040 (MPP-G-1  
36 and MPP-DP-18).  
37
- 38 v. Modified policy DP-19 replaces part of current policy UG-17 (modified policies  
39 DP-18 and DP-20 replace the rest of current policy UG-17). As modified, policy  
40 DP-19 clarifies how to interpret the MUGA map in Appendix B. Policy DP-19 also  
41 makes explicit expectations for the transition of services (see also modified policy  
42 JP-1). These changes support local implementation of policy direction in Vision  
43 2040 (MPP-G-1 and MPP-DP-18).  
44
- 45 w. Modified policy DP-20 replaces part of current policy UG-17 (modified policies  
46 DP-18 and DP-19 replace the rest of current policy UG-17). As modified, policy  
47 DP-20 clarifies the process for updating the MUGA map in Appendix B. These

1 changes support local implementation of policy direction in Vision 2040 (MPP-G-1  
2 and MPP-DP-18).

- 3  
4 x. New policy DP-21 recognizes that the annexation processes under state law rather  
5 than the MUGAs established in the CPPs ultimately decide how and when  
6 annexations may take place.  
7  
8 y. New policy DP-22 recognizes that Paine Field is a “unique situation in the  
9 Southwest [UGA], as it is a County-administered regional essential public facility”  
10 and is therefore not subject to the MUGA standards set forth in policy DP-20.

11  
12 *Rural Land Use and Resource Lands*

- 13  
14 z. Modified policy DP-23 replaces current policy OD-11. As modified, policy DP-23  
15 includes minor formatting/editing amendments and does not change policy  
16 direction.  
17  
18 aa. Modified policy DP-24 replaces current policy RU-2. Policy DP-24 strikes  
19 language on prohibiting subdivision “patterns [in rural areas] which preclude  
20 resubdivision to urban densities” if the UGA were to expand in the future. This  
21 deletion increases consistency with Vision 2040 at MPP-DP-1 and MPP-DP-22.  
22 Other changes in policy DP-24 increase readability and update references.  
23  
24 bb. Modified policies DP-25 and DP-26 replace current policy RU-3 and split RU-3  
25 into its constituent parts. Policy DP-25 makes minor revisions to clarify the type of  
26 standards addressed in the policy. Policy DP-26 revises current language on water  
27 supply systems to increase consistency with GMA definitions at 36.70A.030(12).  
28  
29 cc. Modified policy DP-28 replaces two currently adopted policies – RU-5 and RU-6 –  
30 by combining guidelines for new commercial and industrial development outside of  
31 UGAs into one policy. As modified, policy DP-28 sets a more restrictive standard  
32 for these uses, increasing consistency with Vision 2040 (MPP-DP-26, MPP-DP-32,  
33 MPP Ec-15, MPP Ec-16 and MPP Ec-22).  
34  
35 dd. Modified policy DP-29 replaces current policy RU-7. As modified, policy DP-29  
36 expands the focus of the policy from “conserving agricultural and forest lands” to  
37 “supporting agricultural and forest activities.” This distinction is important because  
38 many such activities take place on lands designated for rural residential uses rather  
39 than for agriculture or forestry. The requirement to conserve agricultural and  
40 resource lands already exists under GMA (RCW 36.70A.060(1)(a)). As modified,  
41 policy DP-29 responds to Vision 2040 by increasing consistency with several MPPs  
42 including MPP-DP-28, MPP-DP-31, MPP-DP-32, MPP-DP-47, MPP-DP-48, MPP  
43 Ec-21 and MPP Ec-22. The addition of subpolicies (a) and (b) help to distinguish  
44 between strategies and programs that may help implement the policy.  
45  
46 ee. New policy DP-30 responds to guidance in Vision 2040 to encourage the use of  
47 “transfer of development rights, the purchase of development rights, and

1 conservation incentives” (MPP-DP-48). Policy DP-30 creates the framework for  
2 local implementation of this direction. At both the PAC and Steering Committee  
3 levels, there was debate regarding subpolicy (d). See the PAC staff report at page  
4 45, the minutes for the PAC meeting on August 12, 2010 (record item 1.1.3.23) and  
5 the minutes for the Steering Committee on October 27, 2010 (record item 1.1.3.41).  
6

7 ff. This ordinance deletes current policy RU-1. Current policy RU-1 is redundant to  
8 modified policy DP-25. Both policies address standards in rural and resources  
9 areas. Current policy RU-1 refers to these as “level-of-service” standards and  
10 policy DP-25 uses the more specific “infrastructure and road standards.”  
11

12 gg. New policy DP-27 modifies current policy RU-4 to clarify that the county can allow  
13 rural cluster subdivisions in accordance with GMA. SCT recommended deleting  
14 the current policy because it is redundant to GMA authorization for rural clustering.  
15 At both the PAC and Steering Committee levels, there was debate regarding this  
16 proposed deletion. See the PAC staff report at page 44, the minutes for the PAC  
17 meetings on May 13, 2010 (record item 1.1.3.20), and August 12, 2010 (record item  
18 1.1.3.23), and the minutes for the Steering Committee on October 27, 2010 (record  
19 item 1.1.3.41).  
20

#### 21 *Orderly Development*

22  
23 hh. Modified policy DP-31 replaces current policy UG-16. As modified, policy DP-31  
24 uses simpler language and allows a wider scope of adverse impacts that  
25 jurisdictions should minimize. These changes increase consistency with Vision  
26 2040 at MPP-DP-29.  
27

28 ii. New policy DP-32 increases consistency with Vision 2040 guidance on urban  
29 design by providing a local response to MPPs DP-43 to DP-46.  
30

31 jj. New policy DP-33 increases consistency with Vision 2040 guidance on urban  
32 design by providing a local response to MPP-DP-35, MPP-DP-43 and MPP-DP-45.  
33 New policy DP-33 also responds to changes in GMA at 36.70A.070 that call for  
34 increasing the physical activity of residents.  
35

36 kk. New policy DP-34 increases consistency with Vision 2040 guidance on historic and  
37 other preservation by providing a local response to MPP-DP-34.  
38

39 ll. New policy DP-35 increases consistency with Vision 2040 guidance on health and  
40 well-being by providing a local response to MPP-DP-43, MPP-DP-44 and MPP-  
41 DP-45. New policy DP-35 also responds to changes in GMA at 36.70A.070 that  
42 call for increasing the physical activity of residents.  
43

44 mm. New policy DP-36 increases consistency with Vision 2040 guidance on food  
45 production by providing a local response to MPP-DP-47.  
46

- 1 nn. New policy DP-37 increases consistency with Vision 2040 by providing a local  
 2 response to guidance in MPP-DP-53 on protecting industrial lands from  
 3 encroachment.  
 4
- 5 oo. New Policy DP-38 increases consistency with Vision 2040 by providing a local  
 6 response to guidance in MPP-DP-52 on protecting military lands from  
 7 encroachment.  
 8
- 9 pp. New Policy DP-39 increases consistency with Vision 2040 by proving a local  
 10 response to guidance in MPP-DP-51 on protecting the continued operation of  
 11 general aviation airports. At both the PAC and Steering Committee levels, there  
 12 was debate regarding this new policy. See the minutes for the PAC meetings on  
 13 August 12, 2010 (record item 1.1.3.23), and September 9, 2010 (record item  
 14 1.1.3.24), as well as the minutes for the Steering Committee on September 22, 2010  
 15 (record item 1.1.3.40).  
 16
- 17 qq. This ordinance deletes current policy OD-5. Current policy OD-5 is redundant to  
 18 several modified policies, including policies DP-12, DP-25, TR-2, TR-8, PS-12,  
 19 and PS-13. These other policies collectively, and with greater specificity, address  
 20 the levels of service differentiation that current policy OD-5 calls for in order to  
 21 achieve efficient service delivery.  
 22
- 23 4. The new CPPs modify the section of current heading of “Policies for Economic  
 24 Development and Employment.” They create a new chapter title, “Economic  
 25 Development and Employment.” Twelve of the policies in this new chapter are  
 26 modifications to currently adopted policies. There are two new policies in response to  
 27 Vision 2040. One policy was moved here from the Housing chapter.  
 28
- 29 a. Modified policy ED-1 replaces current policy ED-1. PSRC, through the Prosperity  
 30 Partnership, has completed the assessment of the “comparative and competitive  
 31 advantages which the community now offers or could create” that the current policy  
 32 language in ED-1 called for. As modified, policy ED-1 recognizes the Prosperity  
 33 Partnership assessment and adopts the industry clusters recognized by this  
 34 assessment in subpolicies (a) through (e).<sup>1</sup> Because the PSRC assessment is  
 35 applicable to the region (defined as the four PSRC-member counties), two additions  
 36 to the industry clusters identified by the Prosperity Partnership are appropriate for  
 37 the Snohomish County context and implementation in local plans. These are  
 38 subpolicies (g) agriculture, and (h) education. Support for the addition of subpolicy  
 39 (g) appears in Vision 2040 at MPP-Ec-3 and MPP Ec-33. Support for the addition  
 40 of subpolicy (h) appears in Vision 2040 at MPP-Ec-2 and MPP-Ec-9.  
 41
- 42 b. Modified policy ED-2 replaces current policy ED-2. As modified, policy ED-2  
 43 provides greater specificity in how jurisdictions can encourage the local economy  
 44 through implementation of comprehensive plans.

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<sup>1</sup> PSRC is inconsistent in how it labels the industry clusters. For instance, some documents refer to “technology” as a cluster whereas other documents use the term “clean technology”.

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- c. Modified policy ED-3 replaces current policy ED-3. As modified, policy ED-3 increases consistency with Vision 2040 by substituting terms from Vision 2040 – “growth centers” and “manufacturing industrial centers” – for the more ambiguous phrasing in current policy. It also increases the specificity of policy ED-3 by replacing “efficient linkage” with “multi-modal transportation system linkages,” consistent with MPP-Ec-18 and MPP-Ec-20.
  - d. New policy ED-4 recognizes direction in Vision 2040 to prioritize state and federal funding for economic development and transportation to regionally designated centers and sub-centers (MPP-DP-7, MPP-Ec-6, MPP-Ec-18 and MPP-T-12).
  - e. Modified policy ED-5 replaces current policy ED-3b (as currently adopted, ED-3b is a stand-alone policy rather than a subpolicy). As modified, policy ED-5 corrects errors in the process for designating Manufacturing/Industrial centers. The process in current policy ED-3b is inconsistent with the process used by PSRC; the process in policy ED-5 is correct.
  - f. Modified policy ED-6 replaces current policy ED-3a (current policy ED-3a is a stand-alone policy rather than a subpolicy). Modifications in policy ED-6 are for clarification and updating references. The policy direction is unchanged.
  - g. Modified policy ED-7 replaces current policy ED-3c (current policy ED-3c is a stand-alone policy rather than a subpolicy). Modifications in policy ED-7 are for clarification and consistency. The policy direction is unchanged.
  - h. Modified policy ED-8 replaces current policy ED-4. Modifications in policy ED-8 are for clarification and consistency. The policy direction is unchanged.
  - i. Modified policy ED-9 replaces current policy ED-5. As modified, policy ED-9 clarifies existing policy direction and adds new direction to preserve agricultural and resource land (in addition to existing direction to preserve industrial and commercial land). This expansion of policy direction increases consistency with Vision 2040 (MPP-DP-31, MPP-DP-32, MPP-DP-47 and MPP-Ec-22).
  - j. Modified policy ED-10 replaces current policy ED-6. Modifications in policy ED-10 are for clarification and consistency. The policy direction is unchanged.
  - k. Modified policy ED-11 replaces current policy ED-7. As modified, policy ED-11 makes two revisions to the current policy direction. First, it recognizes that the County and cities cannot themselves provide sufficient land and services for K-20 school needs. Rather, accomplishing this must be in cooperation with school districts and other education providers. This revision clarifies that the growth management plans of local jurisdictions are necessary – but not sufficient alone – to meet the requirement to provide sufficient land and services for schools. Therefore, as modified, policy ED-11 recognizes recent changes in RCW 36.70A.110(2) that require sufficient areas to accommodate non-residential uses such as schools while,

1 at the same time, recognizing that CPPs are not directive to school districts and  
2 other education providers. Second, policy ED-11 adds a call for “improved  
3 education and job training resources for all citizens, such as a 4-year university or  
4 technical college.” This increases consistency with Vision 2040 and is local  
5 implementation of policy guidance to improve the business climate through  
6 providing an educated workforce (MPP-Ec-2, MPP-Ec-9 and MPP-Ec-10).  
7

- 8 l. Modified policy ED-12 replaces current policy ED-8. Modifications in policy ED-  
9 12 are for clarification and consistency. The policy direction is unchanged.  
10  
11 m. Modified policy ED-13 replaces current policy ED-9. As modified, policy ED-13  
12 clarifies that it is through “local plans and regulations” that jurisdictions can  
13 recognize the “growth and development needs of businesses.” As adopted in  
14 current policy ED-9, it is unclear how jurisdictions are to do this.  
15  
16 n. New policy ED-14 responds to Vision 2040 by calling for an “appropriate balance  
17 of jobs-to-housing.” This increases the consistency of many of the policies in  
18 Vision 2040; including, MPP-En-1, MPP-En-5, MPP-En-18 through MPP-En-23,  
19 MPP-DP-35, MPP-DP-45, MPP-H-4, MPP-Ec-17 and MPP-T-5.  
20  
21 o. Modified policy ED-15 replaces part of current policy HO-16. As modified, policy  
22 ED-15 moves existing policy direction calling for “expeditious permit processing”  
23 while not “lowering environmental and land use standards” to the Economic  
24 Development and Employment chapter from the Housing chapter. This  
25 modification is for organization clarity of the CPP document and does not affect  
26 policy direction.  
27  
28 5. The new CPPs modify the section of current CPPs that is included under the heading of  
29 “Policies for Transportation” by creating a new chapter under the title “Transportation.”  
30 Changes in the narrative section provide additional context that is missing from current  
31 narrative. The first thirteen of the policies in this new chapter are modifications to  
32 currently adopted policies. Many modifications to current policies are non-substantive  
33 and for consistency, formatting, and/or clarity. There is discussion of substantive  
34 changes under *Modified Policies (TR-1 to TR-13)*, below. In addition to the modified  
35 policies, there are eleven new policies in response to Vision 2040. There is discussion of  
36 these new policies under *New Policies (TR-14 to TR-24)*, below, including reference to  
37 supporting sections of state law.  
38

39 *Modified Policies (TR-1 to TR-13)*  
40

- 41 a. Modified policy TR-1, regarding mitigation of traffic impacts, replaces current  
42 policy TR-1. As modified, policy TR-1 includes a substantive addition of a new  
43 subpolicy, TR-1.e, on encouraging “transit-oriented land uses and nonmotorized  
44 modes of travel.” This new subpolicy provides guidance for local implementation  
45 of direction in GMA (RCWs 36.70A.070(6)(c) and 36.70A.108) and Vision 2040  
46 (several locations, including, MPP-T-11 and MPP-T-16).  
47

- 1 b. Modified policy TR-2 replaces current policy TR-2. As modified, policy TR-2  
2 clarifies the purpose of Transportation Service Areas (TSAs) in the Snohomish  
3 County context, consistent with guidance on coordination (Vision 2040 at MPP-T-9  
4 and MPP-T-10, and state law at RCW 36.70A.070(6)(c)).  
5
- 6 c. Modified policy TR-3 replaces current policy TR-3. As modified, policy TR-3  
7 recognizes the role of Vision 2040 in setting priorities for transportation per MPP-  
8 G-1 and MPP-T-9. (As modified, policy TR-3 retains current recognition of the role  
9 of GMA in setting priorities; both GMA and Vision 2040 set priorities.) Other  
10 modifications in policy TR-3 recognize the role of agencies that are not local  
11 jurisdictions (RCW 36.70A.070(6)(c)). The addition of a new subpolicy, TR-3.d,  
12 provides guidance for local implementation of direction in Vision 2040 including  
13 MPP-T-3, MPP-T-5 and MPP-T-33.  
14
- 15 d. Modified policy TR-4 replaces current policy TR-4. Several modifications in  
16 policy TR-4 provide guidance for local implementation of direction in to support  
17 non-motorized travel (GMA at RCW 36.70A.070(6)(a)(vii) and 36.70A.108 and in  
18 Vision 2040 at MPP-T-14 to MPP-T-16). Other modifications respond to guidance  
19 in Vision 2040 on reducing reliance on inefficient travel methods (MPP-T-23 to  
20 MPP-T-25). As modified, subpolicy TR-4.c clarifies local response to direction in  
21 MPP-T-9 to “Coordinate state, regional, and local planning efforts for  
22 transportation.” The addition of a new subpolicy, TR-4.f, recognizes the strategy  
23 of “transit emphasis corridors.” This strategy provides guidance for local  
24 implementation of direction in GMA (RCWs 36.70A.070(6)(c) and 36.70A.108)  
25 and is consistent with direction that appears throughout Vision 2040 to improve the  
26 integration of land use and transit planning.  
27
- 28 e. Modified policy TR-5, regarding design standards, replaces current policy TR-5.  
29 As modified, subpolicy TR-5.a is more responsive to direction in GMA at RCW  
30 36.70A.070(6)(a)(vii). The addition of a new subpolicy, TR-5.d, provides guidance  
31 for local implementation of direction in Vision 2040 to design transportation  
32 facilities in the context of surrounding areas (MPP-T-20 to MPP-T-22).  
33
- 34 f. Modified policy TR-6 replaces current policy TR-6. As modified, policy TR-6 now  
35 recognizes the role of transit agencies in locating and designing of transportation  
36 facilities and services (RCWs 35.58.2795 and 36.70A.070(6)(c)). By replacing  
37 “designated critical areas” with “the natural environment or resources lands,” policy  
38 TR-6 identifies those impacts that the County and cities attempt to minimize in  
39 practice (because jurisdictions do not designate critical areas). The addition of a  
40 new subpolicy, TR-6.d, responds to direction in Vision 2040 (MPP-T-5) to foster a  
41 less polluting transportation system.  
42
- 43 g. Modified policy TR-7 replaces current policy TR-7. As modified, policy TR-7  
44 recognizes the importance of coordination with transit agencies in the development  
45 of levels of service standards (RCW 36.70A.070(6)(c)) and provides for local  
46 implementation of Vision 2040 direction on coordination at MPP-T-9.  
47



- 1 h. Modified policy TR-8 replaces current policy TR-8. Modifications to policy TR-8  
2 are for consistency and formatting only. The policy direction is unchanged.  
3
- 4 i. Modified policy TR-9 replaces current policy TR-9. As modified, policy TR-9  
5 updates guidance in the current version of the policy that is out-of-date regarding  
6 the establishment of common policies and technical procedures. This is responsive  
7 to requirements for coordination in GMA (at RCW 36.70A.070(6)(c)) and in Vision  
8 2040 (MPP-T-9).  
9
- 10 j. Modified policy TR-10 replaces current policy TR-10. Modifications to policy TR-  
11 10 are for consistency and formatting only. The policy direction is unchanged.  
12
- 13 k. Modified policy TR-11 replaces current policy TR-11. As modified, policy TR-11  
14 retains part of current policy direction regarding promoting public awareness of  
15 transit and ridesharing options. Additionally, as modified, policy TR-11 strikes  
16 language that says that the “county and cities...will sponsor workshops” regarding  
17 public transportation. While desirable, such workshops are the responsibility of  
18 transit agencies that are not subject to CPPs; therefore, it is appropriate to remove  
19 the language struck from current CPP because it is not guidance to local GMA  
20 plans.  
21
- 22 l. Modified policy TR-12 replaces current policy TR-12. As modified, it makes  
23 several changes while retaining overall emphasis on transit-oriented development,  
24 consistent with RCW 36.70A.108. First, it strikes obsolete language regarding  
25 advance planning for the Regional Transit Authority (now Sound Transit, which has  
26 completed phase 1 of its operations and is actively planning for phase 2). Second, it  
27 refines phrasing for consistency with other CPPs. Third, the addition of new  
28 subpolicy TR-12.a encourages transit-oriented development to be consistent with  
29 the land use strategy in other CPPs (including modified CPPs DP-10 and DP-14)  
30 and Vision 2040 guidance on developing an efficient multimodal transportation  
31 system (MPPs T-9 through T-13). Fourth, the addition of new subpolicy TR-12.f  
32 provides local guidance for the implementation of MPP-T-33 regarding  
33 transportation financing methods.  
34
- 35 m. Modified policy TR-13 replaces current policy TR-13. As modified, policy TR-13  
36 updates obsolete language regarding advance planning for the Regional Transit  
37 Authority (now Sound Transit, which has completed phase 1 of its operations and is  
38 actively planning for phase 2). These updates are consistent with RCWs  
39 35.58.2795 and 36.70A.070(6)(c). Additionally, substantive changes in policy TR-  
40 13 recognize that planning for future phases of Sound Transit operations must be  
41 consistent with the existing system and current plans, compatible with local land  
42 use planning, and serve major employment centers consistent with the Regional  
43 Growth Strategy in Vision 2040. Further, policy TR-13 calls for extension of light  
44 rail to the Everett Regional Growth Center “as soon as possible” because local  
45 achievement of the growth targets for Everett in the Regional Growth Strategy will  
46 require significant transportation infrastructure investments far in advance of the  
47 year 2040.

*New Policies (TR-14 to TR-24)*

- n. New policy TR-14 calls for evaluation of expanding the Public Transportation Benefit Area and/or the Regional Transit District (the taxing districts for Community Transit and Sound Transit, respectively). Such evaluation(s) would help local implementation of the many transportation policies in Vision 2040 that call for increasing transit service and mobility options and pursue strategies for multimodal transportation encouraged under RCW 36.70A.108.
- o. New policy TR-15 increases consistency with Vision 2040 by providing a local response to guidance on maintaining, preserving, and operating the existing transportation system in a safe and useable state (MPPs T-1 through T-8).
- p. New policy TR-16 increases consistency with Vision 2040 by providing a local response to guidance on developing a sustainable transportation system (MPPs T-5 through T-8) which includes reducing pollutants from transportation activities (MPP-En-19). Additionally, new subpolicies TR-16.f and TR-16.g respond to recent changes in RCW 36.70A.070 that call for increasing the physical activity of people (by providing a policy basis for a transportation system that includes options such as more walking and bicycling).
- q. New policy TR-17 increases consistency with Vision 2040 by calling for jurisdictions to collaborate with outside agencies to designate transit emphasis corridors. This new policy improves integration between land use and transit, consistent with direction in that appears throughout Vision 2040. (See MPPs En-19 to En-24; MPPs DP-2 and DP-3; MPP-DP-35; MPP-DP-37; MPP-DP-40; MPP-DP-42; MPP Ec-6; MPPs Ec-16 to EC-18; MPPs T-1 to T-3; MPPs T-5 to T-8; MPPs T-9 to T-11; MPP T-15; MPP T-21; MPPs T-23 to T-27.) New policy TR-17 is also consistent with state law guidance on coordination of transportation planning (RCWs 36.70A.070(6)(c) and 36.70A.108).
- r. New policy TR-18 increases consistency with Vision 2040 by calling for cooperation on ensuring freight mobility and access. This new policy responds to policies in Vision 2040 regarding freight (MPPs T-17 to T-19) and is consistent with state law on coordination of transportation planning (RCWs 36.70A.070(6)(c) and 36.70A.108) and freight mobility (Chapter 47.06A RCW).
- s. New policy TR-19 increases consistency with Vision 2040 by calling for compatible rules and procedures to reduce negative impacts of the transportation system on low income, minority, and special needs populations. This new policy responds to similar direction in Vision 2040 (MPP-T-22 and MPP-T-25) and responsive to state law regarding coordinating special needs transportation (Chapter 47.06B RCW).

- 1 t. New policy TR-20 increases consistency with Vision 2040 by calling for improving  
2 the interface between water and air transportation terminals and facilities with other  
3 parts of the transportation system. This new policy responds to direction in Vision  
4 2040 to improve coordination and transportation system integration (MPP-T-9,  
5 MPP-T-31, and MPP-T-32) and is consistent with state law on coordination of  
6 transportation planning (RCWs 36.70A.070(6)(c) and 36.70A.108).  
7
- 8 u. New policy TR-21 increases consistency with Vision 2040 by calling for  
9 coordination on nonmotorized transportation. This new policy provides for local  
10 implementation of policy direction throughout the transportation chapter of Vision  
11 2040 and is consistent with state law on coordination of transportation planning  
12 (RCWs 36.70A.070(6)(c) and 36.70A.108).  
13
- 14 v. New policy TR-22 increases consistency with Vision 2040 by calling for the  
15 preservation of existing railroad rights-of-way. This new policy provides for local  
16 implementation of policy direction in Vision 2040 (at MPP-T-29) and is consistent  
17 with state law on the coordination of transportation planning (RCW 36.70A.070)  
18 and the rail preservation program (RCW 47.76.240).  
19
- 20 w. New policy TR-23 increases consistency with Vision 2040 by calling for the  
21 acquisition of abandoned railroad rights of way in order to preserve options for  
22 alternative transit corridors. This new policy is consistent with policy direction in  
23 Vision 2040 (MPP-T-29 and MPP-T-30) and with state law on the coordination of  
24 transportation planning (RCW 36.70A.070) and the rail preservation program  
25 (RCW 47.76.240).  
26
- 27 x. New policy TR-24 increases consistency with Vision 2040 by encouraging transit  
28 supportive uses in non-contiguous UGAs. This new policy provides for local  
29 implementation of direction in Vision 2040 to “Promote transit service to and from  
30 existing cities in rural areas” (MPP-DP-17). New policy TR-24 is also consistent  
31 with state law on coordination of transportation planning (RCWs 36.70A.070(6)(c)  
32 and 36.70A.108).  
33
- 34 6. The new CPPs create a new chapter under the title “The Natural Environment.” This new  
35 chapter responds to policies in the Vision 2040 chapter titled “Environment” where  
36 current or modified CPPs in other chapters of these CPPs do not already provide an  
37 adequate degree of guidance for local comprehensive plans. While there is no specific  
38 requirement in GMA for environmental policies, there is a GMA goal to “Protect the  
39 environment and enhance the state’s high quality of life, including air and water quality,  
40 and the availability of water” (RCW 36.70A.020(10)). The implicit assumption in GMA  
41 is that implementation of GMA-mandated planning will achieve the GMA goal for the  
42 environment. Further, because Vision 2040 is responsive to the GMA, the new CPPs that  
43 respond to Vision 2040 are therefore also responsive to the GMA goal.  
44
- 45 a. New policy Env-1 increases consistency with Vision 2040 by saying that  
46 “jurisdictions shall protect and enhance natural ecosystems through their  
47 comprehensive plans” and that in doing this jurisdictions “should consider regional

1 and countywide strategies and assessments,” consistent with policies throughout the  
2 Vision 2040 chapter and MPP-En-1 in particular.  
3

- 4 b. New policy Env-2 increases consistency with Vision 2040 by calling for  
5 coordinated protection of regional open space networks/wildlife corridors.  
6 Specifically, this new CPP direction provides for local response to MPP-En-9 (open  
7 spaces) and MPP-En-11 (wildlife corridors). Additionally, new policy Env-2 is  
8 consistent with the requirement in RCW 36.70A.110(2) for UGAs to “include  
9 greenbelt and open space areas.” While the GMA requirement is limited to UGAs  
10 and guidance in Vision 2040 is region wide (countywide in its implementation in  
11 these CPPs), there is no conflict between new policy Env-2 and GMA because the  
12 latter does not preclude protection outside of UGAs. Rather, the GMA direction is  
13 ensure protection of greenbelt and open space areas inside UGAs, which would be  
14 an outcome of local implementation of Env-2 (as well as modified subpolicy DP-  
15 1.h).  
16
- 17 c. New policy Env-3 increases consistency with Vision 2040 by calling for protection  
18 of endangered or threatened species. This provides a local response to several  
19 policies in Vision 2040, including MPPs En-8 through En-11. New policy Env-3 is  
20 consistent with how the State of Washington classifies threatened or endangered  
21 species (RCW 77.12.020).  
22
- 23 d. New policy Env-4 increases consistency with Vision 2040 by calling for  
24 appropriate local policies, regulations, and other mechanisms to protect open space,  
25 natural resources, and critical areas. This is responsive to the direction throughout  
26 the Environment chapter of Vision 2040. New policy Env-4 is consistent with state  
27 law on open space, agricultural, and timber lands (Chapter 84.34 RCW) and with  
28 the Growth Management Act (Chapter 36.70A RCW).  
29
- 30 e. New policy Env-5 increases consistency with Vision 2040 by calling for the  
31 restoration of shorelines, watersheds, and estuaries (MPP-En-13 and MPP-En-14).  
32 New policy Env-5 is consistent with the Shoreline Management Act of 1971  
33 (Chapter 90.58 RCW) and with the Growth Management Act (Chapter 36.70A  
34 RCW).  
35
- 36 f. New policy Env-6 increases consistency with Vision 2040 by calling for  
37 collaboration to improve air quality (MPP-En-17 through MPP-En-19). New policy  
38 Env-6 is consistent with the Washington Clean Air Act (Chapter 70.94 RCW) and  
39 the United States Clean Air Act of 1970, as amended.  
40
- 41 g. New policy Env-7 increases consistency with Vision 2040 (at MPP-En-20 through  
42 MPP-En-25) by calling for jurisdictions to “support implementation of the state’s  
43 climate change initiatives.”  
44
- 45 h. New policy Env-8 increases consistency with Vision 2040 by calling for “programs  
46 to reduce greenhouse gas emissions and to increase energy conservation and  
47 alternative/clean energy” sources. This is responsive to direction in several MPPs,

1 including MPP-En-21 through MPP-En-23 and MPP-PS-1. New policy Env-8 is  
2 consistent with state law on limiting greenhouse gas emissions (Chapter 70.235  
3 RCW).

4  
5 i. New policy Env-9 increases consistency with Vision 2040 by calling for the “use of  
6 natural systems to reduce carbon in the atmosphere.” This is responsive to direction  
7 in several MPPs, including MPPs-En-1 through MPP-En-3 and MPPs-En-20  
8 through MPP-En-25. New policy Env-9 is consistent with state law on limiting  
9 greenhouse gas emissions (Chapter 70.235 RCW).

10  
11 j. New policy Env-10 increases consistency with Vision 2040 by calling for local  
12 jurisdictions to coordinate preparation for and adaptation to climate change. This is  
13 responsive to direction in several MPPs, including, MPP-En-1 and MPP-En-16.  
14 New policy Env-10 is consistent with the state’s Integrated Climate Change  
15 Response Strategy (Chapter 43.21M RCW).

16  
17 7. The new CPPs create a new chapter under the title “Public Services and Facilities.” This  
18 new chapter includes two subsections, titled “General Public Services” and “Essential  
19 Public Facilities.”

20  
21 The General Public Services (also PS-) policies respond to policies in the Vision 2040  
22 chapter titled “Public Services” that are not addressed by CPPs enacted elsewhere by this  
23 ordinance. The first eleven PS-policies are new and in response to Vision 2040. There is  
24 discussion of these policies under *New Policies (PS-1 to PS-11)*, below. The four  
25 remaining PS-policies (PS-12 to PS-16) are modifications to current policies. Many  
26 modifications to current policies are non-substantive and for organization (moving them  
27 to this new chapter), consistency, formatting, and/or clarity. There is discussion of  
28 substantive changes under *Modified Policies (PS-12 to PS-16)*, below.

29  
30 The Essential Public Facilities subsection (also EPF-policies) replaces a section of the  
31 current CPPs with the title “Policies for the Siting of Essential Public Capital Facilities of  
32 a Countywide or Statewide Nature” (also CF-policies). There is discussion of substantive  
33 changes in the EPF-policies, including deletion of several current CF-policies, under  
34 *Policies for Essential Public Facilities*, below.

35  
36 *New Policies (PS-1 to PS-11)*

37  
38 a. New policy PS-1 increases consistency with Vision 2040 by providing a statement  
39 in support of “cities as the preferred urban service providers.” This is responsive to  
40 MPP-PS-6 and the general theme of coordinated urban services that occurs  
41 throughout Vision 2040. This is consistent with the GMA definitions of urban  
42 services at RCW 36.70A.030(18). It is important to note that the GMA definition  
43 describes urban services as “historically and typically provided *in cities*” (emphasis  
44 added) but not necessarily *by cities*. The preference in policy PS-1 is for cities to  
45 provide services; however, the policy does not disfavor those non-municipal entities  
46 that have historically provided urban services in Snohomish County.

- 1 b. New policy PS-2, regarding service provision after annexation, increases  
2 consistency with Vision 2040 by articulating the local interpretation of how to  
3 implement guidance in MPP-DP-18 (“Affiliate all urban unincorporated lands  
4 appropriate for annexation with an adjacent city”) and MPP-PS-6 (“Obtain urban  
5 services from cities or appropriate regional service providers”). As constructed,  
6 policy PS-2 gives cities in Snohomish County primacy in deciding how to provide  
7 services to areas that they are annexing. For cities outside Snohomish County that  
8 might consider annexing into Snohomish County, an interlocal agreement must also  
9 be in place due to additional complications that cross-county annexations create and  
10 to ensure the orderly transition of governmental services. New policy PS-2 is  
11 consistent with state law, including guidance in GMA on using UGAs as  
12 “boundaries [for] urban service areas or potential annexation areas designated for  
13 specific cities or towns within the county” (RCW 36.70A.110(7)), the Interlocal  
14 Cooperation Act (Chapter 39.34 RCW) and requirements regarding jurisdictional  
15 roles in providing solid waste management services (Chapter 70.95 RCW).  
16
- 17 c. New policy PS-3 increases consistency with Vision 2040 by saying that  
18 jurisdictions should support the County as the provider for regional and non-urban  
19 services. This is responsive to a corollary direction of MPP-PS-6 (which speaks  
20 only to the issues of cities providing urban services; policy PS-3 addresses  
21 provision of the remaining services) and the general theme of coordinated services  
22 that occurs throughout Vision 2040. New policy PS-3 is consistent with the GMA  
23 definitions for rural services (RCW 36.70A.030(17)), urban services (RCW  
24 36.70A.030(18)), requirements for the County to plan for services outside of urban  
25 areas (RCW 36.70A.070(5)(b)), and requirements regarding jurisdictional roles in  
26 providing solid waste management services (Chapter 70.95 RCW).  
27
- 28 d. New policy PS-4 increases consistency with Vision 2040 by saying that  
29 jurisdictions should support the planned development of jobs and housing through  
30 strategic investment decisions and coordination of public services and facilities.  
31 This is responsive to direction in Vision 2040 that calls for public sector  
32 investments to support the regional growth strategy, including MPP-Ec-17 and  
33 MPP-PS-2. New policy PS-4 is consistent with GMA-mandated elements for local  
34 plans (RCW 36.70A.070).  
35
- 36 e. New policy PS-5 increases consistency with Vision 2040 by saying that public  
37 services and infrastructure in rural areas should not induce urban development  
38 pressures. This is responsive to direction in many places in Vision 2040, including  
39 MPP-PS-2, MPP-PS-4, MPP-PS-5, and MPP-DP-4. New policy PS-5 is consistent  
40 with the GMA definition of rural services (RCW 36.70A.030(17)) and the  
41 mandated rural planning element of the County’s comprehensive plan (RCW  
42 36.70A.070(5)).  
43
- 44 f. New policy PS-6 increases consistency with Vision 2040 by saying that design of  
45 infrastructure and public services should promote conservation of natural resources.  
46 This is responsive to several places in Vision 2040, including MPP-En-2, MPP-T-5,

1 MPP-PS-1 and MPP-PS-4. New policy PS-6 is consistent with GMA mandates on  
2 protecting natural resource lands and critical areas (RCW 36.70A.060).

- 3
- 4 g. New policy PS-7 increases consistency with Vision 2040 by calling for promotion  
5 of conservation and efficient water use. This is responsive to several places in  
6 Vision 2040, including MPP-PS-3, MPP-PS-8, and MPP-PS-17 through MPP-PS-  
7 20. New policy PS-7 is consistent with GMA goal for the environment that says to  
8 protect water quality and the availability of water (RCW 36.70A.020(10)) and  
9 protection of the water supply through the land use element of local plans (RCW  
10 36.70A.070(1)).
- 11
- 12 h. New policy PS-8 increases consistency with Vision 2040 by promoting  
13 coordination to increase recycling and reduce solid waste. This is responsive to  
14 several places in Vision 2040, including MPP-En-1 and MPP-PS-7. New policy  
15 PS-8 is consistent with state law on solid waste management—reduction and  
16 recycling (Chapter 70.95 RCW).
- 17
- 18 i. New policy PS-9 increases consistency with Vision 2040 by saying that new urban  
19 development shall have sanitary sewers unless sewer service is not likely to be  
20 feasible for the duration of the planning period. This is responsive to several places  
21 in Vision 2040, including MPP-PS-9 and MPP-PS-10. New policy PS-9 is  
22 consistent with the GMA definition of sanitary sewers as an urban service (RCW  
23 36.70A.030(18)) and the limitations on extending sanitary sewers outside of UGAs  
24 (RCW 36.70A.110(4)).
- 25
- 26 j. New policy PS-10 increases consistency with Vision 2040 by encouraging low  
27 impact development techniques, and renewable and alternative energy sources.  
28 This is responsive to several places in Vision 2040, including MPP-En-13, MPP-  
29 En-23, MPP-PS-12 and MPP-PS-13. New policy PS-10 is consistent with the  
30 GMA goals for economic development (RCW 36.70A.020(5)) and the environment  
31 (RCW 36.70A.020(10)).
- 32
- 33 k. New policy PS-11 increases consistency with Vision 2040 by encouraging  
34 maximum use of public facilities to financial and energy conservation. This is  
35 responsive to several places in Vision 2040, including MPP-G-4 and MPP-PS-3.  
36 New policy PS-11 is consistent with the GMA goals for economic development  
37 (RCW 36.70A.020(5)) and the environment (RCW 36.70A.020(10)).

38  
39 *Modified Policies (PS-12 to PS-16)*

- 40
- 41 l. Modified policy PS-12 replaces the current policy OD-3. Changes in modified  
42 policy PS-12 are for consistency and formatting only. The policy direction is  
43 unchanged.
- 44
- 45 m. Modified policy PS-13, regarding meeting levels of service for capital facilities in  
46 urban areas, replaces the current policy OD-6. Modified policy PS-13 increases  
47 consistency with the concept of improved coordination between local governments

1 that appears throughout Vision 2040 by recognizing in modified policy PS-13 that  
2 jurisdictions should “coordinate with other service providers” as appropriate.  
3 Current policy OD-6 does not address the need for coordination. New policy PS-13  
4 is consistent with the GMA requirement for coordinating comprehensive plans  
5 (RCW 36.70A.100) to the extent that such coordination involves required capital  
6 facilities elements (RCW 36.70A.070(3)), some of which are not provided in  
7 Snohomish County by local jurisdictions (e.g. fire and water districts).

- 8
- 9 o. Modified policy PS-14 replaces the current policy OD-7. Changes in modified  
10 policy PS-14 are for consistency and clarity only. The policy direction is  
11 unchanged.
  - 12
  - 13 p. Modified policy PS-16, encouraging the location of new human services facilities  
14 near transit, replaces the current policy UG-12. Modified policy PS-16 increases  
15 consistency with Vision 2040 direction in MPP-PS-16. (Editor’s note: This is  
16 correct—both policies are PS-16 in their respective plans.)
  - 17

18 *Policies for Essential Public Facilities*

- 19
- 20 q. New policy EPF-1 recognizes that jurisdictions, “may impose reasonable conditions  
21 and/or mitigation of adverse environmental impacts” on approval of essential public  
22 facilities. This is consistent with guidance in Vision 2040 regarding EFPs at MPP-  
23 PS-23 and MPP-PS-24 and GMA direction on siting of siting of EPFs at RCW  
24 36.70A.200.
  - 25
  - 26 r. Modified policy EPF-2, addressing development regulations for EPFs, replaces  
27 current policy CF-1. Modified policy EPF-2 replaces language regarding a  
28 common site review process with recognition that Snohomish County and each city  
29 may establish separate processes through their respective comprehensive plans.  
30 This change improves consistency with GMA direction on the process for  
31 identifying and siting EPFs at RCW 36.70A.200(1). Modified policy EPF-2 is  
32 consistent with Vision 2040 guidance on EPFs in MPP-PS-23 and MPP-PS-24.
  - 33
  - 34 s. New policy EPF-3 encourages siting of local EPFs in appropriate locations. New  
35 policy EPF-3 is consistent with policy guidance in Vision 2040 at MPP-PS-23 and  
36 GMA mandates on the siting of EPFs (RCW 36.70A.200).
  - 37
  - 38 t. New policy EPF-4 encourages siting EPFs in urban locations except for those  
39 instances when a non-urban location is most appropriate. New policy EPF-4 is  
40 consistent with policy guidance in Vision 2040 at MPP-PS-24 and with GMA  
41 mandates on the siting of EPFs (RCW 36.70A.200).
  - 42
  - 43 u. New policy EPF-5 encourages collaboration that might result in the co-location of  
44 EPFs. New policy EPF-5 is consistent with policy guidance in Vision 2040 at  
45 MPP-PS-3, MPP-PS-23, and MPP-PS-24 and with GMA mandates on the siting of  
46 EPFs (RCW 36.70A.200).
  - 47



- 1 v. This ordinance deletes current policy CF-2. Current policy CF-2 is inconsistent  
2 with GMA mandates on the siting of EPFs (RCW 36.70A.200). This deletion  
3 therefore increases consistency with state law and Vision 2040.  
4
- 5 w. This ordinance deletes current policy CF-3. Current policy CF-3 is inconsistent  
6 with GMA mandates on the siting of EPFs (RCW 36.70A.200). This deletion  
7 therefore increases consistency with state law and Vision 2040.  
8
- 9 x. This ordinance deletes current policy CF-4. Current policy CF-4 is inconsistent  
10 with GMA mandates on the siting of EPFs (RCW 36.70A.200). This deletion  
11 therefore increases consistency with state law and Vision 2040.  
12
- 13 y. This ordinance deletes current policy CF-5. Current policy CF-5 is inconsistent  
14 with GMA mandates on the siting of EPFs (RCW 36.70A.200). This deletion  
15 therefore increases consistency with state law and Vision 2040.  
16
- 17 8. The new CPPs make several revisions in the appendices for the CPPs. Details on these  
18 changes are below.  
19
- 20 a. This ordinance deletes current *Appendix A: County-Wide Policy Schedule*. Current  
21 Appendix A is a flow chart that attempts to depict the process for updating CPPs;  
22 however, it does not actually reflect current or past practice. The new *Figure 4—*  
23 *General Process for Updating the CPPs* that is a part of the new chapter titled  
24 *Introduction to the Countywide Planning Policies* for the CPPs meets the intent of  
25 the current Appendix A. Therefore, deletion of the current Appendix A improves  
26 internal consistency in the CPP document and the associated addition of new Figure  
27 4 retains the intent of current Appendix A.  
28
- 29 b. New *Appendix A – UGA and MUGA Boundary Maps* simply moves two maps from  
30 the current Appendix B to become a new Appendix A after the deletion of the  
31 current Appendix A. This action separates maps from text that will remain in  
32 Appendix B, thereby simplifying references to the content of these appendices. The  
33 content of the maps is unchanged.  
34
- 35 c. Modified *Appendix B – Growth Targets* retains text describing the reconciliation  
36 process for setting growth targets (maps that had been a part of Appendix B are now  
37 in Appendix A, see above). Changes in modified Appendix B update references  
38 and simplify text only. The policy direction is unchanged.  
39
- 40 d. Modified *Appendix C – Growth Target Procedure Steps for GF-5* replaces process  
41 details that were formerly in policy UG-2 (see modified policy GF-5 for the policy  
42 direction). The movement of process information into Appendix C is for formatting  
43 purposes only and does not change the policy behind the process. Non-substantive  
44 changes to the process found in modified Appendix C include updates making  
45 references current and simplifying language. Substantive updates include the  
46 addition of language describing the role of the Regional Growth Strategy (which is

1 a part of Vision 2040) in setting growth targets. Therefore, as modified, Appendix  
2 C increases consistency with the RGS and Vision 2040.  
3

- 4 e. Modified *Appendix D – Reasonable Measures* replaces the current *Appendix C –*  
5 *Reasonable Measures*. Modified Appendix D updates several references and out-  
6 of-date language. The policy direction is unchanged.  
7
- 8 f. New *Appendix E – Procedures for Buildable Lands Reporting in Response to GF-7*  
9 replaces current subpolicies UG-14.a and UG-14.d. The movement of process  
10 information into Appendix E is for formatting purposes only and does not change  
11 the policy behind the process. Non-substantive changes to the process found in  
12 modified Appendix E are to simplify language and use terms consistently with other  
13 CPP and the procedures found in the report titled *Recommended Methodology and*  
14 *Work Program for a Buildable Lands Analysis for Snohomish County and its Cities*  
15 (2000). This report formally became a part of the Buildable Lands procedures in  
16 Amended Motion 07-557, passed by the county council on October 31, 2007.  
17 Modifications in Appendix E increase consistency with Vision 2040 guidance on  
18 using consistent countywide processes (MPP-DP-3) and are consistent with GMA  
19 mandates on the buildable lands review and evaluation program (RCW  
20 36.70A.215).  
21
- 22 g. New Appendix F replaces an illustrative list of issues for consideration in interlocal  
23 agreements (also ILAs) appearing in the current policy JP-1. The movement of this  
24 list to an appendix is for formatting purposes and does not modify the policy  
25 direction of the list. Substantive changes in new Appendix F include expanding the  
26 applicability of the list to include modified policy JP-3 as well as the addition of  
27 several issues to the list. The list is for illustrative purposes and the additions are all  
28 issues that previous ILAs have addressed. New Appendix F is consistent with  
29 Vision 2040 direction to coordinate among jurisdictions (MPP-G-1), the GMA  
30 mandate that plans must be coordinated (RCW 36.70A.100) and the Interlocal  
31 Cooperation Act (Chapter 39.34 RCW).  
32
- 33 h. New *Appendix G – Definition of Key Terms* provides definitions for several terms in  
34 the CPPs that do not already have definition in state law or in Vision 2040. As  
35 such, new Appendix G helps to address Vision 2040 guidance on coordinating  
36 among jurisdictions (MPP-G-1) and is responsive to the GMA mandate that plans  
37 must be coordinated (RCW 36.70A.100).  
38
- 39 i. New *Appendix H – Fiscal Impact Analysis* replaces the current section of the CPPs  
40 titled *Fiscal Impact Analysis*. New Appendix H clarifies that the CPPs “establish a  
41 framework for the preparation of local comprehensive plans” and that these “CPPs  
42 have no direct fiscal impact” because, as a framework only, there is no immediate  
43 effect of these CPPs. These clarifications in new Appendix H remove ambiguous  
44 language that could incorrectly imply that CPPs might have a fiscal impact. New  
45 Appendix H is consistent with guidance in Vision 2040 on coordination between  
46 jurisdictions (including MPP-G-1, MPP-G-4, and MPP-G-5) and the GMA  
47 requirement that CPPs address fiscal impacts (RCW 36.70A.210(3)(h)).

1  
2 Section 2. The county council makes the following conclusions:  
3

4 A. The new CPPs would increase consistency between the CPPs and the PSRC's Vision 2040  
5 Regional Growth Strategy.  
6

7 B. The new CPPs would increase consistency between the CPPs and the GMA.  
8

9 C. SEPA requirements with respect to this non-project action have been satisfied through the  
10 issuance of Addendum No. 1 of the Vision 2040 Final Environmental Impact Statement on  
11 April 21, 2011.  
12

13 D. The new CPPs satisfy the procedural and substantive requirements of RCW 36.70A.210 and  
14 are consistent with the GMA.  
15

16 E. The proposal has been broadly disseminated and opportunities have been provided for  
17 written comments and public hearing after effective notice.  
18

19 F. The new CPPs do not result in the unconstitutional taking of private property or violate  
20 substantive due process guarantees.  
21

22 Section 3. The county council bases its findings and conclusions on the entire record before SCT  
23 and the county council, including all testimony and exhibits. Any finding, which should be  
24 deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted  
25 as such.  
26


27 Section 4. Based on the foregoing findings and conclusions, the Snohomish County Countywide  
28 Planning Policies, last amended by Amended Ordinance No. 10-037 on July 7, 2010, are  
29 repealed.  
30

31 Section 5. Based on the foregoing findings and conclusions, the county council adopts a new  
32 version of the Snohomish County Countywide Planning Policies, which is attached hereto as  
33 Exhibit A and incorporated by reference.  
34

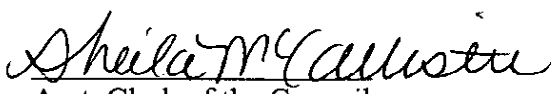
35 Section 6. The county council directs the Code Reviser to update SCC 30.10.050 pursuant to  
36 SCC 1.02.020(3).  
37

38 PASSED this 1<sup>st</sup> day of June, 2011.  
39

40 SNOHOMISH COUNTY COUNCIL  
41 Snohomish County, Washington

42   
43 \_\_\_\_\_  
44 Council Chair

44 ATTEST:

45   
46 \_\_\_\_\_  
47 Asst. Clerk of the Council

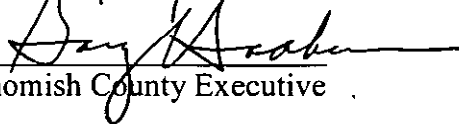
AMENDED ORDINANCE NO 11-011  
RELATING TO THE GROWTH MANAGEMENT ACT (GMA), REPEALING THE  
COUNTYWIDE PLANNING POLICIES (CPPS) FOR SNOHOMISH COUNTY AND  
ADOPTING NEW CPPS FOR SNOHOMISH COUNTY

D-14

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- APPROVED
- EMERGENCY
- VETOED

DATE: 6/14/, 2011

*per:*   
Snohomish County Executive

**GARY HAAKENSON**  
**Deputy County Executive**

ATTEST:



Approved as to form only:

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

# **Exhibit A**

## **COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY**

**ADOPTED JUNE 1, 2011**

**AMENDED ORDINANCE NO. 11-011 (EFFECTIVE DATE: June 24, 2011)**

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1                   **INTRODUCTION TO THE COUNTYWIDE PLANNING POLICIES**

2  
3       Snohomish County is home to over 700,000 residents, hundreds of businesses, 20 cities  
4       and towns, two tribal governments, one county government, and a number of special  
5       purpose districts and agencies. Each has separate aspirations for the future and priorities  
6       for projects and programs, though ties of geography, history, and day-to-day governance  
7       unite all. At every level, there is recognition that local governments serve residents and  
8       businesses better by planning and working together.  
9

10  
11       **Purpose**

12  
13       Countywide Planning Policies (CPPs) establish a countywide framework for developing  
14       and adopting county and city comprehensive plans. These comprehensive plans are the  
15       long-term policy documents used by each jurisdiction to plan for its future. They include  
16       strategies for land use, housing, capital facilities, utilities, transportation, economic  
17       development, and parks and recreation (as well as a rural element for counties only)  
18       (RCW 36.70A.070). The role of the CPPs is to coordinate comprehensive plans of  
19       jurisdictions in the same county for regional issues or issues affecting common borders  
20       (RCW 36.70A.100). Under state law, RCW 36.70A.210(1) describes the relationship  
21       between comprehensive plans and CPPs. It says that:

22  
23               *a 'countywide planning policy' is a written policy statement or statements used*  
24               *solely for establishing a countywide framework from which county and city*  
25               *comprehensive plans are developed and adopted pursuant to this chapter. This*  
26               *framework shall ensure that city and county comprehensive plans are consistent*  
27               *as required in RCW 36.70A.100. Nothing in this section shall be construed to*  
28               *alter the land use powers of the cities.*  
29

30       Guidance comes from the Washington Administrative Code. WAC 365-196-510 says  
31       that:

32               *interjurisdictional consistency should be met by the adoption of comprehensive*  
33               *plans, and subsequent amendments, which are consistent with and carry out the*  
34               *relevant county-wide planning policies and, where required, the relevant*  
35               *multicounty planning policies. Adopted county-wide planning policies are*  
36               *designed to ensure that county and city comprehensive plans are consistent.*  
37

38       From the perspective of Snohomish County Tomorrow (SCT), the body that recommends  
39       the CPPs to the County Council, the goal of the CPPs is:

40  
41               *[To] more clearly distinguish between the roles and responsibilities of the*  
42               *county, cities, Tribes, state and other governmental agencies in managing*  
43               *Snohomish County's future growth, and to ensure greater interjurisdictional*  
44               *cooperation and coordination in the provision of services.<sup>2</sup>*

---

<sup>2</sup>       *Snohomish County Tomorrow Long-Term Goals, 1990, Government Roles and Responsibilities, pg 17.*

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To meet this stated goal, some of the CPPs do more than meet the Growth Management Act (GMA) mandate of ensuring consistency of comprehensive plans. The CPPs also provide to Snohomish County jurisdictions direction that is necessary for the coordinated implementation of GMA goals and the VISION 2040 Multicounty Planning Policies (MPPs). Thus, in the context of state law, administrative guidance, and the goals of Snohomish County Tomorrow, the CPPs have been developed to accomplish the following functions:

- Meet a specific requirement to ensure consistency between County and city comprehensive plans (RCW 36.70A.100),
- Satisfy other GMA mandates,
- Maintain ongoing efforts, through SCT Snohomish County Tomorrow, to plan cooperatively for countywide initiatives, and
- Support local implementation of the Regional Growth Strategy (RGS) in VISION 2040 that seeks to promote compact urban development in a sustainable manner.

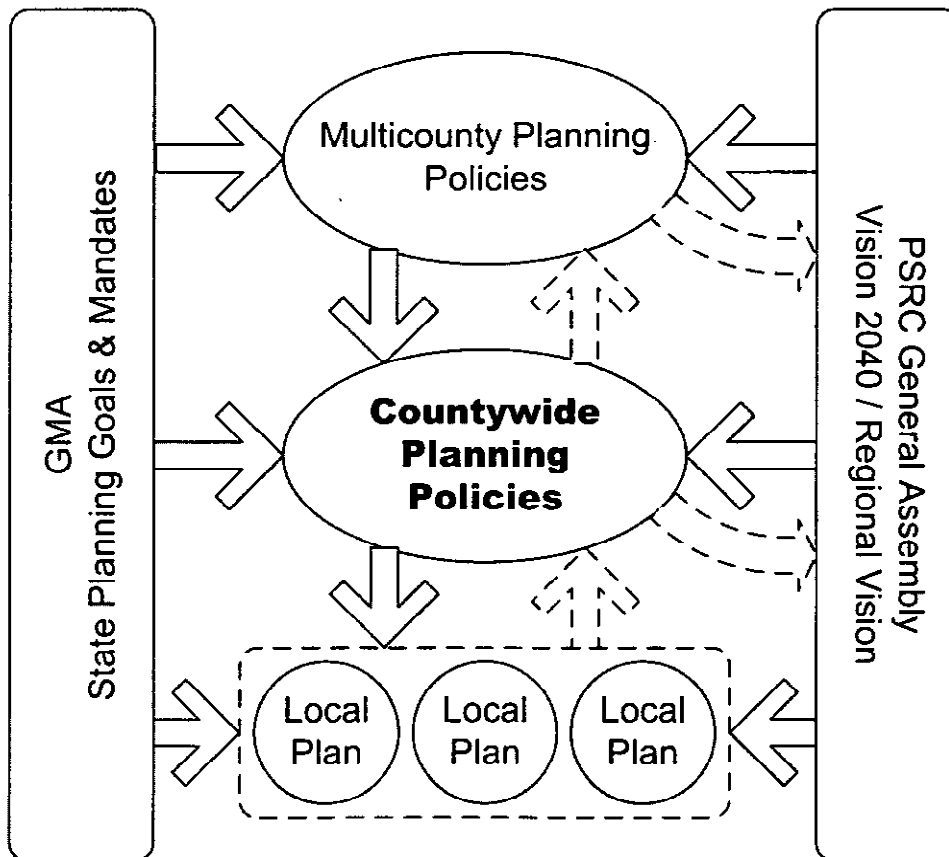
The CPPs encourage flexibility in local interpretations to support diverse interests throughout the county.



## 1 Organization of the Document

2  
3 The GMA specifies certain topic areas that must be included in CPPs. It does not speak  
4 to the topic areas that must be included in MPPs. Under state law, the CPPs must be  
5 consistent with MPPs. VISION 2040 is not organized around the topics that GMA  
6 requires CPPs to cover. To facilitate review and development of the CPPs for  
7 consistency with VISION 2040, the chapter headings in the CPPs follow the categories in  
8 VISION 2040. Where several GMA topics for CPPs fall into the same chapter, each  
9 individual topic uses a subheading. By doing this, the CPPs can readily demonstrate how  
10 they cover topics required under GMA.

11  
12 The design of the CPPs is in response to the authorities that give policy direction to the  
13 CPPs and the need for the CPPs to guide local plan development. Unless otherwise  
14 specified, the actions that the CPPs call for apply to the cities and the County. Figure 1  
15 shows this relationship.



18  
19  
20  
**Figure 1 – Policy Relationships Diagram**

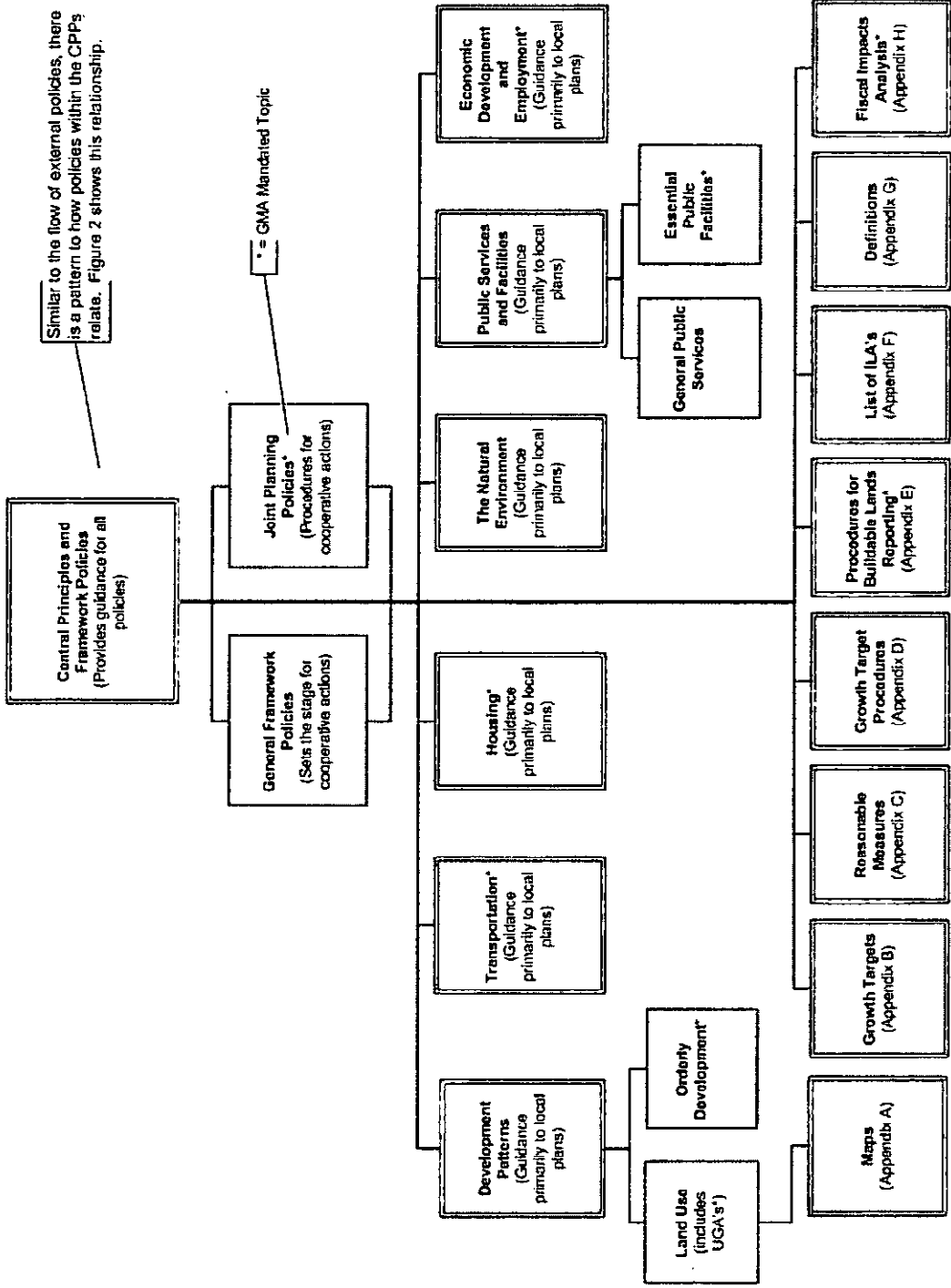
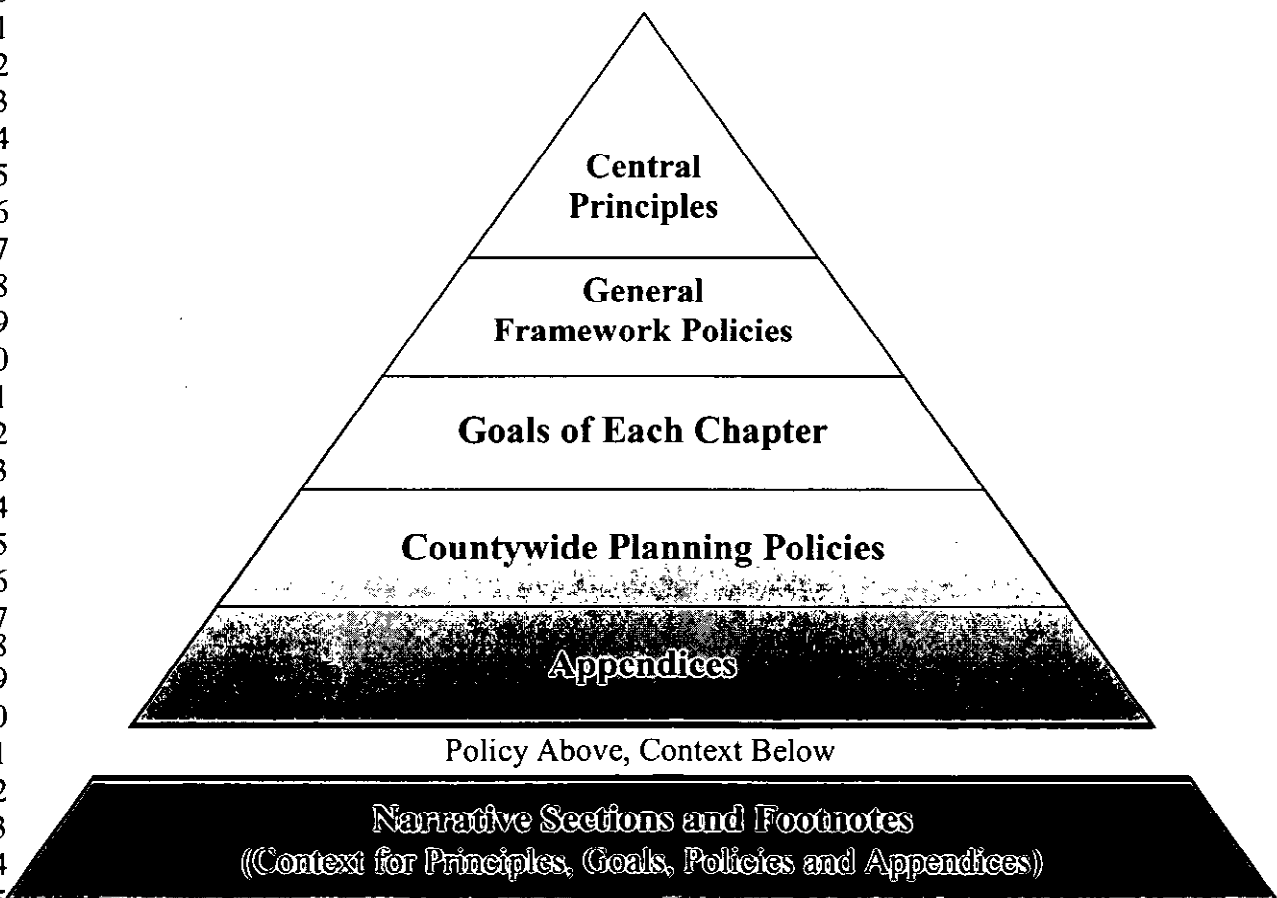


Figure 2 – Internal Flow of the Countywide Planning Policies

1 The CPPs are organized around a set of principles, goals and policies arranged generally as a  
 2 hierarchy moving from the general to the more specific (refer to the Policy Hierarchy diagram in  
 3 Figure 3). At the policy apex are the central principles and, just below them, the framework policies.  
 4 Together, the principles and framework policies help define the general purpose and approach of the  
 5 CPPs. The succeeding sections of the CPPs deal with specific topic areas, each topic containing an  
 6 overall goal statement followed by a number of supporting policies. Taken as a whole, the central  
 7 principles, framework policies, topical goals and policies form the basic policy direction of the  
 8 CPPs.

10 In addition to the basic policy direction, the CPPs also contain a number of appendices. Some of the  
 11 appendices provide procedures for accomplishing specific policy direction. A second category of  
 12 appendices are those that provide more detail or elaborate on particular policy direction; the reason  
 13 for their inclusion in an appendix is that they contain lists or tables that would be unwieldy if  
 14 included as part of the pertinent policy statement. Maps and definitions are also contained in the  
 15 appendices.

17 Note that some policies have footnotes for illustration purposes. Although these footnotes are not a  
 18 part of the policy statements, they are intended to be explanatory or provide examples. Likewise, the  
 19 narrative sections provide context but are not policy.



46 **Figure 3 – Policy Hierarchy in the Countywide Planning Policies**

1 **State Context and Goals**

2  
3 The GMA contains a set of statewide planning goals. These goals are intended to guide  
4 the development and adoption of comprehensive plans for those counties and cities  
5 planning under chapter 36.70A RCW. The numbering of the goals does not indicate  
6 priority, and the list comes from RCW 36.70A.020:  
7

- 8 *(1) Urban growth. Encourage development in urban areas where adequate public*  
9 *facilities and services exist or can be provided in an efficient manner.*
- 10  
11 *(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into*  
12 *sprawling, low-density development.*
- 13  
14 *(3) Transportation. Encourage efficient multimodal transportation systems that*  
15 *are based on regional priorities and coordinated with county and city*  
16 *comprehensive plans.*
- 17  
18 *(4) Housing. Encourage the availability of affordable housing to all economic*  
19 *segments of the population of this state, promote a variety of residential*  
20 *densities and housing types, and encourage preservation of existing housing*  
21 *stock.*
- 22  
23 *(5) Economic development. Encourage economic development throughout the*  
24 *state that is consistent with adopted comprehensive plans, promote economic*  
25 *opportunity for all citizens of this state, especially for unemployed and for*  
26 *disadvantaged persons, promote the retention and expansion of existing*  
27 *businesses and recruitment of new businesses, recognize regional differences*  
28 *impacting economic development opportunities, and encourage growth in*  
29 *areas experiencing insufficient economic growth, all within the capacities of*  
30 *the state's natural resources, public services, and public facilities.*
- 31  
32 *(6) Property rights. Private property shall not be taken for public use without just*  
33 *compensation having been made. The property rights of landowners shall be*  
34 *protected from arbitrary and discriminatory actions.*
- 35  
36 *(7) Permits. Applications for both state and local government permits should be*  
37 *processed in a timely and fair manner to ensure predictability.*
- 38  
39 *(8) Natural resource industries. Maintain and enhance natural resource-based*  
40 *industries, including productive timber, agricultural, and fisheries industries.*  
41 *Encourage the conservation of productive forest lands and productive*  
42 *agricultural lands, and discourage incompatible uses.*
- 43  
44 *(9) Open space and recreation. Retain open space, enhance recreational*  
45 *opportunities, conserve fish and wildlife habitat, increase access to natural*  
46 *resource lands and water, and develop parks and recreation facilities.*
- 47  
48 *(10) Environment. Protect the environment and enhance the state's high quality of*  
49 *life, including air and water quality, and the availability of water.*  
50

1 (11) **Citizen participation and coordination.** Encourage the involvement of  
2 citizens in the planning process and ensure coordination between  
3 communities and jurisdictions to reconcile conflicts.  
4

5 (12) **Public facilities and services.** Ensure that those public facilities and services  
6 necessary to support development shall be adequate to serve the development  
7 at the time the development is available for occupancy and use without  
8 decreasing current service levels below locally established minimum  
9 standards.<sup>3</sup>  
10

11 (13) **Historic preservation.** Identify and encourage the preservation of lands, sites,  
12 and structures, that have historical or archaeological significance.  
13  
14

## 15 Regional Context

### 16 Puget Sound Regional Council (PSRC)

17  
18  
19 The PSRC is a Regional Transportation Planning Organization under chapter 47.80  
20 RCW. In its major planning document, VISION 2040, the PSRC describes itself as:

21  
22 *an association of cities, towns, counties, ports, and state agencies that serves as*  
23 *a forum for developing policies and making decisions about regional growth*  
24 *management, environmental, economic, and transportation issues in the four-*  
25 *county central Puget Sound region of Washington state.*  
26

27 *The Regional Council is designated under federal law as the Metropolitan*  
28 *Planning Organization (required for receiving federal transportation funds), and*  
29 *under state law as the Regional Transportation Planning Organization for King,*  
30 *Kitsap, Pierce, and Snohomish counties. The Regional Council's members*  
31 *include 71 of the region's 82 cities and towns. Other statutory members include*  
32 *the four port authorities of Bremerton, Everett, Seattle, and Tacoma, the*  
33 *Washington State Department of Transportation, and the Washington*  
34 *Transportation Commission. Both the Muckleshoot Indian Tribe and the*  
35 *Suquamish Tribe are members. In addition, a memorandum of understanding*  
36 *with the region's six transit agencies outlines their participation in the Regional*  
37 *Council.*<sup>4</sup>  
38  
39

### 40 VISION 2040

---

<sup>3</sup> RCW 36.70A.070(3)(d) requires that the capital facilities plan element of the county's comprehensive plan include "at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes." RCW 36.70A.070(6)(b) requires transportation improvements or strategies to be provided concurrent with the development, where "concurrent with the development" means that "improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years."

<sup>4</sup> Vision 2040, page ii

[http://psrc.org/projects/vision/pubs/vision2040/vision2040\\_021408.pdf](http://psrc.org/projects/vision/pubs/vision2040/vision2040_021408.pdf)

1  
2 VISION 2040 is the result of a process undertaken by the region’s elected officials,  
3 public agencies, interest groups, and individuals. It was adopted in 2008 and establishes  
4 the regional vision, sets the Regional Growth Strategy (RGS), and provides guidance to  
5 the CPPs as shown in Figure 1. VISION 2040 describes itself with the following  
6 paragraphs:

7  
8 *VISION 2040 is a shared strategy for moving the central Puget Sound region*  
9 *toward a sustainable future. The combined efforts of individuals, governments,*  
10 *organizations and the private sector are needed to realize this vision. As the*  
11 *region has continued to grow and change, its residents have stepped up to ensure*  
12 *that what is most valued about this place remains timeless. Positive centers-*  
13 *oriented development trends in recent years are a cause for optimism. Yet*  
14 *VISION 2040 recognizes that "business as usual" will not be enough. As a result,*  
15 *VISION 2040 is a call for personal and institutional change.*

16  
17 *VISION 2040 recognizes that local, state, and federal governments are all*  
18 *challenged to keep up with the needs of a growing and changing population.*  
19 *VISION 2040 is designed to guide decisions that help to make wise use of*  
20 *existing resources – and ensure that future generations will have the resources*  
21 *they need.*<sup>5</sup>

22  
23 The concept of sustainability behind VISION 2040 has been around for a while. In 1987,  
24 the United Nations issued the Bruntland Report, which defines sustainable development  
25 as “development that meets the needs of the present without compromising the ability of  
26 future generations to meet their own needs.”<sup>6</sup>

27  
28 Sustainability in VISION 2040 is described as meaning that:

29  
30 *[Our region] ensures the well-being of all living things, carefully meshing human*  
31 *activities with larger patterns and systems of the natural world. This translates*  
32 *into avoiding the depletion of energy, water, and raw natural resources. A*  
33 *sustainable approach also prevents degradation of land, air, and climate, while*  
34 *creating built environments that are livable, comfortable, safe and healthy, as*  
35 *well as promote productivity.*<sup>7</sup>

### 36 37 38 **Overarching Goals**

39  
40 VISION 2040 contains the following Overarching Goals:

41  
42 ***Environment.** The region will care for the natural environment by protecting and restoring*  
43 *natural systems, conserving habitat, improving water quality, reducing greenhouse gas*  
44 *emissions and air pollutants, and addressing potential climate change impacts. The*

---

<sup>5</sup> VISION 2040, page 1. Available at: <http://www.psrc.org/assets/366/FullReport.pdf>

<sup>6</sup> <http://www.un-documents.net/wced-ocf.htm>

<sup>7</sup> VISION 2040, page 7.

1            *region acknowledges that the health of all residents is connected to the health of the*  
2            *environment. Planning at all levels should consider the impacts of land use, development*  
3            *patterns, and transportation on the ecosystem.*

4  
5            ***Development Patterns.*** *The region will focus growth within already urbanized areas to*  
6            *create walkable, compact, and transit-oriented communities that maintain unique local*  
7            *character. Centers will continue to be a focus of development. Rural and natural*  
8            *resource lands will continue to be permanent and vital parts of the region.*

9  
10           ***Housing.*** *The region will preserve, improve, and expand its housing stock to provide a range*  
11           *of affordable, healthy, and safe housing choices to every resident. The region will*  
12           *continue to promote fair and equal access to housing for all people.*

13  
14           ***Economy.*** *The region will have a prospering and sustainable regional economy by*  
15           *supporting businesses and job creation, investing in all people, sustaining environmental*  
16           *quality, and creating great central places, diverse communities, and high quality of life.*

17  
18           ***Transportation.*** *The region will have a safe, cleaner, integrated, sustainable, and highly*  
19           *efficient multimodal transportation system that supports the regional growth strategy,*  
20           *promotes economic and environmental vitality, and contributes to better public health.*

21  
22           ***Public Services.*** *The region will support development with adequate public facilities and*  
23           *services in a coordinated, efficient, and cost-effective manner that supports local and*  
24           *regional growth planning objectives.*

## 25 26 27           **Regional Growth Strategy**

28  
29           To achieve the goals in VISION 2040, there is a new Regional Growth Strategy. The  
30           major parts of the growth strategy include:

- 31           a. Designation of geographic areas for regional growth centers, manufacturing and  
32           industrial centers, as well as other centers such as town centers and activity hubs  
33           in Urban Growth Areas (UGAs) and cities;
- 34           b. Planning for multi-modal connections and supportive land uses between centers  
35           and activity hubs;
- 36           c. Promotion of sustainability in all decision-making; and
- 37           d. Allocation of population and employment growth to regional geographies in  
38           Snohomish County.

## 39 40 41           **Multicounty Planning Policies (MPPs)**

42  
43           VISION 2040 contains MPPs that are intended to provide an integrated framework for  
44           addressing land use, economic development, transportation, other infrastructure, and  
45           environmental planning. These policies play three key roles: (1) give direction for  
46           implementing the Regional Growth Strategy, (2) create a common framework for  
47           planning at various levels in the four-county region, including countywide planning, local  
48           plans, transit agency plans, and others, and (3) provide the policy structure for the

1 Regional Council’s functional plans (the Metropolitan Transportation Plan and the  
2 Regional Economic Strategy). The MPPs address the following subject areas:

- 3
- 4 • General Multicounty Planning Policies
- 5 • Environment
- 6 • Development Patterns
  - 7 ○ Land Use (including urban lands, rural lands, and resource lands)
  - 8 ○ Elements of Orderly Development and Design
- 9 • Housing
- 10 • Economy
- 11 • Transportation
- 12 • Public Services

## 13 14 15 **Countywide Context**

### 16 17 **History**

18  
19 SCT began in 1989 as a voluntary association of cities, towns, the County, and the  
20 Tulalip Tribes. Its genesis was the recognition that growth presents “a challenge of great  
21 dimension that will ultimately shape our future quality of life” and that “it is imperative  
22 that this challenge be faced resolutely, and with a county-wide perspective”.<sup>8</sup> In 1990,  
23 the SCT Steering Committee had reached consensus on a number of goals that formed a  
24 “regional vision and framework for growth management for the county”.<sup>9</sup> These became  
25 official through the adoption of “*Snohomish County Tomorrow’s Long-Term Goals*”.<sup>10</sup>

26  
27 The GMA went into effect in 1990 and the addition of a requirement for CPPs took place  
28 in 1991. The SCT Steering Committee decided to use the SCT Long-Term Goals as a  
29 basis for establishing their recommendations for CPPs under GMA to the County  
30 Council.

### 31 32 **Process Overview**

33  
34 The continuing cooperative and collaborative efforts of all jurisdictions in Snohomish  
35 County are essential to fulfilling the promise of the GMA. At stake is the delicate  
36 balance between our environment and our economy. This balance determines our quality  
37 of life. The *Snohomish County Tomorrow Goals* (1990) and the CPPs (1993) set out the  
38 countywide vision for managing future growth in the County and cities. Similarly, the  
39 County and cities have developed their own GMA comprehensive plans. These plans are

---

<sup>8</sup> Snohomish County Council Motion 89-159, creating SCT

<sup>9</sup> *History of Snohomish County Tomorrow*, undated.

[http://www.co.snohomish.wa.us/documents/County\\_Services/SCT/HistoryofSnohomishCountyTomorrowDraft.pdf](http://www.co.snohomish.wa.us/documents/County_Services/SCT/HistoryofSnohomishCountyTomorrowDraft.pdf)

<sup>10</sup> [http://www.co.snohomish.wa.us/documents/County\\_Services/sct/sctgoals.pdf](http://www.co.snohomish.wa.us/documents/County_Services/sct/sctgoals.pdf)



1 consistent with this countywide vision, and coordinate the intricate relationships between  
2 land use, the environment, transportation, infrastructure investment, public services and  
3 the economy. The CPPs and each of the plans have undergone periodic revisions.  
4 Following adoption of these CPPs, the County's and cities' Comprehensive Plans will be  
5 made consistent with the vision and policies in this document.  
6  
7

### 8 **Current and Future Policy Refinements**

9

10 This document recognizes that some of the planning and development issues have been  
11 well researched and discussed so that strategies are generally accepted; for other issues,  
12 the situation is still emerging. Refinements and future amendments to these policies will  
13 use the process agreed to by the SCT Steering Committee. This process generally calls  
14 for one of the standing committees of SCT – usually, but not always, the Planning  
15 Advisory Committee (PAC) – to take the lead in formulating draft policy amendments to  
16 the Steering Committee. The Steering Committee then takes input and forwards its  
17 recommendation(s) to the County Council. Finally, the Council holds a public hearing  
18 and takes final action.  
19



**Figure 4 – General Process for Updating the CPPs**

20  
21  
22

### 23 **How to read these Goals and Policies**

24

25 Most CPPs apply to all cities and the County. For these the policies use the “County and  
26 cities” interchangeably with “jurisdictions” and “municipalities”. Some CPPs apply only  
27 to the County or to cities (and sometimes to a subset of cities). For clarity, policies  
28 normally state who implements the policy. Policies without a subject apply to all  
29 jurisdictions.  
30

31 Unless otherwise stated, all policies have equal priority and each one should be  
32 understood in the context of the entire document. A number of policies include examples

1 of actions, programs, or concepts. The intent of these lists is that they are illustrative  
2 unless otherwise noted or unless the list refers to specific documents.

3  
4 The CPPs specify how directive a policy should be. They make use of three different  
5 words to do this: shall, should, and may. Usage of these verbs in the CPPs is more  
6 precise than their use in common expression. Even though in common usage “will” is  
7 synonymous with “shall”, in the CPPs the use of “will” does not specify how directive a  
8 policy is. Instead, it is used to express a future situation (i.e. after this happens then that  
9 will happen). It is an expression of intention.

- 10  
11 • **“Shall”** means implementation of the policy is mandatory and imparts a higher  
12 degree of substantive direction than “should”. “Shall” is used for policies that  
13 repeat State of Washington requirements or where the intent is to mandate action.  
14 However, “shall” can not be used when it is largely a subjective determination  
15 whether a policy’s objective has been met.
- 16  
17 • **“Should”** means implementation of the policy is expected but its completion is  
18 not mandatory. The policy is directive with substantive meaning, although to a  
19 lesser degree than “shall” for two reasons. (1) “Should” policies recognize the  
20 policy might not be applicable or appropriate for all municipalities due to special  
21 circumstances. The decision to not implement a “should” policy is appropriate  
22 only if implementation of the policy is either inappropriate or not feasible. (2)  
23 Some “should” policies are subjective; hence, it is not possible to demonstrate  
24 that a jurisdiction has implemented it.
- 25  
26 • **“May”** means the actions described in the policy are either advisable or are  
27 allowed. “May” gives permission and implies a preference. Because “may” does  
28 not have a directive meaning, there is no expectation the described action will be  
29 implemented.

### 30 31 32 **Common Acronyms**

33  
34 **BLR** = Buildable Lands Report  
35 **CPP** = Countywide Planning Policy  
36 **GMA** = Growth Management Act  
37 **GMR** = Growth Monitoring Report  
38 **MPP** = Multicounty Planning Policy  
39 **MUGA** = Municipal Urban Growth Area  
40 **PAC** = Planning Advisory Committee (of SCT)  
41 **PSRC** = Puget Sound Regional Council  
42 **SCT** = Snohomish County Tomorrow  
43 **RCW** = Revised Code of Washington (state law)  
44 **RGS** = Regional Growth Strategy  
45 **UGA** = Urban Growth Area  
46 **WAC** = Washington Administrative Code

1      **WSDOT** = Washington State Department of Transportation

1                                   **CENTRAL PRINCIPLES AND FRAMEWORK POLICIES**

2  
3    These CPPs represent a significant contribution to a process designed to define and direct  
4    the collective vision of our community. The policies are significant both in substance  
5    and in the commitment they represent by local governments of Snohomish County.  
6    Guiding these policies are the central principles that the CPPs shall:

- 7  
8       • Be consistent with the GMA, other state laws, and the MPPs in VISION 2040;  
9       • Establish a framework for continuing coordination and collaboration between all  
10      jurisdictions of Snohomish County;  
11      • Allow for flexibility in local implementation;  
12      • Support attaining an environmentally, socially, and economically/fiscally  
13      sustainable county within Snohomish and within the regional context;  
14      • Establish a framework for mitigating and adapting to climate change;  
15      • Address and maintain quality of life; and  
16      • Enhance the built environment and human health.

17  
18    The purpose of the CPPs is to guide development of local plans. The mandate for CPPs  
19    comes from the GMA. Policy direction in the CPPs reflects a local interpretation of how  
20    to blend the direction in GMA with the regional values expressed in VISION 2040 and  
21    local priorities.

22  
23    The CPPs include General Framework policies that define and broaden the objectives in  
24    the Central Principles while setting the stage for cooperative action. The CPPs also  
25    include Joint Planning policies that address procedures for cooperation between multiple  
26    jurisdictions and agencies. Under Joint Planning, such cooperation does not necessarily  
27    involve all jurisdictions and agencies at one time. Other chapters of the CPPs are more  
28    directed toward promoting consistency among local plans. CPPs are prepared under the  
29    authorities of RCW 36.70A.210 and RCW 36.70A.215. Their implementation, to the  
30    extent necessary at the countywide and local levels, meets the intent of the General MPPs  
31    in VISION 2040.

1 **General Framework Policies**

2  
3 The following policies expand on the Central Principles (above) and provide a framework  
4 and a foundation for the topic-specific policies in the rest of this document. They  
5 acknowledge the role of the GMA and VISION 2040 in setting the goals and direction  
6 (particularly regarding sustainability) for the CPPs. They also achieve the need to plan  
7 for projected growth (population and employment) and the prerogative of each  
8 jurisdiction in the County to conduct its local planning in a manner that responds to local  
9 situations and issues.

10  
11  
12 **GF-1** The Countywide Planning Policies (CPPs) guide development of policies in  
13 local plans per RCW 36.70A.210. This guidance allows for flexibility in local  
14 interpretation; however, local policies shall be free of contradictions or  
15 conflicts with the CPPs.

16  
17 **GF-2** Through Snohomish County Tomorrow and adoption by the County Council,  
18 the process for updating the Countywide Planning Policies shall be  
19 collaborative and participatory. This process should include regional service  
20 providers, state agencies, other tribal governments, and citizen input.

21  
22 **GF-3** Decisions on land use, transportation, and economic and social infrastructure  
23 should consider and include ways to reduce greenhouse gas emissions and  
24 provide for “soft” solutions to address both traditional needs as well as  
25 emerging challenges. Soft solutions should emphasize:  
26 a. Integrated planning;  
27 b. Adaptive management;  
28 c. Efficiency and resiliency;  
29 d. Minimize single use, maximize re-use; and  
30 e. Minimize the need for treatment by minimizing the level of pollution.

31  
32 **GF-4** The Countywide Planning Policies shall be consistent with VISION 2040 and  
33 the Regional Growth Strategy. To be consistent means that they shall be  
34 absent of conflicts or contradictions with the regional planning or  
35 transportation objectives. The policy response to the growth strategy focuses  
36 on issues of interest to Snohomish County jurisdictions and some flexibility in  
37 detail is possible while retaining overall consistency per RCW 36.70A.100  
38 and WAC 365-196-510.

39  
40 **GF-5** Subcounty allocation of projected growth shall be established for purposes of  
41 conducting the ten-year UGA review and plan update required by the Growth  
42 Management Act at RCW 36.70A.130(3). This allocation shall occur through  
43 a cooperative planning process of Snohomish County Tomorrow and be  
44 consistent with the Countywide Planning Policies. The allocation shall  
45 include cities (within current city boundaries), unincorporated Urban Growth  
46 Areas (UGAs), unincorporated Municipal Urban Growth Areas (MUGAs),

1 and the rural/resource area of Snohomish County. The subcounty allocation  
 2 shall use the most recent Office of Financial Management population  
 3 projections for Snohomish County and the Puget Sound Regional Council's  
 4 Regional Growth Strategy (RGS) as the starting point for this process. The  
 5 process shall consider each community's vision and its regional role as  
 6 described in the RGS. The process shall ensure flexibility for jurisdictions in  
 7 implementing the RGS. Such implementation shall seek compatibility with  
 8 the RGS, considering levels of infrastructure investment, market conditions,  
 9 and other factors that will require flexibility in achieving growth allocations.  
 10 The subcounty allocation of projected growth shall be depicted as a set of  
 11 "growth targets," and shall be shown in Appendix B of the countywide  
 12 planning policies. The growth targets shall indicate the amount of growth  
 13 each jurisdiction is capable of accommodating over the 20-year planning  
 14 period, as described in its comprehensive plan. The growth target  
 15 development process in Snohomish County shall use the procedures in  
 16 Appendix C, which call for the following steps:  
 17 a. Initial Growth Targets;  
 18 b. Target Reconciliation; and  
 19 c. Long Term Monitoring.  
 20

21 **GF-6** Ensure that the final population allocation for Urban Growth Areas supports  
 22 the Regional Growth Strategy as provided for in VISION 2040. This shall  
 23 include assigning at least ninety percent (90%) of the county's future  
 24 population growth after 2008 to urban areas.  
 25

26 **GF-7** Maintain the review and evaluation program, which includes an annual data  
 27 collection component, pursuant to RCW 36.70A.215 ("Buildable Lands  
 28 Program"). Complete the evaluation component required by the Buildable  
 29 Lands Program at least once every five years. This evaluation may be  
 30 combined with the review and evaluation of County and city comprehensive  
 31 land use plans and development regulations required by RCW 36.70A.130(1),  
 32 and the review of Urban Growth Areas required by RCW 36.70A.130(3).  
 33 a. Use the procedures report in Appendix E for the Buildable Lands Program.  
 34 b. A list of reasonable measures that may be used to increase residential,  
 35 commercial and industrial capacity in UGAs, without adjusting UGA  
 36 boundaries, is contained in Appendix D. The County Council shall use the  
 37 list of reasonable measures and guidelines for review contained in  
 38 Appendix D to evaluate all UGA boundary expansions proposed pursuant  
 39 to DP-2.  
 40  
 41

## 1 **Joint Planning Policies**

2  
3 RCW 36.70A.210(3) requires that, at a minimum, Countywide Planning Policies (CPPs)  
4 address joint County and city planning in urban growth areas. The CPPs also recognize  
5 that it is important to encourage joint planning outside the Urban Growth Area and that it  
6 may involve public agencies in addition to the County and cities.

7  
8 **JP-1** Coordination of county and municipal planning particularly for urban  
9 services, governance, and annexation is important. Interlocal agreements for  
10 this purpose are encouraged pursuant to the Interlocal Cooperation Act  
11 (chapter 39.34 RCW). These agreements should emphasize the importance of  
12 early and continuous public participation, focus on decision-making by  
13 elected or other appropriate officials, and review the consistency of  
14 comprehensive plans with each other and the Growth Management Act, where  
15 applicable. Appendix F provides an illustrative list of issues that could be  
16 considered appropriate for Interlocal Agreements.

17  
18 **JP-2** Snohomish County Tomorrow (SCT) shall develop a process for mediation  
19 and/or alternative dispute resolution. In developing this process, SCT shall  
20 convene a task force to make recommendations that outline procedures,  
21 timelines, and responsibilities associated with the mediation and/or dispute  
22 resolution processes.

23  
24 **JP-3** In the event of a proposed annexation of unincorporated lands in Snohomish  
25 County by a city or special district with no incorporated or district territory  
26 currently located in Snohomish County, an interlocal agreement between  
27 Snohomish County and any jurisdiction determined necessary by the County  
28 shall be in place, consistent with CPP JP-1 and Appendix F. This agreement  
29 shall be in effect before the city or district submits a Notice of Intent to Annex  
30 to the State Boundary Review Board (BRB) of Snohomish County or, if not  
31 subject to BRB review, prior to approval of the annexation to the city or  
32 special district.

33  
34 **JP-4** Encourage policies that allow accessible, effective and frequent  
35 interjurisdictional coordination relating to the consistency of comprehensive  
36 plans in a particular Urban Growth Area (UGA) and to the expansion of a  
37 UGA.

38  
39 **JP-5** Through Snohomish County Tomorrow, establish an interjurisdictional group  
40 of elected officials, appointed officials, citizens and staff to review disputes  
41 regarding the consistency of comprehensive plans with each other.

42  
43 **JP-6** The County and cities shall develop comprehensive plan policies and  
44 development regulations that provide for the orderly transition of  
45 unincorporated Urban Growth Areas (UGAs) to incorporated areas in UGAs.

1 Mutual agreements may be utilized to address governance issues and expedite  
2 the transition.  
3  
4 **JP-7** The County and affected cities should collaborate on the development of  
5 appropriate urban design measures in unincorporated Urban Growth Areas.  
6



1 **DEVELOPMENT PATTERNS**

2  
3 The physical form, location, and servicing of development throughout Snohomish County  
4 are vitally important if we are to achieve livable places that are environmentally  
5 sustainable, economically viable, and socially responsible for the long-term future. The  
6 following countywide planning policies (CPPs) provide guidance for concentrating  
7 growth into existing Urban Growth Areas (UGAs), and ensuring that such growth occurs  
8 in a variety of healthy, accessible and well-designed communities that are connected with  
9 an efficient transportation network.

10  
11 **Development Patterns Goal**

12  
13 The cities, towns, and Snohomish County will promote and guide well-designed  
14 growth into designated urban areas to create more vibrant urban places while  
15 preserving our valued rural and resource lands.  
16

17  
18 **Urban Growth Areas and Land Use**

19  
20 **State Context**

21  
22 The Growth Management Act (GMA) establishes a framework for coordinated and  
23 comprehensive planning to help local communities manage their growth. The GMA calls  
24 for UGAs where growth will be encouraged and supported with adequate facilities and  
25 urban services (RCW 36.70A.110). Areas outside the UGAs are reserved for non-urban  
26 uses such as rural and resource lands (RCW 36.70A.070(5)).  
27

28 **Regional Context**

29  
30 VISION 2040 is a strategy for using the region’s land more efficiently and sustainably. It  
31 identifies existing urban lands as central to accommodating population and employment  
32 growth. In particular, VISION 2040 directs development to regional growth centers and,  
33 to a lesser extent, other centers and compact urban communities. It seeks to limit growth  
34 on rural lands. VISION 2040 recognizes that unincorporated urban lands are often  
35 similar in character to cities they are adjacent to, calling for them to be affiliated with  
36 adjacent cities for joint planning purposes and future annexation.  
37

38 VISION 2040 recognizes that compact development creates vibrant, livable, and healthy  
39 urban communities. Such communities offer economic opportunities for all. They also  
40 provide housing and transportation choices. This reduces demand for inefficient forms of  
41 transportation that contribute to air pollution and greenhouse gas emissions. Further,  
42 VISION 2040 supports brownfield and contaminated site clean-up as well as the  
43 development of compact communities and centers with high levels of amenities.  
44  
45

1           **Local Context**

2  
3   The County designates UGAs per RCW 36.70A.110. The designation of UGAs must be  
4 coordinated between the county and cities per RCW 36.70A.100. This document  
5 provides the process and criteria for considering expansion of UGAs to accommodate the  
6 projected growth. While a change to an established UGA is most often expected to result  
7 in an expansion, in some instances a change to a UGA may instead be an adjustment,  
8 correction, or even a constriction.  
9

- 10 **DP-1**     The County shall maintain Urban Growth Areas (UGAs), as shown on the  
11 map in Appendix A, that:
- 12     a. When aggregated at the time of 10-year updates, shall include additional  
13       capacity to accommodate at least 100%, but no more than 115%, of the  
14       County's adopted 20-year urban allocated population growth projection;
  - 15     b. Include all cities in Snohomish County;
  - 16     c. Can be supported by an urban level of service consistent with capital  
17       facilities plans for public facilities and utilities;
  - 18     d. Are based on the best available data and plans regarding future urban  
19       growth including new development, redevelopment, and infill;
  - 20     e. Have identifiable physical boundaries such as natural features, roads, or  
21       special purpose district boundaries when feasible;
  - 22     f. Do not include designated agricultural or forest land unless the city or  
23       County has enacted a program authorizing transfer or purchase of  
24       development rights;
  - 25     g. Have been evaluated for the presence of critical areas;
  - 26     h. Where possible, include designated greenbelts or open space within their  
27       boundaries and on the periphery of the UGA to provide separation from  
28       adjacent urban areas, rural areas, and resource lands;
  - 29     i. Should consider the vision of each jurisdiction regarding the future of their  
30       community during the next 20 years;
  - 31     j. Are large enough to ensure an adequate supply of land for an appropriate  
32       range of urban land uses to accommodate the planned growth; and
  - 33     k. Support pedestrian, bicycle and transit compatible design.

- 34  
35 **DP-2**     An expansion of the boundary of an individual Urban Growth Area (UGA)  
36 that results in a net increase of residential, commercial or industrial land  
37 capacity shall not be permitted unless:
- 38     a. The expansion is supported by a land capacity analysis adopted by the  
39       County Council pursuant to RCW 36.70A.110;
  - 40     b. The expansion otherwise complies with the Growth Management Act;
  - 41     c. Any UGA expansion should have the support of affected cities. Prior to  
42       issuing a decision on a UGA boundary change, the County shall consult  
43       with affected cities and give substantial weight to a city's position on the  
44       matter. If the County Council approves an expansion or contraction of a  
45       UGA boundary that is not supported by an affected city, it shall include in  
46       its findings how the public interest is served by the UGA expansion or  
47       contraction despite the objection of an affected city; and

- 1 d. One of the following conditions is met:
- 2 1. The expansion is a result of the most recent buildable lands review and
- 3 evaluation required by RCW 36.70A.215 and performed per policy
- 4 GF-7 following the procedures in Appendix E.
- 5 2. The expansion is a result of the review of UGAs at least every ten
- 6 years to accommodate the succeeding twenty years of projected
- 7 growth, as projected by the State Office of Financial Management, and
- 8 adopted by the County as the 20-year urban allocated population
- 9 projection as required by RCW 36.70A.130(3).
- 10 3. Both of the following conditions are met for expansion of the
- 11 boundary of an individual UGA to include additional residential land:
- 12 (a) Population growth in the UGA (city plus unincorporated UGA)
- 13 since the start of the twenty-year planning period, equals or
- 14 exceeds fifty percent of the additional population capacity
- 15 estimated for the UGA at the start of the planning period.
- 16 Acceptable sources of documentation are the most recent
- 17 Snohomish County Tomorrow (SCT) Growth Monitoring Report
- 18 (GMR) or the buildable lands review and evaluation (Buildable
- 19 Lands Report [BLR]), and
- 20 (b) An updated residential land capacity analysis conducted by city
- 21 and County staff for the UGA confirms the accuracy of the above
- 22 finding using more recent residential capacity estimates and
- 23 assumptions, and any new information presented at public hearings
- 24 that confirms or revises the conclusions is considered.
- 25 4. Both of the following conditions are met for expansion of the
- 26 boundary of an individual UGA to include additional employment
- 27 land:
- 28 (a) Employment growth in the UGA (city plus unincorporated UGA)
- 29 since the start of the twenty-year planning period, equals or
- 30 exceeds fifty percent of the additional employment capacity in the
- 31 UGA at the start of the planning period. Acceptable sources of
- 32 documentation are the most recent SCT GMR or the buildable
- 33 lands review and evaluation (BLR), and
- 34 (b) An updated employment land capacity analysis conducted by city
- 35 and County staff for the UGA confirms the accuracy of the above
- 36 finding using more recent employment capacity estimates and
- 37 assumptions.
- 38 5. The expansion will correct a demonstrated mapping error.<sup>11</sup>
- 39 6. Schools (including public, private and parochial), churches,
- 40 institutions and other community facilities that primarily serve urban
- 41 populations within the urban growth area in locations where they will
- 42 promote the local desired growth plans should be located in an urban
- 43 growth area. In the event that it is demonstrated that no site within the

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<sup>11</sup> The type of errors that this policy intends to correct are cases where the UGA line incorrectly bisects an existing building or parcel, where it inadvertently and incorrectly follows an arbitrary feature such as a section line, or where the boundary is on the wrong side of a right-of-way that is expected to be annexed by a city.

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- UGA can reasonably or logically accommodate the proposed facilities, urban growth area expansions may take place to allow the development of these facilities provided that the expansion area is adjacent to an existing UGA.
7. In UGAs where the threshold in Condition 4 has not been reached, the boundary of an individual UGA may be expanded to include additional industrial land if the expansion is based on the criteria contained in RCW 36.70A.365 for the establishment of a major industrial development. This assessment shall be based on a collaborative County and city analysis of large developable industrial site needs in relation to land supply. "Large developable industrial sites" may include land considered vacant, redevelopable, and/or partially-used by the Buildable Lands Program (per GF-7 and Appendix E of these CPPs) and may include one or more large parcels or several small parcels where consolidation is feasible.
  8. 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.
  9. The expansion will permanently preserve a substantial land area containing one or more significant natural or cultural feature(s) as open space adjacent to the revised UGA boundary and will provide separation between urban and rural areas. The presence of significant natural or cultural features shall be determined by the respective legislative bodies of the county and the city or cities immediately adjacent to the proposed expansion, and 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.
  10. 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 is uncurable in a timely manner by the implementation of reasonable measures or other instrumentality reasonably available to the jurisdiction, and the expansion is reasonably calculated to provide affordable housing.
  11. 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 **DP-3** Following consultation with the affected city or cities, the County may adjust urban  
2 growth areas – defined in this policy as concurrent actions to expand an Urban  
3 Growth Area (UGA) in one location while contracting the same UGA in another  
4 location – without resulting in a net increase of population or employment land  
5 capacity. Such action may be permitted when consistent with adopted policies and  
6 the following conditions:  
7 a. The area being removed from the UGA is not already characterized by urban  
8 development, and without active permits that would change it to being urban in  
9 character; and  
10 b. The land use designation(s) assigned in the area removed from the UGA shall be  
11 among the existing rural or resource designations in the comprehensive plan for  
12 Snohomish County.  
13

14 **DP-4** The County and cities shall use consistent land capacity analysis methods as  
15 approved by the Snohomish County Tomorrow Steering Committee.  
16

17 **DP-5** The County and cities shall adopt comprehensive plans and development  
18 regulations (RCW 36.70A.040). In Urban Growth Areas (UGAs), such plans  
19 and regulations shall:  
20 a. Achieve urban uses and densities;  
21 b. Provide for urban governmental services and capital facilities sufficient to  
22 accommodate the broad range of needs and uses that will accompany the  
23 projected urban growth; and  
24 c. Permit the urban growth that is projected to occur in the succeeding  
25 twenty-year period (RCW 36.70A.110(2)).  
26

27 The County shall adopt such plans and regulations for its unincorporated  
28 territory. Each city shall adopt such plans and regulations for territory within  
29 its city limits. Additionally, cities may adopt such plans and proposed  
30 development regulations for adjacent unincorporated territory within its UGA  
31 or Municipal UGA (MUGA) to which the city has determined it is capable of  
32 providing urban services at some point in the future, via annexation.  
33

34 When amending its comprehensive plan, the County shall give substantial  
35 consideration to the city’s adopted plan for its UGA or MUGA. Likewise, the  
36 affected city shall give substantial consideration to the County’s adopted plan  
37 for the same area.  
38

39 However, nothing in this policy shall limit the authority of the County to plan  
40 for and regulate development in unincorporated territory for as long as it  
41 remains unincorporated, in accordance with all applicable county, state and  
42 federal laws. Similarly, nothing in this policy shall limit the authority of cities  
43 to plan for territory in and adjacent to their current corporate limits and to  
44 regulate development in their current corporate limits, in accordance with all  
45 applicable city, county, state and federal laws.  
46

1 **DP-6** Sanitary sewer mains shall not be extended beyond Urban Growth Areas  
2 (UGAs) into rural areas except when necessary to protect basic public health  
3 and safety and the environment, and when such sewers are financially  
4 supportable at rural densities and do not result in the inducement of future  
5 urban development outside of UGAs. Sewer transmission lines may be  
6 developed through rural and resource areas to meet the needs of UGAs as long  
7 as any extension through resource areas does not adversely impact the  
8 resource lands. Sanitary sewer connections in rural areas are not allowed  
9 except in instances where necessary to protect public health and safety and the  
10 environment. Sanitary sewer mains are prohibited in resource areas.  
11

12 **DP-7** City and County comprehensive plans should locate employment areas and  
13 living areas in close proximity in order to maximize transportation choices  
14 and minimize vehicle miles traveled and to optimize use of existing and  
15 planned transportation systems and capital facilities.  
16

17 **DP-8** The County and cities shall coordinate their comprehensive plans (RCW  
18 36.70A.100), Coordination in unincorporated territory planned by both the  
19 County and a city means that each plan should provide for the orderly  
20 transition of unincorporated to incorporated areas, including appropriate urban  
21 design provisions, by:

- 22 a. Creating a safe and attractive urban environment that enhances livability;
- 23 and
- 24 b. Balancing actions necessary to meet the requirement of achieving urban  
25 uses and densities with the goal of respecting already established  
26 neighborhoods.

27  
28 When amending its comprehensive plan, the County shall give substantial  
29 consideration to the city's adopted plan for its UGA or MUGA. Likewise, the  
30 affected city shall give substantial consideration to the County's adopted plan for  
31 the same area.  
32

33 However, nothing in this policy shall limit the authority of the County to plan for  
34 and regulate development in unincorporated territory for as long as it remains  
35 unincorporated, in accordance with all applicable county, state and federal laws.  
36 Similarly, nothing in this policy shall limit the authority of cities to plan for  
37 territory in and adjacent to their current corporate limits and to regulate  
38 development in their current corporate limits, in accordance with all applicable  
39 city, county, state and federal laws.  
40

#### 41 **Centers and Compact Urban Communities**

42

43 **DP-9** Local plans should identify centers as designated by the Regional Growth  
44 Strategy presented in VISION 2040. Jurisdictions in which regional growth  
45 centers and manufacturing and industrial centers are located shall provide land  
46 use policies and infrastructure investments that support growth levels and  
47 densities consistent with the regional vision for these centers.

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**DP-10** The County and cities shall coordinate the designation and planning of urban centers with transit service and other providers to promote well-designed and transit oriented developments that enhance economic development opportunities, address environmental goals, and reduce vehicle miles traveled.

**DP-11** The County and cities should revise development regulations and incentives, as appropriate, to encourage higher residential densities and greater employment concentrations in Urban Growth Areas.

**DP-12** Urban Growth Areas should provide for sufficient levels of development and developable or redevelopable land so that adequate sources of public revenue and public facilities are available to support the projected population and employment growth in Snohomish County consistent with GF-5 and the growth targets in Appendix B. In addition, the allowed density should support transit services and the efficient utilization of infrastructure.

**DP-13** The County and cities should integrate the desirable qualities of existing residential neighborhoods when planning for urban centers and mixed-use developments. Jurisdictions should adopt design guidelines and standards for urban centers to provide for efficient site design that integrates building design, transportation facilities, and publicly accessible open spaces.

**DP-14** The County and cities should promote and focus new compact urban growth in urban centers and transit emphasis corridors.

**DP-15** The County and cities should adopt policies, development regulations, and design guidelines that allow for infill and redevelopment of appropriate areas as identified in their comprehensive plans.

**DP-16** Jurisdictions should encourage the use of innovative development standards, design guidelines, regulatory incentives, and applicable low impact development measures to provide compact, high quality communities.

**Unincorporated Urban Growth Areas**

**DP-17** City comprehensive plans should have policies on annexing the areas in their unincorporated Urban Growth Area / Municipal Urban Growth Area.

**DP-18** In the Southwest Urban Growth Area (SWUGA), Municipal Urban Growth Areas shall be maintained as a part of these Countywide Planning Policies for the purposes of allocating growth as required by the Growth Management Act and CPP GF-5 and shall be portrayed on the map in Appendix A and documented in County and city comprehensive plans.

- 1     **DP-19**     Where the Municipal Urban Growth Area (MUGA) map in Appendix A  
2     portrays agreement – meaning in places that do not include areas of gap,  
3     overlap, or other special notation – the MUGAs shall be used to designate  
4     future annexation areas for each of the nine cities in the Southwest Urban  
5     Growth Area. An interlocal agreement should be executed by the County and  
6     city addressing transition of services.  
7
- 8     **DP-20**     Where Municipal Urban Growth Area (MUGA) gaps and overlaps occur, the  
9     affected cities are encouraged to negotiate a solution and, if needed, to use a  
10    mediation process to fill gaps and resolve overlaps before proceeding with a  
11    proposed action to annex. The following guidance is provided for reconciling  
12    overlapping MUGAs and MUGA gaps:  
13    a. Overlapping MUGAs and MUGA gaps may be reconciled between the  
14    affected cities and in consultation with the County. As used in this policy,  
15    the term “affected cities” means cities that are adjacent to MUGAs located  
16    in Snohomish County. For cities located in Snohomish County, “affected  
17    cities” include cities identified on the map in Appendix A that have  
18    MUGAs in common, as “overlaps” and cities that have incorporated  
19    boundaries or designated MUGAs adjacent to “gap” areas on the map.  
20    Cities having no territory in Snohomish County only qualify as “affected  
21    cities” after adoption of interlocal agreement(s) pursuant to Countywide  
22    Planning Policy JP-3 and Appendix F.  
23    b. Amendments to MUGA boundaries that occur in conjunction with  
24    changes to the outer Southwest UGA boundary may take place through  
25    agreement and action by the County and affected cities following  
26    consultation with the cities.  
27    c. Amendments to MUGA boundaries that are internal to the Southwest  
28    UGA boundary may take place through agreement and action by the  
29    affected cities following consultation with the County.  
30    d. When an agreement is reached under (a), (b), or (c), the County Council  
31    shall consider the recommendation of the Snohomish County Tomorrow  
32    Steering Committee on the proposed changes to the MUGA boundary and  
33    may amend the MUGA map in Appendix A.  
34
- 35    **DP-21**     Where jurisdictions are unable to reach agreement under DP-20, it is not  
36    necessary for affected cities to resolve overlapping Municipal Urban Growth  
37    Areas (MUGAs) or MUGA gaps as a precondition to proposing annexation of  
38    property in the MUGA gap or overlap. In such cases, the established  
39    annexation processes under state law will guide city boundary decisions.  
40
- 41    **DP-22**     Paine Field represents a unique situation in the Southwest Urban Growth  
42    Area, as it is a County-administered regional essential public facility. Any  
43    proposal to annex Paine Field is not subject to DP-20 and requires an  
44    approved agreement with the County prior to proceeding with any action to  
45    annex.



1 **Rural Land Use and Resource Lands**

2  
3 This sub-section of the Development Patterns section meets three purposes. First, it  
4 includes the countywide response to GMA requirements. Second, it includes policies to  
5 support parts of the regional plan, VISION 2040, that go beyond state mandates. Third, it  
6 provides policies for issues that are specific to Snohomish County and its cities.  
7

8 **State Context**

9  
10 GMA distinguishes between Rural Lands and Resource Lands. In rural areas, there is a  
11 mix of low intensity uses including; housing, agriculture, forested areas, recreation, and  
12 appropriately scaled business and services, often following historic development patterns.  
13 Resource Lands are primarily for agriculture, forestry, or mineral extraction. Other  
14 activities on resource lands are to be of a subordinate nature.  
15

16 **Regional Context**

17  
18 VISION 2040 identifies rural lands as permanent and vital parts of the region. It  
19 recognizes that rural lands accommodate many activities associated with natural  
20 resources, as well as small-scale farming and cottage industries. VISION 2040  
21 emphasizes the preservation of these lands and acknowledges that managing rural growth  
22 by directing urban development into designated urban lands helps to preserve vital  
23 ecosystems and economically productive lands.  
24

25 VISION 2040 identifies that natural resource lands—forest, agricultural, and mineral  
26 lands—are crucial to the region’s sustainability. It recognizes that the loss of these  
27 lands—along with their productivity—has impacts on the environment, including air and  
28 water quality and quantity, our economy, and ultimately the health of the region’s people.  
29

30 **Local Context**

31  
32 Beyond the guidance in GMA and VISION 2040, these CPPs give direction for  
33 coordination of local issues outside of the UGA that may arise between jurisdictions.  
34

35 The objective of these policies is to ensure a future that maintains the non-urban character  
36 of rural areas, an active resource economy, and prosperous rural cities.  
37

38 **DP-23** The County shall establish low intensities of development and uses in areas  
39 outside of Urban Growth Areas to preserve resource lands and protect rural  
40 areas from sprawling development.  
41

42 **DP-24** Density and development standards in rural and resource areas shall be based  
43 on accommodating the projected population and employment growth not  
44 allocated to the urban growth areas, consistent with GF-5 and the growth  
45 targets in Appendix B.  
46

- 1
- 2 **DP-25** The County shall establish, in rural and resource areas, infrastructure and road
- 3 standards that are consistent with appropriate development patterns and
- 4 densities in rural and resource areas to maintain rural character.
- 5
- 6 **DP-26** Domestic water supply systems may be developed in rural and resource areas
- 7 to meet the needs of rural areas. Water sources and transmission lines may be
- 8 developed in rural and resource areas to meet the needs of urban growth areas.
- 9
- 10 **DP-27** The county may permit rural clustering in accordance with the Growth
- 11 Management Act.
- 12
- 13 **DP-28** The County and cities should meet the demand for new commercial activity
- 14 and services as well as new industrial job base in Urban Growth Areas
- 15 (UGAs) with limited exceptions as identified below. Outside of UGAs, the
- 16 County should limit commercial and industrial development consistent with
- 17 GMA and the Regional Growth Strategy, by allowing for:
- 18 a. Resource-based and resource supportive commercial and industrial uses;
- 19 b. Limited convenience commercial development serving the daily needs of
- 20 rural area residents;
- 21 c. Home-based businesses;
- 22 d. Low traffic and employment enterprises that benefit from a non-urban
- 23 location due to large lots, vegetative buffers, etc; and,
- 24 e. Maintenance of the historical locations, scale, and character of existing
- 25 commercial services and industrial activities.
- 26 f. Resource-dependent tourism and recreation oriented uses provided they do
- 27 not adversely impact adjoining rural and resource uses.
- 28
- 29 **DP-29** The County shall develop strategies and programs to support agricultural and
- 30 forest activities.
- 31 a. Strategies should reduce conversion pressures on all resource lands and on
- 32 rural lands with resource-based activities and may include redesignation of
- 33 rural land to resource land.
- 34 b. Programs may include transfer of development rights, purchase of
- 35 development rights, and other conservation incentives that encourage the
- 36 focus of growth in the Urban Growth Areas.
- 37
- 38 **DP-30** Jurisdictions should encourage the use of transfer of development rights
- 39 (TDR), purchase of development rights, and conservation incentives. The
- 40 objective is to focus growth in the Urban Growth Areas while lessening
- 41 development pressure on rural and resource areas. Specific steps regarding
- 42 TDR include:
- 43 a. Designating additional TDR sending and receiving areas;
- 44 b. Developing zoning incentives to use TDR in urban areas not already
- 45 designated as receiving areas;
- 46 c. Coordinating with efforts to establish a regional TDR program; and

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- d. Ensuring that an area designated as a TDR receiving area by the County remains a receiving area after annexation or that the city provides an equivalent capacity for receiving TDR certificates elsewhere in the city when the County and the affected cities have adopted an interlocal agreement addressing the TDR program.

1 **Orderly Development**

2  
3 These policies have been prepared under authority of RCW 36.70A.210(3) which states  
4 that, "A countywide planning policy shall at a minimum, address the following...Policies  
5 for promotion of contiguous and orderly development and provisions of urban services to  
6 such development..."

7  
8 **Community Design**

9  
10 **DP-31** Jurisdictions should minimize the adverse impacts on resource lands and  
11 critical areas from new developments.

12  
13 **DP-32** Jurisdictions should design public buildings and spaces, transportation  
14 facilities, and infrastructure so they contribute to livability, a desirable sense  
15 of place and community identity.

16  
17 **DP-33** Jurisdictions should develop high quality, compact urban communities that  
18 impart a sense of place, preserve local character, provide for mixed uses and  
19 choices in housing types, and encourage walking, bicycling, and transit use.

20  
21 **DP-34** The County and cities are encouraged to protect and preserve historical,  
22 cultural and archaeological resources in a manner consistent with state law  
23 and local policies and in collaboration with state agencies.

24  
25 **The Built Environment and Health**

26  
27 Urban design has a profound effect on how well we live. This subsection of the  
28 Development Patterns chapter ties together how we build the urban environment and the  
29 values of health and safety. It responds to the legislative findings in the GMA where the  
30 state connects land use planning to health and public safety.<sup>12</sup> The GMA considers  
31 provisions for health and safety to be a part of the goal of Public Services.<sup>13</sup> VISION  
32 2040 articulates the regional response to this state requirement and sets the stage for the  
33 CPPs to guide local plans. The policies here are the local response to state and regional  
34 initiatives that seek to connect land use planning with public health and safety.

35  
36 **DP-35** The County and cities should address the safety, health, and well-being of  
37 residents and employees by:  
38 a. Adopting development standards encouraging design and construction of  
39 healthy buildings and facilities; and  
40 b. Providing infrastructure that promotes physical activity.

41  
42 **DP-36** The County and cities should adopt policies that create opportunities for:  
43 a. Supporting urban food production practices, distribution, and marketing  
44 such as community gardens and farmers markets; and

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<sup>12</sup> RCW 36.70A.010

<sup>13</sup> RCW 36.70A.020(12) and 36.70A.030(13)

- 1                   b. Increasing the local agricultural economy’s capacity to produce, market,  
2                   and distribute fresh and minimally processed foods.

3  
4                   **Incompatible Land Uses**

- 5  
6                   **DP-37**     The County and cities should conserve designated industrial land for future  
7                   industries and related jobs by:  
8                   a. Protecting it from encroachment by incompatible uses and development  
9                   on adjacent land;  
10                  b. Discouraging non-industrial uses on it unless such uses support and  
11                  enhance existing industrial land uses; and  
12                  c. Discouraging conversion of it to other land use designations unless it can  
13                  be demonstrated that a specific site is not suitable for industrial uses.

- 14  
15                  **DP-38**     Adjacent to military lands, the County and cities should encourage land uses  
16                  that are compatible with military uses and discourage land uses that are  
17                  incompatible.

- 18  
19                  **DP-39**     The County and cities shall protect the continued operation of general aviation  
20                  airports from encroachment by incompatible uses and development on  
21                  adjacent land.  
22

## HOUSING

The goal is to provide a variety of decent, safe, and affordable housing opportunities to all segments of the county's population.

The countywide housing goals and planning policies that follow are intended to provide a framework for local jurisdictions to meet the county's housing needs in a consistent and coordinated way. The housing policies strive towards meeting the county's housing needs by a variety of means, including new and redeveloped mixed-use projects in urban activity centers that are complemented by an infrastructure of schools, parks, shopping areas, and work places. These urban activity centers should be interconnected by a network of walkways, bikeways, and readily accessible transit stops.

- HO-1** Ensure that fair and equal access to housing is available to all persons regardless of race, color, religion, gender, sexual orientation, age, national origin, familial status, source of income, or disability.
- HO-2** Make adequate provisions for existing and projected housing needs of all economic segments of the county.
- HO-3** Strengthen interjurisdictional cooperative efforts to ensure an adequate supply of housing is available to all economic segments of the county.
- HO-4** Adopt and implement a fair share distribution of low-income and special needs housing so as to prevent further concentration of such housing into only a few areas. The county and cities will collaborate in formulating a methodology to assess existing and projected housing needs of the county's population and a fair share housing allocation methodology.
- HO-5** Each jurisdiction's comprehensive plan housing element will include strategies to attain the jurisdiction's fair share housing objectives. Jurisdictions will consider as appropriate the strategies for achieving affordable housing as described in OD-13. (Amended Mar. 31, 2004 – Amended Ord. 04-007)
- HO-6** Production of an adequate supply of low and moderate income housing will be encouraged by exploring the establishment of interjurisdictional private/public financing programs which involve local lenders and foster cooperative efforts with non-profit housing developers. (Amended Mar. 31, 2004 – Amended Ord. 04-007)
- HO-7** Encourage the availability of adequate affordable housing in designated urban growth areas by implementing land use and density incentives as provided in RCW 36.70A.090 and in rural areas by means of cluster housing that minimizes infrastructure costs. (Amended Feb. 2, 1994 - Ord. 94-002; Amended Mar. 31, 2004 – Amended Ord. 04-007)

- 1  
2 **HO-8** Implement policies and programs that encourage the upgrading of  
3 neighborhoods and the rehabilitation and preservation of the supply of  
4 existing affordable housing, including but not limited to mobile home park  
5 housing, single room occupancy (SRO) housing, and manufactured housing.  
6
- 7 **HO-9** Implement a coordinated monitoring program to evaluate progress towards  
8 achieving housing goals and objectives on a countywide and jurisdictional  
9 level. Such a monitoring program shall entail the preparation of a housing  
10 monitoring report every five years or more frequently if housing conditions  
11 and data availability warrant. The housing report will include an assessment  
12 of the adequacy of the jurisdictions' supply of undeveloped, partially used and  
13 redevelopable *residential land*<sup>14</sup> and applications/permits for residential  
14 development, the jurisdictions' supply of land for non-residential land uses,  
15 the location of urban growth boundaries, and an assessment of the  
16 jurisdictions' strategies for achieving their housing objectives. The  
17 preparation of the housing report may be combined with the review and  
18 evaluation program required by UG-14. (Amended Feb. 16, 2000 – Amended  
19 Ord. 99-121; Amended Mar. 31, 2004 – Amended Ord. 04-007)  
20
- 21 **HO-10** Ensure consistent application of county-wide housing planning policies by  
22 adopting definitions of affordable housing, extremely low-income housing,  
23 very low-income housing, low and moderate-income housing, and middle  
24 income housing as established in the Snohomish County Tomorrow growth  
25 monitoring system. These definitions may be periodically revised based on  
26 consideration of local demographic data and the definitions used by the  
27 Department of Housing and Urban Development. The generally accepted  
28 definition of housing affordability is for a household to pay no more than 30  
29 percent of its annual income on housing (HUD). The following definition of  
30 special needs housing shall be adopted:  
31 Affordable housing for persons that require special assistance or supportive  
32 care to subsist or achieve independent living, including but not limited to  
33 persons that are frail, elderly, developmentally disabled, chronically mentally  
34 ill, physically handicapped, homeless, persons participating in substance  
35 abuse programs, persons with AIDS, and youth at risk.  
36 (Amended Mar. 31, 2004 – Amended Ord. 04-007)  
37
- 38 **HO-11** Adopt a local planning process that reconciles the need to encourage and  
39 respect the vitality of established residential neighborhoods with the need to  
40 identify and site essential public residential facilities for special needs  
41 populations, including those mandated under RCW 36.70A.200.  
42

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<sup>14</sup> Editor's Note: The phrase "residential land" was added by Amended Ord. 04-007 on Mar. 31, 2004 but was not indicated with addition marks.

- 1    **HO-12**    Encourage a variety of housing types and densities that allow for infill using  
2                    innovative urban design techniques to foster broad community acceptance.  
3                    (Amended Mar. 31, 2004 – Amended Ord. 04-007)  
4
- 5    **HO-13**    Provide adequate, affordable housing choices for all segments of the County's  
6                    work force within close proximity or adequate access to the respective places  
7                    of work.  
8
- 9    **HO-14**    Encourage the use of environmentally sensitive housing development  
10                  practices in order to minimize the impacts of growth on the county's natural  
11                  resource systems.  
12
- 13   **HO-15**    Consider the economic implications of proposed building and land use  
14                  regulations so that the broader public benefit they serve is achieved with the  
15                  least additional cost to housing.  
16
- 17   **HO-16**    Ensure the expeditious and efficient processing of development applications  
18                  by endeavoring to process complete development applications *consistent with*  
19                  *the*<sup>15</sup> timelines established in state law and local ordinances. The jurisdictions  
20                  shall maintain clear and specific submittal standards and the most current  
21                  available information on wetlands, geologic hazardous areas, and fish and  
22                  wildlife habitat conservation areas. The expeditious processing of  
23                  development applications shall not result in the lowering of environmental and  
24                  land use standards. (Amended Mar. 31, 2004 – Amended Ord. 04-007)  
25
- 26   **HO-17**    Minimize housing production costs by considering the use of a variety of  
27                  infrastructure funding methods, including but not limited to existing revenue  
28                  sources, impact fees, local improvement districts, and general obligation  
29                  bonds.  
30
- 31   **HO-18**    Ensure that each jurisdiction's impact fee program adds no more to the cost of  
32                  each housing unit produced than a fairly-derived proportionate share of the  
33                  cost of new public facilities needed to accommodate the housing unit as  
34                  determined by the impact fee provisions of the Growth Management Act cited  
35                  in RCW 82.02.  
36
- 37   **HO-19**    Require that adequate quantities of affordable housing for a broad range of  
38                  income levels are provided in fully contained communities concurrent with  
39                  the development of jobs, services, and other publicly-approved project  
40                  improvements. (This would be applicable only if the County has made  
41                  provision for new fully contained communities.)  
42

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<sup>15</sup> Editor's Note: The phrase "consistent with the" was added by Amended Ord. 04-007 on Mar. 31, 2004 but was not indicated with addition marks.



- 1    **HO-20**    Require that adequate quantities of affordable housing for support staff are  
2                    provided in new master planned resort developments concurrent with the  
3                    development of other publicly-approved project improvements. (This would  
4                    be applicable only if the County has made provision for new master planned  
5                    resort developments.)  
6  
7    **HO-21**    Encourage local jurisdictions to implement housing relocation programs as  
8                    provided under chapter 59.18 RCW.

1 **ECONOMIC DEVELOPMENT AND EMPLOYMENT**

2  
3 A solid economic foundation is fundamental to our quality of life. Economic growth and  
4 activity provides jobs and income for our citizens, the goods and services that we use  
5 daily, and revenues that fund local government services and programs. Strengthening our  
6 businesses climate keeps our region competitive with other regions, and expands  
7 opportunities for new and better jobs as our population grows. Diversifying and  
8 expanding Snohomish County’s economic base will provide important long-term benefits  
9 to our citizens and communities.

10  
11 Local government should promote economic development by creating opportunities for a  
12 wide range of businesses, jobs and careers, in partnership with the private sector.  
13 Through education and training programs, land use planning, construction permitting,  
14 and building infrastructure, local government “sets the table” for private investment and  
15 continued economic growth.

16  
17 **State Context**

18  
19 The Growth Management Act requires that Countywide Planning Policies (CPPs) include  
20 policies to promote economic development and employment (36.70A.210(3)(g)). It also  
21 requires local plans – which the CPPs guide – to include an economic development  
22 element (36.70A.070(7)).

23  
24 **Regional Context**

25  
26 VISION 2040 states the following “overarching goal” for economic development:

27  
28 *The region will have a prospering and sustainable regional economy by*  
29 *supporting businesses and job creation, investing in all people, sustaining*  
30 *environmental quality, and creating great central places, diverse*  
31 *communities, and high quality of life.*

32  
33 It goes on to state:

34  
35 *VISION 2040’s economic goals and policies promote a sustainable economy*  
36 *that creates and maintains a high standard of living and quality of life for all.*  
37 *To create stable and lasting prosperity, VISION 2040 focuses on businesses,*  
38 *people, and places, recognizing that growth management, transportation,*  
39 *economic, and environmental policies must be integrated, and must take*  
40 *social, economic, and environmental issues into account while preserving*  
41 *key regional assets.*

42  
43 In 2008, the Prosperity Partnership for the Puget Sound adopted a Regional Growth  
44 Strategy (RGS) for the area that identifies 14 industrial clusters in the region’s economy.  
45 It also identifies the following seven clusters for strategic development:

- 46 • Aerospace  
47 • Clean Technology

- 1 • Information Technology
- 2 • Life Sciences
- 3 • Logistics and International Trade
- 4 • Military
- 5 • Tourism/Visitors.

6

7 **Snohomish County Economy**

8

9 The CPPs in this chapter are intended to promote economic development in Snohomish  
 10 County consistent with the goals and policies of VISION 2040. Snohomish County is an  
 11 important international center for the aerospace industry, and the home of the Boeing  
 12 Company’s largest aircraft manufacturing complex. This county also accounts for about  
 13 one-fourth of the biotech industry in the State of Washington. Looking into the future,  
 14 economic development organizations have identified three industry clusters as the  
 15 ultimate focus of Snohomish County. These three industry clusters are Aerospace, Life  
 16 Sciences (Biotech and Medical Devices), and Technology Manufacturing.

17

18 To achieve sustainable economic vitality for all the communities of Snohomish County,  
 19 jurisdictions are required to incorporate an economic development element in their  
 20 comprehensive plans. Coordination of economic development planning with the other  
 21 required elements of comprehensive plans is vital to attracting new business, promoting  
 22 economic diversity and encouraging expansion and retention of existing businesses.

23

24 Snohomish County residents provide a skilled workforce for many businesses in both  
 25 King and Snohomish counties. An important part of creating sustainable communities  
 26 and improving the quality of life will be realized by creating more opportunities for  
 27 residents of Snohomish County to work closer to home. The CPPs, as the framework for  
 28 local comprehensive plans, support the integration of economic opportunities,  
 29 transportation improvements, investments in education, protection of environmental  
 30 quality, and focusing of growth in designated centers, consistent with the RGS in  
 31 VISION 2040.

32

33

34 **Economic Development and Employment Goal**

35

36 Cities, towns, and Snohomish County government will encourage coordinated  
 37 economic growth by building on the strengths of the county’s economic base and  
 38 diversifying it through strategic investments in infrastructure, education and  
 39 training, and sound management of land and natural resources.

40

41 **ED-1** The County and cities, through Snohomish County Tomorrow, should support  
 42 the Regional Growth Strategy of VISION 2040 and the economic priorities of  
 43 the Prosperity Partnership. While recognizing the need to accommodate other  
 44 businesses and industries and to diversify our economy, jurisdictions should  
 45 support the following industry clusters that play an important role in the health  
 46 of Snohomish County’s economy, through our comprehensive plan policies,  
 47 infrastructure investments and land use regulations:

- 1 a. Aerospace;
- 2 b. Technology;
- 3 c. Life sciences and healthcare;
- 4 d. International trade;
- 5 e. Military;
- 6 f. Tourism;
- 7 g. Agriculture; and
- 8 h. Education
- 9
- 10 **ED-2** The County and cities should encourage the establishment and growth of
- 11 locally owned, small businesses through comprehensive plan policies,
- 12 infrastructure investments, and fair and appropriate land use regulations in all
- 13 communities.
- 14
- 15 **ED-3** Jurisdictions should prioritize multi-modal transportation system linkages
- 16 between growth centers, manufacturing and industrial centers, and supporting
- 17 residential areas containing an adequate supply of affordable housing (as
- 18 appropriate).
- 19
- 20 **ED-4** State and federal economic development and transportation funding should be
- 21 prioritized to regionally designated centers and sub-centers as well as
- 22 transportation system linkages between regional growth centers,
- 23 manufacturing industrial centers, and supporting residential areas containing
- 24 an adequate supply of affordable housing.
- 25
- 26 **ED-5** The process for designating Manufacturing/Industrial Centers (MICs) shall be
- 27 as follows:
- 28 a. A local jurisdiction may nominate an MIC;
- 29 b. An economic development subcommittee of Snohomish County
- 30 Tomorrow (SCT) reviews the proposal for conformity with the criteria in
- 31 ED-6;
- 32 c. If the MIC proposal is found to be appropriate, the SCT Steering
- 33 Committee recommends the MIC for designation; and
- 34 d. The County Council holds a public hearing and makes the decision to seek
- 35 designation of the MIC as a candidate center to be forwarded to the Puget
- 36 Sound Regional Council for consideration.
- 37
- 38 **ED-6** Manufacturing/Industrial Centers (MICs) designated through the process in
- 39 ED-5 shall be located in Urban Growth Areas (UGAs). MICs should have
- 40 clearly defined geographic boundaries and develop in accordance with the
- 41 general guidelines established in the VISION 2040 Regional Growth Strategy.
- 42 Specifically, an MIC should meet the following criteria, it:
- 43 a. Consists of major, existing regional employment areas of intensive,
- 44 concentrated manufacturing, industrial and high technology land uses,
- 45 including – but not limited to – aviation facilities and services;
- 46 b. Provides capacity and planning for a minimum of 20,000 jobs;
- 47 c. Is located outside other designated centers but in a UGA;

- 1 d. Includes land uses that cannot easily be mixed at higher densities with
- 2 other uses;
- 3 e. Is supported by adequate public facilities and service, including good
- 4 access to the regional transportation system; and
- 5 f. Discourages retail and office uses unless they are supportive of the
- 6 preferred uses in (a.).
- 7
- 8 **ED-7** The County and adjacent cities shall protect the Paine Field-Boeing area as a
- 9 Manufacturing Industrial Center (MIC), recognizing that it is a major, existing
- 10 regional employment area of intensive, concentrated manufacturing and
- 11 industrial land uses, including aerospace, aircraft manufacturing and high-
- 12 technology uses. Notwithstanding the VISION 2040 guidelines for MIC
- 13 designation, land uses and zoning of Paine Field continue to be governed by
- 14 the Snohomish County Airport Paine Field Master Plan and Snohomish
- 15 County Zoning Code consistent with federal aviation policies and grant
- 16 obligations. This MIC should:
- 17 a. Accommodate aerospace related employment and associated activities;
- 18 b. Accommodate employment which requires a high floor area to employee
- 19 ratio but strive to increase the overall employment density in the
- 20 manufacturing and industrial center;
- 21 c. Encourage a mix of uses which support and enhance manufacturing,
- 22 aerospace and industrial centers; and
- 23 d. Be supported by adequate public facilities and services, including good
- 24 access to the region's transportation system, which are essential to the
- 25 success of the MIC.
- 26
- 27 **ED-8** Jurisdictions are encouraged to work with businesses and organizations to
- 28 develop economic development plan elements and analyze the land use
- 29 designations, infrastructure and services needed by business uses.
- 30
- 31 **ED-9** As appropriate, the County and cities should adopt plans, policies, and
- 32 regulations that preserve designated industrial, commercial, agricultural, and
- 33 resource land base for long-term regional economic benefit.
- 34
- 35 **ED-10** In their local comprehensive plans, jurisdictions shall include economic
- 36 development policies consistent with existing or planned capital and utility
- 37 facilities. These plans should identify and implement strategies to ensure
- 38 timely development of needed facilities.
- 39
- 40 **ED-11** In cooperation with school districts, other education providers, and each other,
- 41 jurisdictions should ensure the availability of sufficient land and services for
- 42 future K-20 school needs, and support improved education and job training
- 43 resources for all citizens, such as a 4-year university or technical college in
- 44 Snohomish County.
- 45

- 1 **ED-12** The County and cities should coordinate economic plans with transportation,  
2 housing, and land use policies that support economic development and  
3 predictability for future growth.  
4
- 5 **ED-13** Jurisdictions should recognize, where appropriate, the growth and  
6 development needs of businesses of local, regional, or statewide significance  
7 and ensure that local plans and regulations provide opportunity for the growth  
8 and continued success of such businesses.  
9
- 10 **ED-14** The County and cities should promote an appropriate balance of jobs-to-  
11 housing to:  
12 a. Support economic activity;  
13 b. Encourage local economic opportunities and housing choice;  
14 c. Improve mobility; and  
15 d. Respond to the challenge of climate change.  
16
- 17 **ED-15** The expeditious processing of development applications by the County and  
18 the cities shall not result in the lowering of environmental and land use  
19 standards.  
20  
21

1 **TRANSPORTATION**

2  
3 **State Context**

4  
5 These transportation policies have been prepared under the authority of RCW  
6 36.70A.210 (3) which states that "A countywide planning policy [CPP] shall as a  
7 minimum, address the following... (d) Policies for countywide transportation facilities  
8 and strategies". They apply to designated, countywide transportation facilities and  
9 services, which are those that serve travel needs and have impacts beyond the particular  
10 jurisdiction(s) in which they are located.

11  
12 **Regional Context**

13  
14 VISION 2040 provides a framework for long-range transportation planning in the region  
15 by integrating planning for freight, ferries, roads, transit, bicycling, and walking.  
16 VISION 2040 recognizes the importance of continued mobility for people, goods, and  
17 services. It also recognizes that transportation in our region is the source for  
18 approximately half of the greenhouse gas emissions, as well as a primary source of  
19 pollution in Puget Sound. As a result, VISION 2040 commits to a sustainable, clean and  
20 safe transportation system that increases transportation choices while improving the  
21 natural environment.

22  
23 The multicounty planning policies for transportation are organized around the  
24 maintenance, management, and safety of the transportation systems. The policies call for  
25 better integrated land use and transportation planning, with a priority placed on  
26 transportation investments that serve centers and compact urban communities. An  
27 emphasis is also placed on cleaner operations, dependable financing mechanisms  
28 transportation, alternatives to driving alone (and reduced vehicle miles traveled), and  
29 lower transportation-related energy consumption—which, in turn, lowers particulate  
30 pollution and greenhouse gas emissions.

31  
32 **Local Context**

33  
34 Transportation and land use are profoundly interrelated. The type, intensity, and timing  
35 of land development will influence the mode of transportation provided, its effectiveness  
36 in moving people and goods and the travel behavior of people using the land.  
37 Distinctions need to be made between the types and levels of transportation services  
38 provided to urban areas and rural areas. People living in low-density areas traveling to  
39 employment dispersed throughout the county tend to use the automobile over other  
40 modes of transportation.

41  
42 It is very difficult to serve these types of trips with traditional, fixed route, public  
43 transportation (i.e., bus or rail). Public transportation is most effective in moving people  
44 where population and employment are concentrated in denser neighborhoods and activity  
45 centers. Site design features need to accommodate public transportation allowing  
46 efficient access and circulation of transit vehicles.

1  
2 In order to achieve the long-term growth management goals that are established by  
3 Snohomish County Tomorrow, the following overarching principles should guide  
4 implementation of the CPPs for multimodal transportation.

- 5
- 6 • Provide a wide range of choices in transportation services to ensure that all  
7 citizens have the ability to travel regardless of age, sex, race, income,  
8 disability, or place of residence.
- 9 • Pursue sustainable funding and informed decision-making that recognizes the  
10 economic, environmental, and social context of transportation.
- 11 • Balance the various modes of travel in order to enhance person-carrying  
12 capacity, as opposed to vehicle-moving capacity.
- 13 • Implement efficient levels of service for the various surface transportation  
14 modes (i.e., roadways, bikeways, transit, and freight) that are applied  
15 effectively to serve different intensities of land development.
- 16

17 Policies related to level of service, transportation location, and design need to be  
18 coordinated across state, regional, and local agencies to ensure effective and efficient  
19 transportation. We need to ensure that our countywide transportation systems are  
20 designed to support the level of land development we allow and forecast while at the  
21 same time recognizing and responding to the context in which those systems are located.

22  
23 The CPPs presented here are intended to guide transportation planning by the County and  
24 cities in Snohomish County and to provide the basis for regional coordination with the  
25 Washington State Department of Transportation (WSDOT), the Puget Sound Regional  
26 Council (PSRC), and transportation operating agencies.

## 27 28 **Transportation Goal**

29  
30 The County and cities will work proactively with transportation planning agencies  
31 and service providers to plan, finance, and implement an efficient multi-modal  
32 transportation system that supports state-level planning, the Regional Growth  
33 Strategy, and local comprehensive plans.

- 34
- 35 **TR-1** Jurisdictions should establish agreements and procedures for jointly mitigating  
36 traffic impacts, including provisions for development and design review and  
37 sharing of developer impact mitigation.
- 38 a. Interlocal agreements among the cities and County should be used in Urban  
39 Growth Areas and areas proposed for annexation, to define procedures and  
40 standards for mitigating traffic impacts, sharing improvement and debt costs  
41 for transportation facilities, and addressing maintenance and funding for  
42 future transportation facilities and services. These interlocal agreements may  
43 also include transit agencies or the Washington State Department of  
44 Transportation where mitigation includes transportation demand management  
45 strategies or transit related improvements, such as park and ride facilities, bus  
46 rapid transit stations, or high-occupancy lanes.



- b. Joint development and plan review teams should be formed for major projects having impacts that extend across jurisdictional boundaries.
- c. Development impact mitigation should be shared where a project's impacts extend across jurisdictional boundaries.
- d. Local comprehensive plans and long-range transit agency plans should provide policies that encourage private sector investment in transportation services and facilities.
- e. Local land use regulations should provide for integrated design of transportation facilities in designated urban growth centers to encourage transit-oriented land uses and nonmotorized modes of travel.

**TR-2** Jurisdictions may designate transportation service areas that provide the geographic basis for joint projects, maintenance, level of service methods, coordinated capital and mitigation programs and finance methods for transportation facilities and services. In these transportation service areas, the Washington State Department of Transportation, the County, cities and transit agencies may coordinate future land use, transportation, and capital facilities planning efforts to ensure consistency between jurisdictional comprehensive plans and long-range transit agency plans.

**TR-3** In support of VISION 2040, the County and cities should establish agreements and procedures for setting priorities, programming, and financing for countywide, regional and state transportation facilities and services consistent with the Growth Management Act and federal transportation legislation.

- a. The County and cities, in coordination with public transit agencies and the Washington State Department of Transportation (WSDOT), should develop consistent methodologies to determine transportation needs and their estimated costs in terms of capital, operations, preservation, and maintenance.
- b. Transportation needs should be prioritized based on the extent to which they fulfill the objectives of the adopted Regional Growth Strategy (RGS), local comprehensive plans, long range transit agency plans, and transportation policies.
- c. The Puget Sound Regional Council, WSDOT, County, and cities should maintain an ongoing and coordinated six-year program that specifies the financing of immediate transportation improvements consistent with the RGS, Transportation 2040, and the WSDOT Highway System Plan.
- d. The financing of transportation systems and improvements should reflect the true costs of providing service, reflecting the costs and benefits attributable to those who use the system as well as those who benefit from it. Revenues to finance transportation should come from traditional measures (e.g., fuel taxes, property taxes, and impact mitigation fees), but also from other innovative measures (e.g., user fees, high occupancy tolls, Vehicle Miles Travelled assessments, and private-sector contributions). Importantly, impacts of transportation system choices and funding decisions on climate change should be considered as part of this process.

- 1     **TR-4**     The County and cities shall provide transportation facilities and services that  
2     support the land use elements of their comprehensive plans, including  
3     roadway capacities and nonmotorized options together with public  
4     transportation services appropriate to the designated land use types and  
5     intensities by:
- 6     a. Maintaining and improving existing arterials, neighborhood streets, and  
7     associated pedestrian, bicycle, and transit infrastructure in order to  
8     promote safe and efficient use for all modes;
  - 9     b. Providing a network of multimodal arterials based on a consistent  
10    classification system and appropriate design standards that will improve  
11    connectivity, circulation, and reduce vehicle miles of travel;
  - 12   c. Using land use projections based on the Regional Growth Strategy and  
13   implemented through local comprehensive plans to identify and plan for  
14   adequate roadway, pedestrian, bicycle, and transit services to meet travel  
15   needs;
  - 16   d. Reviewing land use designations where roadway capacity and/or transit  
17   service capacity cannot adequately serve or expect to achieve concurrency  
18   for development allowed under the designation;
  - 19   e. Providing adequate access to and circulation for public service and priority  
20   for public transportation vehicles will be part of the planning for  
21   comprehensive plan land use designations and subsequent development as  
22   appropriate; and
  - 23   f. Consulting with transit agencies, as appropriate, when planning future  
24   land use in designated transit emphasis corridors and in the area of high  
25   capacity transit stations for consistency with long-range transit agency  
26   plans and to ensure that the land use and transit services are mutually  
27   supported.
- 28
- 29   **TR-5**     The County and cities together with the Washington State Department of  
30   Transportation should develop consistent transportation design standards for  
31   urban and rural areas throughout the County that address public  
32   transportation, roadways, ferries, walkways, bikeways, and access for people  
33   with disabilities, low-income and special needs populations, and that  
34   recognize differences among communities by:
- 35   a. Identifying major travel routes needing additional public transportation,  
36   pedestrian, or bicycle-related improvements to increase people-carrying  
37   capacity;
  - 38   b. Coordinating local comprehensive plans to develop or complete a system  
39   of interconnected walkways and bikeways;
  - 40   c. Establishing multimodal transportation facility design, level of service  
41   standards and site plan design standards that will address the movement of  
42   goods and services to enhance the well being of the economy and public  
43   health; and
  - 44   d. Implementing context-sensitive solutions that recognize the variety of  
45   functions of transportation facilities and that promote compatibility with  
46   adjoining land uses and activities and that create high quality public  
47   spaces.

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**TR-6** The County and cities should prepare consistent rules and procedures among affected jurisdictions and transit agencies for locating and designing transportation facilities and services to minimize and mitigate their adverse impacts on the natural environment or resource lands. Depending on the jurisdiction, these may include:

- a. Design standards and consistent methods to minimize adverse impacts on shorelines, water resources, drainage patterns, and soils;
- b. Location criteria that minimize the disruption to natural habitat, flood plains, wetlands, geologically and other environmentally sensitive areas;
- c. Cooperation with the Puget Sound Clean Air Agency, PSRC, and local jurisdictions to ensure consistency with the transportation control measure requirements of the 1990 Clean Air Act Amendments; and
- d. Measures to reduce emissions that contribute to climate change.

**TR-7** The County and cities shall employ professionally accepted methodologies for determining transportation levels of service that consider different development intensities for urban centers, other urban areas and rural areas, high-occupancy vehicle use and community values as reflected by the city and County comprehensive plans, and transit agency long range plans.

The County and cities should use – in coordination with transit agencies – a consistent technique in calculating transportation level of service on a systems basis that:

- a. Incorporates different levels of service depending on development form, mix of uses and intensity/density of land use, availability and adequacy of transit service, and the availability and adequacy of bicycle and pedestrian facilities in accordance with local comprehensive plans and long range transit agency plans;
- b. Employs consistent data collection and processing in determining travel demand and system operations along with the Puget Sound Regional Council (PSRC), adjacent local jurisdictions and transit agencies; and
- c. Monitors level of service and concurrency on a routine basis on those critical transportation facilities and services that serve as indicators of system operation.

**TR-8** The County and cities shall establish concurrency requirements for land development by considering transportation levels of service and available financial resources to make needed transportation improvements.

- a. The goals, policies, and objectives of local comprehensive plans shall be the basis for making interpretations of development concurrency with transportation.
- b. Level of service shall be used as a growth management tool to limit development in rural areas and offer incentives for more intense development in existing urban areas. Implementation of this policy will require higher levels of service in rural areas than in urban areas.

- 1 c. The impact of alternate modes of travel (e.g., pedestrian, bicycle, carpools,  
2 vanpools, buses, rail, etc.), as well as single-occupant vehicles, shall be  
3 considered in making local concurrency determinations.
- 4 d. Recognize there are transportation services and facilities that are at their  
5 ultimate capacity.
- 6 e. The County and cities will reconsider land use designations where it is  
7 evident transportation facilities and services cannot be financed or  
8 provided in sufficient time to maintain concurrency with land  
9 development. Implementation of this policy will likely require increased  
10 density in centers, additional restrictions on rural development, shifting of  
11 transportation dollars to projects supporting centers, and lower levels of  
12 service and/or inability to maintain concurrency in some areas.
- 13
- 14 **TR-9** The County and cities should establish common policies and technical  
15 procedures for transportation system management and transportation demand  
16 management programs that reduce trip making, total miles traveled, and the  
17 climate change and air quality impacts associated with development, and  
18 improve the efficiency of the transportation system.
- 19 a. The Washington State Department of Transportation, Puget Sound  
20 Regional Council, County and cities should establish consistent commute  
21 trip reduction, vehicle-miles-of-travel and single-occupant vehicles goals  
22 and consistent methods of measuring progress to ensure consistency and  
23 equity.
- 24 b. The County and cities should coordinate with transit agencies and with  
25 each other for the implementation of employer and residential trip  
26 reduction programs.
- 27
- 28 **TR-10** The County and cities should collaborate with federal, state, and regional  
29 agencies, and adjacent counties, cities, and transit agencies to prepare uniform  
30 criteria for locating and mitigating the impacts of major countywide and  
31 regional transportation facilities and services. These agencies should:
- 32 a. Designate transportation facilities of countywide and regional  
33 significance;
- 34 b. Prepare criteria for locating park-and-ride lots, transit stations, and similar  
35 components of a regional transportation system; and
- 36 c. Coordinate studies that look at alternative sites with affected public  
37 agencies and impacted neighborhoods.
- 38
- 39 **TR-11** The County and cities should establish an education program utilizing state,  
40 County, transit agency, city transportation resources, and local school districts  
41 that encourages use of public transportation. The County and cities, in  
42 cooperation with transit agencies, should also establish an ongoing public  
43 awareness program for ridesharing and public transportation.
- 44
- 45
- 46 **TR-12** Each local jurisdiction served by transit should, in cooperation with transit  
47 agencies, map the general locations of planned major transit facilities in their

1 comprehensive plans and shall enact appropriate transit-oriented policies and  
2 development standards for such locations. Where appropriate, transit-oriented  
3 development should encompass the following common elements:

- 4 a. Be located to support the development of designated growth centers and  
5 existing or planned transit emphasis corridors;
- 6 b. Include pedestrian-scale neighborhoods and activity centers to stimulate  
7 use of transit and ridesharing;
- 8 c. Plan for appropriate intensity and mix of development – including both  
9 employment and housing options – that support transit service;
- 10 d. Provide safe, pleasant, and convenient access for pedestrians and  
11 bicyclists;
- 12 e. Provide safe and convenient access and transfer between all forms of  
13 transit and other modes of travel; and
- 14 f. Promote pricing or regulatory mechanisms<sup>16</sup> to encourage transit use and  
15 reduce reliance on the automobile.

16  
17 **TR-13** The County, cities, and transit agencies in the Southwest Urban Growth Area  
18 (UGA) should collaborate with Sound Transit to ensure planning and right-of-  
19 way preservation for a future phase of light-rail corridor development that will  
20 extend to the Everett Regional Growth Center as soon as possible. Planning  
21 for light-rail transit should:

- 22 a. Be compatible with Sound Transit 2 plans for Snohomish County, which  
23 include commitments for stations in Lynnwood and Mountlake Terrace;
- 24 b. Recognize and be compatible with local land use planning and urban  
25 design objectives in the Southwest UGA; and
- 26 c. Include consideration and evaluation of additional transit services to major  
27 employment centers in the Southwest UGA.

28  
29 **TR-14** In order to improve transit service throughout the county, cities, the County  
30 and transit agencies should evaluate the potential to expand the Public  
31 Transportation Benefit Area (PTBA) and/or the Regional Transit District  
32 (RTD) to Urban Growth Areas beyond the current boundaries in Snohomish  
33 County. This effort should consider the following:

- 34 a. Revenues to be generated from the expanded areas;
- 35 b. Potential transit service improvements in the expanded PTBA and RTD;
- 36 c. Benefits to communities to be added to the PTBA and RTD from  
37 improved transit services;
- 38 d. Overall countywide benefit to implementing the Regional Growth Strategy  
39 and the objectives of city and County comprehensive plans by improving  
40 countywide and regional transit services;
- 41 e. Roles countywide and regional agencies will assume in providing transit  
42 services; and
- 43 f. Other relevant factors pertaining to the countywide and regional  
44 transportation system.

45  

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<sup>16</sup> Such as metered parking and tolling.

- 1     **TR-15**     The County and cities shall maintain, preserve and operate the existing  
2                   transportation systems in a safe and usable state. The County and cities should  
3                   collaborate on maintenance, management, predictable funding and safety  
4                   practices that:
- 5                   a. Maintain and operate transportation systems to provide safe, efficient, and
  - 6                   reliable movement of people, goods, and services;
  - 7                   b. Protect the investment in the existing system and lower overall life-cycle
  - 8                   costs through effective maintenance and preservation programs;
  - 9                   c. Reduce the need for some capital improvements through investments in
  - 10                  operations; pricing programs; demand management strategies, and system
  - 11                  management activities that improve the efficiency of the current system;
  - 12                  d. Improve safety of the transportation system and, in the long term, pursue
  - 13                  the goal of zero deaths and disabling injuries;
  - 14                  e. Protect the transportation system against disaster by developing prevention
  - 15                  and recovery strategies and coordinating emergency responses; and
  - 16                  f. Assess and plan for adaptive transportation responses to potential threats
  - 17                  and hazards arising from climate change.
- 18
- 19     **TR-16**     The County and cities, in cooperation with transit operating agencies and the  
20                   Washington State Department of Transportation, should plan strategically to  
21                   integrate concepts related to sustainability and climate change in  
22                   transportation planning, by:
- 23                  a. Developing and coordinating transportation plans that support land use
  - 24                  and other plan elements and contribute to a flexible, holistic and long-term
  - 25                  approach to promote sustainability and mitigate impacts contributing to
  - 26                  climate change;
  - 27                  b. Maximizing efficiency of existing transportation investments and pursuing
  - 28                  measures to reduce vehicle miles of travel and greenhouse gas emissions;
  - 29                  c. Fostering a less polluting system that reduces the negative effects of
  - 30                  transportation infrastructure and operation on climate and natural
  - 31                  environment;
  - 32                  d. Developing and implementing transportation modes, fuels and
  - 33                  technologies that are energy-efficient and reduce negative impacts on the
  - 34                  environment;
  - 35                  e. Investing in nonmotorized transportation improvements in and between
  - 36                  urban centers;
  - 37                  f. Promoting convenient and low-impact alternatives to single-occupancy
  - 38                  vehicles; and
  - 39                  g. Developing a transportation system that minimizes negative impacts to
  - 40                  human health.
- 41
- 42
- 43     **TR-17**     The County and cities should collaborate with the Washington State  
44                   Department of Transportation (WSDOT) and transit operating agencies in  
45                   order to designate transit emphasis corridors that allow effective and  
46                   integrated planning of land use and transportation. Transit emphasis corridors  
47                   – as delineated by local comprehensive plans – should:

- 1 a. Be served, or planned to be served, by public transportation;
- 2 b. Provide for transit-compatible and transit-oriented land uses and densities
- 3 in transit emphasis corridors that recognize and reflect appropriate activity
- 4 zones and walking distances, generally within ¼ to ½ mile of the corridor;
- 5 c. Connect all designated mixed-use urban centers;
- 6 d. Conform to urban design and infrastructure standards that accommodate
- 7 and enhance the operations of transit services;
- 8 e. Be planned for compact, mixed-use commercial and residential
- 9 development that is designed to be transit-oriented;
- 10 f. Include programs to implement vehicle access management measures that
- 11 preserve capacity, maintain level of service standards and promote traffic
- 12 safety;
- 13 g. Include transportation control measures, transportation demand
- 14 management programs, and transportation system management programs
- 15 to reduce travel delay and vehicle-miles of travel; and
- 16 h. Promote consistency between County, city, WSDOT, and transit agency
- 17 long-range transportation plans.
- 18

19 **TR-18** The County and cities, in cooperation with the Washington State Department  
 20 of Transportation and port authorities, should plan and implement projects and  
 21 programs to promote freight mobility and access needs being addressed  
 22 through:

- 23 a. Coordinated design and construction of regional and local transportation
- 24 facilities that support manufacturing and international trade;
- 25 b. Traffic operations measures and capital improvements that minimize the
- 26 impacts of freight movement on other modes of travel;
- 27 c. Maintenance, preservation, and expansion of freight rail capacity;
- 28 d. Establishment of interjurisdictional programs aimed at preserving rail
- 29 rights-of-way; and
- 30 e. Special efforts to ensure any ongoing conflicts and other needs are
- 31 planned for and resolved to the greatest extent possible.
- 32

33 **TR-19** The County and cities should prepare compatible rules and procedures among  
 34 affected jurisdictions and transit agencies for locating transportation facilities  
 35 and services to minimize and mitigate potential adverse impacts on low  
 36 income, minority, and special need populations.

37  
 38 **TR-20** The County and cities, in cooperation with transit agencies, the Washington  
 39 State Department of Transportation, and port authorities, should plan and  
 40 design transportation facilities and services to efficiently interface with  
 41 waterborne and air transportation terminals and facilities. It is intended that  
 42 these efforts would:

- 43 a. Promote a seamless transportation system for all modes of travel;
- 44 b. Emphasize multi-modal intersection points at efficiently designed
- 45 terminals;
- 46 c. Lead to coordinated fare and ticketing systems;

- 1 d. Benefit local transportation systems by reducing traffic volumes or
- 2 improving traffic flows; and
- 3 e. Accommodate and complement existing and planned local land use
- 4 patterns.
- 5
- 6 **TR-21** The County and cities, in cooperation with the Washington State Department
- 7 of Transportation (as appropriate), shall coordinate in planning, designing
- 8 programming, and constructing nonmotorized transportation facilities in
- 9 Snohomish County. The County and affected cities recognize a need for:
- 10 a. Bikeway and walkway standards that are compatible among affected
- 11 jurisdictions;
- 12 b. Joint planning to achieve continuous and/or direct bicycle routes between
- 13 cities and major centers in Snohomish County and the region;
- 14 c. Joint planning for a safe system of bicycle and pedestrian facilities that
- 15 link residential areas, schools, recreational areas, business districts, and
- 16 transit centers and facilities; and
- 17 d. New development to accommodate nonmotorized transportation facilities
- 18 in its site planning.
- 19
- 20 **TR-22** The County and cities, in cooperation with the Washington State Department
- 21 of Transportation and transit operating agencies, should preserve existing
- 22 freight and passenger railroad rights-of-way for continued rail transportation
- 23 use.
- 24
- 25 **TR-23** The County, along with affected cities, should cooperate in efforts to acquire
- 26 and/or purchase abandoned railroad right-of-way in order to preserve options
- 27 for alternative transit corridors, such as commuter rail, between growth
- 28 centers in or adjacent to Snohomish County.<sup>17</sup> The County and affected cities
- 29 recognize that:
- 30 a. Interim or co-existing uses, such as freight rail, nonmotorized
- 31 transportation, and recreational activities need to be considered and
- 32 planned in conjunction with commuter rail service;
- 33 b. Compatible land use types and densities need to be strategically planned at
- 34 key locations to support the rail corridors; and
- 35 c. Impacts on resource lands, the natural environment, and the community
- 36 shall be considered with regard to preservation and use of abandoned
- 37 railroad rights-of-way.
- 38
- 39
- 40 **TR-24** The County and cities should encourage transit supportive land uses in non-
- 41 contiguous Urban Growth Areas (UGAs) in order to help preserve transit
- 42 service between non-contiguous UGAs.

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<sup>17</sup> One example is a potential link between the cities of Woodinville and Snohomish.



# THE NATURAL ENVIRONMENT

## State Context

The goal for the environment in the Growth Management Act (GMA) says to “Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water” (RCW 36.70A.020(10)). There is no specific requirement in GMA for environmental policies; however, achievement of other requirements in GMA contributes to accomplishment of this goal.

## Regional Context

VISION 2040 acknowledges that certain development patterns and practices have damaged and threaten further disruption of the region’s ecosystems. It recognizes that while some impacts are irreversible, the region can curb pollution, change land use and transportation patterns, and better manage waste to protect key ecological functions and help restore the environment. VISION 2040 stresses the ecological, economic, and health benefits of preserving and restoring our natural environment.

## Local Context

These policies form the basis of coordinated countywide environmental strategies for environmental stewardship, earth and habitat, water quality, air quality, and climate change. Related policies in the Development Patterns and Transportation sections address some of the major sources of air quality and climate change pollutants. Protecting and enhancing the quality of the natural environment is central to providing for the quality of life for residents of Snohomish County.

## The Natural Environment Goal

Snohomish County and local jurisdictions will act as a steward of the natural environment by protecting and restoring natural systems, conserving habitat, improving air and water quality, reducing greenhouse gas emissions and air pollutants, and addressing potential climate change impacts. Planning for the future will embrace sustainable ways to integrate care of the environment with economic and social needs.

**Env-1** All jurisdictions shall protect and enhance natural ecosystems through their comprehensive plans, development regulations, capital facilities programs, and management practices. Jurisdictions should consider regional and countywide strategies and assessments, as well as best available qualitative and quantitative information, in formulating plans and regulations that are specific to their community.

**Env-2** The County and cities should identify, designate, and protect regional open space networks/wildlife corridors both inside and outside the Urban Growth Area. Jurisdictions should establish policies and coordinated approaches to

- 1 preserve and enhance these networks/corridors across jurisdictional  
2 boundaries.  
3
- 4 **Env-3** The County and cities should identify and protect, enhance, or restore wildlife  
5 corridors and important habitat areas that support designated species of local  
6 or state significance and that are critical for survival of endangered or  
7 threatened species.  
8
- 9 **Env-4** The County and cities should work with neighboring jurisdictions to identify  
10 and protect significant open space areas, natural resources, and critical areas  
11 through appropriate local policies, regulations or other mechanisms such as  
12 public acquisition, easements, voluntary agreements, or by supporting the  
13 efforts of conservation organizations.  
14
- 15 **Env-5** In recognition of the broad range of benefits from ecological systems, the  
16 County and cities should establish policies and strategies to restore – where  
17 appropriate and possible – the region’s freshwater and marine shorelines,  
18 watersheds, and estuaries to a natural condition for ecological function and  
19 value.  
20
- 21 **Env-6** The County and cities shall collaborate with regional and state agencies on  
22 initiatives to ensure that air quality meets or is better than established state and  
23 federal standards. Any initiatives which exceed established state and federal  
24 standards shall be voluntary between jurisdictions and are not required by  
25 Env-6.  
26
- 27 **Env-7** The County and cities should support the implementation of the state’s  
28 climate change initiatives and work toward developing a common framework  
29 to analyze climate change impacts when conducting environmental review  
30 under SEPA.  
31
- 32 **Env-8** The County and cities should establish and/or support programs to reduce  
33 greenhouse gas emissions and to increase energy conservation and  
34 alternative/clean energy among both public and private entities.  
35
- 36 **Env-9** The County and cities should use natural systems to reduce carbon in the  
37 atmosphere by establishing programs and policies that maintain and increase  
38 forests and vegetative cover.  
39
- 40 **Env-10** The County and cities should establish a planning framework in local plans  
41 and coordinate regionally to anticipate, prepare for, and adapt as necessary to  
42 likely impacts of climate change.  
43

## **PUBLIC SERVICES AND FACILITIES**

### **State Context**

The Growth Management Act (GMA) differentiates between urban and rural public services and facilities (36.70A.110). Certain public services and facilities, such as sanitary sewers, are allowed only in Urban Growth Areas (UGAs), with very few exceptions. The GMA requires local jurisdictions to determine which facilities and services are necessary to serve the desired growth pattern and how they will be financed (36.70A.070). The state's intent is to ensure that those public facilities and services necessary to support development shall be adequate and provided in a timely manner without decreasing the current service levels below locally established minimum standards.

The GMA requires countywide planning policies (CPPs) to contain policies related to essential public facilities (EPFs) (36.70A.210(3)(C)). The GMA provides that no comprehensive plan or development regulation may preclude the siting of essential public facilities (36.70A.200(5)). The GMA allows counties to adopt comprehensive plan policies and development regulations related to the siting of EPFs of a local nature as long as those policies and regulations do not preclude the siting of any such facility.

Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities, state and regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

Since the enactment of GMA, government's ability to fund the expanding demand for critical public facilities and services and ability to achieve GMA goals has been reduced. As a result, government agencies have been forced to re-evaluate service levels and delivery while looking to other sources of funds for critical public facilities and services.

### **Regional Context**

The Public Services and Facilities chapter responds to the overarching Public Services goal in VISION 2040 that reads, in part, "support development with adequate public facilities and services in a coordinated, and cost-effective manner". Some of the services addressed in VISION 2040 are included in the Joint Planning subsection of the General Framework and Coordination chapter, and others appear in the Transportation chapter. The following policies are for those public services and facilities that are appropriate for discussion in this chapter and that are not covered elsewhere in the CPPs.

Conservation is a major theme throughout VISION 2040. It calls for jurisdictions to invest in facilities and amenities that serve centers and to restrict urban facilities in rural and resource areas. The multicounty planning policies also discourage schools and other institutions serving urban residents from locating outside the urban growth area.

## **Local Context**

The designation of UGAs or Municipal Urban Growth Areas (MUGAs) establishes the public facilities and service area for cities in Snohomish County. The detailed planning and timing of such facilities and services and the installation of infrastructure improvements is determined through shorter-term 6-year capital improvement plans.

Public services and facilities in UGAs and MUGAs are expected to be provided at service levels to support urban densities and development intensity while reflecting the realities of limited funding resources and prioritization between those services and facilities.

Public services and facilities in rural areas of Snohomish County are expected to be provided at service levels reflecting lower densities and more dispersed patterns of development.

## **Public Services and Facilities Goal**

Snohomish County and its cities will coordinate and strive to develop and provide adequate and efficient public facilities and services to ensure the health, safety, conservation of resources, and economic vitality of our communities.

## **General Public Services**

- PS-1** Jurisdictions should support cities as the preferred urban service providers.
- PS-2** Cities shall determine the appropriate methods for providing urban services in their incorporated areas including any annexations thereto. Cities that currently have no territory in Snohomish County shall have an interlocal agreement in place with the County prior to annexations into the county, to address the provision of public services.
- PS-3** Jurisdictions should support the County as the preferred provider for regional services, rural services, agricultural services, and services for natural resource areas.
- PS-4** The County and cities should support the planned development of jobs and housing through strategic investment decisions and coordination of public services and facilities.
- PS-5** Public services and infrastructure provided by jurisdictions in rural and resource areas should be at a level, scale, and in locations that do not induce urban development pressures.
- PS-6** The County and cities should design infrastructure and public services to promote conservation of natural resources.

- PS-7** Jurisdictions should promote improved conservation and efficient use of water to ensure long-term water availability.
- PS-8** Jurisdictions should coordinate with solid waste service providers as appropriate to meet state mandates for the reduction of solid waste and promotion of recycling.
- PS-9** The County and cities shall permit new development in urban areas only when sanitary sewers are available with the exception of where sewer service is not likely to be feasible for the duration of the jurisdiction's adopted plan.<sup>18</sup>
- PS-10** Jurisdictions should encourage the use of low impact development techniques, and renewable and alternative energy sources.
- PS-11** The County and cities should maximize the use of existing facilities to promote financial and energy conservation benefits and savings.
- PS-12** Jurisdictions in Urban Growth Areas shall coordinate on the data, analysis and methodologies relating to the Levels of Service (LOS) standards for all public facilities and services that are required by the Growth Management Act. Each jurisdiction may implement and monitor its own LOS standards in accordance with each jurisdiction's adopted comprehensive plan.
- PS-13** Jurisdictions should adopt capital facilities plans, and coordinate with other service providers, to provide the appropriate level of service to support planned growth and development in Urban Growth Areas.
- PS-15** The County and cities should develop and coordinate compatible capital facility construction standards for all service providers in individual Urban Growth Areas.
- PS-16** The County and cities should encourage the location of new human services facilities near access to transit.

## **Essential Public Facilities**

- EPF-1** The County and each city may impose reasonable conditions and/or mitigation of adverse environmental impacts on approval of a development agreement or other land use approvals as a result of the siting of local, regional, statewide, or federal essential public facilities.

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<sup>18</sup> Currently identified exceptions include unsewerable enclaves, as well as the Darrington, Gold Bar, and Index Urban Growth Areas.

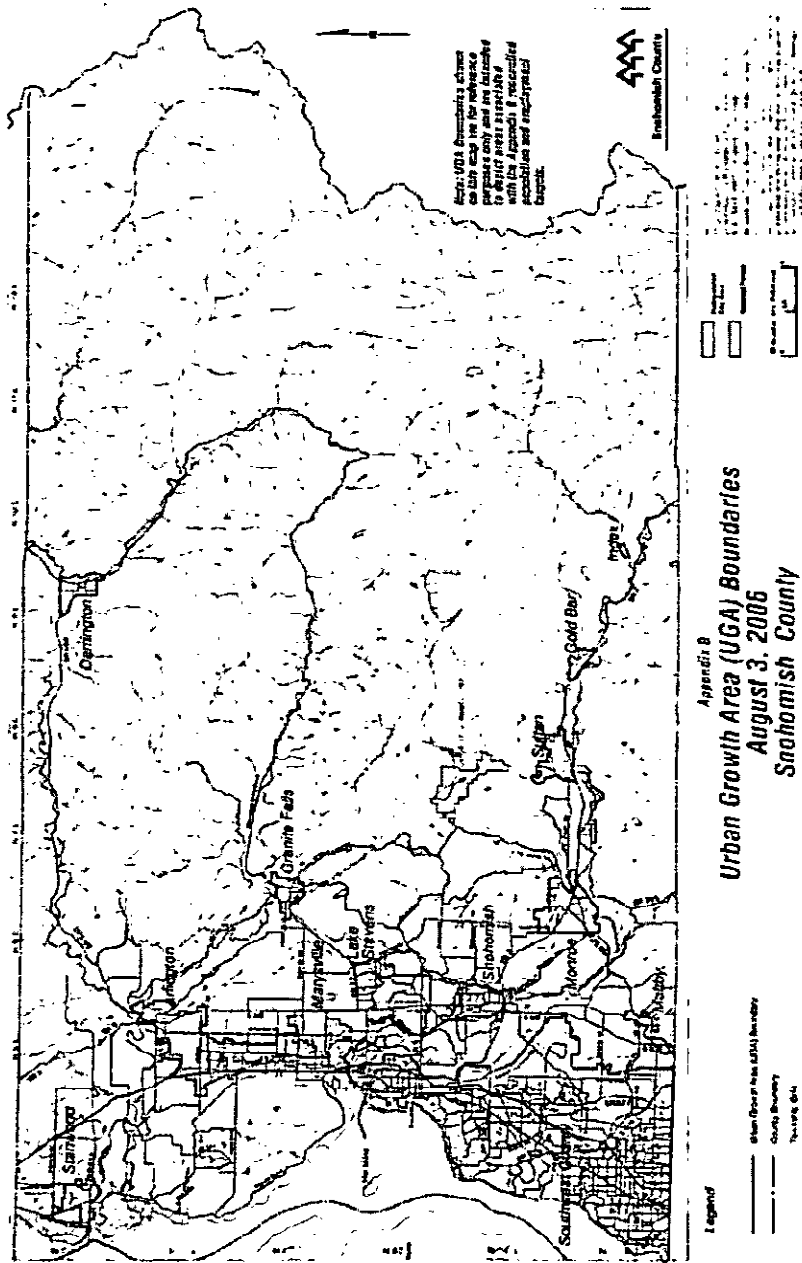
- EPF -2** The County and each city may establish a process through their respective comprehensive plans and implementing development regulations to identify and site local essential public facilities, consistent with the provisions of the GMA. This process should include:
- a. A definition of these facilities;
  - b. An inventory of existing and future facilities;
  - c. Economic and other incentives to jurisdictions receiving facilities;
  - d. A public involvement strategy;
  - e. Assurance that the environment and public health and safety are protected; and
  - f. A consideration of alternatives to the facility.
- EPF-3** Local essential public facilities should be sited to support the countywide land use pattern, support economic activities, reduce environmental impacts, provide amenities or incentives, and minimize public costs.
- EPF-4** Local essential public facilities shall first be considered for location inside Urban Growth Areas unless it is demonstrated that a non-urban site is the most appropriate location for such a facility. Local essential public facilities located outside of an Urban Growth Area shall be self-contained or be served by urban governmental services in a manner that shall not promote sprawl.
- EPF-5** The County and each city should collaborate with public agencies and special districts to identify opportunities for the co-location of local essential public facilities.

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# APPENDICES

## Appendix A – UGA and MUGA Boundary Maps

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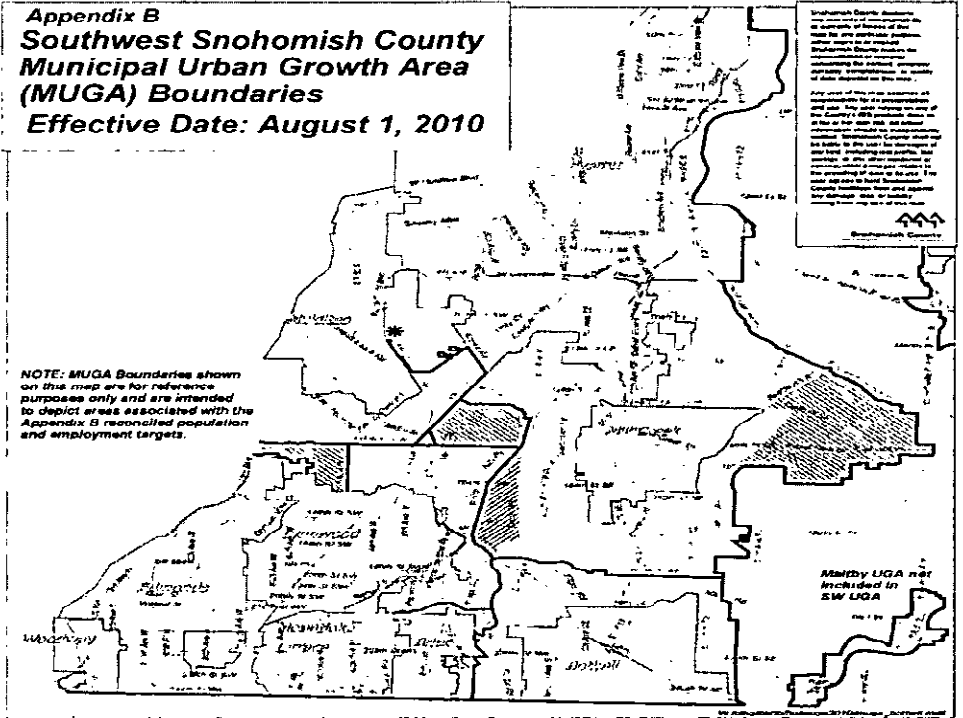


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**Appendix B  
Southwest Snohomish County  
Municipal Urban Growth Area  
(MUGA) Boundaries  
Effective Date: August 1, 2010**

Southwest Snohomish County is composed of several cities and unincorporated areas. The County is responsible for providing services to these areas. The County is currently reviewing the boundaries of the Municipal Urban Growth Areas (MUGAs) in order to ensure that the County is able to provide services in an efficient and cost-effective manner. The County is currently reviewing the boundaries of the MUGAs in order to ensure that the County is able to provide services in an efficient and cost-effective manner.

NOTE: MUGA Boundaries shown on this map are for reference purposes only and are intended to depict areas associated with the Appendix B reconciled population and employment targets.



- |                                 |                                    |   |
|---------------------------------|------------------------------------|---|
| Paine Field Area                | City of Brar                       |   |
| City of Mukilteo                | Proposed Brar MUGA                 |   |
| Proposed Mukilteo MUGA          | City of Bothell                    | SW Urban Growth Area (UGA) Boundary                             |
| City of Everett                 | Proposed Bothell MUGA              | Possible MUGA Boundary  |
| Proposed Everett MUGA           | City of Edmonds                    | Alternative MUGA Boundary (Some Neighborhood Options Reflected) |
| City of Lynnwood                | Proposed Edmonds MUGA              | Incorporated City Boundary                                      |
| Proposed Lynnwood MUGA          | City of Woodway                    |   |
| City of Mill Creek              | Proposed Woodway MUGA              |   |
| Proposed Mill Creek MUGA        | Gap Area Not Claimed by Any City   |   |
| City of Mountlake Terrace       | Overlap Area Claimed by Two Cities |   |
| Proposed Mountlake Terrace MUGA |                                    |   |
- NOTE: Paine Field, Silver Falls, and Cannon areas are not assigned to a city at the request of the County.
- \* Under Discussion between Cities and County. May be reviewed under separate interlocal agreement.

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**Appendix B – Growth Targets**

**Technical Notes to Accompany  
Reconciled 2025 Population and Employment Growth Targets  
(Adopted by the Snohomish County Council on December 20, 2006)**

Countywide Planning Policy GF-5 calls for the use of the Puget Sound Regional Council's (PSRC) population and employment forecasts at the forecast analysis zone (FAZ) level as a starting point for allocating the Office of Financial Management (OFM) forecast to subareas (cities, Urban Growth Areas and the rural/resources area) in Snohomish County.

The new OFM forecasts for Snohomish County, released early in 2002, included a countywide low population forecast (795,725) and a high population forecast (1,062,903) for the year 2025. During the 10-year comprehensive plan updates, jurisdictions in Snohomish County were collectively required under the GMA to plan for the accommodation of population growth somewhere between the low and high extremes. Given the magnitude of the difference between population under the low and high alternatives (i.e., more than a quarter million population difference between the two), the SCT Planning Advisory Committee (PAC) recommended that a smaller range around the intermediate (or “most likely”) OFM population forecast for Snohomish County (929,314) be used as the basis for development of the subcounty low-high growth ranges. For purposes of the developing the draft initial growth target ranges for cities and UGAs, half of the OFM low-high population growth range for 2025 (centered on the intermediate forecast) was used as a countywide control total, resulting in a low population for 2025 of 862,500 and a high population for 2025 of 996,200.

During the fall of 2002, the PSRC began development of updated population and employment forecasts at the FAZ level for the years 2010, 2020 and 2030, using recently obtained information from the Census 2000 and other sources. The PAC reviewed and commented on these forecasts as they were developed during the fall. Official “working draft” forecasts were released by the PSRC on December 18, 2002 and were used by the PAC to develop the draft initial growth target ranges.

The PSRC FAZ population and employment forecasts were used to develop the draft initial city and UGA growth target ranges in the following way. The PSRC total population forecasts for Snohomish County for the years 2020 and 2030 were interpolated to arrive at a 2025 population forecast of 922,677. Growth to the year 2025 for each FAZ was also interpolated using the individual FAZ-level 2020 and 2030 forecasts. A relationship between FAZ and city/UGA geography was established to determine the 2025 forecasts by cities and UGAs. For those FAZs split by city or UGA boundaries, the relative share of year 2000 population and employment located within the incorporated or UGA portion of the FAZ was used to help develop the 2025 jurisdictional or UGA forecasts.

In order to develop growth target ranges that matched the narrower SCT low-to-high countywide population range for 2025 described above, PSRC forecasted growth to 2025 was adjusted

1 downwards by 19% for the low population target and upwards by 23% for the high population  
2 target. The same percentage adjustments were used to develop the low-high employment ranges  
3 for 2025.  
4

5 The PAC sent out the draft initial 2025 target ranges for jurisdictional review on January 9, 2003.  
6 The PAC began reviewing city feedback on specific target preferences in April and continued to  
7 receive and review local feedback throughout the summer. Summing the initial preferences  
8 indicated by jurisdictions results in a total countywide population of 899,200 for 2025. These  
9 initial targets represented a commitment among jurisdictions in Snohomish County to evaluate  
10 plan updates during the subsequent two years that would allow for accommodation of this  
11 amount of countywide population growth -- well within the 795,700 (low) and 1,062,900 (high)  
12 OFM population forecast range required by the GMA.  
13

14 Countywide Planning Policy GF-5 and Appendix C call for a process involving Snohomish  
15 County Tomorrow (SCT) to reconcile any city vs. county differences in adopted growth targets  
16 following local 10-year plan updates. Work at SCT to resolve differences in locally adopted  
17 growth targets began at the PAC meeting in January 2006. The PAC recommended a reconciled  
18 2025 population and employment growth target allocation on April 13, 2006. The SCT Steering  
19 Committee reviewed the PAC's recommendation on April 26, 2006 and approved it for  
20 transmittal to the Snohomish County Council at their meeting on May 24, 2006.  
21

22 Note that for all tables in Appendix B, estimates and forecasts for incorporated and  
23 unincorporated areas were developed using constant city boundaries (as of April 1, 2002) over  
24 time.  
25  
26  
27  
28  
29

| APPENDIX B, Table 1 - 2025 Population Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the SCT Planning Advisory Committee and SCT Steering Committee, and Adopted by the Snohomish County Council . |                           |                                    |                               |                            |
|--|---------------------------|------------------------------------|-------------------------------|----------------------------|
| Area   | 2002 Estimated Population | Reconciled 2025 Population Targets | 2002 - 2025 Population Growth |                            |
|  |                           |                                    | Amount                        | Pct of Total County Growth |
| <b>Non-S.W. County UGA</b>   | 134,101                   | 226,794                            | 92,693                        | 32.0%                      |
| Arlington UGA  | 13,920                    | 27,000                             | 13,080                        | 4.6%                       |
| Arlington City   | 13,260                    | 18,150                             | 4,870                         | 1.7%                       |
| Unincorporated   | 640                       | 8,850                              | 8,210                         | 2.9%                       |
| Darrington UGA   | 1,468                     | 2,125                              | 657                           | 0.2%                       |
| Darrington Town  | 1,335                     | 1,910                              | 575                           | 0.2%                       |
| Unincorporated   | 133                       | 215                                | 82                            | 0.0%                       |
| Gold Bar UGA   | 2,817                     | 3,500                              | 683                           | 0.2%                       |
| Gold Bar City  | 2,055                     | 2,497                              | 442                           | 0.2%                       |
| Unincorporated   | 762                       | 1,003                              | 241                           | 0.1%                       |
| Granite Falls UGA  | 2,909                     | 6,070                              | 4,061                         | 1.4%                       |
| Granite Falls City   | 2,760                     | 4,770                              | 2,010                         | 0.7%                       |
| Unincorporated   | 149                       | 2,200                              | 2,051                         | 0.7%                       |
| Index UGA (Incorporated)   | 160                       | 190                                | 30                            | 0.0%                       |
| Lake Stevens UGA   | 26,828                    | 46,125                             | 19,297                        | 6.9%                       |
| Lake Stevens City  | 6,640                     | 8,380                              | 1,720                         | 0.6%                       |
| Unincorporated   | 20,188                    | 37,765                             | 17,577                        | 6.2%                       |
| Maltby UGA (unincorporated)  | NA                        | NA                                 | NA                            | NA                         |
| Marysville UGA   | 50,828                    | 79,800                             | 28,972                        | 10.3%                      |
| Marysville City  | 27,580                    | 36,737                             | 9,157                         | 3.3%                       |
| Unincorporated   | 23,248                    | 43,063                             | 19,815                        | 7.0%                       |
| Monroe UGA   | 16,240                    | 28,590                             | 10,350                        | 3.7%                       |
| Monroe City  | 14,670                    | 20,540                             | 5,870                         | 2.1%                       |
| Unincorporated   | 1,570                     | 8,050                              | 4,480                         | 1.6%                       |
| Snohomish UGA  | 10,194                    | 14,535                             | 4,341                         | 1.5%                       |
| Snohomish City   | 8,575                     | 8,881                              | 1,406                         | 0.5%                       |
| Unincorporated   | 1,619                     | 4,554                              | 2,935                         | 1.0%                       |
| Stanwood UGA   | 4,479                     | 8,840                              | 4,361                         | 1.5%                       |
| Stanwood City  | 4,085                     | 5,850                              | 1,585                         | 0.6%                       |
| Unincorporated   | 394                       | 3,180                              | 2,798                         | 1.0%                       |
| Sultan UGA   | 4,258                     | 11,119                             | 6,861                         | 2.4%                       |
| Sultan City  | 3,910                     | 8,180                              | 4,280                         | 1.5%                       |
| Unincorporated   | 348                       | 2,929                              | 2,581                         | 0.9%                       |
| <b>S.W. County UGA</b>   | 380,579                   | 533,125                            | 152,546                       | 54.2%                      |
| Incorporated S.W.  | 242,490                   | 303,227                            | 60,737                        | 21.6%                      |
| Bothell City (part)  | 14,490                    | 22,000                             | 7,510                         | 2.7%                       |
| Brierley City  | 6,445                     | 7,790                              | 1,345                         | 0.5%                       |
| Edmonds City   | 39,460                    | 44,880                             | 5,420                         | 1.9%                       |
| Everett City   | 86,070                    | 123,060                            | 26,890                        | 9.6%                       |
| Lynnwood City  | 33,990                    | 43,792                             | 9,792                         | 3.5%                       |
| Mill Creek City  | 12,055                    | 16,089                             | 4,034                         | 1.4%                       |
| Mitake Terrace City  | 20,470                    | 22,456                             | 1,986                         | 0.7%                       |
| Mukilteo City  | 18,520                    | 22,000                             | 3,480                         | 1.2%                       |
| Woodway Town   | 990                       | 1,170                              | 180                           | 0.1%                       |
| Unincorporated S.W.  | 138,089                   | 229,898                            | 91,809                        | 32.6%                      |
| <b>UGA Total</b>   | 514,680                   | 759,919                            | 245,239                       | 87.1%                      |
| City Total   | 327,540                   | 420,202                            | 92,682                        | 32.9%                      |
| Unincorporated UGA Total   | 187,140                   | 339,717                            | 152,577                       | 54.2%                      |
| <b>TDR Population Reserve</b>  | NA                        | 4,900                              | 4,900                         | 1.7%                       |
| <b>Potential UGA total</b>   | 514,680                   | 764,819                            | 250,139                       | 88.9%                      |
| <b>Non-UGA Total * (Rural Unincorporated)</b>  | 113,320                   | 144,634                            | 31,314                        | 11.1%                      |
| <b>County Total</b>  | 628,000                   | 909,453                            | 281,453                       | 100.0%                     |

TDR = Transfer of Development Rights; NA = Not applicable  
 \* - Rural 2002-2025 population growth is based on estimated rural population growth since 2002, plus 10% of countywide population growth after 2008.

| APPENDIX B, Table 2 - Reconciled 2025 Employment Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering Committee (May 24, 2006). Adopted by the Snohomish County Council on December 20, 2006. |                           |  |                               |                            |  |
|---|---------------------------|--|-------------------------------|----------------------------|--|
| Area  | 2002 Estimated Employment | Reconciled CPP 2025 Employment Targets | 2002 - 2025 Employment Growth |                            |  |
|   |                           |  | Amount                        | Pct of Total County Growth |  |
| <b>Non-S.W. County UGA</b>  | <b>43,105</b>             | <b>80,628</b>                          | <b>37,523</b>                 | <b>26.0%</b>               |  |
| Arlington UGA   | 8,103                     | 15,360                                 | 7,257                         | 5.0%                       |  |
| Arlington City  | 7,928                     | 14,350                                 | 6,422                         | 4.4%                       |  |
| Unincorporated  | 175                       | 1,010                                  | 835                           | 0.6%                       |  |
| Darrington UGA  | 371                       | 535                                    | 164                           | 0.1%                       |  |
| Darrington Town   | 371                       | 415                                    | 44                            | 0.0%                       |  |
| Unincorporated  | -                         | 115                                    | 115                           | 0.1%                       |  |
| Gold Bar UGA  | 175                       | 210                                    | 35                            | 0.0%                       |  |
| Gold Bar City   | 172                       | 210                                    | 38                            | 0.0%                       |  |
| Unincorporated  | 2                         | -                                      | (2)                           | 0.0%                       |  |
| Granite Falls UGA   | 802                       | 2,200                                  | 1,398                         | 1.0%                       |  |
| Granite Falls City  | 802                       | 2,109                                  | 1,307                         | 0.9%                       |  |
| Unincorporated  | -                         | 81                                     | 91                            | 0.1%                       |  |
| Index UGA (unincorporated)  | 44                        | 70                                     | 26                            | 0.0%                       |  |
| Lake Stevens UGA  | 3,799                     | 8,815                                  | 2,816                         | 1.9%                       |  |
| Lake Stevens City   | 1,164                     | 1,805                                  | 641                           | 0.4%                       |  |
| Unincorporated  | 2,636                     | 4,810                                  | 2,174                         | 1.5%                       |  |
| Maltby UGA (unincorporated)   | 2,107                     | 4,960                                  | 2,853                         | 2.0%                       |  |
| Marysville UGA  | 11,292                    | 24,006                                 | 12,716                        | 8.9%                       |  |
| Marysville City   | 9,369                     | 18,851                                 | 7,482                         | 5.2%                       |  |
| Unincorporated  | 1,923                     | 7,157                                  | 5,234                         | 3.6%                       |  |
| Monroe UGA  | 7,827                     | 12,390                                 | 4,763                         | 3.3%                       |  |
| Monroe City   | 7,506                     | 11,800                                 | 4,294                         | 3.0%                       |  |
| Unincorporated  | 121                       | 590                                    | 469                           | 0.3%                       |  |
| Snohomish UGA   | 4,842                     | 6,730                                  | 1,888                         | 1.3%                       |  |
| Snohomish City  | 4,015                     | 4,900                                  | 885                           | 0.6%                       |  |
| Unincorporated  | 827                       | 1,830                                  | 1,003                         | 0.7%                       |  |
| Stanwood UGA  | 3,081                     | 5,550                                  | 2,469                         | 1.7%                       |  |
| Stanwood City   | 2,858                     | 4,760                                  | 1,934                         | 1.3%                       |  |
| Unincorporated  | 225                       | 760                                    | 535                           | 0.4%                       |  |
| Sultan UGA  | 860                       | 2,000                                  | 1,140                         | 0.8%                       |  |
| Sultan City   | 843                       | 1,970                                  | 1,127                         | 0.8%                       |  |
| Unincorporated  | 18                        | 30                                     | 12                            | 0.0%                       |  |
| <b>S.W. County UGA</b>  | <b>163,204</b>            | <b>259,577</b>                         | <b>96,373</b>                 | <b>66.7%</b>               |  |
| Incorporated S.W.   | 142,477                   | 219,473                                | 76,998                        | 53.3%                      |  |
| Bothell City (part)   | 11,247                    | 15,840                                 | 4,593                         | 3.2%                       |  |
| Brier City  | 300                       | 430                                    | 130                           | 0.1%                       |  |
| Edmonds City  | 10,300                    | 12,180                                 | 1,880                         | 1.3%                       |  |
| Everett City  | 80,493                    | 130,340                                | 49,847                        | 34.5%                      |  |
| Lynnwood City   | 22,876                    | 38,550                                 | 15,674                        | 10.8%                      |  |
| Mill Creek City   | 2,890                     | 4,544                                  | 1,654                         | 1.1%                       |  |
| Mtlake Terrace City   | 7,889                     | 8,039                                  | 170                           | 0.1%                       |  |
| Mukilteo City   | 6,449                     | 8,450                                  | 3,001                         | 2.1%                       |  |
| Woodway Town  | 53                        | 89                                     | 37                            | 0.0%                       |  |
| Unincorporated S.W.   | 20,727                    | 40,104                                 | 19,377                        | 13.4%                      |  |
| <b>UGA Total</b>  | <b>208,309</b>            | <b>340,205</b>                         | <b>133,896</b>                | <b>92.7%</b>               |  |
| City Total  | 177,548                   | 278,743                                | 101,195                       | 70.0%                      |  |
| Unincorporated UGA Total  | 28,761                    | 61,462                                 | 32,701                        | 22.8%                      |  |
| <b>Non-UGA Total *</b><br>(Rural Unincorporated)  | <b>7,566</b>              | <b>18,150</b>                          | <b>10,584</b>                 | <b>7.3%</b>                |  |
| <b>County Total</b>   | <b>213,875</b>            | <b>358,355</b>                         | <b>144,480</b>                | <b>100.0%</b>              |  |

Includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

\* - Non-UGA total includes employment forecast information provided by Tulalip Tribes to the year 2020, extrapolated by to 2025 by Snohomish County Tomorrow. Assumes a total of 12,300 jobs on Tulalip Reservation by 2025 (up from 2,680 total jobs in 2000).

**APPENDIX B, Table 3 - Reconciled 2025 Population Growth Targets for Unincorporated MUGAs Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering Committee (May 24, 2006), as Modified and Adopted by the Snohomish County Council on December 20, 2006. Amended to reflect Bothell/Mill Creek MUGA boundary revisions on July 7, 2010**

| Unincorporated MUGAs within SW UGA:       | 2002 Estimated Population | 2025 Population Target | 2002-2025 Numeric Change |
|---|---------------------------|------------------------|--------------------------|
| Bothell                                   | 16,836                    | 30,565                 | 13,729                   |
| Brier                                     | 2,157                     | 3,295                  | 1,138                    |
| Edmonds                                   | 3,516                     | 4,466                  | 950                      |
| Everett                                   | 36,205                    | 50,210                 | 14,005                   |
| Lynnwood                                  | 19,758                    | 34,335                 | 14,577                   |
| Mill Creek                                | 27,814                    | 55,232                 | 27,417                   |
| Mountlake Terrace                         | 82                        | 105                    | 23                       |
| Mukiteo                                   | 10,662                    | 14,910                 | 4,248                    |
| Paine Field                               | 324                       | -                      | (324)                    |
| Woodway                                   | -                         | 170                    | 170                      |
| <u>Overlap area:</u>                      |                           |                        |                          |
| Larch Way (between Mill Creek & Lynnwood) | 2,119                     | 4,390                  | 2,271                    |
| <u>Gaps:</u>                              |                           |                        |                          |
| Lake Stickney                             | 4,115                     | 10,820                 | 6,705                    |
| Norma Beach                               | 2,826                     | 3,320                  | 494                      |
| Silver Firs                               | 11,675                    | 18,080                 | 6,405                    |
| <b>Unincorporated MUGA total</b>          | <b>138,089</b>            | <b>229,898</b>         | <b>91,809</b>            |

Unincorporated MUGAs were defined using April 2002 city boundaries.  
 The portion of the unincorporated SW UGA north of the City of Everett is not included within a MUGA.  
 MUGA = Municipal Urban Growth Area

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**APPENDIX B, Table 4 - Reconciled 2025 Employment Growth Targets for Unincorporated MUGAs Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering Committee (May 24, 2006). Adopted by the Snohomish County Council on December 20, 2006.**

| Unincorporated MUGAs within SW UGA:       | 2002 Estimated Employment | 2025 Employment Target | 2002-2025 Numeric Change |
|---|---------------------------|------------------------|--------------------------|
| Bothell                                   | 752                       | 1,540                  | 788                      |
| Brier                                     | 117                       | 134                    | 17                       |
| Edmonds                                   | 199                       | 414                    | 215                      |
| Everett                                   | 5,190                     | 6,520                  | 1,330                    |
| Lynnwood                                  | 2,347                     | 5,400                  | 3,053                    |
| Mill Creek                                | 2,888                     | 4,375                  | 1,487                    |
| Mountlake Terrace                         | 18                        | 20                     | 2                        |
| Mukilteo                                  | 2,807                     | 5,080                  | 2,273                    |
| Paine Field                               | 3,730                     | 8,847                  | 5,117                    |
| Woodway                                   | 13                        | 620                    | 607                      |
| <u>Overlap area:</u>                      |                           |                        |                          |
| Larch Way (between Mill Creek & Lynnwood) | 1,486                     | 1,955                  | 469                      |
| <u>Gaps:</u>                              |                           |                        |                          |
| Lake Stickney                             | 620                       | 660                    | 40                       |
| Norma Beach                               | 90                        | 90                     | -                        |
| Silver Firs                               | 473                       | 3,424                  | 2,951                    |
| <b>Unincorporated MUGA total</b>          | <b>20,730</b>             | <b>39,079</b>          | <b>18,349</b>            |

Unincorporated MUGAs were defined using April 2002 city boundaries.  
 The portion of the unincorporated SW UGA north of the City of Everett is not included within a MUGA.  
 MUGA = Municipal Urban Growth Area

1  
2 **Appendix C – Growth Target Procedure Steps for GF-5**  
3

- 4 1. **Initial Growth Targets:** Initial population, housing, and employment projections shall be  
5 based on the following sources:  
6 a. The most recently published official 20-year population projections for Snohomish  
7 County from the Office of Financial Management (OFM);  
8 b. The Puget Sound Regional Council's (PSRC) most recent population and employment  
9 distribution as represented in the VISION 2040 Regional Growth Strategy (RGS) ; and  
10 c. A further distribution of the population and employment RGS allocations to jurisdictions  
11 in each of the PSRC regional geographies in Snohomish County to arrive at initial  
12 subcounty population, housing, and employment projections.  
13 Results of the initial growth target allocation process shall be shown in Appendix B of the  
14 CPPs. These initial allocations shall be used for at least one of the plan alternatives  
15 evaluated by jurisdictions for their GMA plan updates.  
16
- 17 2. **Target Reconciliation:** Once the GMA comprehensive plan updates of jurisdictions in  
18 Snohomish County are adopted, the Snohomish County Tomorrow (SCT) process shall be  
19 used to review and, if necessary, adjust the population, housing, and employment growth  
20 targets contained in Appendix B of the CPPs.  
21 a. The County and cities shall jointly review the preferred growth alternatives in adopted  
22 local comprehensive plans for discrepancies with the target allocation associated with the  
23 County's preferred plan alternative.  
24 b. Based on the land supply, permitted densities, capital facilities, urban service capacities  
25 and other information associated with the preferred growth alternatives of adopted local  
26 comprehensive plans, the Planning Advisory Committee (PAC) of SCT shall recommend  
27 to the SCT Steering Committee a reconciled 20-year population, housing, and  
28 employment allocation.  
29 c. The SCT Steering Committee shall review and recommend to the County Council a  
30 reconciled 20-year population, housing, and employment allocation. Substantial  
31 consideration shall be given to the plan of each jurisdiction, and the recommendation  
32 shall be consistent with the GMA and the CPPs.  
33 d. The County Council shall consider the recommendation of the Steering Committee and  
34 shall replace Appendix B of the CPPs with a reconciled 20-year population, housing, and  
35 employment allocation.  
36
- 37 3. **Long Term Monitoring:** Subsequent to target reconciliation, SCT shall maintain a long  
38 term monitoring process to review annually the population, housing, and employment growth  
39 targets contained in Appendix B of the CPPs.  
40 a. Snohomish County and the cities shall jointly monitor the following:  
41 i. Estimated population and employment growth;  
42 ii. Annexations and incorporations;  
43 iii. Residential and non-residential development trends;  
44 iv. Availability and affordability of housing.  
45 b. Results of the target monitoring program shall be published in a growth monitoring report  
46 developed by the PAC.  
47

- 1 **4. Target Adjustments:** The SCT process may be used to consider adjustments to the  
2 population, housing, and employment growth targets contained in Appendix B of the CPPs.  
3 a. Based on the results of the long term monitoring process, the PAC may review and  
4 recommend to the SCT Steering Committee an adjustment to the population, housing,  
5 and employment targets.  
6 b. The SCT Steering Committee shall review a PAC recommendation to adjust growth  
7 targets and may recommend to the County Council, an adjustment to the population,  
8 housing, and employment targets. Adjustments to the growth targets shall be based on the  
9 results of the target monitoring program and shall be consistent with the GMA and the  
10 CPPs.  
11 c. The County Council shall consider the recommendation of the Steering Committee and  
12 may amend Appendix B of the CPPs with adjusted population, housing, and employment  
13 targets for cities, UGAs, and rural areas.



1 **Appendix D – Reasonable Measures**

2  
3 **Guidelines for Review**

4  
5 The County Council has adopted the attached list of Reasonable Measures and the following  
6 guidance, pursuant to Countywide Planning Policy (CPP) GF-7.

7  
8 **A. Applicable Policies.**

9  
10 As a component of the on-going monitoring of growth and development undertaken through a  
11 county-wide collaborative process, the Growth Monitoring Report and Buildable Lands Report  
12 required under statute, starting with the first report issued in January 2003 and the second in  
13 October 2007, contain information on the buildable land capacity of Snohomish County cities  
14 and urban areas to accommodate future growth.

15  
16 Several consistency problems were found in the second report. Therefore, the affected  
17 jurisdictions need to adopt and implement reasonable measures implementation programs In  
18 UGAs where a consistency problem has been found (e.g. not achieving urban densities or a lack  
19 of sufficient capacity), GMA (RCW 36.70A.215) and Countywide Planning Policy GF-7 direct  
20 cities and the county to consider “reasonable measures,” other than expanding Urban Growth  
21 Areas (UGAs), to resolve the inconsistency.

22  
23 The County Council shall use the guidance in this Appendix and its list of reasonable measures  
24 to evaluate proposed expansions of UGAs. CPP GF-7 provides that, once this Appendix and the  
25 list are adopted, “the County Council shall use the list of reasonable measures to evaluate all  
26 UGA boundary expansion proposals consistent with CPPs GF-7 and DP-2.”

27  
28 **B. Mechanism for Local Review and Adoption of Reasonable Measures.**

29  
30 The appropriate forum for consideration and adoption of reasonable measures is the adoption of  
31 individual County and city comprehensive plans and implementing regulations. Through these  
32 public processes, measures appropriate for each jurisdiction are evaluated and incorporated into  
33 plan policies, and implementing regulations.

34  
35 Beginning with the updates to be completed in 2004 and 2005, each jurisdiction (the relevant city  
36 and the county) will demonstrate its consideration of reasonable measures in its comprehensive  
37 plan or, at its discretion, in a separate report. Each plan’s environmental review or adoption  
38 documents will report on the sufficiency of the reasonable measures specified in its plan or  
39 report. ECONorthwest has provided optional useful steps in its final report: *Document*  
40 *development trends; Identify and analyze current and proposed reasonable measures; and,*  
41 *Determine sufficiency.*

42  
43 **C. Evaluation.**

1 The County Executive and Council’s evaluation of UGA expansion proposals under CPP DP-2  
2 shall include findings that the jurisdiction has made a determination of consideration of UGA  
3 expansion requests.  
4

5 **D. Consultation with Snohomish County Tomorrow.**  
6

7 The County Council adopted this list of Reasonable Measures and guidance after considering the  
8 recommendation of the Snohomish County Tomorrow Steering Committee, as provided in CPP  
9 GF-7.  
10

11 **E. Review and Evaluation Program.**  
12

13 Annual monitoring of growth and development information, including any reasonable measures  
14 programs, occurs through Snohomish County Tomorrow’s (SCT) annual Growth Monitoring  
15 Report, and/or the SCT Housing Evaluation Report, regular updates of buildable lands reports,  
16 and other updates of those reports produced for review processes undertaken by a city or the  
17 county.  
18

19 Jurisdictions should review and update their reasonable measures programs and finding of  
20 sufficiency at least every five years in conjunction with the buildable lands review or their  
21 comprehensive plan update.  
22

23 Detailed descriptions of the reasonable measures and the optional evaluation methodology are  
24 contained in the final report by ECONorthwest titled “Phase II Report: Recommended Method  
25 for Evaluating Local Reasonable Measures Programs,” June 2003 (Final Report).  
26

27 The attached list of reasonable measures are a part of this Appendix D.

## Reasonable Measures List

- Directly applicable
- Partially applicable

|   | Applicability of Measure |                         |                  |  |                             |                      |                                      |                            |                   |  |
|---|--------------------------|-------------------------|------------------|--|-----------------------------|----------------------|--------------------------------------|----------------------------|-------------------|--|
|   | Increases densities      | Increases redevelopment | Increases Infill | Changes housing type/increases options | Provides affordable housing | Economic Development | Make efficient use of infrastructure | Ensure efficient land uses | Urban design/form | Prevents development in critical areas |
| Measures to increase density  |                          |                         |                  |  |                             |                      |                                      |                            |                   |  |
| Measures that increase Residential Capacity                         |                          |                         |                  |  |                             |                      |                                      |                            |                   |  |
| Permit Accessory Dwelling Units (ADUs) in single family zones.      | ◦                        |                         | ●                | ◦                                      | ●                           |                      | ●                                    |                            |                   |  |
| Provide Multifamily Housing Tax Credits to Developers               | ●                        |                         | ●                | ●                                      | ◦                           |                      | ◦                                    |                            |                   | ●                                      |
| Provide Density Bonuses to Developers                               | ●                        | ◦                       | ◦                | ◦                                      | ◦                           |                      | ●                                    |                            |                   | ●                                      |
| Transfer/Purchase of Development Rights                             | ●                        | ◦                       | ◦                | ◦                                      | ◦                           |                      | ◦                                    |                            |                   |  |
| Allow Clustered Residential Development                             | ◦                        |                         |                  | ●                                      |                             |                      | ◦                                    |                            |                   | ●                                      |
| Allow Co-housing  | ◦                        | ◦                       | ◦                | ◦                                      | ◦                           |                      | ●                                    |                            |                   |  |
| Allow Duplexes, Townhomes, and Condominiums                         | ◦                        |                         | ◦                | ●                                      | ●                           |                      | ◦                                    |                            |                   |  |
| Increase Allowable Residential Densities                            | ●                        |                         |                  | ◦                                      |                             |                      | ◦                                    |                            |                   |  |
| Mandate Maximum Lot Sizes   | ●                        |                         |                  |  |                             |                      | ◦                                    |                            |                   | ●                                      |
| Mandate Minimum Residential Densities                               | ●                        |                         |                  |  |                             |                      | ◦                                    |                            |                   | ●                                      |
| Reduce Street Width Standards                                       | ●                        |                         |                  |  |                             |                      | ◦                                    |                            |                   | ●                                      |
| Allow Small Residential Lots  | ●                        |                         |                  |  |                             |                      | ◦                                    |                            |                   | ●                                      |
| Encourage Infill and Redevelopment                                  | ●                        | ●                       | ●                |  |                             |                      | ◦                                    |                            |                   | ●                                      |
| Enact an inclusionary zoning ordinance for new housing developments | ◦                        |                         |                  | ◦                                      |                             |                      |                                      |                            |                   |  |
| Plan and zone for affordable and manufactured housing development   | ◦                        |                         |                  | ●                                      |                             |                      |                                      |                            |                   |  |
| Measures that increase Employment Capacity                          |                          |                         |                  |  |                             |                      |                                      |                            |                   |  |
| Develop an Economic Development Strategy                            |                          |                         |                  |  |                             |                      |                                      |                            |                   | ●                                      |
| Create Industrial Zones   |                          | ◦                       |                  |  |                             |                      |                                      |                            |                   |  |

- Directly applicable
- Partially applicable

| Measures to increase density   | Applicability of Measure |                         |                  |  |                             |                      |                                      |                            |                   |  |
|--|--------------------------|-------------------------|------------------|--|-----------------------------|----------------------|--------------------------------------|----------------------------|-------------------|--|
|  | Increases densities      | Increases redevelopment | Increases Infill | Changes housing type/increases options | Provides affordable housing | Economic Development | Make efficient use of infrastructure | Ensure efficient land uses | Urban design/form | Prevents development in critical areas |
| Zone areas by building type, not by use  | ●                        |                         |                  |  |                             | ●                    |                                      |                            |                   |  |
| Develop or strengthen local brownfields programs                                   |                          | ●                       | ●                |  |                             |                      |                                      |                            |                   |  |
| Measures that support increased densities  |                          |                         |                  |  |                             |                      |                                      |                            |                   |  |
| Encourage the Development of Urban Centers and Urban Villages                      | ●                        | ◦                       | ◦                | ◦                                      | ◦                           | ◦                    | ◦                                    | ◦                          | ◦                 | ◦                                      |
| Allow Mixed Uses   | ◦                        | ◦                       | ◦                | ◦                                      | ◦                           | ◦                    | ◦                                    | ◦                          | ◦                 | ◦                                      |
| Encourage Transit-Oriented Design  | ◦                        |                         |                  | ◦                                      | ◦                           | ◦                    | ◦                                    | ◦                          |                   |  |
| Downtown Revitalization  | ◦                        | ●                       | ●                | ◦                                      | ◦                           | ◦                    | ◦                                    |                            |                   |  |
| Require Adequate Public Facilities   | ◦                        |                         |                  |  |                             |                      | ●                                    |                            |                   |  |
| Specific Development Plans   | ◦                        | ◦                       | ◦                | ◦                                      | ◦                           | ◦                    | ◦                                    | ◦                          |                   | ◦                                      |
| Encourage Transportation-Efficient Land Use  | ◦                        |                         |                  | ◦                                      | ◦                           | ◦                    | ◦                                    |                            |                   |  |
| Urban Growth Management Agreements   | ◦                        |                         |                  |  |                             |                      | ◦                                    | ◦                          | ◦                 | ◦                                      |
| Create Annexation Plans  | ◦                        |                         |                  |  |                             |                      | ◦                                    | ◦                          | ◦                 | ◦                                      |
| Encourage developers to reduce off-street surface parking                          | ◦                        |                         |                  |  |                             |                      | ◦                                    | ◦                          | ◦                 |  |
| Implement a program to identify and redevelop vacant and abandoned buildings       | ◦                        | ●                       |                  |  |                             |                      | ◦                                    | ◦                          | ◦                 | ◦                                      |
| Concentrate critical services near homes, jobs, and transit                        | ◦                        |                         |                  |  |                             |                      | ◦                                    | ◦                          | ◦                 |  |
| Locate civic buildings in existing communities rather than in Greenfield areas     |                          |                         |                  |  |                             |                      | ◦                                    | ◦                          | ◦                 |  |
| Implement a process to expedite plan and permit approval for smart growth projects | ◦                        | ◦                       | ◦                | ◦                                      | ◦                           | ◦                    | ◦                                    | ◦                          | ◦                 | ◦                                      |
| Measures to mitigate the impact of density   |                          |                         |                  |  |                             |                      |                                      |                            |                   |  |
| Design Standards   |                          |                         |                  |  |                             |                      |                                      |                            | ●                 |  |
| Urban Amenities for Increased Densities  |                          |                         |                  |  |                             |                      |                                      |                            | ●                 |  |

- Directly applicable
- Partially applicable

|  | Applicability of Measure     |                     |                         |                  |  |                             |                      |                                      |                            |                   |  |
|--|------------------------------|---------------------|-------------------------|------------------|--|-----------------------------|----------------------|--------------------------------------|----------------------------|-------------------|--|
|  | Measures to increase density | Increases densities | Increases redevelopment | Increases Infill | Changes housing type/increases options | Provides affordable housing | Economic Development | Make efficient use of infrastructure | Ensure efficient land uses | Urban design/form | Prevents development in critical areas |
| Conduct community visioning exercises to determine how and where the community will grow |                              |                     |                         |                  |  |                             |                      |                                      |                            | ●                 |  |
| <b>Other Measures</b>  |                              |                     |                         |                  |  |                             |                      |                                      |                            |                   |  |
| Mandate Low Densities in Rural and Resource Lands  |                              |                     |                         |                  |  |                             |                      |                                      | ●                          |                   |  |
| Urban Holding Zones  |                              |                     |                         |                  |  |                             |                      |                                      | ●                          |                   |  |
| Capital Facilities Investments   |                              |                     |                         |                  |  |                             | ●                    | ●                                    | ●                          |                   |  |
| Environmental Review and Mitigation Built into the Subarea Planning Process              | ●                            |                     | ●                       | ●                | ●                                      | ●                           | ●                    | ●                                    | ●                          | ●                 | ●                                      |
| Partner with nongovernmental organizations to preserve natural resource lands            |                              |                     |                         |                  |  |                             |                      |                                      |                            |                   | ●                                      |

1 **Appendix E – Procedures for Buildable Lands Reporting in**  
2 **Response to GF-7**

3  
4 **Procedures Report**

5  
6 Use the procedures report that has been accepted and recommended by the Snohomish  
7 County Tomorrow (SCT) Steering Committee and adopted by the County Council. The  
8 procedures report used by local jurisdictions shall address the following issues:

- 9       1. Multi-year work program and schedule;  
10       2. Jurisdictional responsibilities for data collection, analysis, and reporting;  
11       3. Five-year buildable lands review and evaluation methodology, including a  
12       methodology for establishing an accurate countywide baseline inventory of  
13       commercial and industrial lands;  
14       4. Annual data collection requirements;  
15       5. Coordinated interjurisdictional data collection strategy;  
16       6. Definitions and relationships of key urban land supply terms and concepts,  
17       including market availability factor and the UGA safety factor;  
18       7. Content of the five-year buildable lands review and evaluation report;  
19       8. Criteria and timelines for consistency and inconsistency determinations  
20       based on the review and evaluation results; and  
21       9. Process for public involvement during preparation and finalization of the  
22       five-year buildable lands reports.

23  
24 **Resolving Inconsistencies in Collection and Analysis of Data**

25  
26 In the event of a dispute among jurisdictions relating to inconsistencies in collection and  
27 analysis of data, the affected jurisdictions shall meet and discuss methods of resolving the  
28 dispute. In the event a successful resolution cannot be achieved, the SCT Steering  
29 Committee shall be asked to meet and resolve the matter. In such instances, the Steering  
30 Committee co-chairs will make every effort to ensure that all Steering Committee  
31 jurisdictions are present and in attendance, and that the affected jurisdictions are provided  
32 with proper notice of such discussion. Nothing in this policy shall be construed to alter  
33 the land use power of any Snohomish County jurisdiction under established law.  
34

1                   **Appendix F – List of Issues for Interlocal Agreements**  
2                   *(To Illustrate Policy JP-1 and to Implement JP-3)*

3  
4                   Interlocal agreements may coordinate any number of issues such as, but not limited to:

- 5
- 6                   1.    Facilitation of annexations;
- 7                   2.    Principles for annexation;
- 8                   3.    Public service delivery;
- 9                   4.    Clarification of roles;
- 10                  5.    Coordination between long term and current planning at both the city and the  
11                  County level;
- 12                  6.    Land Use Designations;
- 13                  7.    Population and employment growth targets;
- 14                  8.    Delineation of tasks of city/County staff;
- 15                  9.    Development of schedule for completion of tasks;
- 16                  10.   Delineation of roles of the various planning commissions;
- 17                  11.   Delineation of roles of city/County council in adoption process;
- 18                  12.   Provision of consistent processes for design and development;
- 19                  13.   Permit processing;
- 20                  14.   Ensuring non-duplicative process for the development community;
- 21                  15.   Development of application procedures;
- 22                  16.   Determination of applicable regulations and standards to be used;
- 23                  17.   Determination of SEPA process and lead agency roles;
- 24                  18.   Development of appeal processes;
- 25                  19.   Provision for realistic capital facilities planning;
- 26                  20.   Provision for fiscal equity between the County and the cities;
- 27                  21.   Bonded debt;
- 28                  22.   Identification of funding sources, fees, and revenue sharing;
- 29                  23.   Provision of clear, adequate public participation processes;
- 30                  24.   Provision for viable, quality communities;
- 31                  25.   Transportation mitigation, concurrency, or other issues including those  
32                  detailed in TR-1(a);
- 33                  26.   Interjurisdictional affordable housing agreements or programs; and/or
- 34                  27.   Other issues such as surface water, solid waste, and public safety.
- 35

## 1 **Appendix G – Definitions of Key Terms**

2  
3 **Affordable Housing:** The generally accepted definition of housing affordability is for a  
4 household to pay no more than 30 percent of its annual income on housing (HUD).

5  
6 **Buildable Lands Report:** A Buildable Lands Report (BLR) analyzes the urban  
7 development that has occurred since the adoption of the previous Growth Management  
8 Act comprehensive plans. Using this information, the report evaluates the adequacy of the  
9 land supply in the Urban Growth Area to accommodate the remaining portions of the  
10 projected growth. In this sense, a BLR ‘looks back’ to compare planned vs. actual urban  
11 densities to determine whether the original plan assumptions were accurate. (See GF-7  
12 and RCW 36.70A.215.)

13  
14 **City:** Any city or town, including a code city. [RCW 36.70A.030(3)]

15  
16 **Consistency:** The definitions and descriptions of the term "consistency" contained in the  
17 Growth Management Act procedural criteria Chapter 365-196-210(9) Washington  
18 Administrative Code, and as further refined in statute, Growth Management Hearings  
19 Board decisions and court decisions should be used to determine consistency between  
20 jurisdictions' comprehensive plans.

21  
22 **Economic Infrastructure:** The combination of economic activity, institutions (e.g. banks,  
23 investment firms, research and development organizations, and education providers) and  
24 physical infrastructure – such as transportation systems – that support economic activity.

25  
26 **Essential public facilities:** Those facilities that are typically difficult to site, such as  
27 airports, state education facilities and state or regional transportation facilities as defined  
28 in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities,  
29 and in-patient facilities including substance abuse facilities, mental health facilities, group  
30 homes, and secure community transition facilities as defined in RCW 71.09.020. [RCW  
31 36.70A.200(1)]

32  
33 **Jurisdictions:** County and city governments (when used in a policy).

34  
35 **Land Capacity Analysis:** A land capacity analysis focuses on the reestablishment of a  
36 new 20-year urban land supply for accommodating the urban growth targets. As such, it  
37 fulfills the Growth Management Act “show your work” requirement for the sizing of  
38 Urban Growth Areas for future growth. (See DP-1 and RCW 36.70.A.110(2))

39  
40 **May:** The actions described in the policy are either advisable or are allowed. “May”  
41 gives permission and implies a preference. Because “may” does not have a directive  
42 meaning, there is no expectation the described action will be implemented.

43  
44 **Municipality:** In the context of these Countywide Planning Policies, municipalities  
45 include cities, towns, and counties.

46



1 **Public facilities:** Streets, roads, highways, sidewalks, street and road lighting systems,  
2 traffic signals, domestic water systems, storm and sanitary sewer systems, parks and  
3 recreational facilities, and schools. [36.70A.030(12)]  
4

5 **Shall:** Implementation of the policy is mandatory and imparts a higher degree of  
6 substantive direction than “should”. “Shall” is used for policies that repeat State of  
7 Washington requirements or where the intent is to mandate action. However, “shall” can  
8 not be used when it is largely a subjective determination whether a policy’s objective has  
9 been met.  
10

11 **Should:** Implementation of the policy is expected but its completion is not mandatory.  
12 The policy is directive with substantive meaning, although to a lesser degree than “shall”  
13 for two reasons. (1) “Should” policies recognize the policy might not be applicable or  
14 appropriate for all municipalities due to special circumstances. The decision to not  
15 implement a “should” policy is appropriate only if implementation of the policy is either  
16 inappropriate or not feasible. (2) Some should policies are subjective; hence, it is not  
17 possible to demonstrate that a jurisdiction has implemented it.  
18

19 **Social Infrastructure:** The underlying institutions, community organizations, and safety  
20 networks that support society in general and local service standards and delivery in  
21 particular.  
22

23 **Special Needs Housing:** Affordable housing for persons that require special assistance or  
24 supportive care to subsist or achieve independent living, including but not limited to  
25 persons that are frail, elderly, developmentally disabled, chronically mentally ill,  
26 physically handicapped, homeless, persons participating in substance abuse programs,  
27 persons with AIDS, and youth at risk.  
28  
29  
30

1 **Appendix H – Fiscal Impact Analysis**

2  
3 RCW 36.70A.210 requires that each county mandated to plan under the GMA develop  
4 and adopt CPPs in cooperation with the cities in the county. These policies establish a  
5 framework for the preparation of local comprehensive plans and development regulations.  
6 These policies are not the equivalent of a regional comprehensive plan. The legislative  
7 direction is to develop policy statements to be used solely for attaining consistency among  
8 plans of the county and the cities/towns.

9  
10 These CPPs have no direct fiscal impact. They are an agreed upon method of guiding the  
11 planning activities required by the GMA. Actions requiring further analysis could include  
12 (but are not limited) those listed in Appendix F.