



CO00045023

1 Approved: September 28, 2011

2 Effective: Oct 16, 2011

3 SNOHOMISH COUNTY COUNCIL
4 SNOHOMISH COUNTY, WASHINGTON

5
6 AMENDED ORDINANCE NO. 11-052
7

8
9 RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING TECHNICAL MAP
10 AND TEXT CORRECTIONS TO THE GENERAL POLICY PLAN (GPP) OF THE
11 SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN
12 (GMACP) (GPP 4 TECHNICAL CORRECTIONS)
13

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

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

23 WHEREAS, the Growth Management Act (GMA) at RCW 36.70A.210(2) requires
24 adoption of countywide planning policies which consists of written policy statements used for
25 establishing a countywide framework from which the county and city comprehensive plans are
26 developed and adopted under the GMA; and
27

28 WHEREAS, the Snohomish County Countywide Planning Policies (CPPs) establish that
29 Municipal Urban Growth Areas (MUGA) shall be established within the Southwest Urban
30 Growth Area (SWUGA) and documented in county and city comprehensive plans for the
31 purposes of allocating population as required by GMA and delineating future annexation areas
32 for each of the nine cities in the SWUGA; and
33

34 WHEREAS, the CPPs establish that MUGA boundaries that are not congruent with the
35 Southwest UGA boundary may be amended by agreement and action by the affected cities
36 following consultation by the county; and
37

38 WHEREAS, on July 14, 2010, the county council approved, by Amended Motion No. 10-
39 186, a list of county-initiated comprehensive plan amendments for inclusion to the list of
40 proposed 2011 GMA Comprehensive Plan (GMACP) Amendments including the GPP4-
41 Technical Corrections proposal to amend text and maps of the General Policy Plan (GPP) of the
42 GMACP, and authorized the County Executive, through the Department of Planning and
43 Development Services (PDS), to process GPP4 consist with chapter 30.73 SCC; and
44

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MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) (GPP 4
TECHNICAL CORRECTIONS)

1 WHEREAS, on June 1, 2011, the county council, through Ordinance No.11-021,
2 approved amendments to the MUGA map, the UGA map and associated population and
3 employment growth targets contained in the CPPs; and
4

5 WHEREAS, the list of proposed 2011 GMA Comprehensive Plan Amendments,
6 including GPP 4, was presented to the Planning Advisory Committee (PAC) and the Steering
7 Committee of Snohomish County Tomorrow (SCT); and
8

9 WHEREAS, pursuant to chapter 30.73 SCC, PDS completed final review and evaluation
10 of GPP 4, and forwarded recommendations to the Snohomish County Planning Commission
11 (planning commission); and
12

13 WHEREAS, the planning commission recommended adoption of the proposal; and
14

15 WHEREAS, the county council held a public hearing on September 28, 2011, to consider
16 the entire record, including the planning commission's recommendations on GPP4 and to hear
17 public testimony on this Ordinance No. 11-052.
18

19 NOW, THEREFORE, BE IT ORDAINED:
20

21 Section 1. The county council makes the following findings of fact:
22

- 23 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth
24 fully herein.
25
- 26 B. The proposed amendments are for countywide technical corrections to the text and maps of
27 the GPP that include updates for city annexations and changes in tribal trust land status that
28 occur by the date of final action on the proposed 2011 GMACP amendments; consistency
29 with changes to the CPP UGA map, MUGA map, and MUGA growth targets; changes in
30 tribal trust lands status; improved delineation to the upland boundaries of the Tulalip Indian
31 Reservation and to correct previous errors.
32
- 33 C. The technical correction amendments to the maps and text of the GPP are consistent with the
34 Puget Sound Regional Council's (PSRC) regional growth management strategy known as
35 Vision 2040 and state law.
36
- 37 D. The technical correction amendments to the maps and text of the GPP are consistent with
38 PSRC Multicounty Planning Policy (MPP) MPP-G-1 regarding coordinating planning
39 efforts.
40
- 41 E. The technical correction amendments to the maps and text of the GPP are consistent with
42 MPP-DP-18 regarding affiliating all urban unincorporated lands appropriate for annexation
43 with an adjacent city.
44

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- 1 F. The technical correction amendments to the maps and text of the GPP are consistent with
- 2 MPP-DP-19 regarding supporting joint planning between cities and counties to work
- 3 cooperatively in planning for urban unincorporated areas to ensure an orderly transition to
- 4 city governance.
- 5
- 6 G. The technical correction amendments to the maps and text of the GPP are consistent with
- 7 CPPs.
- 8
- 9 H. The technical correction amendments to the maps and text of the GPP are consistent with and
- 10 implement the following GPP Goals, Objectives and Policies:
- 11
- 12 1. Goal PE 1, “Establish a subcounty allocation of projected growth to the year 2025 that is
- 13 consistent with the goals of the Growth Management Act and the countywide planning
- 14 policies.”
- 15
- 16 2. Policy PE 1.A.4 “The population and employment allocation for the unincorporated
- 17 Southwest UGA shown in Appendix D shall include subtotals for the municipal urban
- 18 growth areas (MUGAs) associated in the countywide planning policies with each of the
- 19 nine cities in the Southwest UGA.”
- 20
- 21 3. GOAL IC “Promote the coordination of planning, financing, and implementation
- 22 programs between the county and local jurisdictions including tribal governments.”
- 23
- 24 4. Policy IC 1.A.1 “The county shall continue participation in Snohomish County
- 25 Tomorrow to reconcile, monitor and, if necessary, adjust population and employment
- 26 growth targets; to resolve possible inconsistency between the local jurisdictions' plans;
- 27 and to provide for common siting of essential public facilities.”
- 28
- 29 5. Objective IC 1.B “Work with cities and towns to provide for the orderly transition of
- 30 unincorporated to incorporated areas within UGAs.”
- 31
- 32 6. Policy IC 1.B.1 “The county shall work with cities in planning for orderly transfer of
- 33 service responsibilities in anticipation of potential or planned annexations or
- 34 incorporations within UGAs.”
- 35
- 36 7. Objective IC 1.E “Re-evaluate and, as required, modify MUGA boundaries to facilitate
- 37 county planning for the development of these urban areas.”
- 38
- 39 8. Policy IC 1.E.3 “MUGA boundaries shall be reevaluated on a periodic basis and
- 40 adjustments made as needed through the county’s Comprehensive Plan amendment
- 41 process.”
- 42

1 9. Policy IC 1.E.5 “MUGA boundaries that are not congruent with the SWUGA boundary
2 may be amended by agreement and action by the affected cities and the county,
3 consistent with 1.E.3.”
4

5 I. No inconsistencies between the amendments and CPPs have been identified.
6

7 J. No inconsistencies between the proposed amendments and GPP plan elements or
8 development regulations have been identified.
9

10 K. The amendments comply with the requirements of GMA, including RCW 36.70A.110(2)
11 which states that the county shall consult with each city on the boundaries of their urban
12 growth areas.
13

14 L. Snohomish County complied with RCW 36.70A.106(1) by providing advance notification to
15 the Washington State Department of Commerce.
16

17 M. The Washington State Attorney General issued an advisory memorandum in December of
18 2006 entitled Advisory Memorandum: Avoiding Unconstitutional Takings of Private
19 Property to help local governments avoid the unconstitutional taking of private property. The
20 2006 advisory memorandum was used by the county in objectively evaluating the
21 amendments proposed by this ordinance. The technical correction amendments to the maps
22 and text of the GPP of the GMACP do not result in or direct the adoption of policies or
23 regulations that would result in the unconstitutional taking of private property or violate
24 substantive due process guarantees.
25

26 N. The environmental impacts of the proposal are within the range of impacts analyzed by the
27 draft environmental impact statement (DEIS) and final environmental impact statement
28 (FEIS) during the Ten-Year Update to the GMACP in 2005. No new impacts have been
29 identified for this proposal, and State Environmental Policy Act (SEPA) requirements for this
30 nonproject action have been met through issuance of Addendum No. 29 to the FEIS for the
31 Ten-Year Update to the GMACP in 2005.
32

33 O. The technical correction to the introductory text of the Centers section of the Land Use (LU)
34 chapter deletes an Urban Village at the intersection of 79th Ave SE and 20th St. SE. The city
35 of Lake Stevens annexed this urban village into its incorporated city limits in 2009, and
36 therefore the county no longer has jurisdiction over this area. This technical correction
37 would provide consistency between the city of Lake Stevens’s comprehensive plan and the
38 GPP.
39

40 P. The technical correction to amend the maps of the GPP will update these maps with the
41 adopted amendments to the UGA map and MUGA map of the CPPs by Ordinance No. 11-
42 021. This technical correction would provide consistency between the maps of the CPPs and
43 the maps of the GPP.
44

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- 1 Q. The technical correction to amend the GPP UGA and MUGA population and employment
2 growth target tables will update these tables with the adopted amendments to the CPPs by
3 Ordinance No. 11-021. The technical corrections to the population and employment growth
4 target tables (D-1, D-2, D-3, D-4) in Appendix D of the GPP are as follows:
5
- 6 1. A footnote is added to Tables D-1 and D-2 that directs the reader to the CPP UGA
7 reference map as it reflects the city boundaries as of April 1, 2002, that were used to
8 develop the 2002 estimates and 2025 targets.
9
 - 10 2. A footnote is added to Tables D-3 and D-4 that directs the reader to the CPP MUGA
11 reference map as it reflects the city boundaries as of April 1, 2002, that were used to
12 develop the 2002 estimates and 2025 targets.
13
 - 14 3. The numerical targets in Tables D-3 and D-4 are updated to reflect the Everett/Smith
15 Island MUGA Revisions and the Everett MUGA/Lake Stickney Gap Boundary Revision.
16
 - 17 4. The titles of Tables D-3 and D-4 are amended to acknowledge updates to the targets for
18 the Everett/Smith Island MUGA Revisions and the Everett MUGA/Lake Stickney Gap
19 Boundary Revision.
20
- 21 R. The technical correction to amend the maps of the GPP will update these maps for city
22 annexations that occur by the date of final action on the proposed 2011 GMACP amendments
23 would provide consistency between the GPP and the comprehensive plans of the cities. The
24 city annexations include the city of Granite Falls Mountain Loop Industrial Addition, the city
25 of Granite Falls Modified Miller Shingle Annexation, and the city of Lynnwood Perrinville
26 Annexation.
27
- 28 S. The technical correction to amend the maps of the GPP will reflect changes to tribal trust
29 lands status that occur by the date of final action on the proposed 2011 GMACP
30 amendments. The changes in tribal trust land status include approximately 157 acres from
31 fee simple to Indian trust and approximately 2 acres removed from Indian trust land to fee
32 simple land. This technical correction increase consistency between the GPP and the Tulalip
33 comprehensive plan.
34
- 35 T. The technical correction to amend the maps of the GPP will update these maps to remove the
36 county's transfer of development rights (TDR) overlay located near 95th Avenue NE, within
37 the city of Arlington. Through the Brekhus/Beach Annexation, this area was annexed to the
38 city of Arlington in 2007. This technical correction would provide consistency between the
39 city of Arlington's comprehensive plan and the GPP.
40
- 41 U. The technical correction to amend the maps of the GPP will update these maps to correct a
42 future land use designation to Urban Medium Density Residential (UMDR) from Urban Low
43 Density Residential (ULDR) to approximately ten acres in the Lake Stevens UGA near 20th
44 St. that was not made during the last map amendments to the GPP.

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1
2 V. The technical correction to amend the maps of the GPP will update these maps to better
3 define the upland boundaries of the Tulalip Indian Reservation, and to change the label from
4 “Tulalip Tribes Reservation” to “Tulalip Indian Reservation.” This technical correction will
5 provide greater consistency between the Tulalips’ comprehensive plan and the GPP.
6

7 Section 2. The county council makes the following conclusions:
8

9 A. The proposed amendments are for technical corrections to the text and maps of the GPP
10 that include updates for city annexations and changes in tribal trust land status that occur
11 by the date of final action on the proposed 2011 GMACP amendments; consistency with
12 changes to the CPP UGA map, MUGA map, and MUGA growth targets; changes in
13 tribal trust lands status; improved delineation to the upland boundaries of the Tulalip
14 Indian Reservation and to correct previous errors.
15

16 B. The amendments to the text and maps of the GPP are technical corrections and do not
17 constitute changes in policy.
18

19 C. The amendments are consistent with the GMA requirement that the comprehensive plan of a
20 county or city be an internally consistent document (RCW 36.70A.070).
21

22 D. The amendments are consistent with the MPPs.
23

24 E. The amendments maintain the GMACP’s consistency with the CPPs.
25

26 F. The proposed amendments meet the goals, objectives and policies of the GPP as discussed in
27 the specific findings.
28

29 G. The amendments are consistent with and comply with the procedural and substantive
30 requirements of GMA.

31 H. All SEPA requirements with respect to this non-project action have been satisfied, through
32 the issuance of Addendum No. 29 to the draft environmental impact statement (DEIS) and
33 final environmental impact statement (FEIS) for the Ten-Year Update to the GMACP in
34 2005.
35

36 I. The amendments do not result in the unconstitutional taking of private property or violate
37 substantive due process guarantees.
38

39 J. The county complied with state and local public participation requirements under the GMA
40 and chapter 30.73 SCC.
41

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

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1
2 Section 4. The Centers section of the Land Use chapter of the GPP, last amended by Amended
3 Ordinance No. 10-042 on August 1, 2010, is amended as indicated in Exhibit A to this ordinance,
4 which is attached hereto and incorporated by reference into this ordinance.

5
6 Section 5. The maps (maps 1-6) of the GPP, last amended by Ordinance No. 10-046 on August
7 1, 2010, are amended as indicated in Exhibit B to this ordinance, which is attached hereto and
8 incorporated by reference to this ordinance.

9
10 Section 6. The UGA and MUGA population and employment growth target tables in Appendix
11 D of the GPP, last amended by Ordinance No. 10-045 on August 1, 2010, are amended as
12 indicated in Exhibit C to this ordinance, which is attached hereto and incorporated by reference
13 to this ordinance.

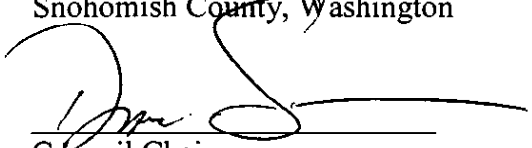
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15 Section 7. The county council directs the Code Reviser to update SCC 30.10.060 pursuant to
16 SCC 1.02.020(3).

17
18 Section 8. Severability. If any section, sentence, clause or phrase of this ordinance shall be held
19 to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of
20 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
21 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,
22 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by
23 the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect
24 prior to the effective date of this ordinance shall be in full force and effect for that individual
25 section, sentence, clause or phrase as if this ordinance had never been adopted.

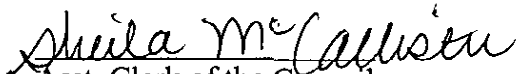
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PASSED this 28th day of September, 2011.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

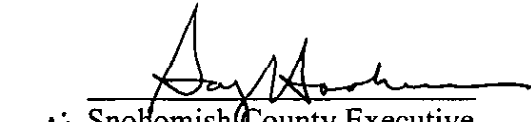

Council Chair

ATTEST:


Asst. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE: 10/6/11, 2011


for: Snohomish County Executive

GARY HAAKENSON
Deputy County Executive

ATTEST:



Approved as to form only:

Deputy Prosecuting Attorney

D-21

Exhibit A
Amended Ord. 11-052
GPP 4 - Adopting Technical Corrections
Technical Corrections to the Centers Section of the LU Chapter

Centers

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

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

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

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

low impact development (LID) techniques into the development process.

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

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

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

Exhibit A
 Amended Ord. 11-052
 GPP 4 - Adopting Technical Corrections
 Technical Corrections to the Centers Section of the LU Chapter

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

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

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

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

- 164th St SW and Ash Way

Urban Villages like other centers, promote a reduction in vehicle miles traveled by emphasizing pedestrian oriented, mixed-use design within close proximity to transit. They are smaller scale than urban centers,

have lower densities, allow mixed uses and may be located on or outside a high capacity transit station.

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

The plan designates Urban Villages at the following locations:

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

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

Exhibit A
Amended Ord. 11-052
GPP 4 - Adopting Technical Corrections
Technical Corrections to the Centers Section of the LU Chapter

Manufacturing and Industrial Center at Paine Field.

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

Exhibit A
Amended Ord. 11-052
GPP 4 - Adopting Technical Corrections
Technical Corrections to the Centers Section of the LU Chapter

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

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

- LU Policies**
- 3.A.1 The Future Land Use Map (FLUM) and UGA land use plans shall include designations and implementation measures for Urban Centers, based on the characteristics and criteria below.
 - 3.A.2 Urban Centers shall be compact (generally not more than 1.5 square miles), pedestrian-oriented areas within designated Urban Growth Areas with good access to higher frequency transit and urban services. Pedestrian orientation includes pedestrian circulation, pedestrian scaled facilities and pedestrian convenience. These locations are intended to develop and redevelop with a mix of residential, commercial, office, and public uses at higher densities, oriented to transit and designed for pedestrian circulation. Urban Centers should also include urban services and reflect high quality urban design. Urban Centers shall emphasize the public realm (open spaces, parks and plazas) and create a sense of place (identity). Urban Centers will develop/redevelop over time and may develop in phases.
 - 3.A.3 Urban Centers shall be located adjacent to a freeway/highway and a principal arterial road, and within one-fourth mile walking distance from a transit center, park-and-ride lot, or be located on a regional high capacity transit route.
 - 3.A.4 Residential net densities shall not be less than 12 dwelling units per acre; maximum densities may be established as part of more detailed planning. Population and employment size will be consistent with criteria in the Countywide Planning Policies and General Policy Plan.
 - 3.A.5 Urban Centers are designated on the FLUM and additional Urban Centers may be designated in future amendments to the Comprehensive Plan.

Exhibit A
Amended Ord. 11-052
GPP 4 - Adopting Technical Corrections
Technical Corrections to the Centers Section of the LU Chapter

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

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

- LU Policies**
- 3.B.1 Transit Pedestrian Villages are areas within designated Urban Centers that surround an existing or planned high capacity transit center. Transit Pedestrian Villages may be designated on the FLUM.
- 3.B.2 Transit Pedestrian Villages will be located around existing or planned transit centers.
- 3.B.3 Minimum densities within Transit Pedestrian Villages shall be determined through more detailed planning and implementing development regulations.
- 3.B.4 The county shall develop and adopt a detailed master plan for each Transit Pedestrian Village as an amendment to the GPP. State Environmental Policy Act review shall be conducted for each plan. The plan and planning process shall include the following elements:
- (a) a survey of local residents and property owners to identify local issues;
 - (b) analysis of land use, including an assessment of vacant and redevelopment land potential, ownership patterns, and a ranking of sites based on their potential for development/redevelopment in the near and long terms;
 - (c) analysis of demographic and market conditions, to help identify the most feasible mix of land uses;
 - (d) assessment of environmental constraints and issues (e.g., wetlands, streams, views);
 - (e) identification and mapping of the geographic boundaries for each Village center;

Exhibit A
Amended Ord. 11-052
GPP 4 - Adopting Technical Corrections
Technical Corrections to the Centers Section of the LU Chapter

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

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

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

Objective LU 3.C

Plan for Urban Villages within unincorporated UGAs.

LU Policies 3.C.1

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

Exhibit A
Amended Ord. 11-052
GPP 4 - Adopting Technical Corrections
Technical Corrections to the Centers Section of the LU Chapter

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

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

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

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

Exhibit A
 Amended Ord. 11-052
 GPP 4 - Adopting Technical Corrections
 Technical Corrections to the Centers Section of the LU Chapter

- LU Policies**
- 3.E.1 Manufacturing and Industrial Centers shall be one to two square miles in size and allow a mix of nonresidential uses that support the center and its employees.
 - 3.E.2 The Manufacturing and Industrial Centers shall be sized to allow a minimum of 10,000 jobs at an average employment density of 20 employees per employment acre for new growth.
 - 3.E.3 The Manufacturing and Industrial Centers shall be shown on the Future Land Use Map as an overlay.
 - 3.E.4 Within Manufacturing and Industrial Centers large retail or non-related office uses shall be discouraged.
 - 3.E.5 Manufacturing and Industrial Centers shall be supported by adequate public facilities and service, including good access to the regional transportation system.
 - 3.E.6 The county shall designate the Paine Field-Boeing area as a Manufacturing/Industrial Center in coordination with the City of Everett.
 - 3.E.7 Land uses and zoning of Paine Field will continue to be governed by the Snohomish County Airport Paine Field Master Plan and Snohomish County Zoning Code consistent with federal aviation policies and grant obligations.

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

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

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

- LU Policies**
- 3.G.1 The county shall recognize the importance of centers in setting high priorities for development and installation of capital improvements within urban centers, and shall encourage similar recognition by other service providers.

Exhibit A
Amended Ord. 11-052
GPP 4 - Adopting Technical Corrections
Technical Corrections to the Centers Section of the LU Chapter

- 3.G.2 The county shall coordinate the design and development of centers in unincorporated areas with developers, transit planning agencies, and service providers to achieve compatibility of land use, transportation, and capital facility objectives within centers. (See Urban Design Section)
- 3.G.3 The county shall develop and implement techniques within designated centers that allow the phasing of development and ensure the centers' long-term development potential.
- 3.G.4 The county shall investigate innovative methods that will facilitate center development such as land assembly, master planning, and urban redevelopment.
- 3.G.5 Centers should be located and designed to be connected to bicycle and pedestrian trails.
- 3.G.6 The county shall explore incentives used by other jurisdictions for suitability for use within unincorporated UGAs to encourage mixed-use development.
- 3.G.7 The county shall codify suitable incentives for mixed-use development.
- 3.G.8 The county shall explore the use of floor area ratio (FAR) to determine density in centers. FAR is the relationship between the total amount of floor space in a multi-story building and the land area occupied by that building.
- 3.G.9 Snohomish County shall support city annexation of areas designated Urban Center, Transit Pedestrian Village, or Urban Village after the annexing city and the county adopt an interlocal agreement consistent with the annexation principles developed by Snohomish County Tomorrow. The interlocal agreement shall address the smooth transition of services from the county to the city and shall ensure that the city comprehensive plan and development regulations provide capacity for at least the same overall density and intensity of development provided by the county comprehensive plan and development regulations. If the area to be annexed includes an area designated as a receiving area under the county's Transfer of Development Rights (TDR) program, then the interlocal agreement shall also ensure that the area remains a TDR receiving area or that other areas of the city are designated TDR receiving areas so that the city development regulations provide equivalent or greater capacity for receiving TDR

certificates and equivalent or greater incentives for the use of TDR certificates.

3.G.10 The county shall pursue lease, purchase and/or development agreements with all development partners at the county Cathcart site to support that county objectives for the site, generally, and the urban village in particular, are achieved.

3.G.11 The county shall explore potential incentives for small to medium-sized businesses that commit to employing local residents to locate at the county Cathcart site as a means to reduce commute trips and strengthen the local economy.

Objective LU 3.H

Encourage compatible and supporting land uses adjacent to centers and transit facilities and along transit corridors.

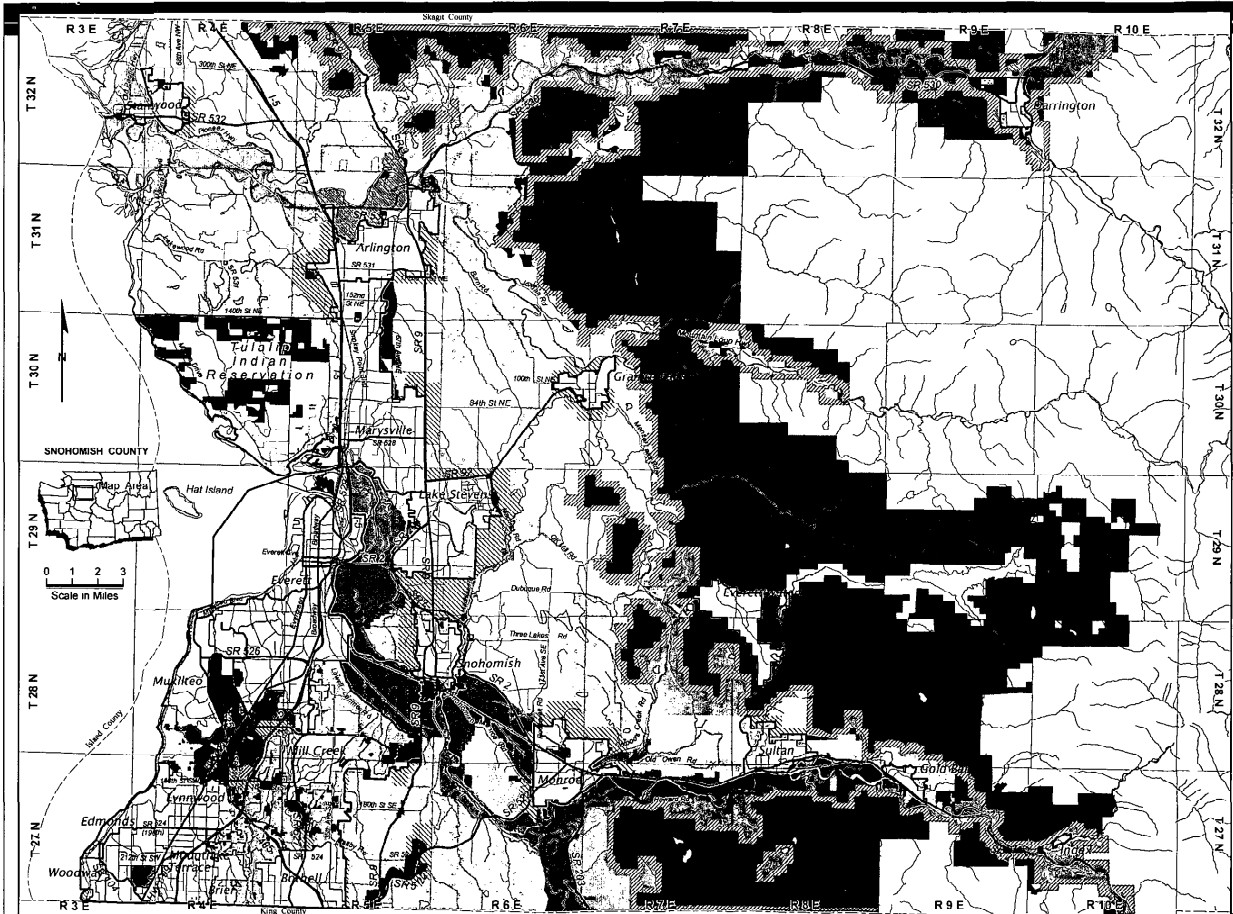
LU Policies

3.H.1 The county shall encourage mixed-use development in commercial and high density residential zones when adjacent to center or transit facilities or along transit corridors.

3.H.2 Properties adjacent to centers, transit facilities or transit corridors shall provide pedestrian and bicycle connections to the center to encourage pedestrian activity and decrease auto trips.

Exhibit B
Amended Ordinance No. 11-052
GPP 4 - Adopting Technical Corrections
Technical Corrections to Maps 1-6 of the GPP










AMENDED ORDINANCE No. 11-052
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING TECHNICAL MAP AND TEXT CORRECTIONS TO THE GENERAL
POLICY PLAN (GPP) OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) (GPP 4
TECHNICAL CORRECTIONS)



Map 1
Snohomish County
GMA Comprehensive Plan
FUTURE LAND USE
 EFFECTIVE DATE: xxxxx, XXXX

- | | |
|--|--|
| <ul style="list-style-type: none"> National Forest (Includes Some Private and Non-Federal Public Lands) Local Forest (Tidal Only) Commercial Forest Riveway Commercial Farmland Upland Commercial Farmland Local Commercial Farmland Urban Horticulture Low Density Rural Residential (1 DU/20 Acres) Rural Residential - 10 Resource Transition (1 DU/10 Acres) Rural Residential - 10 (1 DU/10 Acres) Rural Residential - 5 (1 DU/5 Acres) Rural Residential - 1D (1 DU/5 Acres Basic) Urban Low Density Residential (1 DU/5 Acres Cott Bar and Damington) Urban Low Density Residential (Please see Map 6 of the GPP for more detail) Urban Medium Density Residential Urban High Density Residential Urban Industrial (Overlapping Designations) Public/Institutional Recreational Land Rural Freeway Service Clearview Rural Commercial Reservation Commercial Urban Commercial Urban Village Terns/Peterson Village Urban Center Rural Industrial Urban Industrial Manufacturing Industrial Overlay (Palm Field Area) Other (Pending Completion of Master Plan) Incorporated Cities and Towns, Tribal Lands, Rights-of-Way, and Other Jurisdictions (as of 2002/2011) Rural/Urban Transition Area Overlay Transfer of Development Rights Sending Area Overlay Urban Growth Area Boundary Snohomish County Boundary Tulalip Indian Reservation Boundary (Boundary Not Intended to Display Reservation Tidelands) This portion of the Snohomish UGA is under review pursuant to a requested Conditional Letter of Map Revision to the Federal Emergency Management Agency. Major Arterial Roadway Arterial Roadway Railway | <p>Last Revised by Ordinance xxx-xxx
 Ordinance xxx-xxx
 Ordinance xxx-xxx</p> <p><small>Snohomish County declares any warranty of merchantability or warranty of fitness of the map for any particular purpose, either express or implied. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness, or quality of data depicted on this map.</small></p> <p><small>Any user of this map assumes all responsibility for its interpretation and use. The County's GIS products do not do all or the same thing. All critical information should be independently verified. Snohomish County shall not be liable to the user for damages of any kind, including lost profits, lost wages, or any other incidental or consequential damages related to the provision of data or its use. The user agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of the map, arising from any use of the map.</small></p> <p><small>Parcel lines and designation boundaries are acquired from the Snohomish County Assessor's Map-based Land-Use/Parcel Data Base as of xxx-xxx.</small></p> <p><small>This map is a digital representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.</small></p> <p><small>For the purposes of land use application review, final determination of land use designations will be made by the County during the review process.</small></p> |
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Map 2
**Snohomish County
 GMA Comprehensive Plan**
MINERAL RESOURCE LANDS
 Mineral Resource Overlay (MRO)
 EFFECTIVE DATE: xxxxx, XXXX

-  Bedrock Deposits
(110,502 Acres)
-  Sand and Gravel Deposits
(20,009 Acres)
-  Areas Not Inventoried
-  Urban Growth Area Boundary
-  Incorporated City Boundary
-  Tulalip Indian Reservation Boundary
(Boundary Not Intended to
Display Reservation Tidelands)
-  Major Arterial Roadway
-  Arterial Roadway
-  Railway

Last Revised by
 Ordinance xx-xxx

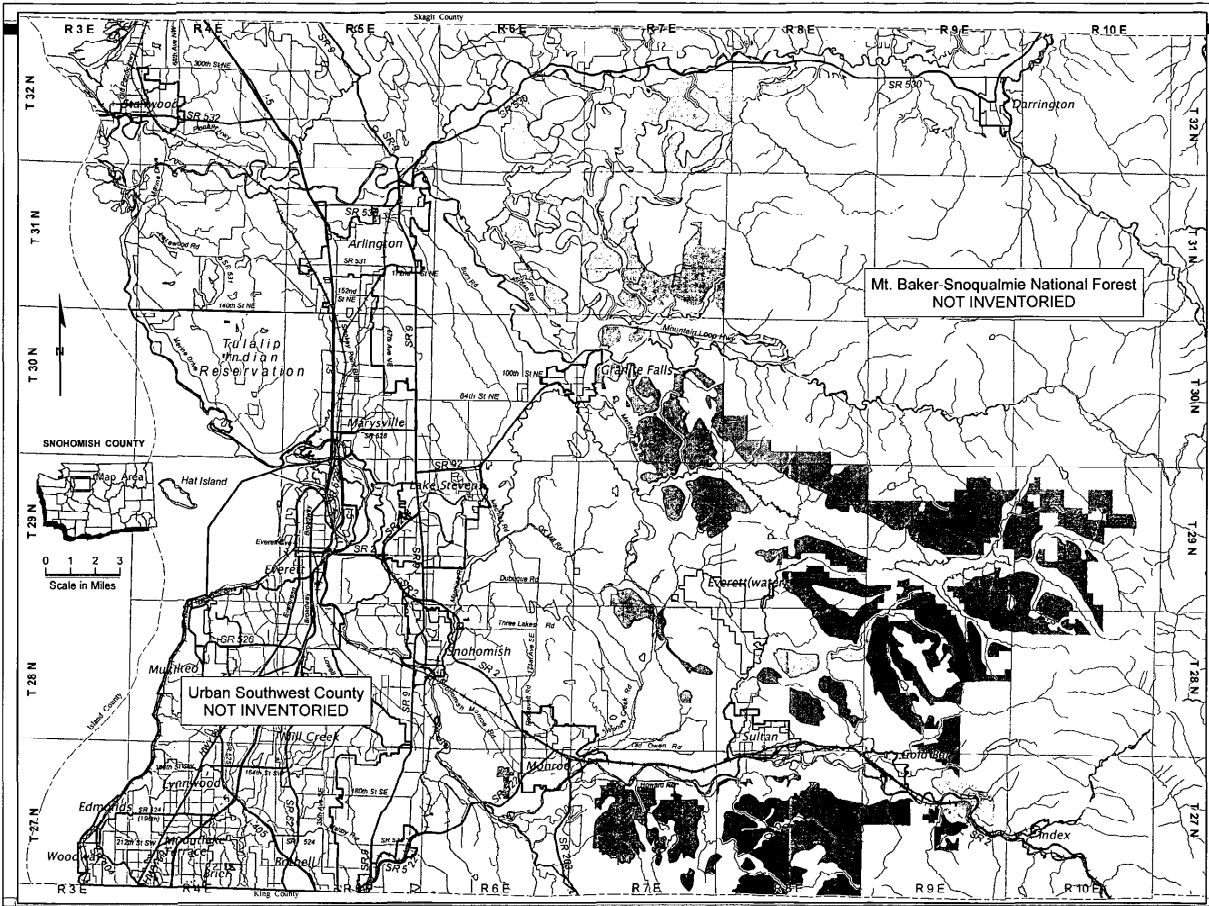
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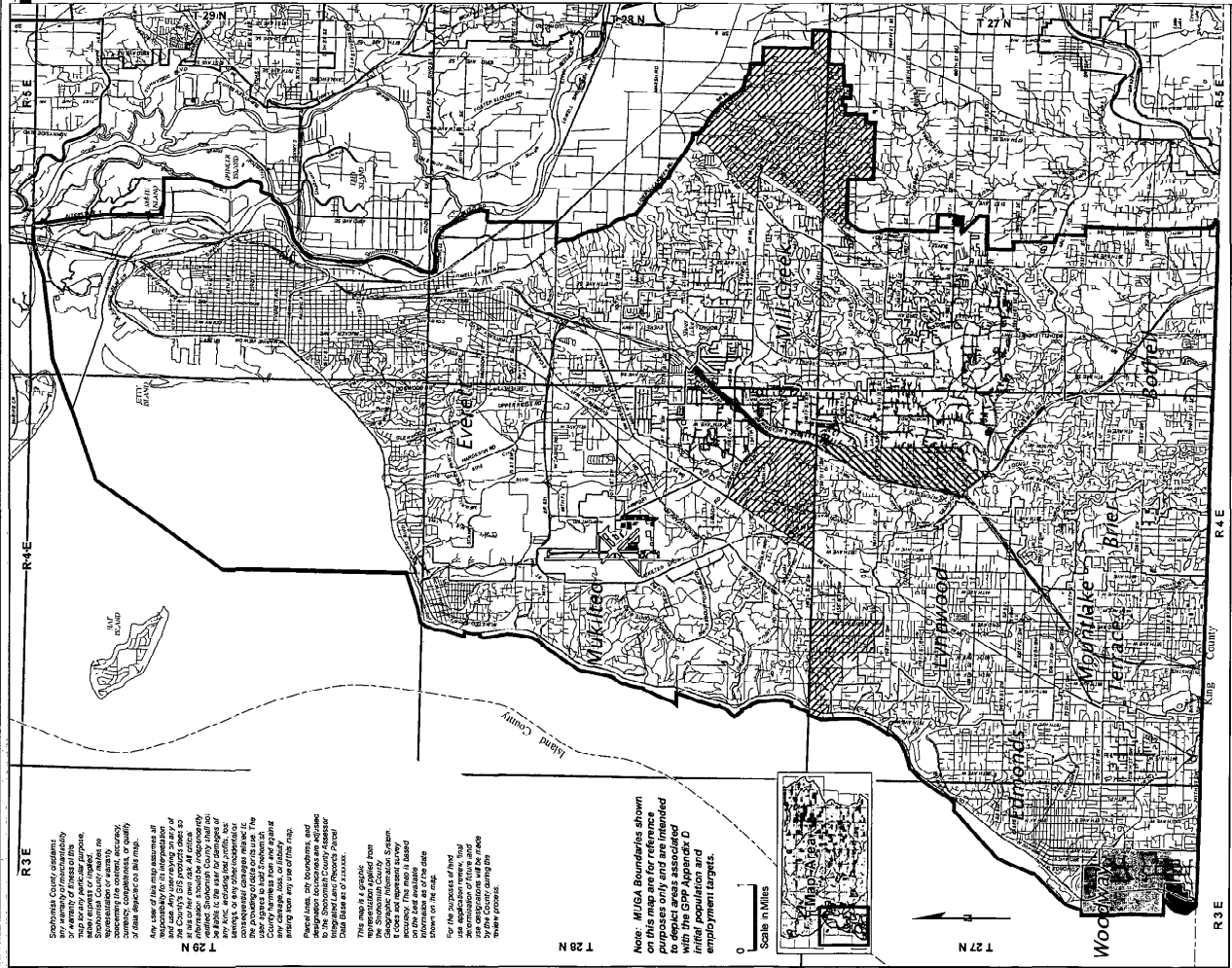
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Parcel lines and designations boundaries are available to the Snohomish County Assessor through the Assessor's Parcel Data Base as of xxxxxxx.

This map is a graphic representation prepared from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.



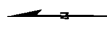


Snohomish County Ordinance 1177, adopted on 11/17/2005, is hereby amended to read as follows: **1177.01.010** The purpose of this map is to show the boundaries of the various Municipal Urban Growth Areas (MUAs) within Snohomish County. The boundaries shown on this map are for reference purposes only and are intended to depict areas associated with population, employment, and employment targets.

1 28 N

Note: MUGA Boundaries shown on this map are for reference purposes only and are intended to depict areas associated with population, employment, and employment targets.

Scale: 1" = 1 Mile



1 27 N

Map 3
Last Revised by Ordinance 1177

Snohomish County GMA Comprehensive Plan MUNICIPAL URBAN GROWTH AREAS

EFFECTIVE DATE: XXXXXX, XXXX

<ul style="list-style-type: none"> Paine Field Area City of Mill Creek MUJA City of Everett MUJA City of Lynnwood MUJA City of Bothell MUJA 	<ul style="list-style-type: none"> Mukilteo MUJA Everett MUJA City of Lynnwood MUJA City of Bothell MUJA City of Edmonds MUJA City of Mountlake Terrace MUJA City of Brierley MUJA City of Everett MUJA City of Lynnwood MUJA City of Bothell MUJA 	<ul style="list-style-type: none"> Bothell MUJA City of Edmonds MUJA Edmonds MUJA City of Woodway MUJA Woodway MUJA Gap Area Not Claimed by Any City Overlap Area Claimed by Two Cities
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Southwest Urban Growth Area
 Other Urban Growth Area
 Arterial Roadway
 Railway

Note: Paine Field is not assigned to a city at the request of the County.
 Prepared by Snohomish County Planning and Economic Development Department, 11/17/2005

Snohomish County

Map 4
**Snohomish County
 GMA Comprehensive Plan
 OPEN SPACE
 CORRIDORS AND
 GREENBELT AREAS**
 EFFECTIVE DATE: xxxxxxx, XXXX

- Forest Land (Snohomish County GMA Comprehensive Plan Ordinance 94-125) Last Revised by Ordinance xx-xxxx
- Agricultural Land (Snohomish County GMA Comprehensive Plan Ordinance 94-125)
- Snohomish County Park Land (Developed)
- Snohomish County Park Land (Undeveloped)
- Snohomish County Density Fringe Area
- WA State Department of Wildlife Land
- WA State Parks and Recreation Commission
- WA DNR Managed State Trust Land
- US National Forest (Includes Some Private and Non-Federal Public Land)
- US National Forest Land Used for Forest Service Activities
- US Wilderness Area
- US Department of Defense
- City of Everett Water Supply
- City Park and/or Designated Open Space
- Public School Site
- Community College Campus
- Cemetery
- Golf Course (County, City, Private)
- Proposed Community Trail
- Existing Snohomish County Trail
- Proposed Snohomish County Trail
- Buried Petroleum Pipeline Corridor
- City of Everett Water Pipeline Corridor
- Major Electric Power Transmission Corridor
- Urban Growth Area Boundary
- Incorporated City Boundary
- Tulalip Indian Reservation Boundary (Boundary Not Intended to Display Reservation Tidelands)
- Arterial Roadway
- Railway

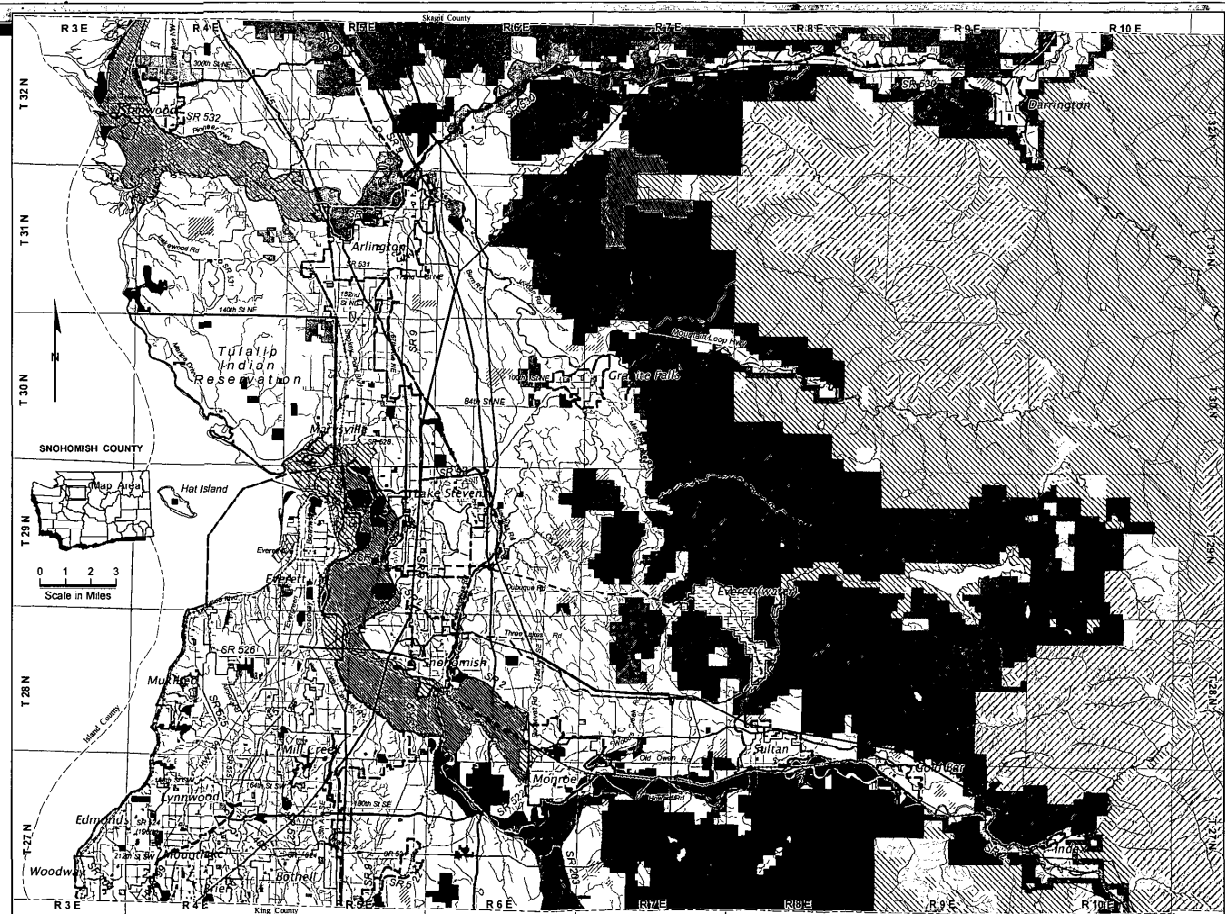
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Recent state, city, township, and designator boundaries are adjusted to the Snohomish County Manager Integrated Land Records Parcel Land Base as of xxxxxx.

This map is a graphic representation based on the Snohomish County Geographic Information System. Data files represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use designations, final determination of future land use designations will be made by the County during the map process.



Map 5
**Snohomish County
 GMA Comprehensive Plan
 LANDS USEFUL FOR
 PUBLIC PURPOSE**
 EFFECTIVE DATE: xxxxxxx, XXXX

- City Park and/or Designated Open Space
- WA State Department of Wildlife Land
- WA State Parks and Recreation Commission
- US Department of Defense
- City of Everett Water Supply
- Golf Course (County, City, Private)
- Public School Site
- Community College Campus
- Cemetery
- Paine Field and Arlington Airports
- County or State Facility
- Public Sewage Treatment Plant
- Proposed Community Trail
- Existing Snohomish County Trail
- Proposed Snohomish County Trail
- Buried Petroleum Pipeline Corridor
- City of Everett Water Pipeline Corridor
- Major Electric Power Transmission Corridor
- Snohomish County Boundary
- Urban Growth Area Boundary
- Incorporated City Boundary
- Tulalip Indian Reservation Boundary (Boundary Not Intended to Display Reservation Tidelands)
- Arterial Roadway
- Railway

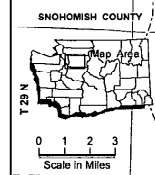
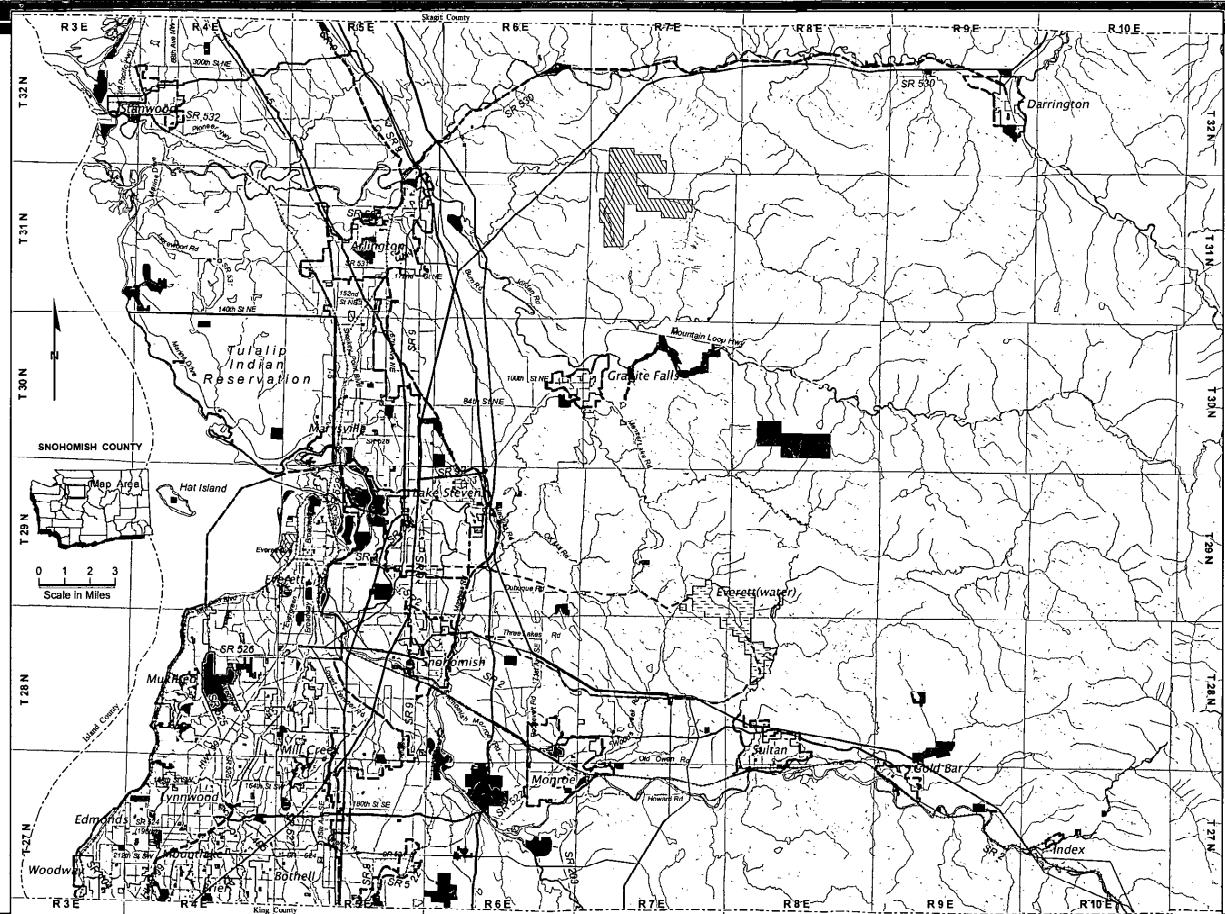
Last Revised by
 Ordinance #XXXX

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Parcel lines and designation boundaries are derived from the Snohomish County Assessor's Parcel Data as of 1/1/2011.

This map is a graphic representation of the Snohomish County Geographic Information System (GIS) data and does not represent a survey. The map is based on the best available information as of the date shown on the map.

For the purposes of land use regulation, final determination of future land use designations will be made by the County during the review process.





Map 6

Snohomish County GMA Comprehensive Plan SUPPLEMENTAL DESIGNATIONS OF ULDR AREAS

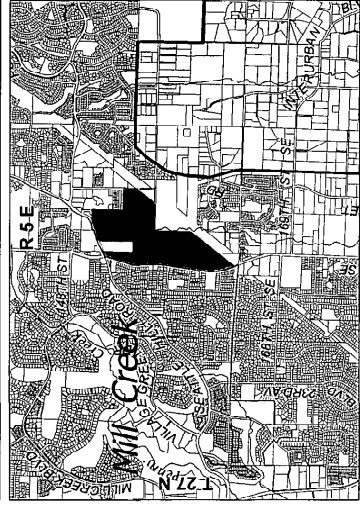
EFFECTIVE DATE: xxxxxx, XXXX

- Urban Low Density Residential (4DU/Acre Lake Stevens UGA Only)
- Urban Low Density Residential (6DU/Acre Lake Stevens UGA Only)
- Urban Low Density Residential (6DU/Acre Mill Creek East UGA Only)
- Urban Growth Area Boundary
- Incorporated City Area Boundary

Last Revised by
Ordinance xx-xxx



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Produced by Snohomish County Planning and Development Services, Cartography/SIS



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This map is a graphic representation applied from the Snohomish County Geographic Information System. The map data is derived from the Snohomish County Assessor's Parcel Information System. The map data is as of July 2010.

For the purpose of land use application review, final determination of future land use designations will be made by the County during the review process.

Exhibit C
 Amended Ordinance No. 11-052 GPP 4 - Adopting Technical Corrections
 Technical Text Corrections to the GPP Population and Employment Growth Target Tables of
 Appendix D

APPENDIX D, Table D-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
Non-S.W. County UGA	134,101	226,794	92,693	32.9%
Arington UGA	13,920	27,000	13,080	4.6%
Arington City	13,280	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	6,970	4,061	1.4%
Granite Falls City	2,760	4,770	2,010	0.7%
Unincorporated	149	2,200	2,051	0.7%
Indee UGA (Incorporated)	160	190	30	0.0%
Lake Stevens UGA	25,029	46,125	19,297	6.9%
Lake Stevens City	6,640	8,360	1,720	0.6%
Unincorporated	20,188	37,765	17,577	6.2%
Malby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	50,628	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	26,590	10,350	3.7%
Monroe City	14,670	20,540	5,870	2.1%
Unincorporated	1,570	6,050	4,480	1.6%
Snohomish UGA	10,194	14,535	4,341	1.5%
Snohomish City	8,575	9,981	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	5,650	1,565	0.6%
Unincorporated	394	3,190	2,796	1.0%
Sutton UGA	4,258	11,119	6,861	2.4%
Sutton City	3,910	8,190	4,280	1.5%
Unincorporated	348	2,929	2,581	0.9%
S.W. County UGA	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%
Brier City	6,445	7,790	1,345	0.5%
Economic City	39,460	44,880	5,420	1.9%
Everett City	96,070	123,060	26,990	9.6%
Lynnwood City	33,990	43,782	9,792	3.5%
Mill Creek City	12,055	16,089	4,034	1.4%
Moake Terrace City	20,470	23,456	2,986	0.7%
Mustang 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%
UGA Total	514,680	759,919	245,239	87.1%
City Total	327,540	420,202	92,662	32.9%
Unincorporated UGA Total	187,140	339,717	152,577	54.2%
TDR Population Reserve	NA	4,900	4,900	1.7%
Potential UGA total	514,680	764,819	250,139	88.9%
Non-UGA Total * (Rural Unincorporated)	113,320	144,634	31,314	11.1%
County Total	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.

City boundaries used for the 2002 estimates and 2025 targets were as of April 1, 2002. See Countywide Planning Policies Appendix A UGA reference map to view the 2002 city boundaries.

AMENDED ORDINANCE No. 11-052
 RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING TECHNICAL MAP AND TEXT CORRECTIONS TO THE GENERAL POLICY PLAN (GPP) OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) (GPP 4 TECHNICAL CORRECTIONS)

APPENDIX D, Table D-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 2025 Employment Targets	2002 - 2025 Employment Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	43,105	80,628	37,523	25.0%
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	2,105	1,307	0.9%
Unincorporated	-	91	91	0.1%
Inzer UGA (Incorporated)	44	70	26	0.0%
Lake Stevens UGA	3,799	6,615	2,816	1.9%
Lake Stevens City	1,164	1,805	641	0.4%
Unincorporated	2,635	4,810	2,174	1.5%
Melby UGA (unincorporated)	2,107	4,960	2,853	2.0%
Marysville UGA	11,292	24,009	12,716	8.8%
Marysville City	9,369	16,851	7,482	5.2%
Unincorporated	1,923	7,157	5,234	3.6%
Monroe UGA	7,627	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%
Scarwood UGA	3,081	5,550	2,469	1.7%
Scarwood City	2,856	4,790	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	19	30	12	0.0%
S.W. County UGA	163,204	259,577	96,373	66.7%
Incorporated S.W.	142,477	219,473	76,996	53.3%
Boswell City (part)	11,247	15,840	4,593	3.2%
Brier City	300	430	130	0.1%
Edmonds City	10,300	12,190	1,890	1.3%
Everett City	80,493	130,340	49,847	34.5%
Lynnwood City	22,876	38,550	15,674	10.8%
M11 Creek City	2,890	4,544	1,654	1.1%
Milake Terrace City	7,869	8,039	170	0.1%
Mukilteo City	6,449	9,450	3,001	2.1%
Woodway Town	53	90	37	0.0%
Unincorporated S.W.	20,727	40,104	19,377	13.4%
UGA Total	206,309	340,205	133,896	92.7%
City Total	177,548	278,743	101,195	70.0%
Unincorporated UGA Total	28,761	61,462	32,701	22.6%
Non-UGA Total * (Rural/Unincorporated)	7,566	18,150	10,584	7.3%
County Total	213,875	358,355	144,480	100.0%

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 2,580 total jobs in 2000).

City boundaries used for the 2002 estimates and 2025 targets were as of April 1, 2002. See Countywide Planning Policies Appendix A UGA reference map to view the 2002 city boundaries.

AMENDED ORDINANCE No. 11-052
RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING TECHNICAL MAP AND TEXT CORRECTIONS TO THE GENERAL POLICY PLAN (GPP) OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) (GPP 4 TECHNICAL CORRECTIONS)

APPENDIX D, 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. Amended to reflect the Everett/Smith Island MUGA Revisions and the Everett MUGA/Lake
Stickney Gap Boundary Revisions on Sept. 28, 2011.

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 35,890	50,240 49,166	14,005 13,276
Lynnwood	19,758	34,335	14,577
Mill Creek	27,814	55,232	27,417
Mountlake Terrace	82	105	23
Mukilteo	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	4,445 4,430	40,920 11,864	6,705 7,434
Norma Beach	2,826	3,320	494
Silver Firs	11,675	18,080	6,405
Unincorporated MUGA total	138,089	229,898	91,809

Unincorporated MUGAs were defined using April 2002 city boundaries. See Countywide Planning Policies Appendix A MUGA reference map to view the 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

APPENDIX D, 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. Amended to reflect the Everett/Smith Island MUGA
Revisions and the Everett MUGA/Lake Stickney Gap Boundary Revisions on Sept. 28, 2011.

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	5,118	6,520	7,375	1,330	2,257	
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	689	660	830	40	141
Norma Beach			90		90		-
Silver Firs		473		3,424		2,951	
Unincorporated MUGA total	20,730	20,727	39,079	40,104	18,349	19,377	

Unincorporated MUGAs were defined using April 2002 city boundaries. See Countywide Planning Policies Appendix A, MUGA reference map to view the 2002 city boundaries.

~~The portion of the unincorporated SW UGA north of the City of Everett is not included~~
 MUGA = Municipal Urban Growth Area

AMENDED ORDINANCE No. 11-052
 RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING TECHNICAL MAP AND TEXT CORRECTIONS TO THE GENERAL POLICY PLAN (GPP) OF THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) (GPP 4 TECHNICAL CORRECTIONS)