



SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 12-045

RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING TECHNICAL MAP
AMENDMENTS AND TEXT CORRECTIONS TO THE GENERAL POLICY PLAN OF
THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE
PLAN (GPP4 – TECHNICAL CORRECTIONS)

WHEREAS, RCW 36.70A.130 directs counties planning under the Growth
Management Act (GMA) to consider amendments and revisions to the GMA
Comprehensive Plan (GMACP) or development regulations on a regular basis; and

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

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

WHEREAS, on June 29, 2011, the county council approved, by Amended Motion
No. 11-164, a list of county-initiated comprehensive plan amendments for inclusion to
the list of proposed 2012 GMACP Amendments including the GPP4 – Technical
Corrections proposal to amend text and maps of the General Policy Plan (GPP) of the
GMACP, and authorized the County Executive, through the Department of Planning
and Development Services (PDS), to process GPP4 consistent with chapter 30.73 SCC;
and

WHEREAS, pursuant to chapter 30.73 SCC, PDS completed final review and
evaluation of GPP4, and forwarded recommendations to the Snohomish County
Planning Commission (planning commission); and

WHEREAS, the planning commission held a public hearing and received public
testimony on the proposed amendments, GPP4, on April 24, 2012; and

WHEREAS, on June 27, 2012, the Snohomish County Tomorrow (SCT) Steering
Committee voted unanimously to recommend to the county council that minor

1 amendments to the MUGA map in Appendix A of the CPPs adjusting the Bothell/Brier
2 and Bothell/Mill Creek MUGA boundaries be approved; and

3
4 WHEREAS, the county council held a public hearing on October 17, 2012, and
5 approved the proposed minor amendments to the MUGA map in Appendix A of the
6 CPPs as recommended by the SCT Steering Committee; and

7
8 WHEREAS, on April 24, 2012 the planning commission completed deliberations
9 on the proposed GPP4 amendments, and recommended approval as enumerated in its
10 recommendation letter of May 10, 2012; and

11
12 WHEREAS, the county council held a public hearing on October 17, 2012, to
13 consider the entire record, including the planning commission's recommendations on
14 the proposed amendments, and to hear public testimony on this Ordinance, No. 12-045.

15
16 NOW, THEREFORE, BE IT ORDAINED:

17
18 Section 1. The county council makes the following findings:

- 19
20 A. The county council adopts and incorporates the foregoing recitals as findings as if
21 set forth fully herein.
22
23 B. The proposed amendments are for countywide technical corrections to the text and
24 revision of the maps of the GPP that include updates for city annexations and
25 changes in tribal trust land status that occurred by the date of final action on the
26 proposed 2012 GMACP amendments; changes in rights of way (ROW); minor
27 revisions to the MUGA map to achieve consistency with the CPPs; and corrections
28 to clarify the language and intent of the text of the GPP.
29
30 C. The technical correction amendments to the maps and text of the GPP are
31 consistent with the Puget Sound Regional Council's (PSRC) regional growth
32 management strategy known as Vision 2040 and state law.
33
34 D. The technical correction amendments are consistent with PSRC Multicounty
35 Planning Policy (MPP) MPP-G-1 regarding coordination planning efforts.
36
37 E. The technical correction amendments are consistent with MPP-DP-18 regarding
38 planning efforts and annexations.
39
40 F. The technical correction amendments are consistent with MPP-DP-19 regarding
41 supporting joint planning between cities and counties to work cooperatively in

1 planning for urban unincorporated areas to ensure an orderly transition to city
2 governance.

3
4 G. The technical correction amendments to the maps and text of the GPP are
5 consistent with the Countywide Planning Policies (CPP), including CPP DP-8, which
6 requires that city and county plans be consistent.

7
8 H. The technical correction amendments to the maps and text of the GPP are
9 consistent with and implement the following GPP goal, objectives, and policy:

10
11 1. Goal IC: "Promote the coordination of planning, financing, and implementation
12 programs between the county and local jurisdictions including tribal
13 governments."

14
15 2. Objective IC 1.B: "Work with cities and towns to provide for the orderly transition
16 of unincorporated to incorporated areas within UGAs"

17
18 3. Objective IC 1.E: "Re-evaluate and, as required, modify MUGA boundaries to
19 facilitate county planning for the development of these urban areas."

20
21 4. Policy IC 1.E.3: "MUGA boundaries shall be re-evaluated on a periodic basis and
22 adjustments made as needed through the country's Comprehensive Plan
23 amendment process."

24
25 I. No inconsistencies between the proposed amendments and the GPP plan elements
26 or development regulations have been identified.

27
28 J. Snohomish County complied with RCW 36.70A.106(1) by providing advance
29 notification to the Washington State Department of Commerce.

30
31 K. The amendments comply with all requirements of the GMA, including the
32 requirement in RCW 36.70A.070 that a plan be an internally consistent document,
33 the requirement in RCW 36.70A.130 that a county consider plan amendments no
34 more frequently than once per year, and the requirement in RCW 36.70A.040 and
35 .210 that the comprehensive plan be consistent with the CPPs.

36
37 L. The Washington State Attorney General issued an advisory memorandum in
38 December of 2006 entitled Advisory Memorandum: Avoiding Unconstitutional
39 Takings of Private Property to help local governments avoid the unconstitutional
40 taking of private property. The 2006 advisory memorandum was used by the County
41 in objectively evaluating the amendments proposed by this ordinance. The technical
42 correction amendments to the maps and text of the GPP of the GMACP do not result

1 in or direct the adoption of policies or regulations that would result in the
2 unconstitutional taking of private property or violate substantive due process
3 guarantees.
4

5 M. Appropriate public participation has been provided through a public hearing on this
6 ordinance held after public notice on October 17, 2012.
7

8 N. The environmental impacts on the proposal are within the range of impacts analyzed
9 by the draft environmental impact statement (DEIS) and final environmental impact
10 statement (FEIS) during the Ten-Year Update to the GMACP in 2005. No new
11 impacts have been identified for this proposal, and State Environmental Policy Act
12 (SEPA) requirements for this nonproject action have been met through issuance of
13 Addendum No. 34 to the FEIS for the Ten-Year Update to the GMACP in 2005.
14

15 O. The technical correction to Policy LU 6.B.5 of the Land Use (LU) chapter will help
16 clarify the intent of this policy and provide greater consistency with the county code.
17

18 P. The technical text correction to the Future Land Use Map section of the LU chapter
19 include minor edits correction of a drafting error.
20

21 Q. The amendment to the maps of the GPP updates the maps for city and right of way
22 (ROW) annexations that occur by the date of final action on the proposed 2012
23 GMACP amendments and will provide greater consistency between the GPP and
24 the comprehensive plans of the cities.
25

26 R. The amendment to the maps of the GPP reflects changes to tribal trust land status
27 that occur by the date of final action on the proposed 2012 GMACP amendments.
28

29 S. The amendment to the Future Land Use Map of the GPP, Map 1, corrects an
30 inadvertent mapping change.
31

32 T. The minor revisions to the MUGA boundaries in Map 3 of the GPP will update this
33 map to be consistent with amendments to the MUGA map in Appendix A of the
34 CPPs adopted by Ordinance No. 12-070.
35

36 U. The county council includes in its findings and conclusions the final review and
37 evaluation staff report completed by PDS, which is hereby made a part of this
38 ordinance as if set forth herein.
39

1
2
3 Section 2. The county council makes the following conclusions:
4

5 A. The proposed amendments are for technical corrections to revise text and maps of
6 the GPP to include updates for annexations and changes in tribal trust land status
7 that occurred by the date of final action on the proposed 2012 GMACP amendments,
8 minor revisions to the MUGA map to achieve consistency with the CPPs, and to
9 make corrections to the GPP text to address errors and minor edits in the LU
10 chapter.

11
12 B. The amendments are consistent with the MPPs.

13
14 C. The amendments maintain the GMACP's consistency with the CPPs.

15
16 D. The proposed amendments meet the goals, objectives and policies of the GPP as
17 discussed in the specific findings.

18
19 E. The amendments are consistent with and comply with the procedural and
20 substantive requirements of the GMA.

21
22 F. All SEPA requirements with respect to this nonproject action have been satisfied,
23 through the issuance of Addendum No. 34 to the draft environmental impact
24 statement (DEIS) and final environmental impact statement (FEIS) for the Ten-Year
25 Update to the GMACP in 2005.

26
27 G. The amendments do not result in the unconstitutional taking of private property or
28 violate substantive due process guarantees.

29
30 H. The county complied with local public participation requirements in chapter 30.73
31 SCC.

32
33 Section 3. The county council bases its findings and conclusions on the entire record
34 of the planning commission and the county council, including all testimony and exhibits.
35 Any finding, which should be deemed a conclusion, and any conclusion which should be
36 deemed a finding, is hereby adopted as such.

37
38 Section 4. The Rural Lands Section of the Land Use Chapter, most recently
39 amended by Ordinance No. 10-044 on, July 7, 2010, is amended as indicated in Exhibit
40 A to this ordinance, which is attached hereto and incorporated by reference into this
41 ordinance.
42

1 Section 5. The Future Land Use Map Section of the Land Use Chapter most recently
2 amended by Amended Ordinance No. 10-042 on July 7, 2010, is amended as indicated
3 in Exhibit B to this ordinance, which is attached hereto and incorporated by reference
4 into this ordinance.

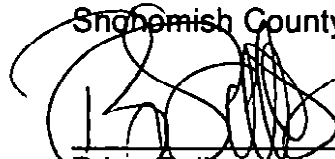
5
6 Section 6. The maps (maps 1-6) of the GPP, last amended by Ordinance No. 11-052
7 on September 28, 2011, are amended as indicated in Exhibit C to this ordinance, which
8 is attached hereto and incorporated by reference into this ordinance.

9
10 Section 7. The county council directs the Code Reviser to update SCC 30.10.060
11 pursuant to SCC 1.02.020(3).


12
13 Section 8. Severability. If any section, sentence, clause or phrase of this ordinance
14 shall be held to be invalid by the Growth Management Hearings Board, or
15 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality
16 shall not affect the validity or constitutionality of any other section, sentence, clause or
17 phrase of this ordinance. Provided, however, that if any section, sentence, clause or
18 phrase of this ordinance is held to be invalid by the Board or court of competent
19 jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective
20 date of this ordinance shall be in full force and effect for that individual section,
21 sentence, clause or phrase as if this ordinance had never been adopted.
22
23

1 PASSED this 17th day of October, 2012.
2
3

4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

6 
7 _____
8 Brian Sullivan
9 Council Chair

10
11
12 ATTEST:

13 
14 Sheila McCallister
15 Asst. Clerk of the Council

16
17 APPROVED
18 EMERGENCY
19 VETOED

20 DATE: Oct. 31, 2012
21

22 
23 _____
24 Snohomish County Executive

25 ATTEST:

26 
27 _____
28

29 Approved as to form only:
30

31 _____
32 Deputy Prosecuting Attorney
33

D.6

Exhibit A
Amended Ordinance No. 12-045
GPP4 – Adopting Technical Corrections
Technical Corrections to Policy LU 6.B.5 of the LU Chapter

Rural Lands

Rural lands are those areas outside of urban growth areas (UGAs), excluding agricultural and forest lands, which are discussed in separate subsections.

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

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

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

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

The countywide planning policies for Rural Land Use provide the policy framework for preparing the rural element of the county comprehensive plan. While at least 90% of the county's forecasted population growth will be

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

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

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

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

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Technical Corrections to Policy LU 6.B.5 of the LU Chapter

GOAL LU 6 **Protect and enhance the character, quality, and identity of rural areas.**

Objective LU 6.A **Reduce the rate of growth that results in sprawl in rural and resource areas.**

LU Policies 6.A.1 Accommodate no more than ten percent of the county population growth forecast, as adopted in Appendix D, in rural areas after 2008 at appropriate rural densities and using rural development standards. To help ensure that the rural population target is not exceeded, rural growth trends shall be monitored using the process and criteria established under Objective PE 2.B. If rural growth trends indicate that the rural population target may be exceeded, the county shall evaluate whether incentive programs or adjustments to planned densities or land uses are necessary to bring rural growth trends back into alignment with the adopted target.

6.A.2 Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities.

6.A.3 The Warm Beach Health Care Center/Senior Community may be expanded into an area that includes parcels with the following tax account numbers: 183104-1-002, 2-007, 2-008, 2-009, 2-018, and 2-022. Densities within the expansion area may exceed the density allowed by the GPP Future Land Use Map and/or the zoning classification for these parcels but may not exceed 2 dwelling units per acre, provided that a planned residential development (PRD) consistent with this density allowance is approved for the site prior to the issuance of building permits. The official site plan required by the PRD shall meet applicable requirements of the zoning code. The following additional requirements shall be met:

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

Objective LU 6.B **Encourage land use activities and development intensities that protect the character of rural areas,**

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

LU Policies 6.B.1

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

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

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

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Technical Corrections to Policy LU 6.B.5 of the LU Chapter

open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that the tract may be reserved for future urban development. When an open space tract is added to a UGA and adequate services can be provided, the County may allow redevelopment of the open space tract into additional lots to provide appropriate urban level density.

4. The development has made adequate provision for impacts to transportation systems. Performance standards shall include:
 - (a) controls for access to the rural cluster subdivision from public roads;
 - (b) requirements to meet rural concurrency standards; and
 - (c) requirement that the development be located within a rural fire district.
- 6.B.2 The retention of small forest, farming, horse farm and other livestock based farm operations and hobby farms shall be encouraged in rural areas.
- 6.B.3 Resource-based industries that help sustain rural communities, require only rural levels of service, support the conservation of natural resource lands, and complement rural character shall be promoted in rural areas.
- 6.B.4 Resource-dependent tourism and recreation-oriented uses such as commercial horse stables, guide services, golf courses, and group camps should be allowed on a conditional use basis in rural areas provided they do not adversely impact adjoining rural uses.
- 6.B.5 Nonresource-dependent tourism-related uses such as motels and restaurants serving rural and resource areas should be located within ~~((the)) commercial zones ((and designations of nearby towns and unincorporated rural areas))~~.
- 6.B.6 Development standards in rural areas shall be consistent with the cultural resources policies in the plan so as to preserve them.
- 6.B.7 Except for athletic facilities located near urban growth areas, campgrounds, parks, recreational facilities, and trails shall consist of low intensity and density uses and be sited and designed to avoid adverse impacts on residents and the environment.

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Technical Corrections to Policy LU 6.B.5 of the LU Chapter

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

Objective LU 6.C Identify and designate as Rural Resource Transition rural lands with natural resource values between designated resource and rural lands.

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

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between 5-acre rural residential uses and natural resource lands on the Reservation. The Rural Residential-10 (Resource Transition) areas on the Tulalip Reservation shall not be subdivided into lots less than 10 acres except through the use of the rural cluster subdivision technique.

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

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

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

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

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

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

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

6.E.5 Existing small-scale commercial uses within rural residential zones may be zoned Rural Business whether or not they meet the locational criteria listed in Policy LU 6.B.7 only if they are uses allowed within the Rural Business zone. If existing uses do not

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meet the locational criteria, no future expansion of the zone shall be allowed. This policy is not intended to preclude legal non-conforming uses from expanding consistent with Snohomish County Code provisions.

6.E.6 The county shall rezone existing commercial zones within rural areas and outside the Rural Commercial and Rural Freeway Service designations to the new Rural Business zone.

6.E.7 New Rural Business zones may only be approved in Rural Residential plan designations if they meet the following locational criteria:

- (a) A minimum of six hundred residential dwelling units should be located within a two and one-half mile radius of the proposed site.
- (b) The site is located along a county road or state highway with at least one hundred feet of street frontage or at an intersection of two public roads.
- (c) No new areas designated or zoned for commercial uses should be located closer than two and one-half miles in the rural area.
- (d) The total area zoned for Rural Business at any given location should not include more than five acres of net usable area. Net usable area should be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales. Parcels within a Rural Business location should have common boundaries unless separated by public rights-of-way.
- (e) The size and configuration of the area to be zoned should be capable of accommodating setbacks, buffers, critical area protection, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.

6.E.8 Sites within a Rural Business zone should be developed according to development regulations which incorporate the following criteria:

- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment should be provided.
- (b) Site disruption such as excessive grading, filling, or clearing of vegetation should be minimized through landscaping and buffer requirements.
- (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers,

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- etc., should not exceed fifty percent of the net usable site area.
- (d) Storm water detention facilities, such as ponds and grassy swales, should be designed and landscaped to integrate them into the overall site design and the landscaped buffers on the site.
 - (e) All structures should be set back fifty feet from residentially zoned properties. Structures should be set back one hundred feet from designated agricultural and forest lands.
 - (f) Sites should retain all existing trees in all required buffers along side and rear property lines. Sites should retain all existing evergreen trees in all required buffers along property frontage excluding areas for access drives and sign locations, unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
 - (g) Billboards should be prohibited within the Rural Business zone. Signage requirements should be similar to the signage provisions of the Neighborhood Business zone.
 - (h) Adequate water supplies should be demonstrated for commercial use and fire protection including fire flow.
 - (i) Refuse collection, fuel loading and storage areas, and large truck parking areas should be located at least one hundred feet from residential areas and screened by fence or landscaping.

Objective LU 6.F

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

LU Policies LU 6.F.1

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

LU 6.F.2

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

LU 6.F.3

Existing commercial zones currently located at freeway interchanges outside UGAs and within Rural Freeway Service plan

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designations shall be rezoned to the Rural Freeway Service zone regardless of size.

- LU 6.F.4 Rural Freeway Service zoning and development, site, and locational criteria shall be adopted that facilitate small-scale retail and service uses at appropriate locations that minimize impacts to rural residential areas, resource lands, and critical areas.
- LU 6.F.5 In order to maintain the rural character of the area, Rural Freeway Service development standards shall restrict the building size, height, and setback, the areas of impervious surfaces, and the size, location, and type of uses.
- LU 6.F.6 Rural Freeway Service development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include domestic water, septic systems, and transportation facilities.
- LU 6.F.7 New Rural Freeway Service designations on the Future Land Use map may be approved only in rural areas and if the area meets the following locational criteria:
- (a) Sites should be located near an Interstate 5 interchange and shall abut a frontage or access road.
 - (b) Total land area designated for Rural Freeway Service at any given interchange shall not include more than ten net usable acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.
 - (c) Site conditions such as topography, soils, existing vegetation, critical areas, vehicular traffic sight lines and capacity for water, fire protection and septic systems shall be adequate to support Rural Freeway Service development without adverse impacts to adjacent sites or the natural environment.
 - (d) The size and configuration of the area to be designated must be capable of accommodating setbacks, buffers and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
- LU 6.F.8 Sites within a Rural Freeway Service designation shall be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment shall be provided.

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

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feet from residential areas and screened by fence or landscaping.

Objective LU 6.G **Provide for small-scale industrial uses in the rural areas of the county that are primarily dependent on the natural resources derived from the rural and resource areas.**

LU Policies LU 6.G.1 Within rural lands outside of urban growth areas (UGAs), permit limited rural industrial land uses in areas previously designated or zoned for rural industrial uses and permit limited rural industrial uses in areas which have not been previously designated or zoned for rural industrial uses but contain uses or existing structures previously devoted to rural industry. Provide opportunities for small-scale industrial development that relates to other rural uses and natural resource production, processing and distribution of goods.

LU 6.G.2 Recognize the existing rural industrial designations and zones in the county that contribute to the economic diversity of the unincorporated areas of the county and provide employment opportunities to nearby rural populations.

LU 6.G.3 Existing industrial zones outside UGAs shall be rezoned to the Rural Industrial zone regardless of size.

LU 6.G.4 Rural industrial areas should be developed in a manner which supports the rural character of the county and protects sensitive natural features of the environment. The scale and character of rural industrial development shall be smaller and less intense than urban industrial development.

LU 6.G.5 Rural Industrial development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include water, septic systems, and transportation facilities.

LU 6.G.6 Expansions of Rural Industrial designations on the Future Land Use map may be approved only if they meet the following locational criteria:

- (a) Site conditions such as topography, soils, existing vegetation, critical areas, and capacity for water, fire protection and septic systems shall be adequate to support intensive resource-based industrial production without significant adverse environmental impacts.

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- (b) Designation size and configuration shall allow for setbacks, buffers, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
- (c) Total land area designated for Rural Industrial at any given location shall not include more than twenty net usable acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.
- (d) Rural industrial development shall not require the construction of long access roads or other transportation improvements such as bridges and roads.

LU 6.G.7

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

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

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- (g) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage excluding areas for access drives and sign locations unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
- (h) Billboards shall be prohibited within the Rural Industrial zone. Signage requirements shall be similar to the signage provisions of the Neighborhood Business zone.
- (i) Adequate water supplies shall be demonstrated for commercial use and fire protection including fire flow.
- (j) Refuse collection, fuel loading and storage areas, and large truck parking areas shall be located at least one hundred feet from residential areas and screened by fence or landscaping.
- (k) Disruption to adjacent rural residential areas by noise, dust, odors, operating hours, vehicular movement and traffic, or adverse visual alteration of the natural landscape by industrial activities shall be minimized.

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Objective LU 6.H **Within the rural Clearview area and along State Route 9, establish two limited areas of more intense rural development within logical outer boundaries that are based on commercial uses in existence as of July 1, 1990, and which permits limited infill, development or redevelopment within existing areas.**

LU Policies LU 6.H.1 Recognize the existing commercial and residential settlement pattern in the area of southeast Snohomish County along State Route 9 between 184th and 172nd Streets SE and at 164th Street SE as limited areas of more intense rural development (LAMIRD) that provide retail goods and services to the immediate population and a larger surrounding service area and allow limited infill adjacent to existing commercial development.

LU 6.H.2 Areas with an existing commercial designation or zoning within LAMIRD boundaries shall be designated Clearview Rural Commercial (CRC).

LU 6.H.3 Areas designated Rural Residential within LAMIRD boundaries shall retain the existing Rural Residential designation.

LU 6.H.4 Rural residents should have access to a mix of small scale retail sales, personal services and job opportunities within the CRC designation.

LU 6.H.5 Prevent strip development by minimizing and containing infill and redevelopment within the logical outer boundaries of two distinct commercial nodes in the Clearview area.

LU 6.H.6 The boundaries of the Clearview LAMIRDs are shown on the Future Land Use map. The boundaries are based on those found in the Cathcart-Maltby-Clearview area plan, generally follow parcel lines, and include parcels which meet the following criteria:

- (a) The area does not contain extensive critical areas, and
- (b) The area is developed with a commercial use which was in existence on or before July 1, 1990; or
- (c) The area is zoned Neighborhood Business or Community Business and is a cohesive part of the existing commercial settlement pattern; or
- (d) The remaining area constitutes infill, as it is located between and adjacent to two larger areas meeting criteria b) or c) above, or is along the boundary edge and its exclusion would create an irregular boundary.

LU 6.H.7 Implement the CRC designation through zoning and development standards which reduce impacts of new infill development or

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redevelopment to adjacent rural residential areas and rural character:

- (a) Require a twenty-five foot wide sight-obscuring landscape buffer adjacent to the LAMIRD boundaries. The buffer should be designated to preserve native vegetation and existing trees of three-inch caliper or larger; and
- (b) New uses shall be limited primarily to those uses similar to and compatible with uses that existed on July 1, 1990, and which serve the local rural population.

LU 6.H.8

Development within the CRC designation shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include water, septic systems, and transportation facilities.

Objective LU 6.I

Develop voluntary and incentive-based programs to promote and preserve agricultural activities in rural areas.

LU Policies LU 6.I.1

Work with rural land owners to investigate the feasibility of, and level of interest in, a voluntary program for designation of rural lands in a new “Rural Agriculture” land use designation.

LU 6.I.2

Provide informational materials to the public that will help preserve and promote agricultural activities in the rural area. Public education efforts or materials should include:

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

LU 6.I.3

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

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Future Land Use Map

Interpreting the Future Land Use Map

The future land use map provides generalized urban and rural residential, commercial, and industrial land use designations.

The map includes urban growth area (UGA) boundaries between urban and rural land uses. The locations of several centers, consistent with plan policies, are also identified.

Implementing Zoning

The appropriate implementing zoning classifications for the GPP land use designations are identified in the following subsections.

The county completed areawide rezones in rural areas to make the zoning map consistent with the rural plan designations and their density and lot size requirements. Within urban residential plan designations, the county will continue to adopt zoning to ensure consistency with future land use map designations. Property owners may individually request rezones to higher urban residential densities consistent with the GPP policies and the GPP Future Land Use Map. Within urban commercial and industrial designations, property owners may individually request rezones ((~~to higher urban residential densities~~)) consistent with the GPP policies and the GPP Future Land Use Map. The exception is the Maltby UGA, where additional planning was conducted in response to a GMHB remand order and final zoning is in place. Within UGAs, implementing

zoning may be further limited in the designations described below.

Forestry and Recreation (F&R) is not identified as an implementing zone within the applicable General Policy Plan designation. Property owners may request this zoning classification, and their requests will be considered as provided for under existing policies and regulations.

Mineral Conservation (MC) zone is not identified as an implementing zone within the applicable General Policy Plan designation. Properties already zoned MC may develop as provided for under existing policies and regulations. County Parks and Open Space (CPOS) zone is not identified as an implementing zone within the applicable General Policy Plan designation. This zone will be applied to county-owned park and open space areas that are to be conserved in perpetuity for the enjoyment of the public.

URBAN PLAN DESIGNATIONS

Urban Residential Designations

These designations encompass residential lands within the unincorporated UGA and are intended to provide for urban housing opportunities. The density ranges are defined by zoning classifications that implement the Future Land Use Map. The allowable density for a development will be determined by the provisions of the GMA zoning code rather than the density values associated with the plan designations, except that the minimum density in UGAs may not be less than 4 dwelling units per net acre except as specified in Policy LU 2.B.1.

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There are no other minimum density requirements imposed by these plan designations. Rezones to any of the zoning categories listed below for urban residential designations may be approved consistent with general zoning criteria and GPP policies, except as described below.

Densities may be exceeded by the bonus density provided by the zoning code such as in planned residential development zones and Transfer of Development Rights (TDR) receiving areas. The urban residential designations include some areas where land use, and public facilities and services to serve urban development have not yet been planned. These areas may be identified on the Future Land Use Map by a growth phasing overlay. In those areas, preliminary subdivisions, PRDs, short plats, and binding site plans may be discouraged or disallowed unless criteria specified in the GPP's land use policies are met.

Urban Low Density Residential (ULDR: 3 dwelling units per acre). This designation allows detached housing developments on larger lot sizes. This designation is applied only in the Darrington and Gold Bar Urban Growth Areas due to the absence of sanitary sewers. Implementing zones: R-20,000 and R-12,500.

Urban Low Density Residential (ULDR). This designation allows mostly detached housing developments on larger lot sizes. Implementing zones: MHP, R-7,200, PRD-7,200, R-8,400, PRD-8,400, R-9,600, PRD-9,600 and WFB. Except within the Lake Stevens

UGA, areas containing critical areas that are large in scope, with a high rank order value, and are complex in structure and function, the implementing zoning shall be R-9,600.

Urban Medium Density Residential (UMDR). This designation allows a combination of detached homes on small lots, townhouses, and apartments in medium density, multi-family residential developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB.

Urban High Density Residential (UHDR). This designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses. Implementing zones: MHP, MR, PRD-MR, LDMR, and PRD-LDMR.

Supplemental Designations of ULDR Areas (Map 6)

Map 6 provides additional detail regarding allowed residential densities within the Urban Low Density Residential plan designation for the Mill Creek, Marysville and Lake Stevens UGAs. Within these UGAs, implementing zoning shall be limited in the designations described below.

Marysville Urban Low Density Residential – Limited (ULDR-L (4-5)): 4 to 5 dwelling units per acre. Like the ULDR designation, the ULDR-L (4-5) designation allows mostly detached housing development on larger lot sizes. This designation is applied in a portion of the Sunnyside area that is confined to

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the lowest density urban zone because of environmental constraints and difficulties in service provision. Implementing zones: include R-9,600 and R-8,400 and PRD-9,600.

Marysville Urban Low Density Residential – Limited (ULDR-L (5-6)): 5 to 6 dwelling units per acre. The ULDR-L (5-6) designation allows mostly detached housing development on larger lot sizes. It is applied to portions of Sunnyside area in the Marysville UGA. Land in this category may be developed at a density of five to six dwelling units per acre. Implementing zones: include R-8,400 and R-7,200 and PRD-7,200.

Lake Stevens Urban Low Density Residential - Limited (ULDR-L (4)): 4 dwelling units per acre. Like the ULDR designation, the ULDR-L (4) designation allows mostly detached housing development on larger lot sizes in the Lake Stevens UGA. This designation is applied in a portion of the Sunnyside area, around Lake Stevens and southeast of the City that are confined to the lowest density urban zone because of environmental constraints and difficulties in service provision. Implementing zones: include R-9,600 and R-20,000.

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Lake Stevens Urban Low Density Residential - Limited (ULDR-L (6)): 6 dwelling units per acre. The ULDR-L (6) designation allows mostly detached housing development on larger lot sizes. It is applied to most of the non-constrained ULDR land in the Lake Stevens UGA. Land in this category may be developed at a density of six dwelling units per acre. Implementing zones: include R-7,200 and PRD-7,200.

Mill Creek East Urban Low Density Residential - Limited (ULDR-L (6)): 6 dwelling units per acre. The area designated ULDR (6) is located south of Seattle Hill Road, east of 35th Avenue SE, north of the Seattle City Light utility corridor and west of the Village Center/Urban Center designation. This area is relatively free of existing development, with the exception of scattered single-family residences, one single-family plat and a mobile home park. It is located adjacent to an existing transit route on 35th Avenue SE, and generally consists of large parcels. Although the Tambark Creek riparian corridor divides this area, the area east of the corridor is directly adjacent to higher densities within the Urban Village designation, where single-family development at slightly higher densities will complement the urban village. The area west of the riparian corridor is directly adjacent to the transit route on 35th Avenue SE, and has enough contiguous undeveloped area to ensure that future development will have consistent densities. The existing manufactured home park would provide a well-established, compatible

alternative to single family housing in this area. Implementing zone: R-7,200.

Commercial and Industrial Designations

The Urban Commercial (UC) and Urban Industrial (UI) designations of the GPP provide for a wide range of implementing zones and, in some cases, provide specific locational criteria or recommendations as to how the zones should be applied within the designation.

Urban Commercial (UC). This designation identifies commercial designations within the UGA which allow a wide range of commercial as well as residential uses. Implementing zones: Neighborhood Business, Planned Community Business, Community Business, General Commercial, Freeway Service and Business Park. In the Lake Stevens UGA, the implementing zoning shall be limited to Neighborhood Business, Community Business and Planned Community Business. In the Southwest County UGA, no rezones to General Commercial shall be approved outside of the State Route 99 corridor.

Reservation Commercial (RC). This designation identifies a unique commercial designation that is limited only to fee-simple lands under county jurisdiction that are located on the Tulalip Reservation in an area bordered on the west and north by Quilceda Creek, on the south by Ebey Slough and on the east by Interstate-5. This area of the reservation is served by urban infrastructure including public sewer and

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water and contains existing urban development under county and Tulalip Tribes jurisdiction. The implementing zone for new development on vacant or under-utilized property designated Reservation Commercial is General Commercial, subject to approval of an official site plan according to the requirements of Chapter 30.31B SCC.

Urban Industrial (UI). This designation identifies industrial designations within the UGA and was based on the various light industrial, heavy industrial, industrial park and business park designations of pre-GMA subarea plans. Implementing zones: Business Park, Light Industrial, Heavy Industrial and Industrial Park. In the Lake Stevens UGA, the implementing zoning is limited to Business Park and Heavy Industrial and in the Snohomish UGA, the implementing zoning is limited to Business Park and Industrial Park.

Center Designations

The Future Land Use Map identifies the specific locations for Urban Centers, Transit Pedestrian Villages, Urban Villages and Manufacturing and Industrial Centers. Additional Centers may be designated in the future through amendments to the comprehensive plan.

Urban Center. This designation identifies a higher density area that contains a mix of residential and non-residential uses, and whose location and development are coordinated with the regional high capacity transportation system. The implementing zone is Urban Center.

Transit Pedestrian Village. ~~((This designation identifies a compact, walkable area around an existing or planned high capacity transit station. The county shall prepare and adopt a conceptual or master plan showing how the area could enhance and support the high capacity transit station.¹ The implementing zone is Urban Center.))~~
This designation identifies a compact, walkable area around an existing or planned high capacity transit station. The county shall prepare and adopt a conceptual or master plan showing how the area could enhance and support the high capacity transit station. The implementing zone is Urban Center.

Urban Village. This designation identifies a mixed-use area with higher density residential development located within neighborhoods. Urban Villages are smaller than Urban Centers. The implementing zones are Neighborhood Business and Planned Community Business.

Manufacturing/Industrial Center. This overlay identifies major regional employment areas of intensive, concentrated manufacturing and industrial land uses which are not easily mixed with other uses. These centers serve as high density employment areas. Notwithstanding the Vision 2020 guidelines for MIC designations, land uses and zoning of Paine Field continue

~~((¹ The underlined and italicized text shown in the Transit Pedestrian Village section above was added by Amended Ordinance No. 09-051 but was not indicated with addition marks))~~

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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.

**Other Urban Designations
Development Phasing Overlay.**

Where parts of an Urban Growth Area lack revenues from public and/or private sources to provide adequate public facilities necessary to support development, the county may apply a Development Phasing Overlay suffix to implementing zoning. This suffix may be applied along with any urban zone based on direction from a more detailed plan process. Once in place, the development phasing overlay regulation will require that urban development of the overlay area be delayed until a commitment is in place to fund and construct public facilities necessary to support development.

Public/Institutional Use (P/IU). ~~((The Public/Institutional Use designation can be applied to existing or planned public and privately owned and/or operated properties including churches, schools, parks, government buildings, level II health and social service facilities,* utility plants and other government operations or properties within UGAs or adjacent to~~

~~UGAs. The P/IU designation can be applied to existing areas within a UGA, as well as areas being added to a UGA concurrent with a re-designation to P/IU. When applying the P/IU designation, the following requirements apply:~~

~~(1) Use of P/IU designation for existing areas within a UGA. The P/IU designation is appropriate for existing or planned government owned and/or operated properties, including schools, parks, government buildings, utility plants, and other government operations or properties as requested. There are no specific implementing zones for this designation since zoning will vary from site to site. However, only zones that allow schools, parks, government buildings, level II health and social service facilities,* utility plants or other government operations either outright or conditionally may implement this designation. Implementing zoning should be consistent with surrounding zones.~~

~~(2) Use of P/IU designation in conjunction with a UGA expansion. All residential, commercial, or industrial UGA expansions are subject to the requirements of LU 1.A.10. Institutional UGA expansions are allowed subject to the requirements of LU 1.A.10, provided that the land added to a UGA is designated P/IU concurrent with or prior~~

~~((*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 CPSCMB on September 17, 2007. (See Resolution No. 07-028 adopted on November 19, 2007))~~

~~((*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 CPSCMB on September 17, 2007. (See Resolution No. 07-028 adopted on November 19, 2007))~~

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~~to the UGA expansion. Subsequent re-designations of land added to a UGA under the P/IU designation are subject to the applicable requirements of LU 1.A.10 for residential, commercial, or industrial UGA expansions. Where land added to a UGA is designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-9,600. When applied to land designated P/IU concurrent with or prior to a UGA expansion, these implementing zones shall allow only churches, level II health and social service facilities,* and school instructional facilities unless the land is re-designated to urban commercial, residential, or industrial in compliance with the UGA expansion requirements of LU 1.A.10.)~~

The Public/Institutional Use designation can be applied to existing or planned public and privately owned and/or operated properties including churches, schools, parks, government buildings, utility plants and other government operations or properties within UGAs or adjacent to UGAs. The P/IU designation can be applied to existing areas within a UGA, as well as areas being added to a UGA concurrent with a re-designation to P/IU. When applying the P/IU designation, the following requirements apply:

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

The P/IU designation is appropriate for existing or planned government owned and/or operated properties, including schools, parks, government buildings, utility plants, and other government operations or properties as requested. There are no specific implementing zones for this designation since zoning will vary from site to site. However, only

zones that allow schools, parks, government buildings, utility plants or other government operations either outright or conditionally may implement this designation. Implementing zoning should be consistent with surrounding zones.

(2) Use of P/IU designation in conjunction with a UGA expansion. All residential, commercial, or industrial UGA expansions are subject to the requirements of LU 1.A.10. Institutional UGA expansions are allowed subject to the requirements of LU 1.A.10, provided that the land added to a UGA is designated P/IU concurrent with or prior to the UGA expansion. Subsequent re-designations of land added to a UGA under the P/IU designation are subject to the applicable requirements of LU 1.A.10 for residential, commercial, or industrial UGA expansions. Where land added to a UGA is designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-9,600. When applied to land designated P/IU concurrent with or prior to a UGA expansion, these implementing zones shall allow only churches, and school instructional facilities unless the land is re-designated to urban commercial, residential, or industrial in compliance with the UGA expansion requirements of LU 1.A.10.

Urban Horticulture (UH). This designation is intended for low density, low impact, non-residential land uses adjacent to agricultural areas that do not require extensive structures or development. Examples of UH uses include agricultural operations, sales of farm products, and sales of landscape

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materials. Implementing zoning for areas designated UH is Agriculture-10 acre.

Other Land Uses. This designation includes areas within UGAs that will be studied for their potential as future residential or employment land. Subdivisions or rezones within the Other Land Uses designation will be delayed until the development potential of these areas is determined through a more detailed planning process with appropriate urban land use designations.

Overlapping Designations. There may be sites within the UGA where more than one land use designation is appropriate to permit a greater range of potential implementing zones. In particular, some sites meeting the criteria enumerated in Policy LU 2.C.1 may be appropriately developed or redeveloped for a land use permitted in the implementing zones for either designation. In these situations, the county may utilize overlapping land use designations for particular sites or areas on the Future Land Use Map. On sites having overlapping land use designations, a change of zoning from an implementing zone in one designation to an implementing zone in the other designation may be requested through a rezone application without the need for a comprehensive plan amendment.

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RURAL PLAN DESIGNATIONS

Rural Residential Designations

These designations encompass residential land outside of UGAs and are intended to provide rural housing opportunities while preserving the rural character of these lands. Land in the six rural residential designations may be served by public water supplies but development may not be connected to sanitary sewers except for necessary public facilities or when public health emergencies exist.

Low Density Rural Residential (LDRR: 1 dwelling unit per 20 acres).

This designation includes lands that have been zoned Forestry but are not designated as Commercial Forest Land in the GPP. This designation is intended to be a partial basis for a future Rural Resource Transition designation which could provide for transition areas between rural residential lands and natural resource lands of long-term commercial significance. Future GPP amendments will determine the feasibility of such a designation as well as its extent and future minimum lot size requirements. The existing Forestry zone will continue to remain in place until any GPP amendments and implementing regulations for this designation are adopted.

Rural Residential-10 (Resource Transition) (RR-10-RT: 1 dwelling unit per 10 or more acres). This designation includes lands which were included in Forestry designations on pre-GMA subarea plans but not zoned Forestry and includes: (1) lands on the Tulalip

Reservation adjacent to or in close proximity to lands designated for forestry or agriculture use by the GPP and the Tulalip Tribes' Comprehensive Plan, and (2) lands adjacent to the estuary of Quilceda Creek. The implementing zone is the RRT-10 zone.

Existing zones within this designation, except where located on the Tulalip Reservation, may remain, but zoning regulations shall limit the minimum lot size in new subdivisions within this designation to 10 acres with an option for using the rural cluster subdivision technique. On the Tulalip Reservation only, lands designated RR-10-RT are zoned RRT-10. The RRT-10 zone requires a minimum lot size of 10 acres for each house in a new subdivision. The rural cluster subdivision technique may be used in the RRT-10 zone.

Rural Residential-10 (RR-10: 1 dwelling unit per 10 or more acres).

This designation includes lands which have been previously designated agriculture in pre-GMA subarea comprehensive plans or zoned Agriculture-10 Acre. The existing Agricultural-10 Acre zone will continue to remain in place until the GPP is amended in the future and implementing regulations for this designation are adopted.

This category provides for an alternative rural lot size and possible set of uses which can accommodate a wider variety of rural uses and lots, be used where hazardous and critical areas require lower density and be applied as a transition category between resource lands/critical areas and rural residential/urban areas.

Exhibit B
Amended Ordinance No. 12-045
GPP4 – Adopting Technical Corrections
Technical Corrections to the Future Land Use Map Section of the LU Chapter

Rural Residential-5 (RR-5: 1 dwelling unit per 5 or more acres). This designation includes lands that were designated Rural on pre-GMA subarea comprehensive plans and zoned Rural 5. As the result of a joint planning effort between the county and the Tulalip Tribes, the RR-5 designation also applies to certain lands on the Tulalip Reservation that were previously designated Rural Residential. The implementing zone in this designation will continue to be the R-5 zone.

Rural Residential (RR: Base density of 1 dwelling unit per 5 or more acres). This designation includes lands which were designated as Rural or Residential Estates on pre-GMA subarea comprehensive plans. The implementing zones within this designation are the Rural-5 Acre zone and other zones with a minimum lot size requirement larger than 5 acres.

Rural Residential RD (RR- RD: 1 dwelling unit per 5 or more acres). This designation applies only to the rural residential areas that were designated as Rural Diversification in the pre-GMA Darrington Area Comprehensive Plan. This designation will continue to allow a mix of rural residential housing and small home-based, rural industrial/commercial uses. The implementing zone is the Rural Diversification zone.

Rural Commercial and Industrial Designations

Clearview Rural Commercial (CRC). This designation generally allows for neighborhood, community, and rural commercial uses including, but not limited to, small grocery stores, restaurants, service stations, hardware stores, art galleries, antique stores, and nurseries to serve the needs of the rural population. The implementing zone within the Clearview Rural Commercial designation consistent with LU 6.H.6 and LU 6.H.7 is the Clearview Rural Commercial zone.

Rural Freeway Service (RFS): This designation includes land that has previously been designated or zoned as Rural Commercial land at the rural Interstate 5 interchanges in north Snohomish County. The designation and implementing zones require rural development standards that make rural freeway service development compatible with adjacent rural residential uses.

Rural Industrial (RI). This designation includes existing industrial zones and industrial plan designations on subarea comprehensive plan maps in rural areas. These designations allow rural industries which need locations close to the natural resources in rural areas. They are located in areas where urban services, particularly sanitary sewers, will not be provided. The designation is implemented through GPP policies and code provisions that ensure industrial development is compatible with surrounding rural residential land uses.

Exhibit B
Amended Ordinance No. 12-045
GPP4 – Adopting Technical Corrections
Technical Corrections to the Future Land Use Map Section of the LU Chapter

Resource Plan Designations
Agricultural Designations

The designations listed below include land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, fruit, or animal products. These designations were based on the Interim Agricultural Conservation Plan.

Local Commercial Farmland (LCF).

This designation includes farmland areas outside of the floodplain or shoreline areas which are generally characterized by a mixture of prime farmland and other soils as defined by the Soils Conservation Service.

Upland Commercial Farmland (UCF).

This designation includes farmland areas on the Tulalip Reservation and outside of the floodplain or shoreline area and is generally characterized by having nearly continuous prime farmland soils and more than fifty percent of the land area in parcels of ten acres or larger. New subdivisions in this designation may not create lots smaller than ten acres. The UCF designation also provides protection for the drainage basin of the West Fork of Quilceda Creek within the Tulalip Reservation. The Agricultural-10 Acre (A-10) zone is the implementing zone for the UCF designation.

Riverway Commercial Farmland (RCF). This designation includes farmland areas generally characterized by being in a river valley, floodplain or shoreline area, having continuous prime farmland soils, and having approximately fifty percent or more of

the land area in parcels of forty acres and larger. The Agricultural-10 Acre zone is the implementing zone.

Recreational Land (RL). This designation applies only to lands previously designated Commercial Farmland, not in use for the commercial production of food or other agricultural products, occupied by playing fields and supporting facilities prior to July 1, 2004 and designated Recreational Land in accordance with RCW 36.70A.170(1). The designation is implemented through GPP policies and code provisions and ensures the recreational use does not affect surrounding agricultural lands of long term commercial significance designated under 36.70A.170(1). The implementing zone is the Agricultural-10 Acre (A-10) zone.

Forest Land Designations

The designations listed below include state and private forest lands. These designations are based on the Interim Forest Land Conservation Plan and the Forest Advisory Committee Findings and Conclusions on the Designation of Commercial Forest Lands, January 5, 1995. The text of these documents is incorporated into this document by reference. Designated Commercial Forest lands within the Mt. Baker-Snoqualmie National Forest and other selected forest lands will be further evaluated for their ability to meet the criteria described in Policy 8.A.2 and the County's GMA Comprehensive Plan Future Land Use map will be amended as necessary.

Exhibit B
Amended Ordinance No. 12-045
GPP4 – Adopting Technical Corrections
Technical Corrections to the Future Land Use Map Section of the LU Chapter

Commercial Forest (CF). This designation includes primarily large forest land tracts that may not be subdivided for residential development. These lands may be segregated only into tracts of eighty acres or larger. The Forestry zone is the implementing zone for this designation.

Local Forest (LF). (Tulalip Reservation Only) This designation includes productive forest lands which are an integral part of the Tulalip Tribes' designated forest lands and are intended to contribute to the preservation of a large contiguous area of land within the interior of the Tulalip Reservation for management of sustainable natural resources. Local Forest lands and adjacent tribal forest lands collectively provide timber production, surface and ground water resources, fisheries and wildlife habitat, and recreation opportunities. The Local Forest designation provides landowners a means of residing on their property while providing protection from rural residential activities that could conflict with forest practice operations. The implementing zone for the Local Forest designation is the Forestry (F) zone (1 dwelling unit per 20 or more acres). The rural cluster subdivision technique may be used in the Forestry zone.

Forest Transition Area (CF-FTA). This designation is an overlay to the Commercial Forest (CF) designation. The FTA consists of a one quarter mile wide band of Commercial Forest land on the edge of the Commercial Forest Land designation bordering non-resource lands. The use of FTA lands is the

same as Commercial Forest lands, unless adjacent land uses prevent normal forest practices, in which case limited low density development options also apply.

Mineral Resource Overlay (M) (Map 2)

This designation is an overlay to the Future Land Use Map. Designated Mineral Resource Lands include those lands identified through a comprehensive inventory and assessment process as not being characterized by urban growth and as having long-term significance for the extraction of minerals. The designation includes bedrock, sand/ gravel and precious metals mineral resources. The implementing zone in this designation is dependent on the underlying zone.

Other GMA Comprehensive Plan Maps or Overlays

Municipal Urban Growth Areas (Map 3)

This map identifies municipal urban growth areas (MUGAs) within the Southwest UGA. A MUGA contains all the land within a city's current incorporated limits, plus adjacent, unincorporated territory which the city and county have identified as potentially appropriate for annexation at some time in the future. The map is also reflected in the countywide planning policies (CPP) Appendix B which is adopted through Snohomish County Tomorrow. The MUGA will be used by Snohomish County in planning for future population and employment growth.

Exhibit B
Amended Ordinance No. 12-045
GPP4 – Adopting Technical Corrections
Technical Corrections to the Future Land Use Map Section of the LU Chapter

Open Space Corridors/Greenbelt Areas Map (Map 4)

The countywide Open Space Corridors/Greenbelt Areas map geographically depicts various types of largely “open” land in Snohomish County that, taken in the aggregate, can serve as greenbelts to help structure land development patterns. This map is incorporated herein by this reference. Many of the land categories listed under Policy LU 10.A.1 have been included in this map.

The purpose of the map is to provide a geographical framework to guide present and future implementation strategies for preserving open space and developing greenbelt corridors within and between urban growth areas.

The map is a long-range planning tool that does not, by itself, create any regulatory impact. Certain underlying designations, such as forestry and agricultural land designations, may have regulatory implications. This map, however, is not intended to be used in the review of development applications, nor does it imply or anticipate public ownership of, or public access to, these lands.

The several categories of lands depicted on the map include both public and privately owned parcels. In some cases (i.e., utility corridors) the lands may not be held in fee simple ownership by the primary user. Not all lands appearing on this map - either public or private - will become a part of a permanent open space system.

Similarly, lands not presently shown on this map may later become permanent open space as the result of future public action or acquisition.

Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. This approach avoids the possibility of jeopardizing such acquisitions by calling them out in advance, thereby potentially inflating their asking price and narrowing options.

Although certain types of parks and other categories of open space lands within city limits have been depicted on the map, the plans of the respective cities should be considered the primary source of open space information within their municipal boundaries.

The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown.

Consequently, small scale neighborhood parks, subdivision detention or recreation sites, and the like have not been included on this map.

Finally, the accuracy and completeness of this map is dependent on data from many sources, some of which may be dated and/or incomplete. It is the intent of Snohomish County to regularly review and refine this data to reflect changes in ownership and underlying use, and to produce continual improvement in the accuracy and completeness of this map. This regular review shall occur at least once every ten years or as needed pursuant to other requirements of the Growth Management Act.

Lands Useful for Public Purpose (Map 5)

A countywide map depicting “lands useful for public purpose” is included

Exhibit B
Amended Ordinance No. 12-045
GPP4 – Adopting Technical Corrections
Technical Corrections to the Future Land Use Map Section of the LU Chapter

(Map 5 in the map portfolio) to show various types of public land that presently accommodate public facilities. This map is incorporated herein by this reference. It is a long-range planning tool that will be regularly updated as future land acquisitions occur.

The purpose of the "Lands Useful for Public Purpose" map is the identification of site locations for existing and potential future public facilities. The primary focus is on the identification of public lands in the unincorporated areas - which consist primarily of county and state properties, but also include some city and federal properties.

Public roads, however, are not highlighted on this map, but are identified on the maps included with the Transportation Element. Similarly, public land used for resource management, wildlife refuge, or other open space uses are not included on this map, but are shown on the Open Space Map.

Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. The reason for this is to avoid the possibility of jeopardizing such acquisitions by calling them out in advance, thereby inflating their asking price and narrowing siting options. As new sites for public facilities are added through conventional acquisition or by use of the common siting process, they will be added to this map.

Although certain types of parks and other public lands within city limits have been depicted on the map, the plans of the respective cities should be

considered the primary source of information within their municipal boundaries.

The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown.

Consequently, small neighborhood parks, subdivision scale stormwater detention or recreation sites, and the like have not been included on this map. It is the intent of Snohomish County to regularly review and refine the source data to produce continual improvement in the accuracy of this map. This regular review shall occur at least once every ten years or as needed pursuant to other requirements of the Growth Management Act.

Rural/Urban Transition Area (RUTA).

This designation is intended to reserve a potential supply of land for future addition into the UGA. Developments utilizing rural cluster subdivision will have the option of redeveloping required open space tracts upon inclusion within an urban growth area.

Transfer of Development Rights Designations

These two designations encompass areas which serve as either sending or receiving areas for the county's Transfer of Development Rights (TDR) program. The designations "overlay" other Future Land Use Map designations in order to provide clarity on applicable land use policies and regulations beyond the TDR program. Specific sending and receiving area provisions are established by GPP policies and implementing regulations.

Exhibit B
Amended Ordinance No. 12-045
GPP4 – Adopting Technical Corrections
Technical Corrections to the Future Land Use Map Section of the LU Chapter

**Transfer of Development Rights
Sending Area Overlay.**

This overlay designation includes lands that allow the voluntary sale and transfer of development rights to designated receiving areas pursuant to Policies 14.A.1 through 14.A.5, as implemented by chapter 30.35A SCC. The sending area designation does not limit or

otherwise affect development rights or zoning.

**Transfer of Development Rights
Receiving Area Overlay.**

This overlay designation includes lands that may receive development rights transferred from a designated sending area pursuant to GPP Policies 14.A.6 through 14.A.9, as implemented by chapter 30.35A SCC.

Exhibit C
Amended Ordinance No. 12-045
GPP4 – Adopting Technical Corrections
Technical Corrections to Maps 1-6 of the GPP

Map 1
**Snohomish County
 GMA Comprehensive Plan
 FUTURE LAND USE**
 EFFECTIVE DATE: November 10, 2012

Last Revised by
 Ordinance 12-044
 Ordinance 12-045
 Amnd. Ord. 12-068
 Ordinance 12-070

- National Forest (Includes Some Private and Non-Federal Public Lands)
- Local Forest (Tulip Only)
- Commercial Forest
- Commercial Forest-Forest Transition Area
- Riverway 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 - RD (10DU/5 Acres)
- Rural Residential (1 DU/5 Acres Basic)
- Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)
- Urban Low Density Residential (Please see Map 5 of the GPP for more detail)
- Urban Medium Density Residential (1 DU/10 Acres)
- Urban High 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
- Transit/Pedestrian Village
- Urban Center
- Rural Industrial
- Urban Industrial
- Manufacturing Industrial Overlay (Paine Field Area)
- Other (Pending Completion of Master Plan)
- Incorporated Cities and Towns, Tribal Lands, Rights-of-Way, and Other Jurisdictions (as of Nov. 10, 2012)
- Rural/Urban Transition Area Overlay
- Transfer of Development Rights Sending Area Overlay
- Snohomish County Boundary
- Urban Growth Area Boundary
- Tulalip Indian Reservation Boundary (Boundary Not Intended to Display Reservation Tracts)
- This portion of the Snohomish UGA is under review pursuant to a requested Conditional Letter of Map Revision from the Federal Emergency Management Agency.
- Major Arterial Roadway
- Arterial Roadway
- Railway

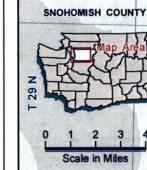
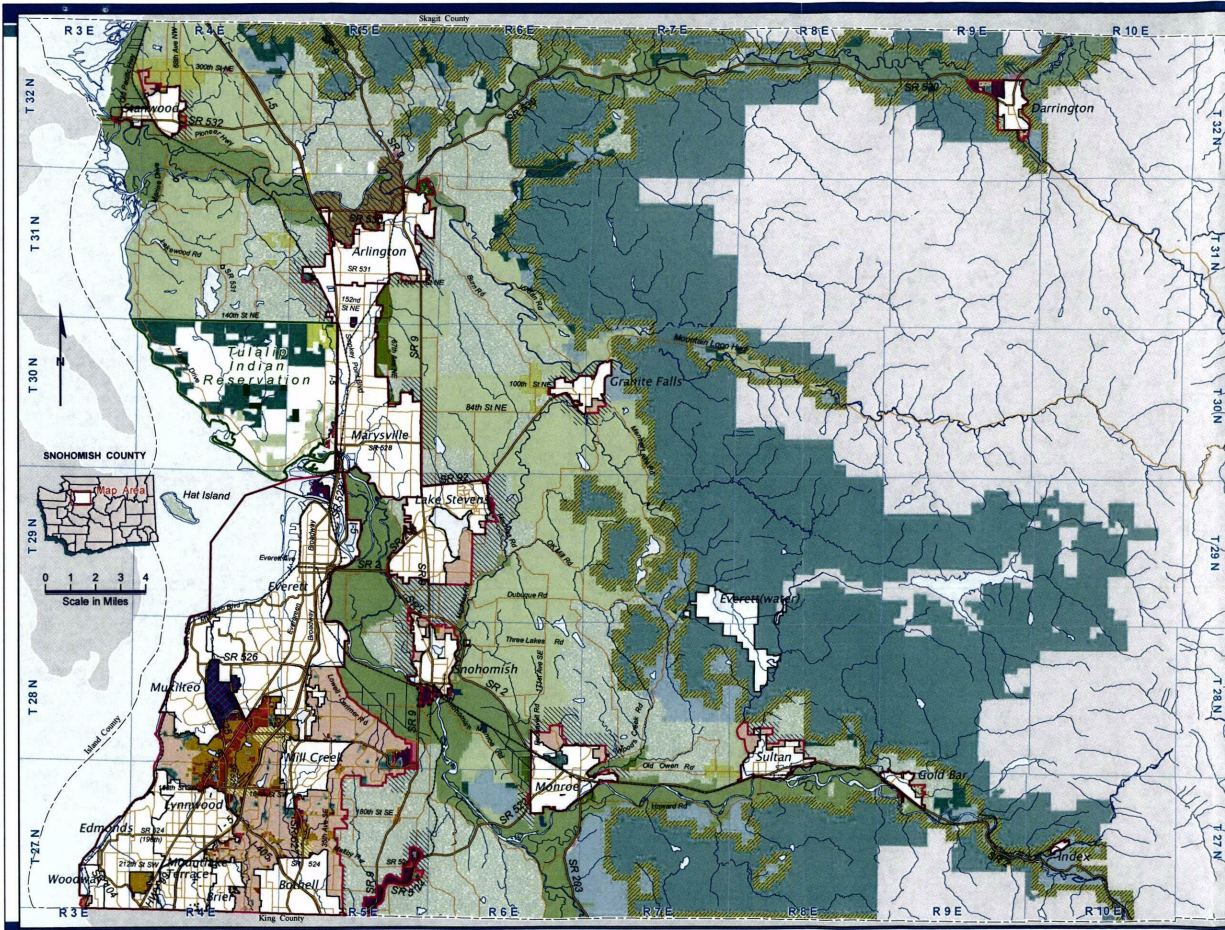
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Parcel lines and designation boundaries are required by the Snohomish County Assessor's Office. Land Records Data Base as of Nov. 10, 2012.

This map is a graphic representation of 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.

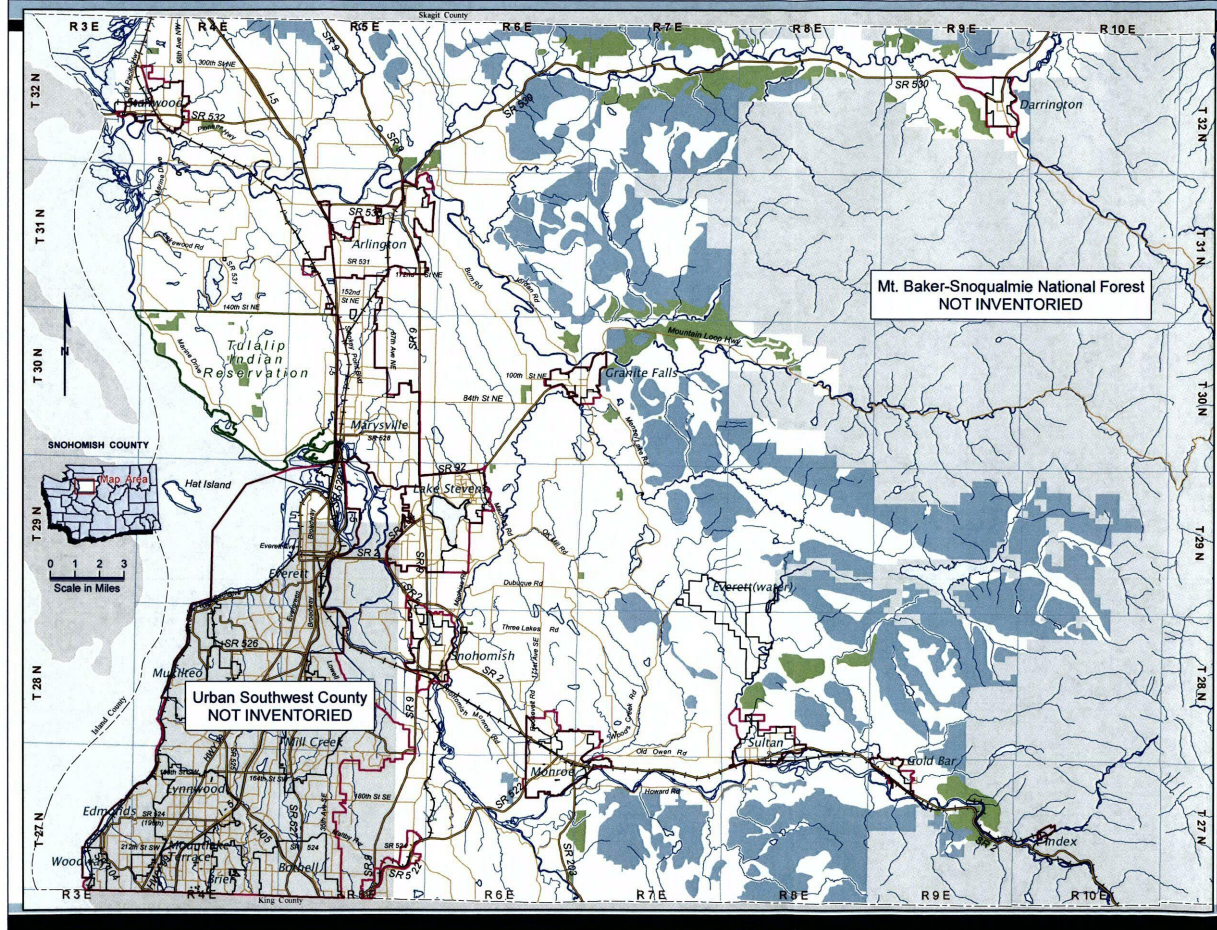


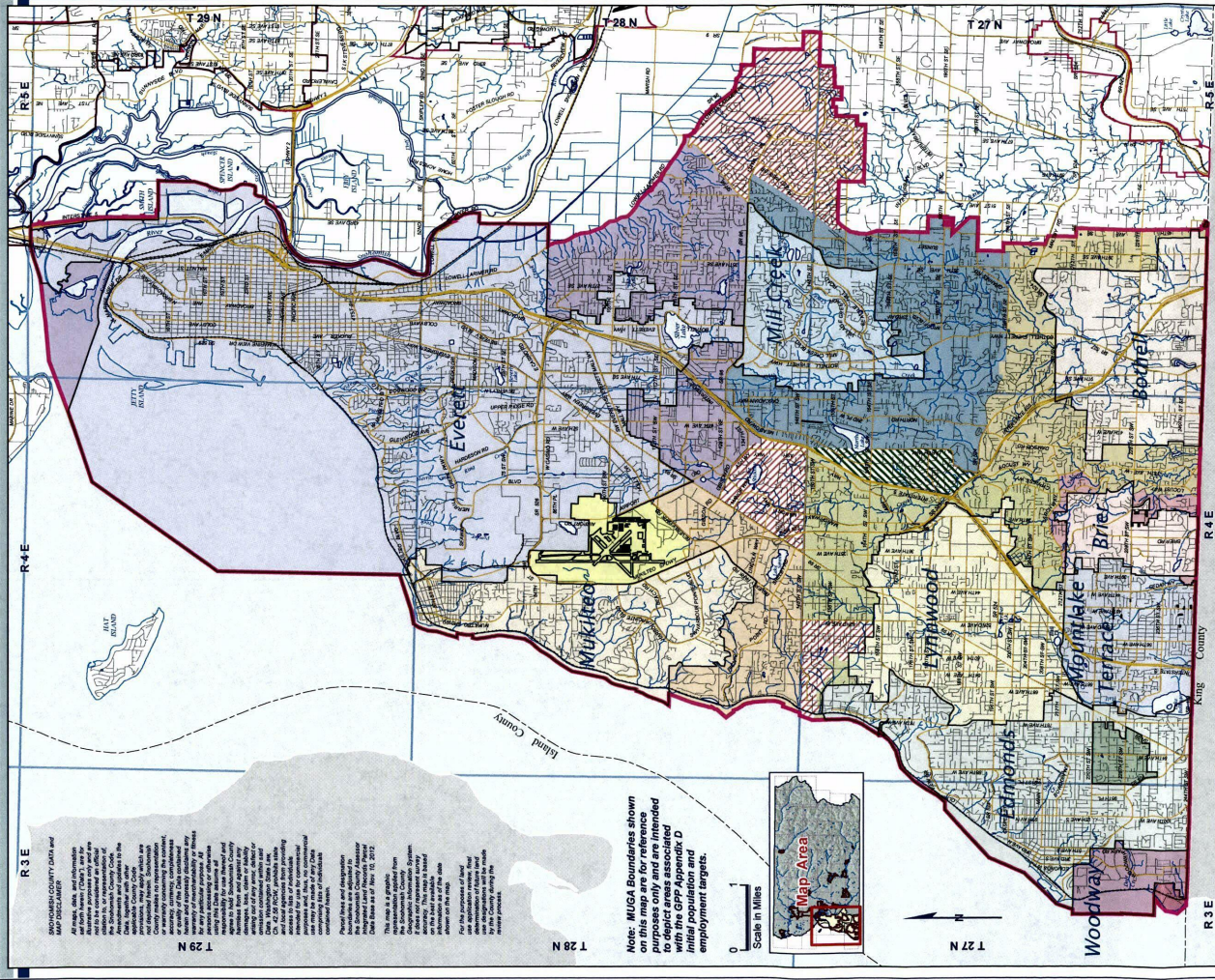
Map 2
**Snohomish County
 GMA Comprehensive Plan**
MINERAL RESOURCE LANDS
 Mineral Resource Overlay (MRO)
 EFFECTIVE DATE: November 10, 2012

- 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 12-045

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 for any particular purpose. All
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 using this data assume all
 responsibility for use thereof and
 agree to hold Snohomish County
 harmless from and against any
 damages, loss, claim or liability
 arising out of any error, defect or
 omission contained within said
 data. Washington State Law
 Ch. 42.56 RCW prohibits state
 and local agencies from providing
 access to lists of individuals
 intended for use for commercial
 purposes and thus, no commercial
 use may be made of any data
 comprising lists of individuals
 contained herein.



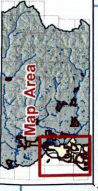


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Note: MUGA Boundaries shown on this map are for informational purposes only and are intended to depict areas associated with the GPP Appendix D initial population and employment targets.

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Scale in Miles
0

Map 3 Snohomish County GMA Comprehensive Plan MUNICIPAL URBAN GROWTH AREAS

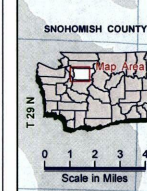
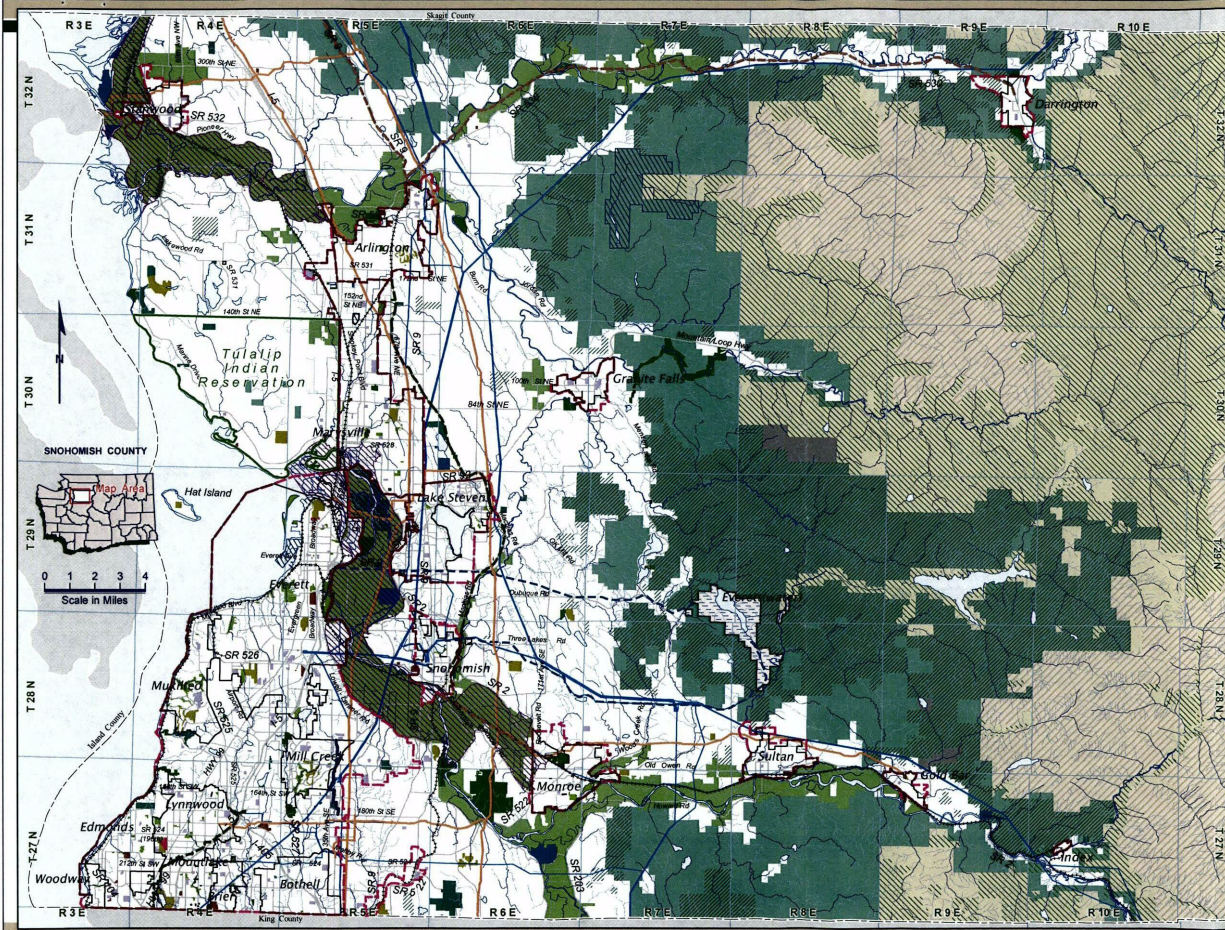
LAST REVISED BY: [Name]
ORDINANCE: [Number]
EFFECTIVE DATE: November 10, 2012

	Paine Field Area		City of Mill Creek		Southwest Urban Growth Area (SWUGA) Boundary
	City of Mukilteo		Mill Creek MUGA		Other Urban Growth Area (UGA) Boundary
	Mukilteo MUGA		City of Mountlake Terrace		Arterial Roadway
	City of Everett		Mountlake Terrace MUGA		Railway
	City of Everett MUGA		City of Brier		Snohomish County Boundary
	City of Lynnwood		Brier MUGA		Snohomish County Boundary
	City of Lynnwood MUGA		City of Bothell		Snohomish County Boundary
	Bothell MUGA		City of Edmonds		Snohomish County Boundary
	Edmonds MUGA		City of Woodway		Snohomish County Boundary
	Woodway MUGA		Gap Area Not Claimed by Any City		Snohomish County Boundary
	Overlap Area Claimed by Two Cities		Snohomish County Boundary		Snohomish County Boundary

NOTE: Paine Field is not assigned to a city at the request of the County.
Production: Snohomish County Planning and Development Services, 11/17/2012 11:15 AM

Map 4
**Snohomish County
 GMA Comprehensive Plan
 OPEN SPACE
 CORRIDORS AND
 GREENBELT AREAS**
 EFFECTIVE DATE: November 10, 2012

- Forest Land (Snohomish County GMA Comprehensive Plan Ordinance 94-125)
 - 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 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
 - 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 12-044
 Ordinance 12-045
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 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
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 Produced by Snohomish County Planning and Development Services, CartographyGIS



Map 5
**Snohomish County
 GMA Comprehensive Plan**
**LANDS USEFUL FOR
 PUBLIC PURPOSE**
 EFFECTIVE DATE: November 10, 2012

- Last Revised by Ordinance 12-045
- 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

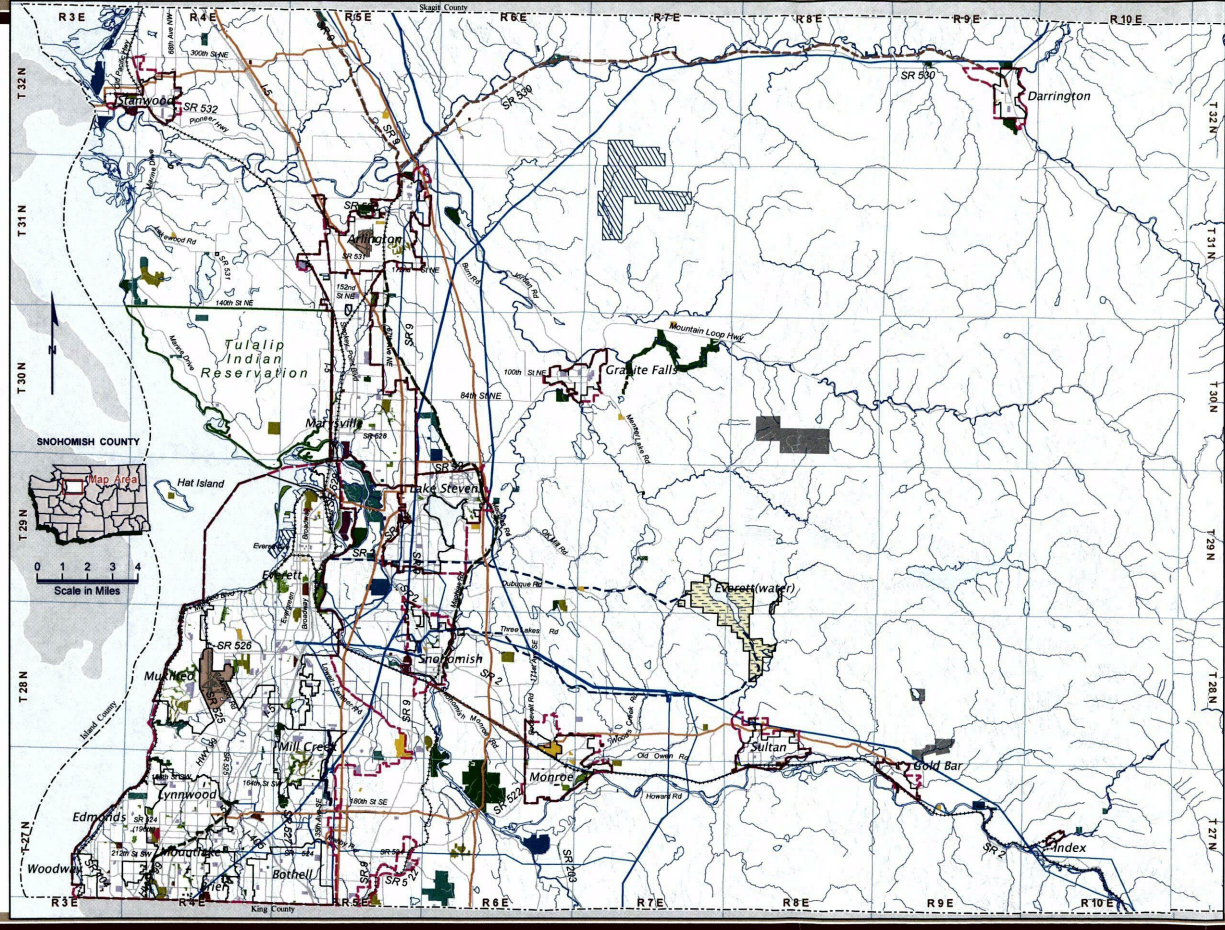
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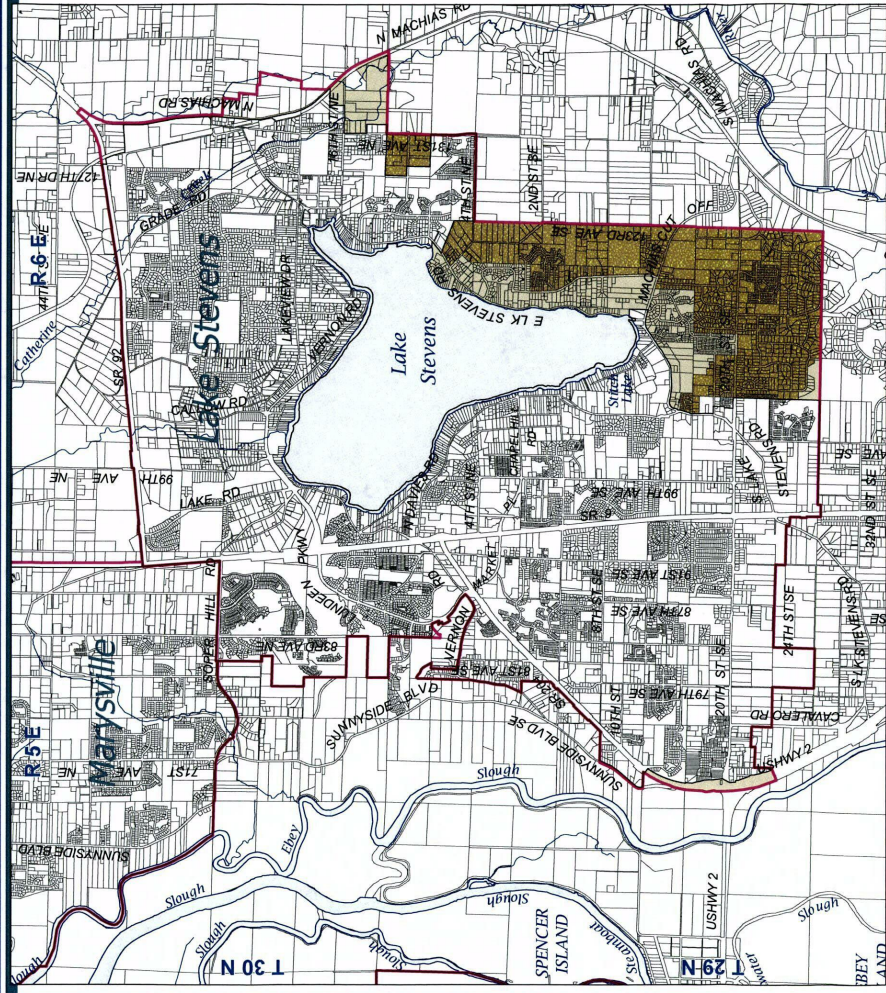
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Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of Nov. 15, 2012.

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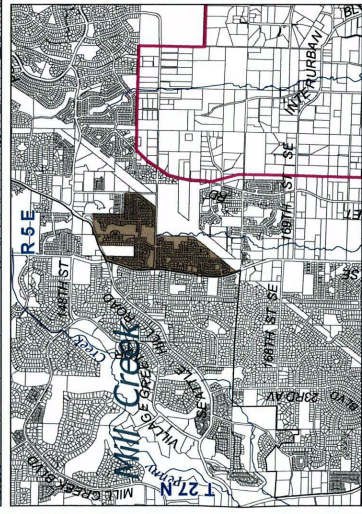


Map 6
**Snohomish County
 GMA Comprehensive Plan
 SUPPLEMENTAL
 DESIGNATIONS
 OF ULDR AREAS**
 EFFECTIVE DATE: November 10, 2012

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 12-046



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