



1 Approved: September 28, 2011

2 Effective: Oct 16, 2011

3 SNOHOMISH COUNTY COUNCIL  
4 SNOHOMISH COUNTY, WASHINGTON

5  
6 AMENDED ORDINANCE NO. 11-051  
7

8  
9 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE GENERAL  
10 POLICY PLAN (GPP) OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT  
11 ACT COMPREHENSIVE PLAN (GMACP) TO ENSURE CONSISTENCY WITH THE  
12 COUNTYWIDE PLANNING POLICIES (CPP)  
13 (GPP 3 CONSISTENCY BETWEEN GPP & CPP)  
14

15 WHEREAS, RCW 36.70A.130 and .470 direct counties planning under the  
16 Growth Management Act ("GMA") to adopt procedures for interested persons to  
17 propose amendments and revisions to the GMACP or development regulations; and  
18

19 WHEREAS, the Snohomish County Council ("county council") has determined  
20 that the consideration of the proposed amendments and revisions to the GMACP and  
21 development regulations would promote a county purpose as established under RCW  
22 36.70A.130, RCW 36.70A.470 and chapter 30.73 SCC; and  
23

24 WHEREAS, on July 14, 2010, the county council approved, by Amended Motion  
25 No. 10-186, a list of county-initiated comprehensive plan amendments for inclusion in  
26 the list of proposed 2011 GMACP Amendments including the GPP 3 (Consistency  
27 Between GPP & CPP) proposal to amend text and policies of the GPP of the GMACP,  
28 and authorized the County Executive, through the Department of Planning and  
29 Development Services ("PDS"), to process GPP 3 consistent with chapter 30.73 SCC;  
30 and  
31

32 WHEREAS, a provision of the GMA, RCW 36.70A.210(2), requires the legislative  
33 authority of each county which is subject to the GMA's comprehensive planning  
34 requirements to adopt a countywide policy framework in cooperation with the cities and  
35 towns within that county, and from which the county's, cities' and towns' comprehensive  
36 plans are developed and adopted; and  
37

38 WHEREAS, a provision of the GMA, RCW 36.70A.100, requires that  
39 comprehensive plans shall be coordinated and consistent with those of other counties  
40 or cities with which the county has a common border or related regional issue; and  
41

42 WHEREAS, amendments to the GPPs are necessary to increase consistency  
43 with the CPPs; and  
44

1           WHEREAS, on April 27, 2011, the county council held a public hearing, and on  
2 June 1, 2011, through Amended Ordinance No. 11-011, approved revisions to CPPs;  
3 and  
4

5           WHEREAS, on June 1, 2011, the county council held a public hearing, and on  
6 June 8, 2011, through Amended Ordinance No. 11-015, approved revisions to CPPs;  
7 and  
8

9           WHEREAS, on June 1, 2011, the county council held a public hearing, and  
10 through Amended Ordinance No. 11-021 approved revisions to CPPs; and  
11

12           WHEREAS, pursuant to chapter 30.73 SCC, PDS completed final review and  
13 evaluation of GPP 3, and forwarded recommendations to the Snohomish County  
14 Planning Commission (planning commission); and  
15

16           WHEREAS, the planning commission recommended adoption of the proposal;  
17 and  
18

19           WHEREAS, the county council held a public hearing on September 28, 2011, to  
20 consider the entire record, including the planning commission's recommendations on  
21 GPP 3 and to hear public testimony on this Ordinance No. 11-051.  
22

23           NOW, THEREFORE, BE IT ORDAINED:  
24

25           Section 1. The county council makes the following findings of fact:  
26

- 27           A. The county council adopts and incorporates the foregoing recitals as findings as if  
28 set forth fully herein.  
29
- 30           B. The proposed amendments to the GPP are necessary in order to be better  
31 coordinated with other jurisdictions comprehensive plans, improve internal GPP  
32 consistency and to be more consistent with recent revisions to the CPPs.  
33
- 34           C. The proposed amendments to the GPP are consistent with the Puget Sound  
35 Regional Council's (PSRC) regional growth management strategy known as Vision  
36 2040 and state law.  
37
- 38           D. The proposed amendments to the GPP are consistent with PSRC Multicounty  
39 Planning Policy (MPP) MPP-G-1 regarding coordinating planning efforts.  
40
- 41           E. No inconsistencies between the proposed amendments to the GPP and the CPPs  
42 have been identified.  
43

- 1 F. The proposed amendments to the GPP are consistent with and implement the  
 2 following GPP Goals, Objectives and Policies:  
 3  
 4 1. GOAL IC "Promote the coordination of planning, financing, and implementation  
 5 programs between the county and local jurisdictions including tribal  
 6 governments."  
 7  
 8 2. Policy IC 1.A.1 "The county shall continue participation in Snohomish County  
 9 Tomorrow to reconcile, monitor and, if necessary, adjust population and  
 10 employment growth targets; to resolve possible inconsistency between the local  
 11 jurisdictions' plans; and to provide for common siting of essential public facilities."  
 12  
 13 G. No inconsistencies between the proposed amendments and GPP plan elements or  
 14 development regulations have been identified.  
 15  
 16 H. Snohomish County complied with RCW 36.70A.106(1) by providing advance  
 17 notification to the Washington State Department of Commerce.  
 18  
 19 I. The proposed amendments comply with all requirements of the GMA.  
 20  
 21 J. The Washington State Attorney General issued an advisory memorandum in  
 22 December of 2006 entitled Advisory Memorandum: Avoiding Unconstitutional  
 23 Takings of Private Property to help local governments avoid the unconstitutional  
 24 taking of private property. The 2006 advisory memorandum was used by the county  
 25 in objectively evaluating the amendments proposed by this ordinance.  
 26  
 27 K. The environmental impacts of the proposal are within the range of impacts analyzed  
 28 by the draft environmental impact statement (DEIS) and final environmental impact  
 29 statement (FEIS) during the Ten-Year Update to the GMACP in 2005. No new  
 30 impacts have been identified for this proposal, and State Environmental Policy Act  
 31 (SEPA) requirements for this nonproject action have been met through issuance of  
 32 Addendum No. 30 to the FEIS for the Ten-Year Update to the GMACP in 2005.  
 33  
 34 L. The county council adopts and incorporates the following additional specific findings  
 35 and facts related to the proposed amendments to the GPPs:  
 36  
 37

38 **GPP Land Use Chapter, Urban Growth Areas Section**  
 39

- 40 1. CPP DP-2 and current GPP Policy LU 1.A.10 address requirements for UGA  
 41 expansions. GPP Policy LU 1.A.8 exempts churches, schools and institutional  
 42 facilities from these requirements. CPP DP-2.d.6 does not exempt churches,  
 43 schools and institutional facilities from the UGA expansion policies. The  
 44 amendment to GPP Policy LU 1.A.8 increases consistency with CPP DP-2 by

1 deleting the language exempting UGA expansions for schools, churches and  
2 institutional facilities from GPP Policy LU 1.A.10.

- 3
- 4 2. The proposed amendment to GPP Policy LU 1.A.8 replaces the reference to  
5 former CPP UG-14 to current CPP GF-7 to increase consistency with the CPPs.  
6 A portion of former CPP UG-14 was replaced by current CPP GF-7 which  
7 addresses the "Buildable Lands" review and evaluation program requirements.  
8
- 9 3. The proposed amendment to GPP Policy LU 1.A.9 increases consistency with  
10 the CPPs and GPPs by reflecting renumbering of policies and reorganization of  
11 appendices in the CPPs and the renumbering of policies in the GPPs, as  
12 amended by this ordinance.  
13
- 14 4. CPP DP-2 (former CPP UG-14) addresses requirements for UGA expansions.  
15 All UGA expansions must be consistent with the CPPs. Existing GPP Policy LU  
16 1.A.10 includes, almost verbatim, the same UGA expansion conditions as former  
17 CPP UG-14. The conditions in GPP Policy LU.1.A.10 allow expansions to UGA  
18 boundaries that are not consistent with CPP DP-2.  
19
- 20 a. The proposed amendment to GPP Policy LU 1.A.10 improves consistency  
21 with the CPPs by deleting all UGA boundary conditions and stating that all  
22 UGA boundary expansions must be consistent with the GMA, is consistent  
23 with the CPPs and complies with the conditions established in CPP DP-2.  
24
- 25 b. It is not necessary to repeat the same UGA expansion policies in the GPP  
26 when all UGA expansions must be consistent with the UGA expansion policies  
27 within the CPPs. It is more efficient and accurate to reference the CPPs.  
28
- 29 5. New GPP Policy LU 1.A.14 is necessary to recognize and be consistent with CPP  
30 DP-3 addressing concurrent UGA expansions and contractions that do not result in  
31 a net increase of population or employment land capacity.  
32
- 33 6. CPP DP-6 addresses the extension of sanitary sewer facilities outside of UGAs,  
34 including conditions for extending sewer mains, sewer transmission lines and  
35 sewer connections.  
36
- 37 a. The conditions and terminology in GPP Policy LU 1.C.4, regarding the  
38 extension of sewer facilities outside of UGAs are inconsistent with CPP DP-6  
39 and GPP Policy UT 3.B.1. GPP Policy UT 3.B.1 addresses extension of  
40 sewer facilities outside of UGAs.  
41
- 42 b. GPP Policy LU 1.C.4 is amended to improve consistency with the GMA and  
43 CPP DP-6. Sewer service and capital facilities outside of UGAs are  
44 controlled by state law and other GPP policies and regulations and do not

1 need to be addressed in GPP Policy LU 1.C.4, nor need to be included in the  
2 Urban Growth Area section of the GPP Land Use Chapter.

3  
4 **GPP Future Land Use Map Chapter, Other Urban Designations Section**

- 5  
6 7. The amendments to the GPP Future Land Use map text describing the Public  
7 /Institutional land use designation in conjunction with a UGA expansion is  
8 necessary to improve consistency with CPP DP-2.  
9
- 10 a. GPP Policy LU 1.A.10 (as amended by this ordinance) refers to CPP DP-2.  
11 CPP DP-2 addresses conditions for UGA expansions. With some exceptions,  
12 CPP DP-2 requires a "land capacity analysis" for all UGA expansions  
13 including UGA expansions for schools, churches and institutions.  
14
- 15 b. The amendment to the text describing the Public/Institutional land use  
16 designation increases consistency with CPP DP-2 by deleting the language  
17 exempting UGA expansions for institutional uses from the requirements of  
18 GPP Policy LU 1.A.10.  
19
- 20 c. Referring to GPP Policy LU 1.A.10 is necessary for internal GPP consistency  
21 as GPP Policy LU 1.A.11 does not address urban growth area expansions  
22 and GPP Policy LU 1.A.10 does address the conditions for UGAs.  
23

24 **GPP Housing Chapter**

- 25
- 26 8. All references to the fair share housing allocation formula are removed from GPP  
27 Policies HO 1.D.1, HO 1.D.2, HO 1.E.1, Goal HO 4, and Objective HO 4.A and  
28 are necessary to increase consistency with CPP HO-5. The references to the  
29 fair share housing allocation formula in the CPPs were replaced with a broader  
30 set of parameters for the distribution of affordable housing with the adoption of  
31 Amended Ordinance No. 11-015.  
32
- 33 9. GPP Policy HO 1.D.2, and Objective HO 4.A are modified to increase  
34 consistency with the housing needs analysis and reporting information  
35 requirements in CPP HO-5. CPP HO-5 provides that the housing needs analysis  
36 and monitoring information, which had been presented in separate reports, be  
37 combined into a single report.  
38
- 39 10. New GPP Policy HO 1.E.3 increases consistency with CPP HO-4 by encouraging  
40 county participation in a multi-jurisdictional affordable housing program and other  
41 cooperative efforts.  
42

1 11. New GPP Policy HO 1.C.10 increases consistency with CPP HO-2.a which  
2 states that jurisdictions should consider provisions in their comprehensive plans  
3 to avoid further concentrations of low-income and special needs housing.  
4

5 12. The proposed amendments to the introductory section of the GPP Housing  
6 Chapter increase consistency with the CPPs by reflecting the removal of the fair  
7 share housing allocation formula from the CPPs and acknowledge that the CPPs  
8 provide guidance for a joint housing report prepared by the county and cities to  
9 prepare for comprehensive plan updates and assess progress on achieving goals  
10 relating to housing.  
11

12 13. The proposed amendment to GPP Policy HO 2.B.2 increases internal GPP  
13 consistency by removing a reference to GPP Goal LU 1. GPP Policy HO 2.B.1  
14 addresses facilitating the development of urban centers in UGAs. GPP Goal LU  
15 1 does not address urban centers.  
16

17 **GPP Capital Facilities Chapter, Essential Public Facilities (EPF) Section**  
18

19 14. The amendments to Goal CF 12 and its associated objectives and policies are  
20 necessary to increase consistency with state law and CPP EPF-1 through CPP  
21 EPF-5. CPP EPF-1 through CPP EPF-5 have eliminated all references to a  
22 common siting process, outlines what should be in a siting process and limits the  
23 siting process to local EFPs.  
24

25 a. Current GPP Goal CF 12 and its associated objectives and policies refer to a  
26 common (EPF) siting and regulatory process for regional, state and federal  
27 EFPs that is no longer included in the CPPs.  
28

29 b. The amendments to GPP Goal CF 12 and its associated objectives and  
30 policies eliminate references to a common siting process, limit the county  
31 siting process to local EFPs and outline a regulatory framework to site EFPs  
32 which is necessary to increase consistency with state law and CPP EPF-1  
33 through CPP EPF-5.  
34  
35

1                   **GPP Utilities Chapter, Wastewater Collection and Treatment Section**

2  
3           15. CPP DP-6 addresses the extension of sanitary sewer facilities beyond UGAs,  
4           including conditions for extending sewer mains, sewer transmission lines and  
5           sewer connections.

6  
7           16. Amending GPP Policy UT 3.B.1 to reference CPP DP-6 is necessary to improve  
8           consistency with state law and CPP DP-6. The conditions and terminology in  
9           GPP Policy UT 3.B.1 regarding the extension of sewer facilities is more  
10          permissive than and inconsistent with CPP DP-6.

11  
12                                   **Interjurisdictional Coordination**

13  
14          17. Deleting the reference to “to provide for common siting of essential public  
15          facilities” from GPP Policy IC 1.A.1 is necessary to improve consistency with  
16          CPP EPF-1 through CPP EPF-5 and for internal GPP consistency. A common  
17          siting process is no longer recognized in the CPPs.

18  
19                                   **Appendix B**

20  
21          18. GPP Appendix B includes a common siting process for siting EPFs that was  
22          developed through Snohomish County Tomorrow. The CPPs no longer  
23          recognize the common siting evaluation process included in GPP Appendix B. It  
24          is necessary to delete GPP Appendix B to increase consistency with state law  
25          and CPP EPF-1 through CPP EPF-5.

26  
27          Section 2. The county council makes the following conclusions:

- 28  
29          A. The recently adopted CPPs increase consistency between the CPPs and Vision  
30          2040 Regional Growth Strategy.  
31  
32          B. The amendments to the GPP increase consistency with Vision 2040 Regional  
33          Growth Strategy and the CPPs, and improve internal GPP consistency.  
34  
35          C. The amendments are consistent with the GMA requirement that the comprehensive  
36          plan of a county or city be an internally consistent document (RCW 36.70A.070).  
37  
38          D. The amendments are consistent with and comply with the procedural and  
39          substantive requirements of GMA.  
40  
41          E. All SEPA requirements with respect to this non-project action have been satisfied,  
42          through the issuance of Addendum No. 30 to the final environmental impact  
43          statement (FEIS) for the Ten-Year Update to the GMACP in 2005.  
44

1 F. The amendments do not result in the unconstitutional taking of private property or  
2 violate substantive due process guarantees.  
3

4 G. The county complied with state and local public participation requirements under the  
5 GMA and chapter 30.73 SCC.  
6

7 Section 3. The county council bases its findings and conclusions on the entire record of  
8 the county council, including all testimony and exhibits. Any finding, which should be  
9 deemed a conclusion, and any conclusion which should be deemed a finding, is hereby  
10 adopted as such.  
11

12 Section 4. The Urban Growth Area Section of the Land Use Chapter of the GPP, last  
13 amended by Amended Ordinance No.09-044 on August 12, 2009, is amended as  
14 indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by  
15 reference to this ordinance.  
16

17 Section 5. The Other Urban Designations Subsections of the Future Land Use Section  
18 of the Land Use Chapter of the GPP, last amended by Amended Ordinance No.09-051  
19 on August 12, 2009, is amended as indicated in Exhibit B to this ordinance, which is  
20 attached hereto and incorporated by reference to this ordinance.  
21

22 Section 6. The Housing Chapter of the GPP, last amended by Amended Ordinance No.  
23 09-095 on October 14, 2009, is amended as indicated in Exhibit C to this ordinance,  
24 which is attached hereto and incorporated by reference into this ordinance.  
25

26 Section 7. The Essential Public Facilities Section of the Capital Facilities Chapter of the  
27 GPP, last amended by Amended Ordinance No.05-069 on December 21, 2005, is  
28 amended as indicated in Exhibit D to this ordinance, which is attached hereto and  
29 incorporated by reference to this ordinance.  
30

31 Section 8. The Wastewater Collection and Treatment Section of the Utility Chapter of  
32 the GPP, last amended by Amended Ordinance No. 05-069 on December 21, 2005, is  
33 amended as indicated in Exhibit E to this ordinance, which is attached hereto and  
34 incorporated by reference to this ordinance  
35

36 Section 9. The Interjurisdictional Cooperation Chapter of the GPP, last amended by  
37 Amended Ordinance No. 05-069 on December 21, 2005, is amended as indicated in  
38 Exhibit F to this ordinance, which is attached hereto and incorporated by reference to  
39 this ordinance.  
40

41 Section 10. Appendix B of the GPP, last amended by Amended Ordinance No.05-069  
42 on December 21, 2005, is amended as indicated in Exhibit G to this ordinance, which is  
43 attached hereto and incorporated by reference to this ordinance.  
44



1 Section 11. The county council directs the Code Reviser to update SCC 30.10.060  
2 pursuant to SCC 1.02.020(3).

3  
4 Section 12. Severability. If any section, sentence, clause or phrase of this ordinance  
5 shall be held to be invalid or unconstitutional by the Growth Management Hearings  
6 Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not  
7 affect the validity or constitutionality of any other section, sentence, clause or phrase of  
8 this ordinance. Provided, however, that if any section, sentence, clause or phrase of  
9 this ordinance is held to be invalid by the Board or court of competent jurisdiction, then  
10 the section, sentence, clause or phrase in effect prior to the effective date of this  
11 ordinance shall be in full force and effect for that individual section, sentence, clause or  
12 phrase as if this ordinance had never been adopted.

13  
14  
15 PASSED this 28<sup>th</sup> day of Sept, 2011.

16  
17 SNOHOMISH COUNTY COUNCIL  
18 Snohomish County, Washington

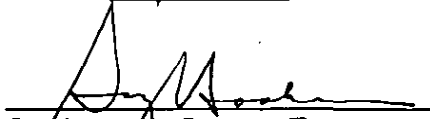
19  
20   
21 \_\_\_\_\_  
22 Council Chair

23 ATTEST:

24   
25 Asst. Clerk of the Council

- 26  
27  APPROVED  
28  EMERGENCY  
29  VETOED

30 DATE: 10/5/11, 2011

31  
32   
33 \_\_\_\_\_  
34 for: Snohomish County Executive  
35 **GARY HAAKENSON**  
36 Deputy County Executive

37 ATTEST:

38  
39 

40 Approved as to form only:

41  
42  
43 \_\_\_\_\_  
44 Deputy Prosecuting Attorney

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Exhibit A  
Amended Ordinance No. 11-051  
GPP 3 Amendments to the Urban Growth Areas  
Section of the Land Use Chapter of the GPP

**Urban Growth Areas**

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

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

Individual UGAs have been designated to include each city and town in the county with the nine cities in southwest county included in one large UGA. Each UGA contains both incorporated and unincorporated areas. The total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans does not exceed

the total 20-year forecasted UGA population growth by more than 15 percent. UGA boundaries will be re-evaluated at least once every five years to ensure they are adequate to accommodate 20-year growth projections. This assessment of UGA capacity is based upon developable lands, environmental constraints, city comprehensive plans, housing and economic development needs, public facility and service capacities and, lastly, the implementation of growth strategies aimed at developing and enhancing urban development patterns.

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

In the southwest area of the county the UGA includes nine cities and unincorporated urban area, all contiguous to one another. The entire area is known as the Southwest Urban Growth Area (SWUGA). This unincorporated urban area has been further divided to show that the appropriate adjacent city will annex the area in the future. Hence, these

subdivided areas are labeled Municipal Urban Areas (MUGA's) e.g. Lynnwood's MUGA; Mill Creek's MUGA.

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

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

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

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

- GOAL LU 1**                      **Establish and maintain compact, clearly defined, well designed UGAs.**
- Objective LU 1.A**            **Establish UGAs with sufficient capacity to accommodate the majority of the county's projected population and employment growth over the next 20 years.**
- LU Policies**      1.A.1            UGAs shall contain sufficient land capacity for a variety of land uses and densities, including green belts and open space, in suitable locations to accommodate at least ninety percent of the county's forecasted population growth after 2008. The total additional population capacity within the Snohomish County composite UGA as documented by both

City and County comprehensive plans shall not exceed the total 20-year forecasted UGA population growth by more than 15 percent. A portion of the 20-year forecast UGA population may be reserved for allocation to Transfer of Development Rights (TDR) receiving areas. Following the initial establishment of the UGAs in the General Policy Plan, subsequent recalculation of the percent by which additional population capacity exceeds the 20-year forecasted population growth shall occur at the time of the mandatory 10-year comprehensive review and updating of UGAs.

- 1.A.2 Snohomish County shall ensure no net loss of capacity to accommodate the amount and type of projected employment growth for 2025 while ensuring an adequate supply of both new and existing affordable housing.
- 1.A.3 Snohomish County shall ensure a no net loss of housing capacity that preserves the County's ability to accommodate the 2025 growth targets, while pursuing compliance with all relevant federal, state and local laws and regulations.
- 1.A.4 UGAs shall have existing or planned infrastructure capacity to adequately support urban growth over the 20-year period.
- 1.A.5 Determination of adequate land capacity shall be based on methodologies developed jointly with other jurisdictions and shall be consistent with Countywide Planning Policy ((UG-13)) DP-4.
- 1.A.6 All incorporated cities and towns shall be included within UGAs.
- 1.A.7 Designated forest and agricultural lands shall not be included within the UGA unless the designated lands are maintained as natural resource lands and a TDR/PDR program has been enacted by the city or the county.
- 1.A.8 UGA boundaries shall be periodically re-evaluated ((~~at least every five years~~)) to determine whether or not they are capable of meeting the county's 20-year population and employment projections. This re-evaluation shall be consistent with Snohomish County's "buildable lands" review and evaluation program requirements established in Countywide Planning Policy GF-7. ((~~UG-14 except that these conditions do not apply to the expansion of a UGA for churches or school instructional facilities when the affected land is dedicated solely for these uses.~~))

- 1.A.9 Ensure the efficient use of urban land by adopting reasonable measures to increase residential, commercial and industrial capacity within urban growth areas prior to expanding urban growth boundaries. The County Council will use the list of reasonable measures in accordance with the guidelines for review contained in Appendix ~~(G)~~ D of the Countywide Planning Policies to evaluate all UGA boundary expansions. ~~((proposed pursuant to LU 1.A.10.1 through LU 1.A.10.4.))~~

1.A.10

Expansion of the boundary of an individual UGA to include additional residential, commercial and industrial land capacity shall not be permitted unless it ~~((is supported by a land capacity analysis adopted by the County Council pursuant to RCW 36.70A.110 and otherwise))~~ complies with the Growth Management Act, is consistent with the Countywide Planning Policies and complies with the criteria established in Countywide Planning Policy DP-2. ~~((includes consultation and coordination with appropriate jurisdictions in the UGA or MUGA. In addition, one of the following nine conditions must be met:~~

- ~~1. The expansion is a result of the review of UGAs at least every ten years to accommodate the succeeding twenty years of projected growth, as required by RCW 36.70A.130(3).~~
- ~~2. The expansion conforms with the findings of the most recent five year buildable lands review and evaluation conducted required by RCW 36.70A.215 and described in Countywide Planning Policy (CPP) UG 14(a) through (d).~~
- ~~3. Both of the following conditions are met for expansion of the boundary of an individual UGA under an annual comprehensive plan amendment cycle to include additional residential land:
  - ~~(a) Population growth within the UGA (city plus unincorporated UGA combined) since the start of the twenty year planning period, equals or exceeds fifty percent of the additional population capacity estimated for the UGA at the start of the planning period, as documented in the most recent Snohomish County Tomorrow Growth Monitoring Report or the buildable lands review and evaluation (Buildable Lands Report); and~~
  - ~~(b) An updated residential land capacity analysis conducted by city and county staff for the UGA confirms the accuracy of the above finding using more recent residential capacity estimates and assumptions.~~~~
- ~~4. For expansion of the boundary of an individual UGA during the annual comprehensive plan amendment cycle to include additional commercial and industrial land, the county and the city or cities within that UGA~~

~~document that commercial or industrial land consumption within the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty percent of the developable commercial or industrial land supply within the UGA at the start of the planning period. In UGAs where this threshold has not yet been reached, the boundary of an individual UGA may be expanded to include additional commercial or industrial land if the expansion is based on an assessment that concludes there is a deficiency of larger parcels within that UGA to accommodate the remaining commercial or industrial growth projected for that UGA. Other parcel characteristics determined to be relevant to the assessment of the adequacy of the remaining commercial or industrial land base, as documented in the Procedures Report required by CPP UG 14(a), may also be considered as a basis for expansion of the boundary of an individual UGA to include additional commercial or industrial land.~~

- ~~5. The expansion is necessary to make technical corrections to a UGA boundary to be more consistent with CPP UG 1, which requires a UGA to have identifiable physical boundaries such as natural features, roads, or special purpose districts, where feasible, provided that such expansions shall not increase total residential capacity by more than by the lesser of 0.5% or 20 acres, nor employment capacity by any significant amount, of an individual UGA in any given year, as reported in the most recent Snohomish County Tomorrow Growth Monitoring Report.~~
- ~~6. The expansion will result in the realization of a significant public benefit as evidenced by Transfer of Development Rights (TDR) to the expansion area from Agriculture or Forest lands designated as TDR sending areas. The expansion area shall not be a designated forest or agricultural land of long-term significance. The expansion area shall be consistent with Objective LU 14.A and the TDR population reserve established in Appendix D pursuant to PE Policy 1.A.6.~~
- ~~7. The expansion will permanently preserve a substantial land area containing one or more~~

~~significant natural or cultural feature(s) as open space adjacent to and outside of the revised UGA boundary and will provide separation between urban and rural areas. The presence of significant natural or cultural features shall be determined in consultation with the city or cities immediately adjacent to the proposed expansion. Significant natural or cultural feature(s) may include, but are not limited to, landforms, rivers, bodies of water, historic properties, archeological resources, unique wildlife habitat, and fish and wildlife conservation areas.~~

- ~~8. The expansion is a response to a declaration by the County Executive, or the County Council by resolution, of a critical shortage of affordable housing, which has the following characteristics:~~
- ~~(a) is incurable in a timely manner by the implementation of reasonable measures or other instrumentality reasonably available to the jurisdiction; and~~
  - ~~(b) the expansion is reasonably calculated to provide affordable housing;~~

~~The expansion shall be directed toward accommodating households displaced by the closure of mobile home parks. The expansion shall be a demonstration area for mobile home parks or small lot subdivisions only. Such declaration or resolution of a critical shortage of affordable housing must be supported by an updated housing needs analysis demonstrating that there is an insufficiency of land within the UGA to provide an adequate housing stock for all economic segments of the population. The expansion must be supported by documentation that explains why reasonable measures cannot be implemented in time to prevent a critical shortage of affordable housing or that such reasonable measures do not exist.~~

- ~~9. The expansion will result in the economic development of lands that no longer satisfy the designation criteria for natural resource lands and the lands have been redesignated to an appropriate non-resource land use designation, provided that expansions are supported by the majority of the affected cities and towns whose UGA or designated~~



~~MUGA is being expanded and shall not create a significant increase in total employment capacity (as represented by permanent jobs) of an individual UGA, as reported in the most recent Snohomish County Tomorrow Growth Monitoring Report in the year of expansion.))~~

- 1.A.11 Land use and capital facilities required for growth within the UGA shall be evaluated ((at least every five years)) consistent with the schedule established in Countywide Planning Policy GF-7 for the "buildable lands" review and evaluation program to determine whether or not modifications to land use or facilities are required to more adequately meet the projected needs of the UGA.
- 1.A.12 Urban growth areas which are located within the floodplain, as identified in 30.65 SCC (Special Flood Hazard Areas), shall comply with all provisions of that title, except that airports, and uses directly related to airports and sawmill storage yards, should be allowed in density fringe areas through a code amendment when located adjacent to existing airport or sawmill uses. Annexation agreements shall ensure the continued implementation of this policy.



1 ~~necessary public facilities that are required to be served by~~  
2 ~~sanitary sewers and cannot be feasibly located within the~~  
3 ~~UGA. Urban capital facilities, including sanitary sewer~~  
4 ~~facilities, may be located outside a UGA only when there are~~  
5 ~~compelling reasons for such locations related to engineering~~  
6 ~~design requirements or significant limitations on site~~  
7 ~~availability and when they are intended and designed solely to~~  
8 ~~serve urban development with the UGA.))~~

9 1.C.5 The county may consider the expansion of UGA boundaries  
10 as part of a 10-Year Update to the Comprehensive Plan or as  
11 part of a growth target and plan reconciliation process that  
12 follows a 10-Year Update, while deferring implementing  
13 zoning in situations where urban infrastructure or special  
14 regulatory controls are needed and anticipated but are not in  
15 place to serve the population and employment allocated to  
16 the UGA. Where such UGA expansions with deferred  
17 implementing zoning are approved, no rezoning of properties  
18 within the expansion area may occur until: (1) necessary  
19 capital facilities plan updates have been completed and  
20 adopted by the utility provider; or (2) the necessary  
21 development regulations have been adopted.

22 **Objective LU 1.D Continue to support the joint city/county planning**  
23 **process that may result in adjustments to UGA**  
24 **boundaries consistent with this plan and GMA.**

25 **LU Policies 1.D.1** Following the reconciliation of population and employment  
26 projections by Snohomish County Tomorrow and the county,  
27 make adjustments to UGA boundaries, if necessary. A UGA  
28 boundary adjustment shall be considered only when  
29 necessary to ensure adequate capacity for accommodating  
30 projected urban growth in the succeeding 20-year period, as  
31 required by Policy LU 1.A.((44)) 10 and when it is consistent  
32 with GPP policies and the GMA.

33 1.D.2 UGA plans may be undertaken to provide greater detail as to  
34 the type and location of future land uses and shall address the  
35 following.

- 36 (a) Analyze and designate locations for increased  
37 residential, commercial, and industrial densities.  
38 (b) Preserve and enhance unique and identifiable  
39 characteristics such as urban centers, cultural and  
40 historic resources, critical areas, open space areas and  
41 trails, distinctive development patterns, and  
42 neighborhood areas.

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- (c) Provide for growth phasing areas within UGAs where appropriate.
- (d) Provide for any needed amendments to the General Policy Plan following adoption of the UGA plan.
- (e) Consider open space, parks, and recreational facilities needed for urban growth.

1  
2 Exhibit B

3 Amended Ordinance No. 11-051  
4 GPP 3 Amendments to the Other Urban Designations Subsection of the Future Land  
5 Use Map Section of the Land Use Chapter of the GPP  
6

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

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

15 The P/IU designation is appropriate for existing or planned government owned  
16 and/or operated properties, including schools, parks, government buildings, utility  
17 plants, and other government operations or properties as requested. There are  
18 no specific implementing zones for this designation since zoning will vary from  
19 site to site. However, only zones that allow schools, parks, government  
20 buildings, ~~level II health and social service facilities~~,\* utility plants or other  
21 government operations either outright or conditionally may implement this  
22 designation. Implementing zoning should be consistent with surrounding zones.  
23

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

25 All residential, commercial, or industrial UGA expansions are subject to the  
26 requirements of LU 1.A.~~((44))~~10. Institutional UGA expansions are allowed ~~((are~~  
27 ~~not))~~ subject to the requirements of LU 1.A.~~((44))~~ 10, provided that the land  
28 added to a UGA is designated P/IU concurrent with or prior to the UGA  
29 expansion. Subsequent re-designations of land added to a UGA under the P/IU  
30 designation are subject to the applicable requirements of LU 1.A.~~((44))~~ 10for  
31 residential, commercial, or industrial UGA expansions. Where land added to a  
32 UGA is designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-  
33 9,600. When applied to land designated P/IU concurrent with or prior to a UGA  
34 expansion, these implementing zones shall allow only churches, ~~level II health~~  
35 ~~and social service facilities~~, and school instructional facilities unless the land is

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

1 re-designated to urban commercial, residential, or industrial in compliance with  
2 the UGA expansion requirements of LU 1.A.~~((14))~~ 10.  
3

Exhibit C  
Amended Ordinance No. 11-051  
GPP 3 Amendments to the Housing Chapter of the GPP

**Housing**

**Background**

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

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

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

(d) makes adequate provisions for existing and projected housing needs of all economic segments of the community. (RCW 36.70A.070)

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

Goals, objectives, and policies are based on the Needs Analysis, the other requirements of the GMA, the recommended procedural criteria included in WAC 365-~~(195)~~ 196-~~(310)~~ 410, the countywide planning policies, other documents prepared by the county and cities cooperatively, and public input.

The Countywide Planning Policies (CPP) coordinate county and city efforts to meet GMA housing goals. They set requirements for the county and the cities to report on housing characteristics and needs ~~((concerning fair share allocation of housing for low and moderate income households)),~~ utilize consistent

definitions of housing income classifications, ~~((monitoring))~~ monitor the effectiveness of housing actions, and ~~((reconciliation—of))~~ reconcile neighborhood preservation ~~((and))~~ with special needs housing. The CPPs also encourage infill housing, support a relationship between the location of housing and jobs, environmental sensitivity in housing development, consideration of the impact of regulations, mitigation fees and processing time on housing costs. ~~((The CPPs recommend that jurisdictions seek infrastructure funding and implement housing relocation programs.))~~

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

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

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

The CPPs provide guidance for a housing report prepared by the county and cities to prepare for conducting comprehensive plan updates and assessing progress on achieving policies relating to housing. This report monitors the performance of jurisdictions in meeting housing needs, particularly of low and moderate income households. It also monitors the supply of housing units, including the availability and location of housing and the number of housing units to meet the various housing needs of the projected population.

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

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

The GMA Housing Element provides the overall housing policy guidance to the county. Other policy documents deal with more specific policies and implementation devices for housing programs funded under state and federal legislation. Chief among these is the Consolidated Plan, prepared by the Office of Housing and Community Development every five years. It focuses on the housing needs of low and



moderate income households. The Homeless Policy Task Force prepares a plan to deal with homelessness from prevention to provision of permanent housing.

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

#### Relationship to other GPP elements

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

The Housing Element is also closely tied to the county's land capacity evaluation program, particularly efforts to use urban land more efficiently (RCW 36.70A.215). Residential land uses are analyzed to assure that there is sufficient land devoted to the more dense housing types where low and moderate cost housing development typically takes place.

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

The Housing Element is related to Utilities, Capital Facilities and Transportation, as well as education and government services. All these facilities

and services are necessary to support households directly, or support their ability to connect to jobs and government support programs.

#### **Current Housing Trends**

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

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

<b>GOAL HO 1</b>	<b>Ensure that all county residents have the opportunity to obtain safe, sanitary, and affordable housing.</b>
<b>Objective HO 1.A</b>	<b>Ensure fair and equal housing opportunities.</b>
<b>HO Policies</b>	
1.A.1	County regulations shall continue to be in compliance with state and federal fair housing laws.
1.A.2	The siting of group homes shall be facilitated, especially those designed to house special needs populations.
1.A.3	Broader public understanding of fair housing shall continue to be promoted through support of educational and informational outreach programs.
1.A.4	Information regarding the development of ADA-accessible housing units, or units that can be easily modified to meet the individual needs of a person with disabilities, shall be developed and promoted.
<b>Objective HO 1.B</b>	<b>Ensure that a broad range of housing types is available in urban and rural areas.</b>
<b>HO Policies</b>	
1.B.1	The county shall facilitate affordable home ownership and rental opportunities by promoting an increased supply of lower-cost housing types, such as small lots, townhouses, multiplexes, and mixed-use housing.
1.B.2	The county shall recognize the increasing diversity in the cultural backgrounds of its residents and shall encourage a broad range of ownership and rental housing opportunities.
1.B.3	The county shall support the development and preservation of mobile and manufactured home parks. <ul style="list-style-type: none"> <li>a. Create a comprehensive plan designation and development regulations that will encourage the long-term preservation of mobile and manufactured parks.</li> <li>b. Investigate the development of site size and buffering standards for mobile and manufactured parks that permit development in all medium and high density residential zones and conditional development in low density residential zones.</li> </ul>
1.B.4	The county shall encourage and support the development of innovative housing types that make efficient use of the county land supply such as residential units in mixed-use developments, accessory-dwelling units, cottage housing, co-housing, and live/work units.

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

**Objective HO 1.C**      **Make adequate provisions for the existing and projected housing needs of all economic segments of the population.**

- HO Policies**
- 1.C.1 The county shall cooperate with public, private and non-profit providers in applying techniques for increasing the supply of owner-occupied homes.
  - 1.C.2 To increase the cost effectiveness of special needs housing programs, the county shall amend the codified definition of "family" to permit up to eight persons not related by blood or marriage to reside in a dwelling.
  - 1.C.3 The county shall encourage private sector production of new housing units that are affordable to and occupied by low income households.
    - a. Provide incentives that encourage residential developers to address low- and moderate-income housing needs, such as priority permit processing and exemptions or reductions in impact fee mitigation payments for low-income projects.
    - b. Evaluate the feasibility of reducing minimum permitted lot sizes in non-PRD developments.
  - 1.C.4 The county has implemented and shall maintain the Snohomish County Affordable Housing Trust Fund to develop and maintain housing affordable to households with incomes below 50 percent of median.
  - 1.C.5 The county shall continue to support the efforts of the Housing Authority of Snohomish County to increase the supply of low and moderate income housing.
  - 1.C.6 The county shall encourage the capacity of nonprofit housing and community development organizations to develop and manage low income housing.
  - 1.C.7 The county shall pursue techniques to minimize the displacement of low and moderate income households

resulting from losses in the county's existing stock of low-cost housing.

1.C.8 The county shall evaluate the feasibility of implementing a mitigation program for low-income households (<50 percent of median income as defined by the Department of Housing and Urban Development, the agency that defines eligibility for assistance based on that definition) displaced as a result of manufactured housing community closures.

1.C.9 The county shall investigate methods of ensuring that redevelopment will not result in a net loss of affordable housing; i.e. every unit of affordable housing lost to redevelopment is replaced with like, affordable housing, suitable for and in a location beneficial to the same demographics as those displaced by redevelopment. To this end, the county shall consider requirements for the inclusion of low-income housing or fees in lieu of providing low-income housing.

1.C.10 The county should consider measures that avoid concentrations of low-income and special needs housing.

**Objective HO 1.D**

**Maintain an adequate supply of appropriately zoned developable land.**

**HO Policies**

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

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

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

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

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

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

**HO Policies**    1.E.1                    Snohomish County in cooperation with cities, public housing agencies, and other public, non-profit and private housing developers shall continue to strive to meet the ~~((county's fair-share housing allocations based on recommendations in the most recent Housing Evaluation Report))~~ housing needs of all income groups and demographic groups within the county as provided in the(( 2025 Fair Share Housing Allocation Report and Documentation (Snohomish County Tomorrow Steering Committee, 2005)) joint housing report as prescribed in countywide planning policy HO-5.

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

1.E.3                    The county should consider participating in a multi-jurisdictional affordable housing program and other cooperative efforts to promote an adequate and diversified supply of housing countywide.

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

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

**HO Policies**    2.A.1                    The county should preserve the character of stable residential neighborhoods through selective and innovative land use measures.

2.A.2                    The county shall continue programs to repair and maintain existing housing in neighborhoods to reduce blight and deterioration and preserve and enhance the housing stock.

2.A.3                    The county shall encourage the distribution of assisted rental housing in communities where less than 30 percent of the housing stock is assisted rental housing.

2.A.4 The county shall encourage development and maintenance of safe and secure outdoor environments, including the development of sidewalks in new subdivisions.

**Objective HO 2.B Encourage the use of innovative urban design techniques and development standards to foster broad community acceptance of a variety of housing types affordable to all economic segments of the population.**

**HO Policies** 2.B.1 The county shall encourage a variety of housing types and densities in residential neighborhoods.

2.B.2 The county shall facilitate the development of urban centers and urban villages in appropriate locations within UGAs (~~see LU-1~~)).

2.B.3 The Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992) shall continue to be broadly distributed and other documents, such as those in the following list, may be used as references to innovative development practices:

- "The Report of the Partnership for Tomorrow's Low Cost Housing Opportunities Subcommittee" (May 1992) Information on housing needs and opportunities;
- Strategies to Achieve Affordable Housing Objectives (accepted by the SCT Steering Committee on January 26, 1994). Provides examples of housing design and streetscapes;
- ~~(2002)~~ 2007 Snohomish County Tomorrow Housing Evaluation Report (~~July 2003~~) May 2008). Analysis of housing needs and progress in meeting them;
- Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993). Preferences of residents on the shape of future county growth including housing types and community livability;
- Transit Oriented Development Guidelines (Snohomish County, July 1999);
- SW Snohomish County Urban Centers Phase 1 Report (Huckell Weinman Associates, Inc. and Snohomish County, February 2001); and
- SNOTRAN's A Guide to Land Use and Public Transportation for Snohomish County, Washington (1989).

2.B.4 The county shall encourage the integration of a variety of dwelling types and intensities in residential neighborhoods.

- GOAL HO 3**                      **Land use policies and regulations should contribute as little as possible to the cost of housing.**
- Objective HO 3.A**            **Encourage land use practices, development standards, and building permit requirements that reduce housing production costs.**
- HO Policies**    3.A.1            The county shall complete an economic analysis of all proposed building and land use regulations. The economic analysis shall evaluate the regulations' impact to the cost of housing and the county's fair-share housing goals. The county shall ensure that the intent of proposed building and land use regulations be achieved in a manner that imposes the least amount of additional economic costs to development, including infill development, redevelopment, new housing, and renovation of existing housing.
- 3.A.2            Development standards and building permit requirements shall be reviewed every five years to ensure clarity and consistency while providing for a timely, fair, and predictable application processing outcome.
- 3.A.3            The county shall encourage cluster housing in order to minimize land and infrastructure costs.
- 3.A.4            Snohomish County shall endeavor to process completed development applications within 120 days.
- 3.A.5            The county's impact fee program shall be based on a fair assessment of the cost of new public facilities needed to accommodate each housing unit.
- Objective HO 3.B**            **Evaluate the feasibility of reducing housing development costs.**
- HO Policies**    3.B.1            The county shall analyze alternative funding methods to finance low-income housing, such as local improvement districts, bond levies, partnerships with non-profit agencies and housing authorities, and grants.
- 3.B.2            The county shall consider reducing residential parking requirements in neighborhoods with high levels of public transportation.
- 3.B.3            The county shall determine the feasibility of preparing programmatic areawide environmental impact statements for housing developments in communities where residential development is targeted.

3.B.4 The county shall evaluate mechanisms to facilitate land assembly for residential developments in UGAs.

3.B.5 The county shall continue the demonstration program that provides for the use of environmentally sensitive housing development practices that minimize the impacts of growth on the county's natural resource systems without adding to the cost of housing.

**GOAL HO 4** ~~((Establish a process for adjusting fair-share housing allocations and housing strategies when required))~~ The county shall monitor progress toward achieving the housing goals, objectives and policies of this General Policy Plan and the countywide planning policies.

**Objective HO 4.A** ~~Maintain a long-term monitoring process through Snohomish County Tomorrow to ((review and, if necessary, adjust fair-share housing goals and)) evaluate the progress of housing strategies and the need for adjusting housing goals and policies.~~

**HO Policies 4.A.1** The land capacity analysis of urban and rural unincorporated areas shall continue to include housing data.

a. The county shall monitor the adequacy of the supply of appropriately zoned developable land within urban and rural areas including land and housing prices and rents, in comparison with trends in household income.

4.A.2 Based on the evaluation of housing data and the adequacy of the supply of developable residential land, the county shall, if necessary, apply reasonable measures and revise county comprehensive plan designations, housing densities, and zoning regulations to increase land capacity. If these measures do not suffice, the county may consider expanding UGA boundaries, consistent with RCW 36.70A and Snohomish County policies and codes.

4.A.3 The county shall monitor housing discrimination complaints in Snohomish County.



## Exhibit D

### Amended Ordinance No. 11-051 GPP 3 Amendments to the Essential Public Facilities Section of the Capital Facilities Chapter of the GPP

#### ~~((Siting Of))~~ Essential Public Facilities

~~((The GMA addresses facility siting in two separate sections, one dealing with countywide planning policies and the other with local comprehensive plans. The question that the legislature asks us to address is how to site facilities that are needed by both urban and rural populations, but which no one wants near their own property or home. Almost any public facility or use is vulnerable to neighborhood opposition which can and frequently does lead to delay or denial of facility permits.~~

~~Snohomish County's countywide planning policies include provisions to meet the GMA requirement. The policies call for the cities and county to develop a common site review process to be included by all local jurisdictions within their comprehensive plans. The policies establish certain parameters for the design of this process which collectively provide a broad outline for what it should contain. A joint staff subcommittee, formed under the auspices of Snohomish County Tomorrow, began working on the design of this siting process following adoption of the policies by the county council. The Steering Committee approved the process design contained in Appendix B of the General Policy Plan. This followed the review and consideration of numerous drafts and modifications by the Planning Advisory Committee, the Infrastructure Coordinating Committee, an ad hoc legal review team, the Community Advisory Board, the Executive Board, and the Steering Committee of Snohomish County Tomorrow.~~

~~The GMA also requires local jurisdictions to include within their comprehensive plans a process for siting essential public facilities.~~

~~The common site review process called for in the countywide planning policies, as supplemented by the goals, objectives, policies, and implementation measures can effectively serve that role for Snohomish County. Most of the county's own facilities serve populations from more than one local jurisdiction and can, therefore, be considered facilities of a countywide nature. Snohomish County will be placing most of its own facilities under its umbrella by adopting the major provisions of this siting process.~~

~~Similar facilities proposed by other local and state agencies as well as by private utility companies and nonprofit organizations will also be subject to its provisions. Operating procedures for the new siting process, including hearings and pre-hearing steps, must also be created and accepted before it can be implemented. Snohomish County will review and modify its code and administrative procedures as necessary, and will continue to work with Snohomish County Tomorrow on the improvement and implementation of its administrative guidelines and with any other actions necessary to fully implement the common siting process.))~~

The GMA requires that the comprehensive plan of each county planning under RCW 36.70A.040 shall include a process for identifying and siting essential public facilities. The GMA provides that no comprehensive plan or development regulations may preclude the siting of essential public facilities. With respect to essential public facilities of a regional, statewide or federal nature, if the essential public facility and its location have been evaluated through a state, regional or federal siting process, the county cannot require the sponsor of the facility to go through any local siting process. The GMA allows counties to adopt comprehensive plan policies and development regulations related to the siting of essential public facilities of a local nature as long as those policies and regulations do not preclude the siting of any such facility. The county may impose reasonable conditions on any local, regional, state, or federal essential public facility. The county can require appropriate and reasonable mitigation of that development as long as the effect of the conditions and/or mitigation does not preclude the siting of the facility.

Essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities, state and regional transportation facilities, 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.

**GOAL CF 12** ~~((Facilitate the siting of essential public facilities sponsored by public or private entities and whose location within unincorporated areas may be appropriate.))~~Ensure that the county does not preclude the siting of essential public facilities.

**Objective CF 12.A** ~~((Work with Snohomish County jurisdictions to implement the design for a common siting criteria for various types of essential public facilities.))~~ Develop and implement a process for siting essential public facilities of a local nature.

**CF Policies 12.A.1** ~~((The county shall follow the Process for Siting Essential Public Facilities of a Countywide or Statewide Nature in Snohomish County, as adopted by Snohomish County Tomorrow, and as presented in Appendix B.))~~

The county shall establish a process through its 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.

12.A.2 ~~((Snohomish County will review and modify its code provisions and administrative procedures as necessary to fully implement the common siting process within its areas of land use jurisdiction.))~~

Local essential public facilities shall be sited to support the countywide land use pattern, support economic activities, reduce environmental impacts, provide amenities or incentives, and minimize public costs.

12.A.3 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.

12.A.4 The county shall collaborate with public agencies and special districts to identify opportunities for the co-location of local essential public facilities.

12.A.5 The county 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.

Exhibit E

Amended Ordinance No. 11-051  
GPP 3 Amendments to the Wastewater Collection and Treatment  
Section of the Utility Chapter of the GPP

- GOAL UT 3**                         **Work with cities and special districts to produce coordinated wastewater system plans for both incorporated and unincorporated areas within UGAs that are consistent with the land use element, UGA area plans, and city plans.**
- Objective UT 3.A**            **Utilize wastewater system plans as a basis for orderly development or expansion within UGAs in accordance with the countywide planning policies.**
- UT Policies**       3.A.1         The county shall review new residential projects within urban growth areas requiring land use or construction permit approval for the availability of an adequate public wastewater collection and treatment system. Package wastewater treatment plants and sanitary sewer systems shall be approved by the State Department of Health.
- 3.A.2         The county shall only permit new individual wastewater treatment systems (such as septic systems) within UGAs to serve single-family homes on legal lots in existence at the effective date of this plan except as may be provided under development regulations which are consistent with LU Policy 2.B.1 related to the phased implementation of minimum urban densities within the un-sewered portion of UGAs, under limited conditions.
- Objective UT 3.B**            **Discourage inappropriate development patterns and densities in rural areas by restricting public sewer systems outside of designated urban growth areas.**
- UT Policy**         3.B.1         The county shall prohibit new municipal sanitary sewer systems beyond Urban Growth Areas except as allowed under countywide planning policy DP-6. ~~((within the rural and resource lands unless sewers are necessitated by serious public health considerations or by necessary public facilities, or there are compelling reasons for such locations related to engineering design requirements or significant limitations on site availability, and when they are intended and designed solely to serve urban development within the UGA((,with the exception that churches or schools located within the rural~~

lands may hook up to sewer lines located on or directly adjacent to the church or school property));<sup>1)</sup>)

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~~(<sup>1</sup> The stricken and underlined text in 3.B.1 reflects the reinstatement of text as was in effect prior to the adoption of Amended Ordinance No. 05-069. A portion of Amended Ordinance No. 05-069 was ruled invalid by the CPCGMHD on September 15, 2006. (See Resolution No. 06-016 adopted on November 22, 2006).)~~

AMENDED ORDINANCE No. 11-051  
RELATING TO THE GROWTH MANAGEMENT ACT,  
AMENDING THE GENERAL POLICY PLAN (GPP) OF THE  
SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN  
(GMACP) TO ENSURE CONSISTENCY WITH THE COUNTYWIDE PLANNING POLICIES  
(GPP 3 CONSISTENCY BETWEEN GPP & CPP) - 37

Exhibit F  
Amended Ordinance No. 11-051  
GPP 3 Amendments to the Interjurisdictional Coordination Chapter of the GPP

**GOAL IC Promote the coordination of planning, financing, and implementation programs between the county and local jurisdictions including tribal governments.**

**Objective IC 1.A Continue participation in joint planning processes.**

- IC Policies**
- 1.A.1 The county shall continue participation in Snohomish County Tomorrow to reconcile, monitor and, if necessary, adjust population and employment growth targets; and to resolve possible inconsistency between the local jurisdictions' plans(~~(;~~ and to provide for common siting of essential public facilities)).
  - 1.A.2 The county shall work with cities and private citizens to develop more detailed plans where local conditions and interests demand it.

Exhibit G  
Amended Ordinance No. 11-051  
GPP 3 Amendments to Appendix B of the GPP

APPENDIX B

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~~((PROCESS FOR SITING ESSENTIAL PUBLIC FACILITIES  
OF A COUNTYWIDE OR STATEWIDE NATURE IN SNOHOMISH COUNTY  
[APPROVED BY SCT STEERING COMMITTEE - OCTOBER 25, 1995])~~

**PURPOSE**

~~In accordance with the requirements of the Washington Growth Management Act, and following an extensive policy review process by the Snohomish County Tomorrow Steering Committee, the Snohomish County Council has adopted a series of countywide planning policies to guide the preparation of city and county comprehensive plans. Included therein are policies addressing the siting of "public capital facilities of a countywide or statewide nature" (identified as Policies CF-1 through CF-5), as specifically required by the GMA. These policies commit the GMA planning jurisdictions of Snohomish County to develop a common siting process for these facilities.~~

~~The GMA further requires local governments to develop a process for identifying and siting "essential public facilities" and to incorporate that process into their local comprehensive plans. As indicated and defined by WAC 365-195-340, essential public facilities can be difficult to site, and their location in a community may be locally unpopular. Local and state governments are charged by GMA with the task of ensuring that such facilities, as needed to support orderly growth and delivery of public services, are sited in a timely and efficient manner.~~

~~The process described here is intended to address the siting of essential public facilities not already sited by a local comprehensive plan and for which discretionary land use action is required. The siting process set forth below is also intended to meet GMA requirements, as well as the intent of the countywide planning policies. A final objective is to enhance public participation during the early stages of facility siting to reduce the~~

~~time spent analyzing unacceptable sites and thereby produce earlier siting decisions that are also consistent with community goals.~~

#### ~~DEFINITION OF ESSENTIAL PUBLIC FACILITY~~

~~Any facility owned or operated by a unit of local or state government, by a public utility or transportation company, or by any other entity providing a public service as its primary mission may qualify as an "essential public facility" (or, EPF). In general, an essential public facility will be characterized by the following:~~

- ~~1) it is a necessary component of a system or network which provides a public service or good; and~~
- ~~2) it may be difficult to site because of potential significant opposition.~~

~~Essential public facilities of a countywide nature are those which serve a population base extending beyond the host community which may include several local jurisdictions within Snohomish County or a significant share of the total County population. Such facilities may include, but are not limited to, the following examples: airports, state education facilities, state or regional transportation facilities, state or local correctional facilities, solid waste handling facilities, in-patient facilities including substance abuse facilities, mental health facilities, and group homes.<sup>2</sup> The application of this definition for group homes and similar facilities, as well as of the siting process for these facilities, will be within the legal parameters of fair housing laws. Other facilities meeting the basic definition above and whose sponsor desires to utilize this siting process may be qualified as essential public facilities by completing the designation procedure described below.~~

~~Essential public facilities of a regional or state-wide nature may include, but are not limited to, those facilities listed above which serve a multi-county population base; and other large public facilities appearing on the Office of Financial Management (OFM) list to be maintained under RCW 36.70A.~~

#### ~~ESSENTIAL PUBLIC FACILITIES ELIGIBLE FOR COMMON SITE REVIEW~~

~~Essential public facilities of a county wide or statewide nature which are not already sited in a local comprehensive plan are eligible for review under the common siting process described below. Candidate facility proposals may be submitted for review under this Common Siting Process by either the project sponsor or by a local jurisdiction wishing to site the project (the "host community").~~

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~~<sup>2</sup> The application of this definition for group homes and similar facilities, as well as of the siting process for these facilities, will be within the legal parameters of fair housing laws.~~



~~A facility may be designated an essential public facility eligible for review under this process under the following conditions:~~

- ~~1) the Snohomish County Tomorrow Steering Committee or the governing board of the host community makes a determination that the proposed facility meets the definition of an essential public facility; or, the facility appears on the State, County, or the host community's list of essential public facilities;~~

~~AND~~

- ~~2) either the sponsoring agency or the host community determines that the facility will be difficult to site.~~

## COMMON SITE REVIEW PROCESS

~~Either the sponsor of an essential public facility within Snohomish County which is eligible for review under the Common Site Review Process, or the proposed host community, may elect to follow the process described herein. Alternatively, sponsors of such facilities having a preferred site location already identified may choose to seek siting approval under the local process provided by the host community (the jurisdiction having land use authority over that site), if that approach is acceptable to the host community.~~

~~The Common Site Review Process will involve the steps described below.~~

- ~~1. Determination of Eligibility. The project sponsor must receive a determination of eligibility from either the host community or the Snohomish County Tomorrow Steering Committee that the proposed facility constitutes an essential public facility as defined above. This initial step will also include a determination, as a threshold matter, of whether the facility in question presents siting difficulties. If the facility does not present siting difficulties, it should be relegated to the normal siting process, as recommended in WAC 365-195-340 (2) (a) (iii).~~
- ~~2. Site Search Consultation. As an optional service to project sponsors, the Planning Advisory Committee (PAC) and/or the Infrastructure Coordinating Committee (ICC) will, upon request, provide a forum for project sponsors prior to the initiation of the formal siting review process. Sponsors will have the opportunity to present proposed projects involving essential public facilities for the purpose of seeking information on potential sites within Snohomish County and about potential concerns related to siting. Sponsors may also propose possible incentives for host communities.~~

~~Through the PAC/ICC, local jurisdictions may be requested to provide information to sponsors regarding potential sites within their communities. The sponsor of an eligible project electing to utilize this siting process may initiate this communication by contacting Snohomish County Tomorrow and requesting aid in the siting of its proposed facility.~~

- ~~3. Local Land Use Review. Following site consultation with the PAC and/or the ICC (when that step is taken by the sponsor), the sponsor may then apply for site approval with the local land use or permit authority, as required under local law. The local jurisdiction shall conduct its review as required by this common siting process, as well its own codes and ordinances. This shall include the conduct of public hearings required for any land use action which may be needed by the proposal, including comprehensive plan amendment, rezoning, conditional use permit, or similar approval.~~

~~The local authority shall evaluate the proposal against the common siting criteria described herein, as well as against any local criteria generally applicable to the type of action required, in making its land use decision on the project proposal. Where no local land use action is required, the sponsor may proceed directly to the permit application stage.~~

- ~~1. Advisory Review Process. The local land use authority's decision, as it relates to matters encompassed by the site evaluation criteria described below, is subject to an advisory review process as provided herein. This process, if utilized, would occur prior to any appeal processes already provided by local ordinance.~~

~~Within 21 days following the decision by the local land use authority required to approve the proposal, an advisory review process may be utilized by the sponsor involving member advisory review board appointed by the Snohomish County Tomorrow Executive Board. Qualifications for board members, as well as procedures for board creation and conduct of board business, shall be governed by written guidelines to be established by Snohomish County Tomorrow, provided that no official or employee of Snohomish County or any local jurisdiction within Snohomish County shall be a board member.~~

~~The advisory review board shall not have the authority to overturn a local decision. The board, on a review of the record, shall only find that the local decision does or does not accurately reflect the evidence provided by the sponsor, or that adequate consideration was or was not given to the evaluation criteria, and may recommend to the local agency that it reconsider its decision.~~

~~A recommended alternative for host communities and sponsors would be to use arbitration as the final recourse for resolution of differences. In cases where this option is agreed to in advance, a pre-selected arbitrator would serve as the appeal agent for these parties.~~

~~Nothing herein shall be construed to limit the administrative appeal or legal remedies otherwise available to sponsors, host communities or third parties.~~

- ~~5. Permit Application. Upon receipt of the required land use approvals by the local land use authority, the sponsor may then apply for the required permits to construct the proposed facility. When permit is denied for reasons relating to this siting process, the permitting authority will submit, in writing, the reasons for permit denial to the sponsor.~~

## ~~SITE EVALUATION CRITERIA~~

~~The following criteria will be utilized by all county and city review authorities in evaluating siting proposals made by sponsoring agencies seeking to site an essential~~

~~public facility (EPF) in Snohomish County. The sponsor shall provide the information needed for the reviewing body to evaluate site(s) and make a recommendation or decision on a specific proposal. These criteria encompass an evaluation of regional need and local site suitability for the proposed and designated essential public facility. Findings concerning the proposal's conformance with each criterion shall be included in the documentation of the local authority's decision.~~

- ~~1. Documentation of Need. Project sponsors must demonstrate the need for their proposed EPFs. Included in the analysis of need should be the projected service population, an inventory of existing and planned comparable facilities and projected demand for this type of essential public facility.~~
- ~~2. Consistency with Sponsor's Plans. The proposed project should be consistent with the sponsor's own long-range plans for facilities and operations.~~
- ~~3. Consistency with Other Plans. The proposal must demonstrate the relationship of the project to local, regional and state plans. The proposal should be consistent with the comprehensive plan and other adopted plans of the prospective host community. In evaluating this consistency, consideration shall be given to: urban growth area designations, critical area designations, population and employment holding capacities and targets, and the land use, capital facilities and utilities elements of these adopted plans.~~
- ~~4. Relationship of Service Area to Population. The facility's service area population should include a significant share of the host community's population, and the proposed site should be able to reasonably serve its over all service area population. [Note: linear transmission facilities are exempt from this criterion]~~
- ~~5. Minimum Site Requirements. Sponsors shall submit documentation showing the minimum siting requirements for the proposed facility. Site requirements may be determined by the following factors: minimum size of the facility, access, support facilities, topography, geology, and mitigation needs. The sponsor shall also identify future expansion needs of the facility.~~
- ~~6. Alternative Site Selection. In general, the project sponsor should search for and investigate alternative sites before submitting a proposal for siting review. Additionally, the proposal should indicate whether any alternative sites have been identified that meet the minimum site requirements of the facility. The sponsor's site selection methodology will also be reviewed. Where a proposal involves expansion of an existing facility, the documentation should indicate why relocation of the facility to another site would be infeasible.~~
- ~~7. Concentration of Essential Public Facilities. In considering a proposal, the local review agency will examine the overall concentration of essential public facilities within Snohomish County to avoid placing an undue burden on any one community.~~
- ~~8. Public Participation. Sponsors should encourage local public participation, particularly from any affected parties outside of the host community's corporate limits, in the development of the proposal, including mitigation measures. Sponsors should conduct local outreach efforts with early notification to prospective neighbors to inform them about the project and to engage local residents in site planning and~~

~~mitigation design prior to the initiation of formal hearings. The sponsor's efforts in this regard should be evaluated.~~

~~9. Consistency with Local Land Use Regulations. The proposed facility must conform to local land use and zoning regulations that are consistent with the Countywide Planning Policies. Compliance with other applicable local regulations shall also be required.~~

~~10. Compatibility with Surrounding Land Uses. The sponsor's documentation should demonstrate that the site, as developed for the proposed project, will be compatible with surrounding land uses.~~

~~11. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted area(s) and community(ies). Mitigation measures may include, but are not limited to, natural features that will be preserved or created to serve as buffers, other site design elements used in the development plan, and/or operational or other programmatic measures contained in the proposal. The proposed measures should be adequate to substantially reduce or compensate for anticipated adverse impacts on the local environment.~~

## **AMENDMENTS**

~~This siting process may be amended, upon recommendation by the Snohomish County Tomorrow Steering Committee, through established procedures for amending the comprehensive plan in accordance with local code and the State Growth Management Act.))~~