



CO00045542

1 Approved: October 17, 2012
2 Effective: November 10, 2012

3 SNOHOMISH COUNTY COUNCIL
4 SNOHOMISH COUNTY, WASHINGTON

5
6 AMENDED ORDINANCE NO. 12-046
7

8
9 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE LAND USE
10 CHAPTER OF THE GENERAL POLICY PLAN (GPP) OF THE SNOHOMISH COUNTY
11 GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN (GMACP) TO ESTABLISH
12 A COUNTYWIDE TRANSFER OF DEVELOPMENT RIGHTS PROGRAM (GPP 9)
13

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

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

22 WHEREAS, the county council approved Motion No. 10-102 on March 3, 2010,
23 authorizing a professional services agreement with the Cascade Land Conservancy
24 (now known as Forterra) for the Snohomish County Resource Land Conservation
25 Project, including the development of recommendations for expanding the county's
26 Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR)
27 programs; and
28

29 WHEREAS, the county council approved Amended Motion No. 10-186 on July
30 14, 2010, approving further processing of a list of county-initiated comprehensive plan
31 amendments, including GPP 9 – Purchase and Transfer of Development Rights; and
32

33 WHEREAS, the county council approved Motion No. 11-036 on February 9,
34 2011, revising the list of county-initiated comprehensive plan amendments and
35 recognizing that final adoption of GPP 9 amendments may be delayed pending
36 completion of other initiatives; and
37

38 WHEREAS, the Cascade Land Conservancy completed the Snohomish County
39 Resource Land Conservation Project and provided written recommendations for
40 Snohomish County PDR and TDR programs in May 2011; and
41

42 WHEREAS, the Planning and Community Development Committee of the county
43 council considered the Cascade Land Conservancy recommendations on September 13

1 and 27, 2011, and directed staff to prepare ordinances to implement those
2 recommendations with certain modifications; and

3
4 WHEREAS, pursuant to chapter 30.73 SCC, PDS completed final review and
5 evaluation of GPP 9, and forwarded recommendations to the Snohomish County
6 Planning Commission (planning commission); and

7
8 WHEREAS, on April 24, 2012, the planning commission deliberated on GPP 9,
9 and voted to recommend that the proposal not be approved, as enumerated in its letter
10 of May 9, 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 recommendation on
14 GPP 9 and to hear public testimony on this Ordinance.

15
16 NOW, THEREFORE, BE IT ORDAINED:

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

- 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 to the GPP are consistent with and advance the
24 planning goals of the GMA, RCW 36.70A.020, in particular:
25
26 1. Goal 1, to encourage development in urban areas;
27 2. Goal 2, to reduce sprawl;
28 3. Goal 5, to encourage economic development within the capacities of the state's
29 natural resources;
30 4. Goal 6, to protect private property rights; and
31 5. Goal 8, to maintain and enhance natural resource-based industries.
32
33 C. The proposed amendments to the GPP are consistent with and advance the Puget
34 Sound Regional Council (PSRC) Multicounty Planning Policies (MPP), in particular:
35
36 1. MPP-DP-22, to not allow urban densities in rural and resource areas;
37 2. MPP-DP-28, to support long-term solutions for economic sustainability of
38 agriculture and forestry within rural areas;
39 3. MPP-DP-31, to support sustainability of resource lands;
40 4. MPP-DP-34, to preserve historic and cultural landscapes;
41 5. MPP-DP-48, to encourage TDR; and
42 6. MPP-Ec-22, to support economic activity in rural and resource areas at a scale
43 compatible with the long-term productivity of those lands.
44

1 D. The proposed amendments to the GPP are consistent with and advance the
2 Countywide Planning Policies (CPP), in particular:

- 3
- 4 1. DP-2.d.8, to allow UGA expansions that transfer development rights from
5 agricultural or forest lands and meet other criteria;
- 6 2. DP-29, to develop strategies that support agricultural and forest activities,
7 including reducing conversion pressure on resource land and rural land with
8 resource-based activities by redesignating rural land to resource land and the
9 use of TDR and PDR programs;
- 10 3. DP-30, to encourage TDR, designate additional sending and receiving areas,
11 develop zoning incentives, coordinate with regional TDR efforts, and ensure that
12 cities preserve receiving area capacity when they annex receiving areas; and
- 13 4. ED-9, to adopt policies that preserve designated agricultural and resource lands
14 for long-term regional economic benefit.

15

16 E. The proposed amendments to the GPP are consistent with and advance the
17 following GPP Goals, Objectives and Policies:

- 18
- 19 1. Policy PE 1.A.5, to reserve a portion of the population forecast for UGA
20 expansions associated with TDR receiving areas;
- 21 2. Policy LU 1.A.7, to exclude forest and agricultural lands from UGAs;
- 22 3. Objective LU 2.A, to concentrate development in appropriate locations including
23 centers;
- 24 4. Objective LU 6.A, to reduce the rate of growth in rural and resource areas;
- 25 5. Policy LU 6.B.2, to encourage retention of small forest and farm uses in rural
26 areas;
- 27 6. Goal LU 7, to conserve agricultural land through a variety of techniques including
28 incentives; and
- 29 7. Goal LU 8, to conserve and promote sustainable use of forest land.

30

31 F. The proposed amendments implement programs for the conservation of agricultural
32 lands based on the studies called for in current GPP Policy LU 7.D.1, which
33 provides, "The county should study methods such as the Transfer of Development
34 Rights or Purchase of Development Rights Programs for mitigating the de-
35 designation of farmlands." Policy LU 7.D.1 is proposed to be amended because the
36 studies are complete and the programs are being implemented.

37

38 G. The proposed amendments implement an incentive-based TDR program as called
39 for in current GPP Policy LU 6.I.3, which provides, "Consider options for incentive-
40 based programs like transfer or purchase of development rights or conservation
41 easements to preserve rural farmlands over the longer term." Policy LU 6.I.3 is
42 proposed to be deleted because the county is implementing the program instead of
43 simply considering it.

- 1 H. Section 4 amends the Urban Growth Areas Section of the Land Use Chapter of the
2 GPP to add a new Policy 1.A.15 designating all future UGA expansions that add
3 residential land capacity as TDR receiving areas.
4
- 5 I. Section 5 amends the Centers Section of the Land Use Chapter of the GPP to add a
6 new Policy 3.A.7 designating all Urban Centers as TDR receiving areas and to
7 require development approvals in Urban Centers to be consistent with TDR policies.
8
- 9 J. Section 6 amends Policy 6.I.1 in the Rural Lands Section of the Land Use Chapter of
10 the GPP to allow owners of qualifying rural land to opt into the TDR program and
11 have their land re-designated as resource land, and deletes obsolete Policy 6.I.3
12 that says to consider options like TDR to preserve rural farmlands. It also adds a
13 policy to designate rural areas as TDR receiving areas if zoning changes allow
14 additional lots or units.
15
- 16 K. Section 7 amends Policy 7.A.4 in the Agricultural Lands Section of the Land Use
17 Chapter of the GPP to allow lands to be added to the commercial farmland
18 designation as part of the TDR program if they are at least five acres, and to replace
19 an obsolete policy (7.D.1) that recommended the study of methods such as TDR or
20 PDR for mitigating the de-designation of farmlands with a policy that directs the
21 county to continue to study the effectiveness of the TDR program for conserving
22 agricultural land.
23
- 24 L. Section 8 amends Policies 8.A.2 and 8.E.1 in the Forest Lands Section of the Land
25 Use Chapter of the GPP to allow islands at least 40 acres in size to be designated
26 Commercial Forest land if permanently protected from residential development
27 through the TDR program, and to except from the Forest Transition Area (FTA)
28 designation land that is permanently protected from residential development through
29 the TDR program.
30
- 31 M. Section 9 amends the introduction, goal, objectives, and policies of the Transfer and
32 Purchase of Development Rights Section of the Land Use Chapter of the GPP to
33 reflect recent studies, replace the detailed policies for the Arlington pilot program
34 with a new set of policies establishing a countywide TDR program to promote the
35 transfer of residential development potential from resource lands to areas
36 designated for urban and rural development, and add policies for continuing the
37 Arlington pilot program and administering it independently of the countywide TDR
38 program. Under the countywide TDR program, all designated farm and forest land is
39 designated as a TDR sending area. Owners of qualifying rural land can opt into the
40 program and have their land redesignated. The minimum area required to opt into
41 farmland designation is reduced from 40 acres to five acres to reflect the increased
42 importance of small farms to the evolving agricultural industry. The minimum area
43 required to opt into forest land designation is 40 acres to provide small forest land
44 owners the ability to opt in and permanently conserve their working forest lands.

1 The county may designate additional sending areas for the countywide TDR
2 program by interlocal agreement, development agreement, or code amendment.
3 TDR credits are issued in exchange for a conservation easement eliminating the
4 potential for residential development on at least five acres of land. The number of
5 TDR credits is based on the number of existing lots over 5,000 square feet plus
6 credits for additional undeveloped land based on a specified minimum lot area for
7 each eligible land use designation. All cities, urban centers, and rural rezones are
8 designated as receiving areas. Future legislative changes to the comprehensive
9 plan and development regulations may create additional receiving areas or other
10 incentives for the use of TDR. The TDR program is voluntary in both the sending
11 area and in the receiving area. Development in receiving areas is allowed at the
12 density provided by the current comprehensive plan and development regulations
13 without participating in the TDR program. Density greater than allowed by the
14 current comprehensive plan and development regulations in receiving areas is
15 allowed only through participation in the TDR program. The number of additional
16 units allowed for each TDR credit depends on the designation of the sending area
17 and the type of receiving area. It ranges from two additional units in a single family
18 residential development for each non-agricultural TDR credit up to eight additional
19 units in a multi-family urban development for each agricultural TDR credit. New
20 policies also seek to preserve receiving area capacity when areas are annexed by
21 cities, create a system for administering the TDR program, and encourage cities to
22 participate in the regional TDR program.

23
24 N. Section 10 amends the Future Land Use Map Section of the Land Use Chapter of
25 the GPP to update the TDR sending area overlay to apply only to the Arlington pilot
26 program and to eliminate the TDR receiving area overlay because the receiving area
27 has been annexed into Arlington and is no longer in county jurisdiction.

28
29 O. No inconsistencies between the proposed amendments and the GPP plan elements
30 or development regulations have been identified.

31
32 P. Snohomish County complied with RCW 36.70A.106(1) by providing advance
33 notification to the Washington State Department of Commerce.

34
35 Q. The Washington State Attorney General issued an advisory memorandum in
36 December of 2006 entitled Advisory Memorandum: Avoiding Unconstitutional
37 Takings of Private Property to help local governments avoid the unconstitutional
38 taking of private property. The 2006 advisory memorandum was used by the county
39 in objectively evaluating the amendments proposed by this ordinance.

40
41 R. The county council considered and assessed potential constitutional issues related
42 to the amendments proposed by this ordinance including, but not limited to: whether
43 the amendments will result in a permanent or temporary physical occupation of
44 private property; whether the amendments will deprive affected property owners of

1 all economically viable uses of their properties; whether the amendments will deny
2 or substantially diminish a fundamental attribute of property ownership; whether the
3 amendments require a property owner to dedicate a portion of property or to grant
4 an easement; and whether the amendments will have a severe impact on the
5 property owners' economic interests.
6

7 S. The environmental impacts of the proposal are within the range of impacts analyzed
8 by the draft environmental impact statement (DEIS) and final environmental impact
9 statement (FEIS) during the Ten-Year Update to the GMACP in 2005. No new
10 impacts have been identified for this proposal, and State Environmental Policy Act
11 (SEPA) requirements for this nonproject action have been met through issuance of
12 Addendum No. 32.
13

14 Section 2. The county council makes the following conclusions:
15

- 16 A. The amendments to the GPP increase consistency with the MPPs and the
17 CPPs, and maintain consistency with the rest of the GPP.
18
- 19 B. The amendments to the GPP are consistent with the GMA requirement that the
20 comprehensive plan of a county or city be an internally consistent document
21 (RCW 36.70A.070).
22
- 23 C. The amendments are consistent with and comply with the procedural and
24 substantive requirements of GMA.
25
- 26 D. All SEPA requirements with respect to this non-project action have been satisfied.
27
- 28 E. The amendments do not result in an unconstitutional taking of private property for a
29 public purpose and they do not violate substantive due process guarantees.
30
- 31 F. The county complied with state and local public participation requirements under the
32 GMA and chapter 30.73 SCC.
33

34 Section 3. The county council bases its findings and conclusions on the entire record of
35 the county council, including all testimony and exhibits. Any finding, which should be
36 deemed a conclusion, and any conclusion which should be deemed a finding, is hereby
37 adopted as such.
38

39 Section 4. The Urban Growth Areas Section of the Land Use Chapter of the GPP, last
40 amended by Amended Ordinance No. 11-051 on September 28, 2011, is amended as
41 indicated in Exhibit A to this ordinance, which is attached hereto and incorporated by
42 reference to this ordinance.
43

1 Section 5. The Centers Section of the Land Use Chapter of the GPP, last amended by
2 Amended Ordinance No. 11-053 on September 28, 2011 or by Amended Ordinance No.
3 12-068 on October 17, 2012, is amended as indicated in Exhibit B to this ordinance,
4 which is attached hereto and incorporated by reference to this ordinance.

5
6 Section 6. The Rural Lands Section of the Land Use Chapter of the GPP, last amended
7 by Ordinance No. 10-044 on July 7, 2010, is amended as indicated in Exhibit C to this
8 ordinance, which is attached hereto and incorporated by reference to this ordinance.

9
10 Section 7. The Agricultural Lands Section of the Land Use Chapter of the GPP, last
11 amended by Amended Ordinance No. 05-069 on December 21, 2005, is amended as
12 indicated in Exhibit D to this ordinance, which is attached hereto and incorporated by
13 reference to this ordinance.

14
15 Section 8. The Forest Lands Section of the Land Use Chapter of the GPP, last
16 amended by Amended Ordinance No. 08-046 on June 3, 2008, is amended as indicated
17 in Exhibit E to this ordinance, which is attached hereto and incorporated by reference to
18 this ordinance.

19
20 Section 9. The Transfer and Purchase of Development Rights Section of the Land Use
21 Chapter of the GPP, last amended by Amended Ordinance No. 08-051 on June 3,
22 2008, is amended as indicated in Exhibit F to this ordinance, which is attached hereto
23 and incorporated by reference to this ordinance.

24
25 Section 10. The Future Land Use Map Section of the Land Use Chapter of the GPP,
26 last amended by Amended Ordinance No. 11-051 on September 28, 2011, is amended
27 as indicated in Exhibit G to this ordinance, which is attached hereto and incorporated by
28 reference to this ordinance.

29
30 Section 11. The county council directs the Code Reviser to update SCC 30.10.060
31 pursuant to SCC 1.02.020(3).

32
33 Section 12. Severability. If any section, sentence, clause or phrase of this ordinance
34 shall be held to be invalid or unconstitutional by the Growth Management Hearings
35 Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not
36 affect the validity or constitutionality of any other section, sentence, clause or phrase of
37 this ordinance. Provided, however, that if any section, sentence, clause or phrase of
38 this ordinance is held to be invalid by the Board or court of competent jurisdiction, then
39 the section, sentence, clause or phrase in effect prior to the effective date of this
40 ordinance shall be in full force and effect for that individual section, sentence, clause or
41 phrase as if this ordinance had never been adopted.

1 PASSED this 17th day of October, 2012.

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington



6
7
8 Brian Sullivan
9 Council Chair

8 ATTEST:

10
11 Sheila McCallister

12 Sheila McCallister
13 Asst. Clerk of the Council

- 14
15 APPROVED
16 EMERGENCY
17 VETOED

18 DATE: Oct. 31, 2012

19
20
21 Chris Glavin
22 County Executive

24
25 ATTEST:

26 Cora E. Palmer

27
28
29 Approved as to form only:

30
31
32 _____
33 Deputy Prosecuting Attorney

D-7

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2
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Exhibit A
Amended Ordinance No. 12-046
GPP 9 Amendments to the Urban Growth Areas
Section of the Land Use Chapter of the GPP

8

Urban Growth Areas

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

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

19 Individual UGAs have been designated to include each city and town in the county with the nine
20 cities in southwest county included in one large UGA. Each UGA contains both incorporated and
21 unincorporated areas. The total additional population capacity within the Snohomish County
22 composite UGA as documented by both City and County comprehensive plans does not exceed the
23 total 20-year forecasted UGA population growth by more than 15 percent. UGA boundaries will
24 be re-evaluated at least once every five years to ensure they are adequate to accommodate 20-year
25 growth projections. This assessment of UGA capacity is based upon developable lands,
26 environmental constraints, city comprehensive plans, housing and economic development needs,
27 public facility and service capacities and, lastly, the implementation of growth strategies aimed at
28 developing and enhancing urban development patterns.

29 The county and the cities and towns within the county collaborated on a policy framework for
30 designating UGAs and directing urban growth patterns. It is called the Countywide Planning
31 Policies (CPP). This policy framework is informed by the multi-county planning policies (Vision
32 2040 and Destination 2030) and the countywide planning policies.

33 In the southwest area of the county the UGA includes nine cities and unincorporated urban area, all
34 contiguous to one another. The entire area is known as the Southwest Urban Growth Area
35 (SWUGA). This unincorporated urban area has been further divided to show that the appropriate
36 adjacent city will annex the area in the future. Hence, these subdivided areas are labeled Municipal
37 Urban Areas (MUGA's) e.g. Lynnwood's MUGA; Mill Creek's MUGA.

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

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

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

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

11 **GOAL LU 1** **Establish and maintain compact, clearly defined, well designed**
12 **UGAs.**

13 **Objective LU 1.A** **Establish UGAs with sufficient capacity to accommodate the**
14 **majority of the county's projected population and employment**
15 **growth over the next 20 years.**

16 **LU Policies** **1.A.1** UGAs shall contain sufficient land capacity for a variety of land
17 uses and densities, including green belts and open space, in suitable
18 locations to accommodate at least ninety percent of the county's
19 forecasted population growth after 2008. The total additional
20 population capacity within the Snohomish County composite UGA
21 as documented by both City and County comprehensive plans shall
22 not exceed the total 20-year forecasted UGA population growth by
23 more than 15 percent. A portion of the 20-year forecast UGA
24 population may be reserved for allocation to Transfer of
25 Development Rights (TDR) receiving areas. Following the initial
26 establishment of the UGAs in the General Policy Plan, subsequent
27 recalculation of the percent by which additional population capacity
28 exceeds the 20-year forecasted population growth shall occur at the
29 time of the mandatory 10-year comprehensive review and updating
30 of UGAs.

31 **1.A.2** Snohomish County shall ensure no net loss of capacity to
32 accommodate the amount and type of projected employment growth
33 for 2025 while ensuring an adequate supply of both new and
34 existing affordable housing.

35 **1.A.3** Snohomish County shall ensure a no net loss of housing capacity
36 that preserves the County's ability to accommodate the 2025 growth
37 targets, while pursuing compliance with all relevant federal, state
38 and local laws and regulations.

39 **1.A.4** UGAs shall have existing or planned infrastructure capacity to
40 adequately support urban growth over the 20-year period.

- 1 1.A.5 Determination of adequate land capacity shall be based on
2 methodologies developed jointly with other jurisdictions and shall
3 be consistent with Countywide Planning Policy DP-4.
- 4 1.A.6 All incorporated cities and towns shall be included within UGAs.
- 5 1.A.7 Designated forest and agricultural lands shall not be included within
6 the UGA unless the designated lands are maintained as natural
7 resource lands and a TDR/PDR program has been enacted by the
8 city or the county.
- 9 1.A.8 UGA boundaries shall be periodically re-evaluated to determine
10 whether or not they are capable of meeting the county's 20-year
11 population and employment projections. This re-evaluation shall be
12 consistent with Snohomish County's "buildable lands" review and
13 evaluation program requirements established in Countywide
14 Planning Policy GF-7.
- 15 1.A.9 Ensure the efficient use of urban land by adopting reasonable
16 measures to increase residential, commercial and industrial capacity
17 within urban growth areas prior to expanding urban growth
18 boundaries. The County Council will use the list of reasonable
19 measures in accordance with the guidelines for review contained in
20 Appendix D of the Countywide Planning Policies to evaluate all
21 UGA boundary expansions.
- 22 1.A.10 Expansion of the boundary of an individual UGA to include
23 additional residential, commercial and industrial land capacity shall
24 not be permitted unless it complies with the Growth Management
25 Act, is consistent with the Countywide Planning Policies and
26 complies with the criteria established in Countywide Planning
27 Policy DP-2.
- 28 1.A.11 Land use and capital facilities required for growth within the UGA
29 shall be evaluated consistent with the schedule established in
30 Countywide Planning Policy GF-7 for the "buildable lands" review
31 and evaluation program to determine whether or not modifications
32 to land use or facilities are required to more adequately meet the
33 projected needs of the UGA.
- 34 1.A.12 Urban growth areas which are located within the floodplain, as
35 identified in 30.65 SCC (Special Flood Hazard Areas), shall comply
36 with all provisions of that title, except that airports, and uses directly
37 related to airports and sawmill storage yards, should be allowed in
38 density fringe areas through a code amendment when located
39 adjacent to existing airport or sawmill uses. Annexation agreements
40 shall ensure the continued implementation of this policy.

- 1 1.A.13 Technology corridors should be considered as a strategy to direct
2 jobs to areas within the UGA.
- 3 1.A.14 Any action to expand an UGA while contracting the same UGA in
4 another area without resulting in a net increase of population or
5 employment land capacity shall comply with the Growth
6 Management Act, be consistent with the Countywide Planning
7 Policies and comply with Countywide Planning Policy DP-3.
- 8 1.A.15 All UGA expansions that add residential land capacity shall be
9 designated as TDR receiving areas and all development approvals in
10 such areas shall be consistent with adopted TDR policies in this
11 chapter.
- 12 **Objective LU 1.B Designate rural urban transition areas outside of and adjacent**
13 **to UGAs to reserve a potential supply of land for residential**
14 **and employment land uses for the next plan cycle.**
- 15 **LU Policies 1.B.1** The designation of rural urban transition areas is an overlay that
16 may be applied to rural lands adjacent to UGAs as a result of the
17 review of UGAs at least every ten years, as required by RCW
18 36.70A.130(3), in order to allow for possible future expansion of
19 employment and residential land uses.
- 20 1.B.2 Rural urban transition area boundaries shall not include designated
21 farm or forest lands.
- 22 **Objective LU 1.C Establish and maintain a UGA boundary that provides a**
23 **distinct edge between urban and rural land uses.**
- 24 **LU Policies 1.C.1** Unique topographical and physical features such as watershed
25 boundaries, streams, rivers, ridge lines, steep slopes, roads, railroad
26 lines and transmission lines (where they follow property lines) and
27 special purpose district boundaries shall be used, if possible, to
28 delineate and define the boundary.
- 29 1.C.2 The design of development and the location of structures along the
30 UGA boundary should use guidelines such as the Residential
31 Development Handbook for Snohomish County Communities
32 (Snohomish County Tomorrow, 1992) which includes cluster
33 development techniques.
- 34 1.C.3 The designation and siting of new industrial, commercial, and public
35 facility land uses along the UGA boundary should include
36 vegetative buffers.
- 37 1.C.4 Annexations and planned urban densities shall be prohibited outside
38 of the UGA boundary.

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

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

16 **LU Policies 1.D.1** Following the reconciliation of population and employment
17 projections by Snohomish County Tomorrow and the county, make
18 adjustments to UGA boundaries, if necessary. A UGA boundary
19 adjustment shall be considered only when necessary to ensure
20 adequate capacity for accommodating projected urban growth in
21 the succeeding 20-year period, as required by Policy LU 1.A.10
22 and when it is consistent with GPP policies and the GMA.

- 23 1.D.2 UGA plans may be undertaken to provide greater detail as to the
24 type and location of future land uses and shall address the following.
- 25 (a) Analyze and designate locations for increased residential,
26 commercial, and industrial densities.
 - 27 (b) Preserve and enhance unique and identifiable characteristics
28 such as urban centers, cultural and historic resources, critical
29 areas, open space areas and trails, distinctive development
30 patterns, and neighborhood areas.
 - 31 (c) Provide for growth phasing areas within UGAs where
32 appropriate.
 - 33 (d) Provide for any needed amendments to the General Policy
34 Plan following adoption of the UGA plan.
 - 35 (e) Consider open space, parks, and recreational facilities needed
36 for urban growth.

37

1 Exhibit B
2 Amended Ordinance No. 12-046
3 GPP 9 Amendments to the Centers
4 Section of the Land Use Chapter of the GPP
5

6 **Centers**

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

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

17 The pedestrian and transit-oriented design of centers helps reduce single-occupancy auto trips.
18 Similar attention to the transit emphasis corridors that connect the centers can further reduce
19 such trips and the resulting greenhouse gas emissions – a main contributor to climate change. A
20 reduction in vehicle miles traveled helps the county in meeting its goals for climate change as
21 detailed in the Natural Environment chapter of this comprehensive plan.

22 Specific centers also promote the county's goals for sustainability by incorporating
23 environmentally friendly building design and development practices according to Leadership in
24 Energy and Environmental Design (LEED) building certification and low impact development
25 (LID) techniques into the development process.

26 The primary direction for the development of centers came from the Puget Sound Regional
27 Council's (PSRC) Vision 2020 regional growth strategy (as subsequently refined in Vision
28 2040). Specific guidelines for development were also derived from the Snohomish County
29 Tomorrow Urban Centers paper and Transit Oriented Development Guidelines Report and are
30 updated based on recent regional center development and the SW Snohomish County Urban
31 Center Phase I Report (February 2001). The PSRC is an association of cities, towns, counties,
32 ports, and state agencies that serves as a forum for developing policies and making decisions
33 about regional growth and transportation issues in the central Puget Sound region encompassing
34 King, Kitsap, Pierce and Snohomish counties. The PSRC is responsible for the long-range
35 growth management, and the economic and transportation strategy for the four-county central
36 Puget Sound region – most recently captured in Vision 2040. PSRC's Vision 2040 and the
37 countywide planning policies provide further direction for the development of centers.

38 Snohomish County initially designated centers as a circle on the Future Land Use Map in the
39 1995 GMA Comprehensive Plan to provide a starting point for more detailed planning. Urban
40 Centers were also designated in adopted UGA plans.

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

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

6 **Urban Centers** provide a mix of high-density residential, office and retail development with
7 public and community facilities and pedestrian connections located along a designated high
8 capacity route and/or a transit emphasis corridor. The plan designates Urban Centers at the
9 following locations:

- 10 • Interstate 5 and 128th St SE;
- 11 • Interstate 5 and 164th St SW;
- 12 • State Route 527 and 196th St SE;
- 13 • State Route 99 and State Route 525;
- 14 • State Route 99 and 152nd St SW;
- 15 • Interstate 5 and 44th Avenue West; and
- 16 • Point Wells

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

- 22 • 164th St SW and Ash Way

23 **Urban Villages** like other centers, promote a reduction in vehicle miles traveled by emphasizing
24 pedestrian oriented, mixed-use design within close proximity to transit. They are smaller scale
25 than urban centers, have lower densities, allow mixed uses and may be located on or outside a high
26 capacity transit station.

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

32 The plan designates Urban Villages at the following locations:

- 33 • State Route 99 and Airport Road;
- 34 • State Route 99 and Center Road;
- 35 • 112th St SE and 4th Ave W;

- 1 • 164th St SW and 33rd Ave W;
- 2 • Cathcart Way and State Route 9;
- 3 • 148th St SE and Seattle Hill Road;
- 4 • State Route 527 and 185th St SE;
- 5 • Filbert Road and North Road;
- 6 • Maltby Road and 39th Ave SE; and
- 7 • 80th Ave NW and 284th St NW;

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

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

18 **GOAL LU 3** **Establish a system of compact, clearly defined mixed-use**
 19 **centers, linked by well-planned transit emphasis corridors, that**
 20 **promote a neighborhood identification and support the county's**
 21 **sustainability goals.**

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

24 **LU Policies** 3.A.1 The Future Land Use Map (FLUM) and UGA land use plans shall
 25 include designations and implementation measures for Urban
 26 Centers, based on the characteristics and criteria below.

27 3.A.2 Urban Centers shall be compact (generally not more than 1.5
 28 square miles), pedestrian-oriented areas within designated Urban
 29 Growth Areas with good access to higher frequency transit and
 30 urban services. Pedestrian orientation includes pedestrian
 31 circulation, pedestrian scaled facilities and pedestrian convenience.
 32 These locations are intended to develop and redevelop with a mix
 33 of residential, commercial, office, and public uses at higher
 34 densities, oriented to transit and designed for pedestrian
 35 circulation. Urban Centers should also include urban services and
 36 reflect high quality urban design. Urban Centers shall emphasize
 37 the public realm (open spaces, parks and plazas) and create a sense

1 of place (identity). Urban Centers will develop/redevelop over
2 time and may develop in phases.

3 3.A.3 Urban Centers shall be located adjacent to a freeway/highway and
4 a principal arterial road, and within one-fourth mile walking
5 distance from a transit center, park-and-ride lot, or be located on a
6 regional high capacity transit route.

7 3.A.4 Residential net densities shall not be less than 12 dwelling units
8 per acre; maximum densities may be established as part of more
9 detailed planning. Population and employment size will be
10 consistent with criteria in the Countywide Planning Policies and
11 General Policy Plan.

12 3.A.5 Urban Centers are designated on the FLUM and additional Urban
13 Centers may be designated in future amendments to the
14 Comprehensive Plan.

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

23 3.A.7 All Urban Centers are designated as TDR receiving areas and all
24 development approvals in Urban Centers shall be consistent with
25 adopted TDR policies in this chapter.

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

27 **LU Policies** 3.B.1 Transit Pedestrian Villages are areas within designated Urban
28 Centers that surround an existing or planned high capacity transit
29 center. Transit Pedestrian Villages may be designated on the
30 FLUM.

31 3.B.2 Transit Pedestrian Villages will be located around existing or
32 planned transit centers.

33 3.B.3 Minimum densities within Transit Pedestrian Villages shall be
34 determined through more detailed planning and implementing
35 development regulations.

36 3.B.4 The county shall develop and adopt a detailed master plan for each
37 Transit Pedestrian Village as an amendment to the GPP. State
38 Environmental Policy Act review shall be conducted for each plan.

1 The plan and planning process shall include the following
2 elements:

- 3 (a) a survey of local residents and property owners to identify
4 local issues;
- 5 (b) analysis of land use, including an assessment of vacant and
6 redevelopment land potential, ownership patterns, and a
7 ranking of sites based on their potential for
8 development/redevelopment in the near and long terms;
- 9 (c) analysis of demographic and market conditions, to help
10 identify the most feasible mix of land uses;
- 11 (d) assessment of environmental constraints and issues (e.g.,
12 wetlands, streams, views);
- 13 (e) identification and mapping of the geographic boundaries
14 for each Village center;
- 15 (f) identification of and creation of a conceptual plan for the
16 Village area, indicating the general location and emphasis
17 of various land uses including residential, employment and
18 the public realm, and any potential phases of development;
- 19 (g) review and allocation or reallocation of targets for
20 population and employment growth and affordable
21 housing, in conjunction with land use planning;
- 22 (h) identification of public service and capital facility needs
23 (e.g., drainage, sewerage facilities, parks,
24 cultural/educational facilities, transit facilities), and
25 development of a targeted, phased capital improvement
26 program;
- 27 (i) development of a circulation plan, including street
28 improvements, parking management, and pedestrian and
29 bicycle improvements;
- 30 (j) recommendations to address specific design concerns and
31 planning or regulatory issues; and
- 32 (k) analysis of existing and potential transit service.

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

35 3.B.6 Snohomish County will work with key service providers and
36 agencies to develop coordinated capital facility plans for each
37 designated village. The county will also use its budgeting process

1 to target and prioritize provision of adequate county services and
2 facilities to designated centers.

3 **Objective LU 3.C**

Plan for Urban Villages within unincorporated UGAs.

4 **LU Policies 3.C.1**

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

15 3.C.2

Urban Villages shall be located adjacent to a principal arterial road
16 or within one-fourth mile of existing or planned access to public
17 transit.

18 3.C.3

Residential net densities shall be at least 12 dwelling units per
19 acre; maximum densities may be established as part of more
20 detailed planning.

21 3.C.4

Additional Urban Villages may be designated in the future through
22 amendments to the comprehensive plan.

23 3.C.5

Urban Villages will be implemented through application of
24 appropriate zoning classifications, provision of necessary services
25 and public facilities (including transit, sewer, water, stormwater,
26 roads and pedestrian improvements, parks, trails and open space)
27 and protection of critical areas. The county will identify and apply
28 methods to facilitate development within designated Urban
29 Villages, including targeting of public facilities such as transit,
30 parks and road improvements.

31 3.C.6

The urban village at the county Cathcart site will be developed
32 with principles of sustainability and “green” building design to
33 serve as a vibrant community focal point for the surrounding
34 neighborhoods in the northeast areas of the Southwest UGA.
35 Neighborhood-serving businesses and service providers – including
36 public services such as library and postal service - will be
37 especially encouraged to locate at the village.

38 **Objective LU 3.D**

**Identify and plan a network of transit emphasis corridors to
39 link significant concentrations of population and employment,
40 which may be in new and redeveloped neighborhoods, centers,**

1 **or existing neighborhoods, commercial development, and**
2 **employment areas.**

3 **LU Policies** 3.D.1 The county shall work with affected cities, transit service providers,
4 and other stakeholders to pursue integrated land use and
5 transportation planning along identified transit emphasis corridors,
6 consistent with policy direction concerning these corridors in the
7 Transportation chapter.

8 3.D.2 The county shall work to create pedestrian, bicycle and public
9 transportation linkages between new and redeveloped areas within
10 the corridors and adjacent neighborhoods to reduce the dependence
11 on the automobile.

12 3.D.3 The county shall work to link new and existing neighborhoods
13 within and near identified transit emphasis corridors creating a sense
14 of community and shall include sidewalks and paths, where
15 practicable, for safe passage to schools and other places of activity
16 in the community.

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

19 **LU Policies** 3.E.1 Manufacturing and Industrial Centers shall be one to two square
20 miles in size and allow a mix of nonresidential uses that support the
21 center and its employees.

22 3.E.2 The Manufacturing and Industrial Centers shall be sized to allow a
23 minimum of 10,000 jobs at an average employment density of 20
24 employees per employment acre for new growth.

25 3.E.3 The Manufacturing and Industrial Centers shall be shown on the
26 Future Land Use Map as an overlay.

27 3.E.4 Within Manufacturing and Industrial Centers large retail or non-
28 related office uses shall be discouraged.

29 3.E.5 Manufacturing and Industrial Centers shall be supported by
30 adequate public facilities and service, including good access to the
31 regional transportation system.

32 3.E.6 The county shall designate the Paine Field-Boeing area as a
33 Manufacturing/Industrial Center in coordination with the City of
34 Everett.

35 3.E.7 Land uses and zoning of Paine Field will continue to be governed by
36 the Snohomish County Airport Paine Field Master Plan and
37 Snohomish County Zoning Code consistent with federal aviation
38 policies and grant obligations.

1	Objective LU 3.F	Support city efforts to preserve enhance or develop urban or
2		small town centers and main streets.
3	LU Policy 3.F.1	Coordinate land use planning efforts with towns and cities and
4		encourage development within the unincorporated area that
5		enhances the vitality of a city's center or main street.
6	Objective LU 3.G	Investigate and develop techniques to ensure the long-term
7		success of center development.
8	LU Policies 3.G.1	The county shall recognize the importance of centers in setting high
9		priorities for development and installation of capital improvements
10		within urban centers, and shall encourage similar recognition by
11		other service providers.
12		3.G.2 The county shall coordinate the design and development of centers
13		and their connecting transit emphasis corridors in unincorporated
14		areas with developers, transit planning agencies, and service
15		providers, and other stakeholders to achieve compatibility of land
16		use, transportation, and capital facility objectives within centers.
17		(See Urban Design Section)
18		3.G.3 The county shall develop and implement techniques within
19		designated centers that allow the phasing of development and ensure
20		the centers' long-term development potential.
21		3.G.4 The county shall investigate innovative methods that will facilitate
22		center development such as land assembly, master planning, and
23		urban redevelopment.
24		3.G.5 Centers should be located and designed to be connected to bicycle
25		and pedestrian trails.
26		3.G.6 The county shall explore the suitability of incentives used by other
27		jurisdictions to encourage mixed-use development for use in
28		appropriate locations within unincorporated UGAs, such as along
29		transit emphasis corridors connecting urban centers, in urban
30		villages, and in other concentrations of employment and population.
31		3.G.7 The county shall codify suitable incentives for mixed-use
32		development.
33		3.G.8 The county shall explore the use of floor area ratio (FAR) to
34		determine density in centers. FAR is the relationship between the
35		total amount of floor space in a multi-story building and the land
36		area occupied by that building.
37		3.G.9 Snohomish County shall support city annexation of areas designated
38		Urban Center, Transit Pedestrian Village, or Urban Village after the
39		annexing city and the county adopt an interlocal agreement

1 consistent with the annexation principles developed by Snohomish
2 County Tomorrow. The interlocal agreement shall address the
3 smooth transition of services from the county to the city and shall
4 ensure that the city comprehensive plan and development
5 regulations provide capacity for at least the same overall density and
6 intensity of development provided by the county comprehensive
7 plan and development regulations. If the area to be annexed
8 includes an area designated as a receiving area under the county's
9 Transfer of Development Rights(TDR) program, then the interlocal
10 agreement shall also ensure that the area remains a TDR receiving
11 area or that other areas of the city are designated TDR receiving
12 areas so that the city development regulations provide equivalent or
13 greater capacity for receiving TDR certificates and equivalent or
14 greater incentives for the use of TDR certificates.

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

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

23 **Objective LU 3.H Encourage transit-supportive land uses that are compatible with**
24 **adjacent neighborhoods to locate and intensify within**
25 **designated centers and along transit emphasis corridors.**

26 **LU Policies** 3.H.1 The county shall encourage mixed-use and/or higher density
27 residential development in appropriate locations along transit
28 emphasis corridors. Corridor planning can help identify those
29 locations where higher densities and mixed uses can best support
30 transit and non-motorized access.

31 3.H.2 Projects within or near designated centers or along transit emphasis
32 corridors shall provide pedestrian and bicycle connections to transit
33 facilities and/or the center to encourage pedestrian activity, support
34 transit use and decrease auto trips.

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Exhibit C
Amended Ordinance No. 12-046
GPP 9 Amendments to the Rural Lands
Section of the Land Use Chapter of the GPP

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 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

1 and development patterns, preserve rural character and lifestyle, and protect the environment and
2 natural resource lands.

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

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

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

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

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

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

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

37 6.A.3 The Warm Beach Health Care Center/Senior Community may be
38 expanded into an area that includes parcels with the following tax
39 account numbers: 183104-1-002, 2-007, 2-008, 2-009, 2-018, and
40 2-022. Densities within the expansion area may exceed the density

1 allowed by the GPP Future Land Use Map and/or the zoning
2 classification for these parcels but may not exceed 2 dwelling units
3 per acre, provided that a planned residential development (PRD)
4 consistent with this density allowance is approved for the site prior
5 to the issuance of building permits. The official site plan required
6 by the PRD shall meet applicable requirements of the zoning code.
7 The following additional requirements shall be met:

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

18 **Objective LU 6.B**

**Encourage land use activities and development intensities that
19 protect the character of rural areas, avoid interference with
20 resource land uses, minimize impacts upon critical areas, and
21 allow for future expansion of UGAs. (See the resource sections
22 of the land use element for protection of resource lands and the
23 natural environment element for protection of critical areas.)**

24 **LU Policies 6.B.1**

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

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

- 1 (j) Submittal of a site plan to ensure that siting of lots
2 and built areas will not interfere with the rural
3 character of the site and is consistent with the
4 performance standards of the ordinance. The site
5 plan must include:
6 (i) location of clusters, roads and open space;
7 (ii) within clusters, location and placement of
8 buildings, useable building areas, driveways,
9 and drainage systems; and
10 (iii) location of critical areas and all buffers;
- 11 2. The development minimizes adverse impacts to large-scale
12 natural resource lands, such as forest lands, agricultural
13 lands and critical areas. Performance standards shall
14 include the following:
15 (a) Minimization of alterations to topography, critical
16 areas, and drainage systems; and
17 (b) Adequate separation between rural buildings and
18 clusters and designated natural resource lands;
- 19 3. The development does not thwart the long-term flexibility
20 to expand the UGA. In the Rural/Urban Transition area,
21 open space tracts shall be preserved until such time as the
22 subdivision is included within a UGA, so that the tract may
23 be reserved for future urban development. When an open
24 space tract is added to a UGA and adequate services can be
25 provided, the County may allow redevelopment of the open
26 space tract into additional lots to provide appropriate urban
27 level density.
- 28 4. The development has made adequate provision for impacts
29 to transportation systems. Performance standards shall
30 include:
31 (a) controls for access to the rural cluster subdivision
32 from public roads;
33 (b) requirements to meet rural concurrency standards;
34 and
35 (c) requirement that the development be located within
36 a rural fire district.

- 1 6.B.2 The retention of small forest, farming, horse farm and other
- 2 livestock based farm operations and hobby farms shall be
- 3 encouraged in rural areas.
- 4 6.B.3 Resource-based industries that help sustain rural communities.
- 5 require only rural levels of service, support the conservation of
- 6 natural resource lands, and complement rural character shall be
- 7 promoted in rural areas.
- 8 6.B.4 Resource-dependent tourism and recreation-oriented uses such as
- 9 commercial horse stables, guide services, golf courses, and group
- 10 camps should be allowed on a conditional use basis in rural areas
- 11 provided they do not adversely impact adjoining rural uses.
- 12 6.B.5 Nonresource-dependent tourism-related uses such as motels and
- 13 restaurants serving rural and resource areas should be located within
- 14 the commercial zones and designations of nearby towns and
- 15 unincorporated rural areas.
- 16 6.B.6 Development standards in rural areas shall be consistent with the
- 17 cultural resources policies in the plan so as to preserve them.
- 18 6.B.7 Except for athletic facilities located near urban growth areas,
- 19 campgrounds, parks, recreational facilities, and trails shall consist of
- 20 low intensity and density uses and be sited and designed to avoid
- 21 adverse impacts on residents and the environment.
- 22 6.B.8 Monitor the rate and pattern of development created by rural cluster
- 23 subdivisions and report to the county council annually to ensure that
- 24 a pattern of urban development is not established in rural areas.
- 25 **Objective LU 6.C Identify and designate as Rural Resource Transition rural lands**
- 26 **with natural resource values between designated resource and**
- 27 **rural lands.**
- 28 **LU Policies 6.C.1 Designate as Low Density Rural Residential those areas which are**
- 29 **currently zoned Forestry requiring 20 acre minimum lot sizes in new**
- 30 **subdivisions but are not included in the Forestry designations of the**
- 31 **General Policy Plan.**
- 32 6.C.2 The county shall consider the establishment of a Rural Resource
- 33 Transition designation which would serve as a transition area
- 34 between rural residential and natural resource lands.
- 35 6.C.3 The Rural Resource Transition designation should initially
- 36 incorporate the Low Density Rural Residential and Rural
- 37 Residential-10 (Resource Transition) designations of the General
- 38 Policy Plan and may include other lands which provide an
- 39 appropriate transition between rural and resource lands.

- 1 6.C.4 The county should work with willing landowners to designate lands
2 as Rural Resource Transition which have productive soils, are
3 surrounded by very low intensity land uses, and have parcel sizes of
4 10 acres or greater.
- 5 6.C.5 Through subsequent implementation measures, rural cluster
6 subdivision of Low Density Rural Residential and Rural Resource
7 Transition lands shall be encouraged on tracts 40 acres or larger.
- 8 6.C.6 Designate as Rural Residential-10 (Resource Transition) those areas
9 outside of the Tulalip Reservation which were formerly included in
10 Forestry designations on pre-GMA subarea plans but not zoned
11 Forestry. These areas shall not be subdivided into lots less than 10
12 acres except through the use of cluster subdivision or housing
13 demonstration program using PRD provisions at a maximum density
14 of 1 dwelling unit per 5 acres.
- 15 6.C.7 Designate as Rural Residential-10 (Resource Transition) those fee-
16 simple lands on the Tulalip Reservation which are adjacent or in
17 close proximity to lands designated for forestry or agricultural use
18 by the GPP or the Tulalip Tribes' comprehensive plan and lands
19 adjacent to the estuary of Quilceda Creek. The Rural Residential-10
20 (Resource Transition) designation will serve as a density transition
21 between 5-acre rural residential uses and natural resource lands on
22 the Reservation. The Rural Residential-10 (Resource Transition)
23 areas on the Tulalip Reservation shall not be subdivided into lots
24 less than 10 acres except through the use of the rural cluster
25 subdivision technique.
- 26 **Objective LU 6.D Designate as Rural Residential-10 those areas outside the**
27 **Marysville-Arlington Urban Growth Areas east of I-5 to**
28 **maintain large parcel patterns for small farm and low density**
29 **rural uses.**
- 30 **LU Policies 6.D.1 Provide that the portion of the Rural Residential-10 area bounded on**
31 **the south by 108th and on the north by the diagonal railroad line be**
32 **maintained in rural status and specialty agriculture through cluster**
33 **provisions and a specialty agriculture priority.**
- 34 **Objective LU 6.E Within rural residential areas, recognize existing businesses**
35 **that are an integral part of the rural character and provide for**
36 **small-scale, commercial developments that support the**
37 **immediate rural population with necessary goods and services.**
- 38 **LU Policies 6.E.1 Within the rural residential designations of the Future Land Use**
39 **Map, limited commercial uses shall be permitted within a Rural**
40 **Business zone that provide opportunities for retail sales and**
41 **services to the surrounding rural population.**

- 1 6.E.2 The county shall develop Rural Business zoning and development
2 standards that facilitate small-scale retail and service uses at
3 appropriate locations within rural residential areas and minimize
4 impacts to residential areas, resource lands, and critical areas.
- 5 6.E.3 In order to maintain the character of surrounding rural residential
6 areas, the Rural Business development standards shall restrict the
7 building size, height, and setback; the size, location, and type of
8 uses; and the areas of impervious surfaces.
- 9 6.E.4 Rural Business development shall be limited to development that
10 can be supported by services typically delivered at rural levels of
11 service. These services may include domestic water, septic
12 systems, and transportation facilities.
- 13 6.E.5 Existing small-scale commercial uses within rural residential zones
14 may be zoned Rural Business whether or not they meet the
15 locational criteria listed in Policy LU 6.B.7 only if they are uses
16 allowed within the Rural Business zone. If existing uses do not
17 meet the locational criteria, no future expansion of the zone shall
18 be allowed. This policy is not intended to preclude legal non-
19 conforming uses from expanding consistent with Snohomish
20 County Code provisions.
- 21 6.E.6 The county shall rezone existing commercial zones within rural
22 areas and outside the Rural Commercial and Rural Freeway
23 Service designations to the new Rural Business zone.
- 24 6.E.7 New Rural Business zones may only be approved in Rural
25 Residential plan designations if they meet the following locational
26 criteria:
 - 27 (a) A minimum of six hundred residential dwelling units
28 should be located within a two and one-half mile radius of
29 the proposed site.
 - 30 (b) The site is located along a county road or state highway
31 with at least one hundred feet of street frontage or at an
32 intersection of two public roads.
 - 33 (c) No new areas designated or zoned for commercial uses
34 should be located closer than two and one-half miles in the
35 rural area.
 - 36 (d) The total area zoned for Rural Business at any given
37 location should not include more than five acres of net
38 usable area. Net usable area should be the total site area
39 less critical areas and their required buffers, roads,
40 detention/retention areas, and biofiltration swales. Parcels

- 1 within a Rural Business location should have common
- 2 boundaries unless separated by public rights-of-way.
- 3 (e) The size and configuration of the area to be zoned should
- 4 be capable of accommodating setbacks, buffers, critical
- 5 area protection, and other site planning and design
- 6 techniques that permit small-scale, rural commercial
- 7 development characteristics.
- 8 6.E.8 Sites within a Rural Business zone should be developed according
- 9 to development regulations which incorporate the following
- 10 criteria:
- 11 (a) Existing native vegetation should be retained within
- 12 required buffers. Screening of parking areas, outdoor
- 13 storage and mechanical equipment should be provided.
- 14 (b) Site disruption such as excessive grading, filling, or
- 15 clearing of vegetation should be minimized through
- 16 landscaping and buffer requirements.
- 17 (c) Total permitted impervious surfaces of buildings, parking
- 18 and other support areas such as storage, trash containers,
- 19 etc., should not exceed fifty percent of the net usable site
- 20 area.
- 21 (d) Storm water detention facilities, such as ponds and grassy
- 22 swales, should be designed and landscaped to integrate
- 23 them into the overall site design and the landscaped buffers
- 24 on the site.
- 25 (c) All structures should be set back fifty feet from
- 26 residentially zoned properties. Structures should be set
- 27 back one hundred feet from designated agricultural and
- 28 forest lands.
- 29 (f) Sites should retain all existing trees in all required buffers
- 30 along side and rear property lines. Sites should retain all
- 31 existing evergreen trees in all required buffers along
- 32 property frontage excluding areas for access drives and sign
- 33 locations, unless tree removal is required to meet
- 34 Department of Public Works Engineering Design and
- 35 Development Standards or because of public health and
- 36 safety concerns.
- 37 (g) Billboards should be prohibited within the Rural Business
- 38 zone. Signage requirements should be similar to the
- 39 signage provisions of the Neighborhood Business zone.

- (h) Adequate water supplies should be demonstrated for commercial use and fire protection including fire flow.
- (i) Refuse collection, fuel loading and storage areas, and large truck parking areas should be located at least one hundred feet from residential areas and screened by fence or landscaping.

Objective LU 6.F Provide areas for small-scale, freeway interchange commercial uses that support both local rural populations and the traveling public with necessary goods and services.

- LU Policies**
- LU 6.F.1 Within rural lands outside of urban growth areas (UGAs), and located along Interstate 5 at freeway interchanges, permit limited commercial uses that provide opportunities for retail sales and services to rural populations and the needs of the traveling public.
 - LU 6.F.2 The Rural Freeway Service designation shall apply to areas that are located at the Interstate 5 interchanges north and west of, and outside of, the Arlington/Marysville UGA.
 - LU 6.F.3 Existing commercial zones currently located at freeway interchanges outside UGAs and within Rural Freeway Service plan designations shall be rezoned to the Rural Freeway Service zone regardless of size.
 - LU 6.F.4 Rural Freeway Service zoning and development, site, and locational criteria shall be adopted that facilitate small-scale retail 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

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

4 (c) Site conditions such as topography, soils, existing
5 vegetation, critical areas, vehicular traffic sight lines and
6 capacity for water, fire protection and septic systems shall
7 be adequate to support Rural Freeway Service development
8 without adverse impacts to adjacent sites or the natural
9 environment.

10 (d) The size and configuration of the area to be designated
11 must be capable of accommodating setbacks, buffers and
12 other site planning and design techniques that permit small-
13 scale, rural commercial development characteristics.

14 LU 6.F.8

Sites within a Rural Freeway Service designation shall be
15 developed according to development regulations which incorporate
16 the following criteria:

17 (a) Existing native vegetation should be retained within
18 required buffers. Screening of parking areas, outdoor
19 storage and mechanical equipment shall be provided.

20 (b) Site disruption such as excessive grading, filling, or
21 clearing of vegetation shall be minimized through
22 landscaping and buffer requirements.

23 (c) Total permitted impervious surfaces of buildings, parking
24 and other support areas such as storage, trash containers,
25 etc., shall not exceed sixty percent of the net usable site
26 area.

27 (d) Storm water detention facilities, such as ponds and grassy
28 swales, shall be designed and landscaped to integrate them
29 into the overall site design and the landscaped buffers on
30 the site.

31 (e) All applicable State Highway regulations related to access
32 shall be met.

33 (f) All structures shall be set back fifty feet from rural
34 residential zoned properties and from designated farmland.
35 Structures shall be set back one hundred feet from
36 designated forest land.

37 (g) Type III landscaping (as defined by the county's
38 landscaping code), which may include native vegetation
39 with an average width of twenty-five feet but not less than

1 ten feet, shall be required along all frontage and access
2 roads abutting the property and between other Rural
3 Freeway Service or Rural Business zoned properties. Type
4 II landscaping (as defined by the county's landscaping
5 code), which may include native vegetation with a width of
6 fifty feet, shall be provided along property lines adjacent to
7 rural residential zoned areas.

8 (h) Sites shall retain all existing trees of three inch caliper and
9 larger in all required buffers along side and rear property
10 lines. Sites shall retain all existing evergreen trees of three
11 inch caliper and larger in all required buffers along
12 property frontage, excluding areas for access drives and
13 sign locations, unless tree removal is required to meet
14 Department of Public Works Engineering Design and
15 Development Standards or because of public health and
16 safety concerns.

17 (i) Billboards shall be prohibited within the Rural Freeway
18 Service zone. Signage requirements shall be similar to the
19 signage provisions of the Freeway Service zone.

20 (j) Adequate water supplies shall be demonstrated for
21 commercial use and fire protection including fire flow.

22 (k) Refuse collection, fuel loading and storage areas, and large
23 truck parking areas shall be located at least one hundred
24 feet from residential areas and screened by fence or
25 landscaping.

26 **Objective LU 6.G**

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

29 **LU Policies LU 6.G.1**

30 Within rural lands outside of urban growth areas (UGAs), permit
31 limited rural industrial land uses in areas previously designated or
32 zoned for rural industrial uses and permit limited rural industrial
33 uses in areas which have not been previously designated or zoned
34 for rural industrial uses but contain uses or existing structures
35 previously devoted to rural industry. Provide opportunities for
36 small-scale industrial development that relates to other rural uses
37 and natural resource production, processing and distribution of
goods.

38 **LU 6.G.2**

39 Recognize the existing rural industrial designations and zones in
40 the county that contribute to the economic diversity of the
41 unincorporated areas of the county and provide employment
opportunities to nearby rural populations.

- 1 LU 6.G.3 Existing industrial zones outside UGAs shall be rezoned to the
2 Rural Industrial zone regardless of size.
- 3 LU 6.G.4 Rural industrial areas should be developed in a manner which
4 supports the rural character of the county and protects sensitive
5 natural features of the environment. The scale and character of
6 rural industrial development shall be smaller and less intense than
7 urban industrial development.
- 8 LU 6.G.5 Rural Industrial development shall be limited to development that
9 can be supported by services typically delivered at rural levels of
10 service. These services may include water, septic systems, and
11 transportation facilities.
- 12 LU 6.G.6 Expansions of Rural Industrial designations on the Future Land
13 Use map may be approved only if they meet the following
14 locational criteria:
 - 15 (a) Site conditions such as topography, soils, existing
16 vegetation, critical areas, and capacity for water, fire
17 protection and septic systems shall be adequate to support
18 intensive resource-based industrial production without
19 significant adverse environmental impacts.
 - 20 (b) Designation size and configuration shall allow for setbacks,
21 buffers, and other site planning and design techniques that
22 permit small-scale, rural commercial development
23 characteristics.
 - 24 (c) Total land area designated for Rural Industrial at any given
25 location shall not include more than twenty net usable
26 acres. Net usable area shall be the total site area less
27 critical areas and their required buffers, roads,
28 detention/retention areas, and biofiltration swales.
 - 29 (d) Rural industrial development shall not require the
30 construction of long access roads or other transportation
31 improvements such as bridges and roads.
- 32 LU 6.G.7 Sites within a Rural Industrial designation shall be developed
33 according to development regulations which incorporate the
34 following criteria:
 - 35 (a) Existing native vegetation should be retained within
36 required buffers. Screening of parking areas, outdoor
37 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 landscape buffers on site.
- (e) All structures shall be set back one hundred feet from rural residential zoned properties, designated farmland, and designated forest land.
- (f) Type III landscaping (as defined by the county's landscaping code), which may include native vegetation with an average width of twenty-five feet but not less than ten feet shall be required along all frontage and access roads abutting the property and between other Rural Freeway Service or Rural Business zoned properties. Type II landscaping (as defined by the county's landscaping code), which may include native vegetation with a width of one hundred feet shall be required along property lines abutting rural residential areas.
- (g) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage excluding areas for access drives and sign locations unless tree removal is required to meet Department of Public Works Engineering Design and 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

1 feet from residential areas and screened by fence or
2 landscaping.

- 3 (k) Disruption to adjacent rural residential areas by noise, dust,
4 odors, operating hours, vehicular movement and traffic, or
5 adverse visual alteration of the natural landscape by
6 industrial activities shall be minimized.

7 **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.

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12 **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.

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19 LU 6.H.2

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

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22 LU 6.H.3

Areas designated Rural Residential within LAMIRD boundaries shall retain the existing Rural Residential designation.

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24 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.

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27 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.

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30 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:

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34 (a) The area does not contain extensive critical areas, and
35 (b) The area is developed with a commercial use which was in
36 existence on or before July 1, 1990; or
37 (c) The area is zoned Neighborhood Business or Community
38 Business and is a cohesive part of the existing commercial
39 settlement pattern; or

1 (d) The remaining area constitutes infill, as it is located
2 between and adjacent to two larger areas meeting criteria b)
3 or c) above, or is along the boundary edge and its exclusion
4 would create an irregular boundary.

5 LU 6.H.7 Implement the CRC designation through zoning and development
6 standards which reduce impacts of new infill development or
7 redevelopment to adjacent rural residential areas and rural
8 character:

9 (a) Require a twenty-five foot wide sight-obscuring landscape
10 buffer adjacent to the LAMIRD boundaries. The buffer
11 should be designated to preserve native vegetation and
12 existing trees of three-inch caliper or larger; and

13 (b) New uses shall be limited primarily to those uses similar to
14 and compatible with uses that existed on July 1, 1990, and
15 which serve the local rural population.

16 LU 6.H.8 Development within the CRC designation shall be limited to
17 development that can be supported by services typically delivered
18 at rural levels of service. These services may include water, septic
19 systems, and transportation facilities.

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

22 **LU Policies LU 6.I.1** ~~((Work with rural land owners to investigate the feasibility of, and
23 level of interest in, a voluntary program for designation of rural
24 lands in a new "Rural Agriculture" land use designation.))~~

25 Allow owners of qualifying rural land to opt into the TDR program
26 and have their land redesignated as resource land consistent with
27 adopted policies for TDR.

28 LU 6.I.2 Provide informational materials to the public that will help
29 preserve and promote agricultural activities in the rural area.
30 Public education efforts or materials should include:

31 (a) Voluntary site planning measures for improving the
32 compatibility between new rural development and
33 agricultural activities;

34 (b) A central information distribution site to help local farmers
35 make the public aware of when, where and how to purchase
36 local farm products;

37 (c) Support for local efforts to disseminate information about
38 new farming methods, markets and products that can add
39 value to agricultural businesses; and

1 (d) The criteria for qualifying for, and the process for enrolling
2 in, property tax reduction programs available for
3 agricultural lands.

4 LU 6.1.3

5 ~~((Consider options for incentive-based programs like transfer or~~
6 ~~purchase of development rights or conservation easements to~~
7 ~~preserve rural farmlands over the longer term.)) All rural areas
8 where changes in zoning increase the maximum allowable number
9 of residential lots or units shall be designated as TDR receiving
10 areas and all development approvals in those areas shall be
11 consistent with adopted TDR policies in this chapter.
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Exhibit D
Amended Ordinance No. 12-046
GPP 9 Amendments to the Agricultural Lands
Section of the Land Use Chapter of the GPP

Agricultural Lands

Geological forces, glacial action and great river systems have created soils of fertility and depth within Snohomish County. These soils, a mild climate and an abundance of water brought early farming pioneers and settlers. Along with forestry and mining, agriculture dominated the earlier history of Snohomish County. From the early 1800's through to the 1980's, Snohomish County farms produced milk, eggs, chickens, hogs, beef, berries, vegetables such as corn, peas, pumpkins and other row crops, hay and nursery stock among other crops.

Since agriculture had a place of prominence in the economy of the county, the county prepared an agriculture plan in 1982. When the Growth Management Act came into effect in the early 1990's, the county was positioned to amalgamate the GMA requirements into its framework of agricultural planning.

The Growth Management Act (GMA) states that cities and counties should "assure conservation of agricultural land of long-term commercial significance."

The Act also requires local government to assure that land uses adjacent to designated resource lands not interfere with the continued resource use. These statements provide a clear directive to conserve agricultural lands for the future of the state.

The GMA required the county to prepare and adopt an interim agricultural conservation plan and development regulations. The interim agricultural conservation planning process began in 1990 and has relied heavily on the farmland-use inventory, documented farmland loss, and issues discussion completed for the 1982 Agricultural Preservation Plan.

The GMA interim plan mapped and characterized farmlands included in the 1982 plan, as well as other identified areas fulfilling state and local criteria for designation as agricultural lands of long-term commercial significance. Three types of agricultural land were classified and designated:

- Riverway Commercial Farmland,
- Upland Commercial Farmland, and
- Local Commercial Farmland.

Protective measures were adopted for each of the three farmland classifications together with supplemental policies for land use and zoning, adjacent land uses, innovative land use techniques, road and utility restrictions, water management, and industry enhancements. Where appropriate, future policy needs were identified along with a strategy to ensure their timely consideration.

1 Formal public participation for GMA agricultural planning was initiated in August 1991. The
2 Citizen Agriculture Committee consisted of eleven farm-related positions and an equal number of
3 non-farm related positions.

4 The committee generally met every two weeks from August until it completed a recommendation
5 in early February 1992. During that same period, five public meetings were held in five locations
6 throughout the county. The 1993 Interim Agricultural Conservation Plan provided the basis for the
7 agricultural land designations in the General Policy.

8 Agriculture in Snohomish County has been undergoing significant changes over the last two
9 decades. It has shifted from dairy farms that have traditionally been a cornerstone of agriculture in
10 Snohomish County to smaller diversified crop farms; agri-tourism and pumpkin patches.

11 There has been an overall decline in agriculture in the county due to shifts in the global economy,
12 changing markets, increased conversion of agricultural lands to non-agricultural uses and
13 environmental regulations - all played a part in the overall decline of dairying in particular and
14 agriculture in general in the county.

15 To respond to the challenges facing Snohomish County farmers, the Agricultural Advisory Board,
16 county staff, the county council and the Executive's office together with local farmers began to
17 take steps to increase the economic viability of agriculture in Snohomish County. Some of these
18 early actions were:

- 19 • Harvest Celebrations;
- 20 • Participation in a regional agriculture product marketing campaign - Puget Sound Fresh;
- 21 • Regional agricultural summits;
- 22 • Transfer of Development Rights Program;
- 23 • Purchase of Development Rights program; and
- 24 • Farmers' markets and farm stands as a new outlet for farm products.

25 In 2004, staff was dedicated solely to agriculture as a liaison to encourage agriculture overall and
26 individual farms. Staff works directly with farmers as well as other agencies and groups within the
27 county, region and state to increase the economic viability of farming. The Focus on Farming
28 website was developed to bring together information pertinent to the agricultural community and to
29 provide a multitude of resources that were previously not available or hard to locate.

30 The Executive's Citizen Cabinet which met in late 2004, formally recommended in its Citizens
31 Cabinet Final Report that the county should increase support for agriculture. In early 2005, the
32 Agriculture Action Plan, which was generated from the Focus on Farming Conference held in the
33 fall of 2004, was also released. Together, these two documents will work to increase the viability
34 of agriculture, clearly showing the county's emphasis on preserving and conserving both the land
35 and the farming livelihood. Some of the measures and topics outlined are:

- 36 • Implement the Transfer of Development Rights and Purchase of Development Rights
37 Programs;

- 1 • Improve information access and communications with farmers;
- 2 • Provide clear definition and clarity as to what agriculture is;
- 3 • Conduct regulation reforms to increase efficiency and clarity on agricultural issues;
- 4 • Increase agricultural economic development efforts;
- 5 • Strengthen public outreach and education efforts on the importance of agriculture and its
- 6 contributions;
- 7 • Recognize agriculture’s cultural heritage and historic importance;
- 8 • Acknowledge that growth impacts agriculture and work to define measures for assistance
- 9 and mitigation;
- 10 • Educate the next generation of farmers;
- 11 • Create the Agriculture Action Plan Advisory Group; and
- 12 • Emphasize the importance of the Agriculture Advisory Board.

13 Snohomish County agriculture gives life and diversity to our local, regional and international
 14 economies, and provides open space as well as fish and wildlife habitat. It also contributes to a
 15 level of food security for the region and provides access to affordable and nutritious food and fiber
 16 for animal and human use.

17 Collectively, these measures, programs and other endeavors have helped bring about a new level of
 18 cooperation between the agriculture community, county staff, council and executive. These
 19 policies are based on these growing efforts and work to preserve farmland and increase the
 20 viability of agriculture, while at the same time striving to protect the farmer, the essential key to
 21 sustaining agriculture in Snohomish County for the next generation.

22 In 2005 the state legislature amended the GMA to authorize the limited redesignation of
 23 Commercial Farmland to Recreational Land to permit the continued use of grass playing fields and
 24 supporting facilities in existence as of July 1, 2004. The amendment to the GMA specifies the
 25 criteria for redesignation and establishes a limited timeframe for the registration of pre-existing
 26 playing fields and supporting facilities and redesignation to Recreational Land.

27 **GOAL LU 7 Conserve agriculture and agricultural land through a variety of**
 28 **planning techniques, regulations, incentive and acquisition**
 29 **methods.**

30 **Objective LU 7.A Classify and designate agricultural land of long-term**
 31 **commercial significance.**

32 **LU Policies 7.A.1** The county shall classify and designate farmlands in three classes:
 33 Riverway Commercial Farmland, Upland Commercial Farmland,
 34 and Local Commercial Farmland as shown on the Future Land Use
 35 map and shown in greater detail on a set of assessor's maps which
 36 will be part of the implementation ordinances.

- 1 7.A.2 Landowners may request in writing a review of the farmland
2 designations as part of the county's annual GMA comprehensive
3 plan amendment process.
- 4 7.A.3 The county shall designate farmland as required by the GMA, and
5 consider the guidance provided for designating agricultural lands
6 of long term commercial significance adopted by the State. In
7 addition, farmland designations and expansions of such
8 designations on contiguous lands should be made considering all
9 of the following criteria:
- 10 (a) The land is prime farmland as defined by the U.S. Soil
11 Conservation Service (SCS) or consists of other Class III soils
12 in the SCS capability classification;
- 13 (b) The land is shown to be devoted to agriculture by:
- 14 1. the adopted future land use map;
- 15 2. a current zoning classification of Agriculture-10 acre; and
- 16 3. was identified in the 1982 agriculture land inventory, the
17 1990 aerial photo interpretation, or the 1991 field
18 identification of land devoted to agriculture;
- 19 (c) The land is located outside a UGA;
- 20 (d) The land is located outside a sewer service boundary; and
- 21 (e) The land consists of a parcel of 10 acres or greater in areas
22 designated as Upland Commercial Farmland or Local
23 Commercial Farmland.

- 24 7.A.4 If requested by a landowner, the county shall consider adding farm
25 lands to the commercial farmland designation if they meet one of
26 the following criteria:
- 27 (a) the lands are adjacent to designated farmland and are a
28 minimum of 10 acres; ~~((and))~~
- 29 (b) ~~((#))~~ the lands are not adjacent to designated farmland ~~((, the~~
30 ~~lands must be))~~ and they are a minimum of forty (40) acres
31 ~~((-))~~ ; or
- 32 (c) the redesignation request is part of an application to opt into
33 the Transfer of Development Rights program and the lands are
34 a minimum of five acres.

35 **Objective LU 7.B Conserve designated farmland and limit the intrusion of non-**
36 **agricultural uses into designated areas.**

- 1 **LU Policies** 7.B.1 Areas designated Local Commercial Farmland and not zoned
 2 Agriculture-10 shall not be divided into lots of less than 10 acres
 3 except when used exclusively for agricultural purposes.
- 4 7.B.2 Conversion of Riverway Commercial and Upland Commercial
 5 Farmland to ultra-light fields, churches, or new government
 6 facilities shall not be allowed.
- 7 7.B.3 The county development regulations shall require residential
 8 dwellings, with the exceptions of existing dwellings and when
 9 rebuilding on the previous dwelling site, be set back from the
 10 property line abutting designated farmland as follows:
- 11 (a) dwellings within or adjacent to designated farmland shall be
 12 setback 50 feet
- 13 (b) if the size, shape, and/or physical site constraints of an
 14 existing legal lot do not allow for the required setback, the
 15 new dwelling shall maintain the maximum setback possible
 16 within the physical constraints of the lot as determined by
 17 the department; or
- 18 (c) the owner of the land proposed for residential development
 19 and the owner of the adjacent designated farmland each
 20 legally record and file signed covenants running with the
 21 land and a document establishing an alternative setback for
 22 one or both of the properties which meets the intent of this
 23 policy.
- 24 7.B.4 The county should work to find alternatives to the planning or
 25 construction of public or private infrastructure improvements such
 26 as electrical substations, sewer lines and treatment facilities and
 27 services on designated farmland. If located on or adjacent to
 28 designated farmland the county shall ensure that impacts on
 29 commercial agriculture are minimized.
- 30 7.B.5 Recreational uses that do not preclude future agriculture use shall
 31 be allowed consistent with the Growth Management Act, as now
 32 exists or hereafter amended, through implementing development
 33 regulations, which incorporate conditions ensuring compatibility
 34 with surrounding agricultural uses and limiting loss of prime
 35 agricultural soils.
- 36 7.B.6 In cases where a sewer line has been installed through farmland,
 37 residences shall be prohibited from connecting to the sewer line,
 38 unless a public health emergency is declared.

1	Objective LU 7.C	Enhance and encourage the agricultural industry through development and adoption of supporting programs and code amendments.
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4	LU Policies	
5	7.C.1	The Agricultural Advisory Board shall provide advice on and recommendations for goals, policies, programs, incentives and regulations related to agriculture and agricultural conservation.
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7	7.C.2	The county shall work with the cities to develop interlocal agreements that apply standards that include Right to Farm noticing and setback requirements to developments which occur in cities and are adjacent to designated farmlands.
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11	7.C.3	The county shall promote the expansion of agricultural enterprises, such as agri-tourism, specialty and niche agriculture, and especially greenhouses and hydroponic farming on Local and Upland Commercial Farmland and Rural Residential areas.
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15	7.C.4	The county shall ensure that permitted uses in designated agricultural lands adjacent to airports are compatible with airport operations and requirements of the Federal Aviation Administration.
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18	7.C.5	The county shall continue to educate the public on the importance of, and many benefits associated with, the long-term commercial viability of Snohomish County's local agricultural economy.
19		
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21	7.C.6	The county shall support the use of innovative agricultural technologies, procedures and practices that protect existing land, soil and water resources.
22		
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24	7.C.7	The county shall support programs and partnerships that recognize and promote public awareness of the economic, historic and cultural importance of local agriculture.
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27	7.C.8	The county shall expand opportunities for the agriculture community to participate in economic development, code development and public policy initiatives related to agriculture and agricultural practices.
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31	7.C.9	The county shall consider grade separations, frontage roads, or other methods to safely move vehicles and livestock when new or improved roads are proposed in designated farmland or on roads that receive substantial farm vehicle traffic.
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35	7.C.10	The county shall support and participate in programs that promote and market locally grown and processed products.
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37	7.C.11	The county shall participate in the development of a farm product processing facility (USDA certified) to be located within the county.
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- 1 analysis shall provide the basis for subsequent analysis of the
2 land's future use, and designation.
- 3 Objective LU 7.E Designate as Recreational Land playing fields and supporting
4 facilities historically located on commercial farm land.
- 5 **LU Policies** LU 7.E.1 Pursuant to state legislation (Laws of Washington 2005, chapter
6 423), the county shall consider proposals for the Recreational Land
7 designation consistent with the GMA, chapter 36.70A RCW, using
8 the following criteria:
- 9 a. The property is designated as Commercial Farmland on the
10 Future Land Use Map at the time the county considers
11 redesignation.
- 12 b. Grass playing fields and supporting facilities for sports
13 played on grass playing fields were in existence on the
14 property proposed for redesignation prior to July 1, 2004.
- 15 c. The property proposed for designation is not currently in
16 use for commercial production of food or other agricultural
17 products.
- 18 d. The proposed property is not included in a UGA.
- 19 LU 7.E.2 The opportunity to redesignate Commercial Farmland to
20 Recreational Land shall expire June 30, 2006.
- 21 LU 7.E.3 Designated Recreational Land may be used only for playing fields
22 and supporting facilities for sports played on grass playing fields or
23 for agricultural uses.
- 24 LU 7.E.4 Continued operation of playing fields and supporting facilities on
25 lands designated Recreational Land shall not affect other natural
26 resource lands designated under RCW 36.70A.170 (1) (b), and
27 shall not preclude reversion to agricultural uses.
- 28 LU 7.E.5 Lands designated Recreational Land are agricultural lands
29 appropriate only for playing fields or agricultural use and not for
30 future transition into UGAs, and subsequent land use actions must
31 be consistent with the Commercial Agriculture of Long Term
32 Significance designation.
- 33 LU 7.E.6 Reconsideration of the Recreational Land designation and possible
34 redesignation to Commercial Farmland can occur through a
35 subsequent comprehensive plan amendment when:
- 36 a. Use of playing fields and supporting facilities on
37 designated Recreational Land ceases as the result of a

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voluntary action by the property-owner for two consecutive years; or

- b. Use of playing fields on Recreational Land interferes with surrounding Commercial Farmland or agricultural uses or activities.

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Exhibit E
Amended Ordinance No. 12-046
GPP 9 Amendments to the Forest Lands
Section of the Land Use Chapter of the GPP

7 **Forest Lands**

8
9 The county recognizes the economic, ecological and historical value of forest lands in the
10 county. Forest lands make up over 18% of the county's total area. Productive forest lands in
11 Snohomish County are expected to contribute an estimated \$1.9 billion to the economy between
12 2005 and 2026 (given current timber values for the first half of 2005). A goal of the GMA is to
13 conserve productive forest land and discourage incompatible uses. For Snohomish County, this
14 goal helps to protect a valuable resource.

15 To comply with specific provisions in the GMA to designate and conserve forest lands for long
16 term commercial production of timber, the county prepared an inventory of productive forest
17 land considering the guidelines issued by the state (WAC 365 190). In 1992 the county adopted
18 the Interim Forest Land Conservation Plan which designated two classifications of productive
19 forest land: Interim Commercial Forest and Interim Forest Reserve land. The interim plan was
20 intended to conserve designated forest land through policies and regulations until the county
21 adopted its first GMA comprehensive plan. In 1993, the county adopted the Rural Cluster
22 Subdivision and the Right to Practice Forestry ordinances which implemented key provisions of
23 the interim plan.

24 The interim plan was revised and designation criteria were refined with adoption of the GPP in
25 1995. The interim designations were replaced by Commercial Forest and Local Forest
26 designations.

27 The Forest Advisory Committee (FAC) was appointed by the county in 1991 to advise planning
28 staff and make recommendations to the planning commission. The FAC assisted in developing
29 the criteria for classifying Commercial Forest lands, identifying Commercial Forest lands on the
30 County's GMA Comprehensive Plan Future Land Use map, and formulating the forest land
31 policies in this General Policy Plan.

32 Lands designated Local Forest on the Tulalip Indian Reservation were reviewed as a result of a
33 cooperative planning effort by the county and the Tulalip Tribes in 1999. Local Forest lands that
34 met the refined criteria, pursuant to the cooperative plan, for long-term commercial timber
35 production have been retained in that designation. Designated Local Forest lands are fee-simple
36 non-tribally owned lands falling under county jurisdiction. However, they are adjacent to tribally
37 owned forest lands and together enhance resource protection and management for both
38 jurisdictions. These lands are an integral part of the Tulalip Tribes' designated forest lands
39 devoted to protection and sustainability of natural resources within the interior of the Tulalip
40 Reservation.

- 1 change of use, and may not contain densely built residential
2 or agricultural areas.
- 3 (h) Forest Land Grades (Commercial Forest and Local Forest):
4 The land should consist primarily of Forest Land Grades one
5 through three as mapped by the Department of Natural
6 Resources.
- 7 (i) Exceptions: The only exceptions to these criteria are isolated
8 and uncommon inholdings (parcels surrounded by
9 commercial forest land on all sides).
- 10 8.A.3 Private and state owned lands within the Mt. Baker-Snoqualmie
11 National Forest that meet the criteria defined in Policy 8.A.2 shall be
12 designated as Commercial Forest.
- 13 8.A.4 Landowner requests for changes to the Commercial Forest land
14 designation of their property shall be reviewed for their suitability
15 as Commercial Forest land in accordance with the criteria
16 contained in GPP policy 8.A.2 as part of the county's annual GMA
17 comprehensive plan amendment process.
- 18 **Objective LU 8.B Conserve designated Commercial Forest lands through the**
19 **adoption of development regulations.**
- 20 **LU Policies** 8.B.1 The county shall not approve subdivision of land designated
21 Commercial Forest beyond the 1/du/80 acres, except for subdivision
22 to allow installation of communication and utility facilities provided
23 all of the following requirements are met:
24 (a) the facility cannot suitably be located on undesignated land;
25 (b) the installation cannot be accomplished without subdivision;
26 (c) the facility is located on the lowest feasible grade of
27 commercial forest land; and
28 (d) the facility removes as little land as possible from timber
29 production.
- 30 8.B.2 New structures proposed to be located on parcels adjacent to
31 designated Commercial Forest lands shall establish and maintain a
32 minimum 100 foot setback, which shall be a resource protection
33 area, from the property boundaries of adjacent Commercial Forest
34 lands except as follows:
35 (a) if the size, shape, and/or physical site constraints of an existing
36 legal lot do not allow a setback of 100 feet, the new structure
37 shall maintain the maximum setback possible; or
38 (b) if the owner of the land on which the new structure is proposed
39 and the owner of the adjacent designated Commercial Forest
40 land each legally record and file signed covenants running
41 with the land, and a document establishing an alternative
42 setback for one or both of the properties.

- 1 8.B.3 The builders of new dwellings proposed to be located on designated
2 Commercial Forest lands or on parcels adjacent to designated
3 Commercial Forest lands shall provide adequate access for fire
4 vehicles.
- 5 8.B.4 The builders of new dwellings proposed to be located on designated
6 Commercial Forest lands or on parcels adjacent to designated
7 Commercial Forest lands, if located within 200 feet of the property
8 boundary of adjacent designated Commercial Forest land, shall be
9 required to survey the property boundaries that abut designated
10 Commercial Forest lands, locate the property boundaries on the
11 ground, and submit a record of survey with a building permit
12 application.
- 13
- 14 8.B.5 Subdivisions, short subdivisions, and rural cluster subdivisions of
15 parcels adjacent to designated Commercial Forest land shall
16 establish a resource protection area of a minimum 100 foot width
17 along designated Commercial Forest land boundaries.
- 18 8.B.6 Tax incentives should be provided to encourage designated
19 Commercial Forest landowners and owners of land adjacent to
20 designated Commercial Forest land to establish a permanent
21 resource protection area or buffer 200 to 500 feet in width between
22 timber management uses on designated Commercial Forest land and
23 residential uses on adjacent land.
- 24 8.B.7 New structures proposed to be located on designated Commercial
25 Forest lands shall establish and maintain a minimum 500 foot
26 setback, which shall be a resource protection area, from the
27 property boundaries of adjacent Commercial Forest lands.
- 28 **Objective LU 8.C Establish regulations and incentives that encourage multiple use
29 of forest lands for a variety of natural resource and land use
30 activities that are especially suited to commercial forest land
31 because of physical and topographical characteristics,
32 remoteness from populated areas, availability of water supplies,
33 and the quality of the forest environment.**
- 34 **LU Policies 8.C.1 Commercial forestry, tree farms, non-commercial mineral
35 extraction, low intensity recreation, compatible ancillary uses, and
36 other activities relying on forest land should be the primary uses of
37 designated Commercial Forest land.**
- 38 8.C.2 Residential development should be strongly discouraged within
39 designated Commercial Forest lands. However, nothing in this
40 policy shall be construed to prevent the owner of designated

- 1 Commercial Forest land from living on his/her land, provided that
- 2 applicable building requirements are met.
- 3 8.C.3 Commercial mineral extraction including sand, gravel, and quarry
- 4 rock shall be allowed on designated Commercial Forest lands
- 5 through the conditional use permit process where the commercial
- 6 forest and mineral lands designations coincide.
- 7 8.C.4 Incentives should be established to encourage landowners to
- 8 continue commercial forest management of designated Commercial
- 9 Forest lands.
- 10 8.C.5 The establishment or expansion of special purpose districts and local
- 11 improvement districts resulting in the imposition of assessments,
- 12 rates, or charges on designated commercial forest land should be
- 13 discouraged when the services do not benefit forest management
- 14 activities.
- 15 8.C.6 The maintenance of forest lands in timber and current use property
- 16 tax classifications consistent with RCW 84.33 and RCW 84.34
- 17 should be encouraged.
- 18 **Objective LU 8.D Ensure that adjacent land uses do not interfere with commercial**
- 19 **forest management activities.**
- 20 **LU Policies** 8.D.1 Rural cluster subdivisions shall be utilized for the division of rural
- 21 land adjacent to designated Commercial Forest lands, except that
- 22 rural cluster subdivisions shall not be utilized on lands designated
- 23 Rural Residential-RD and located outside a Rural/Urban Transition
- 24 Area. Home sites within the rural cluster subdivision shall be sited
- 25 away from adjacent designated Commercial Forest land property
- 26 boundaries.
- 27 8.D.2 Designated Commercial Forest land and land adjacent to designated
- 28 Commercial Forest land that was previously subdivided but not yet
- 29 developed for residential use should be considered for replat as a
- 30 rural cluster subdivision.
- 31 8.D.3 New dwellings on all designated commercial forest lands and lands
- 32 adjacent to designated Commercial Forest lands shall meet fire
- 33 protection standards.
- 34 8.D.4 Land uses on or adjacent to designated Commercial Forest land
- 35 shall be sited and designed to minimize trespassing, dumping of
- 36 garbage, forest fire hazards, and complaints against forest
- 37 management activities.

- 1 **Objective LU 8.E** **Establish a Forest Transition Area (FTA) that creates a**
2 **protected long-term Commercial Forest land boundary that**
3 **will not be impacted by adjacent land use conflicts.**
- 4 **LU Policies** 8.E.1 An FTA one quarter mile in width shall be designated on
5 Commercial Forest lands adjacent to non-resource lands, except
6 that it shall not be designated on land that is permanently protected
7 from residential development through the Transfer of Development
8 Rights program. The FTA consists of Commercial Forest lands
9 and is shown as an overlay to Commercial Forest lands on the
10 County's GMA Comprehensive Plan Future Land Use map.
- 11 8.E.2 The FTA may be partially developed if adjacent land use conflicts
12 restrict normal forest practices as indicated by at least one of the
13 following:
14 (a) If any of the following uses are located within 500 feet of
15 the commercial forest land boundary:
16 i) residences, campgrounds or other structures valued
17 at more than \$1,000;
18 ii) other areas or activities with frequent public use; or
19 iii) conflicting uses or improvements which are either
20 susceptible to damage from, or are incompatible
21 with, forest practices typical of the area (including,
22 but not limited to, ornamental or fruit trees, berry
23 bushes, beehives, livestock or poultry enclosures,
24 etc.).
25 (b) If legal action or action by a public agency or court restricts
26 normal forest practices due to potential conflicts along the
27 boundary.
28 (c) Proof of existence of an active surface water intake which
29 is currently used as source for potable water within one
30 quarter mile downstream.
- 31 8.E.3 If adjacent land use conflicts restrict normal forest practices, as
32 defined in the GPP, the Commercial Forest landowner shall have
33 the option of developing one sixteenth section of the FTA or a one
34 quarter mile wide segment of the FTA that borders the adjacent
35 land use conflict, whichever is greater. That portion of the FTA
36 eligible for development may be developed at a density of one
37 dwelling per 20 acres through a standard plat or 1 dwelling per 10
38 acres using a cluster subdivision process.
- 39 8.E.4 When FTA lands are platted, a deed restriction shall be required
40 that prevents all proposed and future development and other
41 conflicting non-forestry uses in the FTA from being located closer
42 than 500 feet to adjacent non-transition Commercial Forest lands
43 and 200 feet from adjacent undeveloped FTA lands. This 500-foot
44 or 200-foot restricted zone shall be managed and maintained as
45 Commercial Forest land. The deed restriction shall apply only as
46 long as the FTA borders other Commercial Forest lands.

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8.E.5 The Right to Practice Forestry notice shall apply to properties within the FTA.

8.E.6 When FTA lands are divided using a cluster subdivision process, the lands not proposed for use as residential lots, roads, utilities, open space or other uses associated with the residential development, and not within the 500-foot or 200-foot restricted zone, which must be managed as Commercial Forest land as defined by Policy 8.E.4 above, shall be identified as a Resource Management Area which may be managed for timber production in accordance with the Washington Forest Practices Rules and Regulations.

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Exhibit F
Amended Ordinance No. 12-046
GPP 9 Amendments to the Transfer and Purchase of Development Rights
Section of the Land Use Chapter of the GPP

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Transfer and Purchase of Development Rights

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The GMA states that cities and counties should assure the conservation of agricultural and forestry lands of long-term commercial significance. The Act further specifies that, in assuring conservation, these jurisdictions should provide for innovative land use management techniques, such as the transfer of development rights. Both the Countywide Planning Policies and General Policy Plan encourage the use of innovative land use techniques for the protection of important resource lands and sensitive areas.

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Snohomish County has established complementary Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs which provide resource landowners the opportunity to realize the development value of their lands, while retaining the right to use the land in ways that won't impair its natural resource functions. The central objective of both programs is the conservation of important natural resource lands, while keeping such lands in private ownership and in resource production.

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TDR and PDR programs have much in common: 1) permanent protection of important natural resource lands through the use of conservation easements, 2) voluntary participation by landowners, 3) separation and sale of the right to develop land from other property rights, 4) continued land ownership by the resource manager, 5) continued use of the land for resource production, and 6) the ability to fulfill other community goals, such as economic development and open space retention.

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The programs differ in how they provide funding for the compensation of landowners. PDR programs are quite straightforward - public monies are used to purchase and extinguish development rights. TDR programs, on the other hand, use market forces to fund the conservation effort by allowing landowners within designated "sending areas" to sell the development rights from their land, which requires recording a protective conservation easement that restricts non-agricultural development. Developers who purchase those rights from sending area landowners can use them to obtain development incentives within designated "receiving ~~((areas, "where development is encouraged.))~~ areas." Thus, TDR programs have the ability to lessen public expenditure while achieving the same resource conservation benefits as PDR.

~~((The establishment of complementary TDR and PDR programs in Snohomish County provides greater flexibility in resource conservation efforts. A "toolbox" of regulatory, incentive and promotional techniques can best address unique locational, landowner, market and funding considerations.~~

~~Phased or incremental development of the TDR and PDR programs allows an initial focused conservation effort in Snohomish County. Farmlands are under the most immediate threat of~~

1 ~~conversion to non-resource uses. Therefore, the initial phases of TDR and PDR will be limited to~~
2 ~~such lands, although additional land use designations could be added in the future if the initial~~
3 ~~TDR and PDR efforts prove effective. Completing periodic program evaluations, making~~
4 ~~adjustments as necessary, and working with cities are keys to ensuring the county's TDR and PDR~~
5 ~~programs are successful. In the TDR context, for example, program development requires careful~~
6 ~~monitoring of market conditions, including the relationship between the supply of development~~
7 ~~rights within sending areas and the demand for those rights within receiving areas.))~~

8 TDR and PDR programs in Snohomish County, while complementary, each have unique historical
9 and operational characteristics, which are more fully described below.

10 **Transfer of Development Rights**

11 *History of TDR in Snohomish County*

12 Snohomish County has long considered the need for a TDR program to help protect important
13 natural resource lands. The January 1981 *Agricultural Preservation Plan* contained an analysis of
14 TDR and advocated its use to protect important agricultural lands. The May 1993 *Evaluation of*
15 *the Feasibility of a TDR Program* assessed, from both a regulatory and market perspective, if a
16 TDR program could protect farm and forest resources in Snohomish County. Further analysis was
17 included in the November 1997 *Feasibility Assessment of TDR and/or PDR Programs to Conserve*
18 *Resource Lands in Snohomish County, Washington.*

19 A focused effort to develop a TDR pilot program followed the passage of Resolution 02-007,
20 adopted by the county council in March 2002. Funds were reserved for the pilot program and two
21 feasibility studies were completed later in 2002: *TDR Pilot Program Feasibility Study, Preliminary*
22 *Conclusions* and *TDR Pilot Program Feasibility Study.*

23 In November 2002 the county council passed Motion No. 02-473 authorizing the county executive
24 to establish a TDR pilot program. A policy framework for the TDR program, including general
25 parameters and a pilot "sending area" (see definition in Appendix E) designation, was then
26 established in September 2003 with adoption of Ordinance No. 03-100.

27 The adoption of Amended Ordinance No. 04-123 in December 2004 completed the initial phase of
28 TDR by: 1) creating a new TDR code (Chapter 30.35A SCC); 2) delineating a pilot program
29 sending area land on the zoning map; 3) establishing the methodology for determining the
30 number of rights that can be transferred from a sending site; 4) providing for the certification of
31 development rights and issuance of TDR certificates; 5) requiring a conservation easement; 6)
32 authorizing the conveyance of certified development rights; 7) authorizing the county to
33 purchase, hold and sell certified development rights; and 8) creating a TDR advisory committee
34 to advise the county on the purchase of development rights. Additionally, a TDR population
35 reserve was established in Appendix D of the General Policy Plan to support the expansion of
36 urban growth areas in connection with the creation of future TDR receiving areas.

37 The 2005 amendments to the GMA Comprehensive Plan: General Policy Plan and its
38 implementing regulations extend beyond the first phase of the TDR program by: 1) creating an
39 initial, pilot TDR receiving area using a comprehensive plan land use designation and an
40 implementing overlay zone within portions of the expanded urban growth area (UGA) for the City

1 of Arlington; and 2) establishing a policy framework and regulatory requirements for use of TDR
2 certificates as a condition to development approval within TDR receiving areas.

3 ~~((Additional receiving areas, as well as further regulatory amendments, may be adopted in the
4 future based on experience gained in the Arlington pilot TDR receiving area. Similarly, based on
5 the experience of landowners within the TDR sending area, the county may consider designating
6 more natural resource lands as sending areas and/or expanding the sending area designation to
7 include critical areas.))~~

8 ~~*((Summary of the County's TDR System*~~

9 ~~In a nutshell, the County's TDR program conserves vital natural resource lands by conditioning
10 development within urban receiving areas on the use of "TDR certificates" acquired from sending
11 area landowners or, in limited circumstances, directly from the County.~~

12 ~~The TDR sending area designation is a legislative planning overlay that is applied to important
13 agricultural or forest lands designated as "natural resource land" pursuant to the GMA.
14 Landowners within designated sending areas can obtain TDR certificates, which are freely
15 transferable, in exchange for recording a conservation easement that provides greater protection of
16 the sending site's natural resource functions than the underlying zoning.~~

17 ~~The TDR receiving area designation is a legislative planning overlay designated on the GPP future
18 land use map. The designation is applied in connection with UGA expansions conditioned on the
19 adoption of TDR regulations by the adjacent city and the execution of an interlocal agreement
20 between the county and the city. GPP policies establish minimum requirements for the required
21 TDR regulations and interlocal agreement that must be satisfied in order for the UGA expansion to
22 become effective. These requirements ensure that TDR certificates will be required for
23 development approvals within the receiving area following annexation, while providing cities the
24 flexibility to adopt TDR regulations that fit their local circumstances.~~

25 ~~Consistent with market-based principles inherent to TDR programs, it is envisioned that most
26 transactions will occur directly between sending and receiving area landowners. However, chapter
27 30.35A SCC authorizes the county to purchase, hold and resell development rights from
28 designated sending areas under limited circumstances. Based on a review of other jurisdictions'
29 TDR programs, this option can be expected to: 1) help jumpstart private sector transfers by
30 demonstrating successful transfers; and 2) respond in a timely manner to development pressures
31 within the sending area. Limited funds have been identified to help with this effort.))~~

32 Ordinance No. 08-051 was adopted in June 2008 to provide greater flexibility in the TDR program.
33 It allowed TDR sending areas to be designated by interlocal agreement, development agreement, or
34 code amendment in addition to designations by comprehensive plan amendment. Ordinance No.
35 09-059 was adopted in June 2009. It added Chapter 30.35B to the development code,
36 implementing the new flexibility in the policies and allowing the county council to designate
37 sending areas by motion. This made it easier to designate sending and receiving areas so TDR can
38 be used outside the pilot area when opportunities arise.

39 In 2010, the county council hired the Cascade Land Conservancy (now known as Forterra) to
40 analyze and recommend options for enhancing the county's TDR and PDR programs. Council

1 also initiated comprehensive plan amendments to implement the Forterra recommendations. Based
2 on those recommendations, the county created a countywide TDR program.

3 The county program is designed to work with the regional TDR program authorized under state
4 law. The regional program authorizes a form of tax increment financing as an incentive for cities
5 that provide receiving areas for regional TDR credits.

6 **Purchase of Development Rights**

7 As with TDR, Snohomish County has long considered the need for a PDR program to help protect
8 important natural resource lands, particularly farmlands. The TDR studies mentioned above often
9 included a comparative analysis of PDR. PDR was typically found to be less complex and with
10 more certain results. However, PDR was also found to require substantial public funding to
11 address county-level conservation needs.

12 In December 2004 the county council passed Motion No. 04-461 relating to the establishment of a
13 PDR program. The motion authorized the County Executive to implement a PDR program for
14 designated agricultural lands outside of TDR sending areas. A limited amount of county and
15 Federal grant funds were reserved for initial acquisitions.

16 The 2005 amendments to the GMA Comprehensive Plan: General Policy Plan establish a policy
17 basis for a PDR program in Snohomish County.

18 **GOAL LU 14** **Conserve important natural resource lands through ((the use**
19 **of complementary)) Transfer of Development Rights (TDR) and**
20 **Purchase of Development Rights (PDR) programs.**

21 **Objective LU 14.A** **Develop and implement a countywide TDR program based on**
22 **free market principles for the purpose of permanently**
23 **conserving specified natural resource lands.**

24 **LU Policies** ~~((14.A.1~~ ~~Natural resource lands targeted for conservation through the TDR~~
25 ~~program shall be referred to as "sending areas" and shall be: (a)~~
26 ~~designated as Transfer of Development Rights Sending Area~~
27 ~~Overlay on the Future Land Use Map, which shall also retain the~~
28 ~~underlying natural resource designation; and (b) depicted on the~~
29 ~~official zoning maps with an "SA" suffix; or (c) designated by~~
30 ~~interlocal agreement, development agreement or code amendment.~~

31 ~~14.A.2~~ ~~Agricultural and forest lands as defined in RCW 36.70A.170 shall~~
32 ~~be eligible for designation as TDR sending areas, based on~~
33 ~~consideration of the following factors: (a) the extent to which the~~
34 ~~area has historically been used for commercial agricultural or~~
35 ~~forest production; (b) the extent to which future residential or~~
36 ~~commercial development is likely to occur in or near the area, as~~
37 ~~evidenced by overall market trends; and (c) the extent to which~~
38 ~~conservation of the area would further the natural resource goals of~~
39 ~~the General Policy Plan.~~

- 1 ~~14.A.3~~ ~~TDR implementing regulations shall allow the transfer of~~
- 2 ~~development rights only from sites that are located within TDR~~
- 3 ~~sending areas and comply with additional substantive~~
- 4 ~~requirements, to be established by regulation, which help to further~~
- 5 ~~the natural resource goals of the General Policy Plan.~~

- 6 ~~14.A.4~~ ~~TDR implementing regulations shall establish a clear, orderly~~
- 7 ~~process for landowners within designated TDR sending areas to~~
- 8 ~~obtain TDR certificates in exchange for recording a conservation~~
- 9 ~~easement restricting non-agricultural development on the sending~~
- 10 ~~site. The number of TDR certificates issued shall be based on the~~
- 11 ~~approximate development potential of the sending site, multiplied~~
- 12 ~~by a "transfer ratio" established by the county, if necessary, in~~
- 13 ~~order to facilitate the creation of a market for TDR certificates.~~
- 14 ~~TDR certificates shall be valid for transfer purposes only and shall~~
- 15 ~~not entitle the sending area landowner to development approvals.~~

- 16 ~~14.A.5~~ ~~Requirements for TDR conservation easements shall be established~~
- 17 ~~by regulation and shall specify the substantive terms and~~
- 18 ~~conditions applicable to the sending site, including: (a) the~~
- 19 ~~prohibition of new residential development on all portions of the~~
- 20 ~~sending site for which TDR certificates are issued; (b) the~~
- 21 ~~prohibition of all development within the sending site that would~~
- 22 ~~impair or diminish the natural resource values of the land; and (c)~~
- 23 ~~provisions for the administration, enforcement, recording, and~~
- 24 ~~acceptance of TDR conservation easements.~~

- 25 ~~14.A.6~~ ~~Lands where development rights from TDR sending areas may be~~
- 26 ~~used shall be referred to as TDR receiving areas and shall be (a)~~
- 27 ~~designated as Transfer of Development Rights Receiving Area~~
- 28 ~~Overlay on the Future Land Use Map; and (b) depicted on the~~
- 29 ~~official zoning maps with an "RA" suffix applied to the underlying~~
- 30 ~~zoning classification; or (c) designated by interlocal agreement,~~
- 31 ~~development agreement or code amendment.~~

- 32 ~~14.A.7~~ ~~In identifying potential TDR receiving areas, the county council~~
- 33 ~~shall give priority to areas where: (a) market pressures favor~~
- 34 ~~increased development; (b) existing or planned urban services will~~
- 35 ~~be available to accommodate new growth and development; (c) the~~
- 36 ~~adjacent city and surrounding community support the proposed~~
- 37 ~~TDR receiving; and (d) a designated TDR sending area is located~~
- 38 ~~in the same area or region as the proposed TDR receiving area.~~

- 39 ~~14.A.8~~ ~~The TDR Receiving Area Overlay may only be applied to areas~~
- 40 ~~located within the Rural Urban Transition Area concurrent with the~~
- 41 ~~addition of such areas to an adjacent urban growth area (UGA) or to~~

1 other areas agreed to by interlocal agreement, development
2 agreement, or code amendment. Expansions of a UGA to include a
3 TDR receiving area must be conditioned by the county council on
4 compliance with the requirements set forth in LU Policy 14.A.9 and
5 will become effective only if those conditions are satisfied within a
6 time period specified by ordinance. In the event that those
7 conditions are not satisfied within the required time period, the
8 population allocated to support the UGA expansion pursuant to PE
9 Policy 1.A.6 shall revert back to the TDR population reserve set
10 forth in Appendix D.

11 ~~14.A.9~~

~~UGA expansions to include a TDR receiving area shall be
12 conditioned by the county council on execution of an interlocal
13 agreement between the county and a city adjacent to the UGA
14 expansion area. The agreement, which may be included as an
15 addendum to an existing interlocal agreement, shall be approved
16 by ordinance and executed by the county only if the following
17 provisions are included:~~

18 ~~1. An agreement by the city to annex the TDR receiving area in a
19 timely manner following expansion of the UGA.~~

20 ~~2. An agreement by the city to adopt TDR regulations prior to
21 annexation and to apply those regulations to the TDR
22 receiving area following annexation. These regulations, as
23 provided for in the agreement, must include:~~

24 ~~a. A requirement that applicants for residential development
25 in connection with a subdivision, short subdivision, binding
26 site plan, planned residential development, or other official
27 site plan provide the city with TDR certificates issued
28 pursuant to chapter 30.35A SCC as a condition to
29 development approval. For the pilot TDR receiving area
30 designated outside the city of Arlington, the number of
31 TDR certificates required must equal or exceed 25% of the
32 number of single family residential units and 50% of the
33 number of multifamily residential units resulting from the
34 proposed development. The minimum TDR percentage
35 required under interlocal agreements for future
36 incorporated TDR receiving areas may vary, based on local
37 circumstances and market conditions.~~

38 ~~b. A requirement that applicants for commercial
39 developments provide the city with TDR certificates issued
40 pursuant to chapter 30.35A SCC and a provision~~

1 establishing the number of TDR certificates to be required
2 for approval of commercial development applications.

3 e. ~~Other provisions, if any, that are deemed appropriate by the~~
4 ~~city, such as requirements for the presentation and~~
5 ~~extinguishment of TDR certificates.~~

6 ~~3. An agreement by the county to retain existing zoning for the~~
7 ~~receiving area in order to prevent urban development from~~
8 ~~occurring prior to annexation and thus ensure that urban~~
9 ~~development within the receiving area will be compatible with~~
10 ~~the city's development standards and served by adequate~~
11 ~~facilities.~~

12 ~~4. Other provisions, if any, that are deemed appropriate by the~~
13 ~~city and the county, such as requirements for zoning, master~~
14 ~~planning, and permit review within the TDR receiving area.))~~

15 14.A.1 Establish a countywide TDR program that promotes the transfer of
16 residential development potential from designated resource lands
17 to areas designated for urban and rural development.

18 14.A.2 All land designated on the Future Land Use Map as Local
19 Commercial Farmland, Upland Commercial Farmland, Riverway
20 Commercial Farmland, Commercial Forest, Local Forest, and
21 Commercial Forest – Forest Transition Area is designated as a
22 sending area from which development rights in the form of TDR
23 credits can be transferred under the countywide TDR program.

24 14.A.3 To allow rural landowners to opt into the countywide TDR
25 program and expand the permanently protected base of designated
26 natural resource lands, land in other land use designations shall be
27 designated as a sending area for the countywide TDR program if it
28 meets all of the following conditions:

- 29 a. it is a minimum of five contiguous acres if proposed for
30 redesignation to farmland or a minimum of 40 contiguous
31 acres if proposed for redesignation to forest land;
- 32 b. the zoning of the land at the time of the TDR application has a
33 minimum lot area of at least 200,000 square feet;
- 34 c. the land is enrolled in the open space tax program as Open
35 Space Farm and Agriculture or Open Space Timber at the time
36 of the TDR application;
- 37 d. the land is in active commercial agriculture or forest use; and

1 e. the land is redesignated to a farmland or forest land use
2 designation and rezoned to a corresponding resource zone
3 before or at the time of issuance of TDR credits.

4 14.A.4 The county may designate additional sending areas for the
5 countywide TDR program by interlocal agreement, development
6 agreement, or code amendment.

7 14.A.5 An application for TDR credits must propose a conservation
8 easement eliminating the potential for subdivision and construction
9 of new dwelling units on a parcel or parcels including at least five
10 contiguous acres of land.

11 14.A.6 The number of TDR credits that can be issued in exchange for a
12 conservation easement shall be:

13 a. the number of legal, existing unimproved lots larger than 5,000
14 square feet but too small to get a credit based on the Future
15 Land Use Map calculation in LU 14.A.6.b; plus

16 b. credits for additional land, not including lots counted in LU
17 14.A.6.a, based on the Future Land Use Map designations in
18 effect at the time of the TDR application, minus any existing
19 dwelling units on that additional land, with the total rounded
20 down to a whole number. No fractional credits shall be issued.
21 The calculation of credits for the additional land based on the
22 Future Land Use Map designations shall be as follows:

23 i. one credit for every 80 acres designated as Commercial
24 Forest, Local Forest, and Commercial Forest – Forest
25 Transition Area;

26 ii. one credit for every 20 acres designated Low Density
27 Rural Residential;

28 iii. one credit for every ten acres designated as Local
29 Commercial Farmland, Upland Commercial Farmland,
30 Riverway Commercial Farmland, Rural Residential-10,
31 and Rural Residential-10 (Resource Transition); and

32 iv. one credit for every 200,000 square feet designated
33 Rural Residential-5, Rural Residential, and Rural
34 Residential RD;

35 c. provided that no credits shall be issued for any portion of a
36 sending site already in a conservation easement or similar
37 encumbrance.

- 1 14.A.7 Receiving areas shall include:
- 2 a. all cities, consistent with the regional program and interlocal
- 3 agreements;
- 4 b. all county-designated urban centers;
- 5 c. all rural areas where changes in zoning after the effective date
- 6 of the countywide TDR program increase the maximum
- 7 allowable number of residential lots or units; and
- 8 d. all areas where legislative changes to the comprehensive plan
- 9 or development regulations after the effective date of the
- 10 countywide TDR program increase the maximum allowable
- 11 number of residential lots or units or provide other incentives
- 12 for the use of TDR.;
- 13 14.A.8 Without TDR credits, the maximum number of lots or units that
- 14 may be permitted in receiving areas other than urban centers shall
- 15 be limited to the number that could have been permitted under the
- 16 comprehensive plan and development regulations in effect as of
- 17 November 10, 2012.
- 18 14.A.9 The maximum number of lots or units in receiving areas other than
- 19 urban centers may be increased up to the maximum allowed by the
- 20 current or proposed comprehensive plan and development
- 21 regulations including bonuses, if TDR credits are used.
- 22 14.A.10 Within urban centers, the maximum floor to area ratio that may be
- 23 permitted without TDR credits is limited to the allowable amount
- 24 with bonus, but not including super bonus, in effect as of
- 25 November 10, 2012. The maximum floor to area ratio may be
- 26 increased to the amount allowed by the super bonus level if TDR
- 27 credits are used.
- 28 14.A.11 The additional amount of development allowed in unincorporated
- 29 Snohomish County receiving areas for each TDR credit from
- 30 farmland is as follows:
- 31 a. 10,000 square feet of floor area in an urban center;
- 32 b. eight units in a multifamily development with a density of 12
- 33 or more units per acre;
- 34 c. four units in a single family residential development inside the
- 35 Urban Growth Area, including cottage housing and planned
- 36 residential developments.
- 37 14.A.12 The additional amount of development allowed in unincorporated
- 38 Snohomish County receiving areas for each TDR credit from land

1 use designations other than farmland, including from land that is
2 being redesignated as farmland, is as follows:

- 3 a. 5,000 square feet of floor area in an urban center;
4 b. four units in a multifamily development with a density of 12 or
5 more units per acre; or
6 c. two units in a single family residential development inside the
7 Urban Growth Area, including cottage housing and planned
8 residential developments.

9 14.A.13 Snohomish County shall support city annexation of a TDR
10 receiving area only when an adopted interlocal agreement provides
11 that the area shall remain a TDR receiving area or that other areas
12 of the city shall be designated as TDR receiving areas so that the
13 city will provide equivalent or greater capacity for receiving TDR
14 credits as provided by the county for that area.

15 14.A.14 Consider creating additional incentives for TDR, possibly
16 including but not limited to a public benefit rating system and
17 form-based zoning.

18
19 **Objective LU 14.B** **Establish an administrative system that facilitates the transfer**
20 **of TDR credits.**

21 **LU Policies** 14.B.1 Form an expedited administrative process to create, transfer and
22 extinguish TDR credits.

23 14.B.2 TDR credits will be created and issued in exchange for recorded
24 conservation easements prohibiting additional dwelling units and
25 prohibiting subdivision on the sending parcels. When the sending
26 site is opting into the program from a land use designation other
27 than farmland or forest land, redesignation to a farm or forest land
28 use designation and rezoning to an appropriate resource zone are
29 also required.

30 14.B.3 TDR credits shall indicate the land use designation of the land for
31 which they were issued.

32 14.B.4 TDR credits may be sold or otherwise transferred by a deed of
33 transfer that must be reviewed and approved by the county and
34 then recorded with the county.

35 14.B.5 TDR credits shall be extinguished upon approval of the
36 development activity or land use decision for which TDR credits
37 are required, or following exhaustion of all administrative and
38 judicial appeals if the approval is appealed.

1 and receiving area landowners. However, to promote and
2 encourage use of the TDR program, the county shall be authorized
3 to buy, hold, and resell TDR certificates issued for sending sites
4 within the TDR pilot program sending area located in the
5 Stillaguamish River Valley. The purchase and sale of TDR
6 certificates shall be subject to a competitive process, pursuant to
7 chapter 30.35A SCC, which ensures that the county receives fair
8 market value for the sale of TDR certificates and that decisions
9 concerning potential purchases are based on the goals of this
10 chapter.

11 ~~((14.A.11 — The effectiveness of the TDR program should be evaluated and~~
12 ~~adjustments made to the program as determined appropriate:~~

- 13 ~~1. Performance indicators or measures of program success should~~
14 ~~be developed;~~
15 ~~2. The level of development rights transfers between sending and~~
16 ~~receiving areas should be monitored; and~~
17 ~~3. Based on an assessment of the measures of program success,~~
18 ~~changes to the sending or receiving area designations, transfer~~
19 ~~ratios, and other policy and code provisions should be~~
20 ~~considered and implemented, when appropriate.~~

21 ~~————— 14.A.12 ——— Opportunities to create “non residential” receiving areas and transfer~~
22 ~~options should be evaluated and, where appropriate, be established~~
23 ~~through amendment of the comprehensive plan and/or implementing~~
24 ~~code. Examples of such options include increases to commercial~~
25 ~~floor area, impervious surfaces, parking stalls, or building heights~~
26 ~~through the use of transferred development rights.~~

27 ~~————— 14.A.13 ——— Opportunities to designate additional natural resource lands as~~
28 ~~sending areas should be evaluated and, where appropriate, be~~
29 ~~established through amendment of the comprehensive plan and~~
30 ~~implementing code. When 50% or more of the projected number of~~
31 ~~transferable development rights have been utilized in the designated~~
32 ~~sending areas, the addition of sending area lands should be~~
33 ~~considered by the county.~~

34 ~~————— 14.A.14 ——— A public outreach and education process, focusing on sending and~~
35 ~~receiving area landowners, should be implemented to inform~~
36 ~~potential program participants and to encourage participation in the~~
37 ~~TDR program.~~

38 ~~————— 14.A.15 ——— The county should consider actions to promote the transfer of~~
39 ~~development rights including:~~

- ~~1. Helping facilitate the transfer of development rights from sending area to receiving area landowners;~~
- ~~2. Selective purchase and sale of private development rights to stimulate private sector transfers; and~~
- ~~3. Funding of public amenities in receiving areas to enhance the livability of the neighborhoods where higher densities are encouraged.))~~

Objective LU ((14.B)) 14.E Develop and implement a Purchase of Development Rights (PDR) program utilizing available funding sources for the purpose of permanently preserving natural resource lands.

LU Policies((14.B.1)) 14.E.1 A PDR program may, at the option of the county, be used for the purpose of permanently preserving natural resource lands.

~~((14.B.2)) 14.E.2~~ The PDR program shall be coordinated with, and be designed to complement, the TDR program.

~~((14.B.3)) 14.E.3~~ Agricultural and forest lands as defined in RCW 36.70A.170 shall be eligible for conservation through the PDR program. Other lands having high natural resource, environmental, or open space values may also be determined eligible for conservation.

~~((14.B.4)) 14.E.4~~ An application process, application forms and review criteria shall be developed and utilized to consider landowner proposals to sell developments rights.

~~((14.B.5)) 14.E.5~~ A public outreach and education process, focusing on sending area landowners, shall be implemented to inform potential program participants and to encourage participation in the PDR program.

~~((14.B.6)) 14.E.6~~ Sources of funding for any PDR program shall be identified. The use of county Conservation Futures fund monies, grant, and local bond revenues should be considered. Where appropriate, applications for grant monies should be prepared and submitted.

~~((14.B.7)) 14.E.7~~ The effectiveness of the PDR program shall be evaluated and adjustments made to the program as determined appropriate:

~~((1-Indicators))~~ a. indicators or measures of program success shall be developed;

~~((2-The))~~ b. the level of development rights sales shall be monitored; and

~~((3-Based))~~ c. based on an assessment of the measures of program success, changes to the PDR program shall be considered and implemented, when appropriate.

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Exhibit G
Amended Ordinance No. 12-046
GPP 9 Amendments to the Future Land Use Map
Section of the Land Use Chapter of the GPP

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

1 classifications that implement the Future Land Use Map. The allowable density for a development
2 will be determined by the provisions of the GMA zoning code rather than the density values
3 associated with the plan designations, except that the minimum density in UGAs may not be less
4 than 4 dwelling units per net acre except as specified in Policy LU 2.B.1.

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

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

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

19 **Urban Low Density Residential (ULDR).** This designation allows mostly detached housing
20 developments on larger lot sizes. Implementing zones: MHP, R-7,200, PRD-7,200, R-8,400,
21 PRD-8,400, R-9,600, PRD-9,600 and WFB. Except within the Lake Stevens UGA, areas
22 containing critical areas that are large in scope, with a high rank order value, and are complex in
23 structure and function, the implementing zoning shall be R-9,600.

24 **Urban Medium Density Residential (UMDR).** This designation allows a combination of
25 detached homes on small lots, townhouses, and apartments in medium density, multi-family
26 residential developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-
27 7,200, PRD-7,200 and WFB.

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

31 **Supplemental Designations of ULDR Areas (Map 6)**

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

35 **Marysville Urban Low Density Residential – Limited (ULDR-L (4-5)): 4 to 5 dwelling units**
36 **per acre.** Like the ULDR designation, the ULDR-L (4-5) designation allows mostly detached
37 housing development on larger lot sizes. This designation is applied in a portion of the Sunnyside
38 area that is confined to the lowest density urban zone because of environmental constraints and
39 difficulties in service provision. Implementing zones: include R-9,600 and R-8,400 and PRD-
40 9,600.

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

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

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

17 **Mill Creek East Urban Low Density Residential - Limited (ULDR-L (6)): 6 dwelling units**
18 **per acre.** The area designated ULDR (6) is located south of Seattle Hill Road, east of 35th
19 Avenue SE, north of the Seattle City Light utility corridor and west of the Village Center/Urban
20 Center designation. This area is relatively free of existing development, with the exception of
21 scattered single-family residences, one single-family plat and a mobile home park. It is located
22 adjacent to an existing transit route on 35th Avenue SE, and generally consists of large parcels.
23 Although the Tambark Creek riparian corridor divides this area, the area east of the corridor is
24 directly adjacent to higher densities within the Urban Village designation, where single-family
25 development at slightly higher densities will complement the urban village. The area west of the
26 riparian corridor is directly adjacent to the transit route on 35th Avenue SE, and has enough
27 contiguous undeveloped area to ensure that future development will have consistent densities.
28 The existing manufactured home park would provide a well-established, compatible alternative
29 to single family housing in this area. Implementing zone: R-7,200.

30 **Commercial and Industrial Designations**

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

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

1 **Reservation Commercial (RC).** This designation identifies a unique commercial designation
2 that is limited only to fee-simple lands under county jurisdiction that are located on the Tulalip
3 Reservation in an area bordered on the west and north by Quilceda Creek, on the south by Ebey
4 Slough and on the east by Interstate-5. This area of the reservation is served by urban
5 infrastructure including public sewer and water and contains existing urban development under
6 county and Tulalip Tribes jurisdiction. The implementing zone for new development on vacant
7 or under-utilized property designated Reservation Commercial is General Commercial, subject to
8 approval of an official site plan according to the requirements of Chapter 30.31B SCC.

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

15 **CENTER DESIGNATIONS**

16 The Future Land Use Map identifies the specific locations for Urban Centers, Transit Pedestrian
17 Villages, Urban Villages and Manufacturing and Industrial Centers.

18 Additional Centers may be designated in the future through amendments to the comprehensive
19 plan.

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

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

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

30 **Manufacturing/Industrial Center.** This overlay identifies major regional employment areas of
31 intensive, concentrated manufacturing and industrial land uses which are not easily mixed with
32 other uses. These centers serve as high density employment areas. Notwithstanding the Vision
33 2020 guidelines for MIC designations, land uses and zoning of Paine Field continue to be governed
34 by the Snohomish County Airport Paine Field Master Plan and Snohomish County Zoning Code
35 consistent with federal aviation policies and grant obligations.

36 **OTHER URBAN DESIGNATIONS**

37 **Development Phasing Overlay.** Where parts of an Urban Growth Area lack revenues from public
38 and/or private sources to provide adequate public facilities necessary to support development, the
39 county may apply a Development Phasing Overlay suffix to implementing zoning. This suffix

1 may be applied along with any urban zone based on direction from a more detailed plan process.
2 Once in place, the development phasing overlay regulation will require that urban development of
3 the overlay area be delayed until a commitment is in place to fund and construct public facilities
4 necessary to support development.

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

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

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

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

22 All residential, commercial, or industrial UGA expansions are subject to the requirements
23 of LU 1.A.10. Institutional UGA expansions are allowed subject to the requirements of
24 LU.1.A.10, provided that the land added to a UGA is designated P/IU concurrent with or
25 prior to the UGA expansion. Subsequent re-designations of land added to a UGA under
26 the P/IU designation are subject to the applicable requirements of LU 1.A.10 for
27 residential, commercial, or industrial UGA expansions. Where land added to a UGA is
28 designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-9,600. When
29 applied to land designated P/IU concurrent with or prior to a UGA expansion, these
30 implementing zones shall allow only churches, (~~level II health and social service
31 facilities,~~) and school instructional facilities unless the land is re-designated to urban
32 commercial, residential, or industrial in compliance with the UGA expansion
33 requirements of LU 1.A.10.

34 **Urban Horticulture (UH).** This designation is intended for low density, low impact, non-
35 residential land uses adjacent to agricultural areas that do not require extensive structures or
36 development. Examples of UH uses include agricultural operations, sales of farm products, and
37 sales of landscape materials. Implementing zoning for areas designated UH is Agriculture-10
38 acre.

39 **Other Land Uses.** This designation includes areas within UGAs that will be studied for their
40 potential as future residential or employment land. Subdivisions or rezones within the Other
41 Land Uses designation will be delayed until the development potential of these areas is

1 determined through a more detailed planning process-with appropriate urban land use
2 designations.

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

12 **RURAL PLAN DESIGNATIONS**

13 **Rural Residential Designations**

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

19 **Low Density Rural Residential (LDRR: 1 dwelling unit per 20 acres).** This designation
20 includes lands that have been zoned Forestry but are not designated as Commercial Forest Land in
21 the GPP. This designation is intended to be a partial basis for a future Rural Resource Transition
22 designation which could provide for transition areas between rural residential lands and natural
23 resource lands of long-term commercial significance. Future GPP amendments will determine the
24 feasibility of such a designation as well as its extent and future minimum lot size requirements.
25 The existing Forestry zone will continue to remain in place until any GPP amendments and
26 implementing regulations for this designation are adopted.

27 **Rural Residential-10 (Resource Transition) (RR-10-RT: 1 dwelling unit per 10 or more
28 acres).** This designation includes lands which were included in Forestry designations on pre-GMA
29 subarea plans but not zoned Forestry and includes: (1) lands on the Tulalip Reservation adjacent to
30 or in close proximity to lands designated for forestry or agriculture use by the GPP and the Tulalip
31 Tribes' Comprehensive Plan, and (2) lands adjacent to the estuary of Quilceda Creek. The
32 implementing zone is the RRT-10 zone.

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

39 **Rural Residential-10 (RR-10: 1 dwelling unit per 10 or more acres).** This designation includes
40 lands which have been previously designated agriculture in pre-GMA subarea comprehensive

1 plans or zoned Agriculture-10 Acre. The existing Agricultural-10 Acre zone will continue to
2 remain in place until the GPP is amended in the future and implementing regulations for this
3 designation are adopted.

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

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

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

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

22 **RURAL COMMERCIAL AND INDUSTRIAL DESIGNATIONS**

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

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

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

38 **RESOURCE PLAN DESIGNATIONS**

39 **Agricultural Designations**

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

4 **Local Commercial Farmland (LCF).** This designation includes farmland areas outside of the
5 floodplain or shoreline areas which are generally characterized by a mixture of prime farmland and
6 other soils as defined by the Soils Conservation Service.

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

14 **Riverway Commercial Farmland (RCF).** This designation includes farmland areas generally
15 characterized by being in a river valley, floodplain or shoreline area, having continuous prime
16 farmland soils, and having approximately fifty percent or more of the land area in parcels of forty
17 acres and larger. The Agricultural-10 Acre zone is the implementing zone.

18 **Recreational Land (RL).** This designation applies only to lands previously designated
19 Commercial Farmland, not in use for the commercial production of food or other agricultural
20 products, occupied by playing fields and supporting facilities prior to July 1, 2004 and designated
21 Recreational Land in accordance with RCW 36.70A.170(1). The designation is implemented
22 through GPP policies and code provisions and ensures the recreational use does not affect
23 surrounding agricultural lands of long term commercial significance designated under
24 36.70A.170(1). The implementing zone is the Agricultural-10 Acre (A-10) zone.

25 **Forest Land Designations**

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

33 **Commercial Forest (CF).** This designation includes primarily large forest land tracts that may
34 not be subdivided for residential development. This designation also includes smaller forest land
35 tracts that are permanently protected from residential development through the Transfer of
36 Development Rights program. These lands may be segregated only into tracts of eighty acres or
37 larger. The Forestry zone is the implementing zone for this designation.

38 **Local Forest (LF).** (Tulalip Reservation Only) This designation includes productive forest lands
39 which are an integral part of the Tulalip Tribes' designated forest lands and are intended to
40 contribute to the preservation of a large contiguous area of land within the interior of the Tulalip

1 Reservation for management of sustainable natural resources. Local Forest lands and adjacent
2 tribal forest lands collectively provide timber production, surface and ground water resources,
3 fisheries and wildlife habitat, and recreation opportunities. The Local Forest designation provides
4 landowners a means of residing on their property while providing protection from rural residential
5 activities that could conflict with forest practice operations. The implementing zone for the Local
6 Forest designation is the Forestry (F) zone (1 dwelling unit per 20 or more acres). The rural cluster
7 subdivision technique may be used in the Forestry zone.

8 **Forest Transition Area (CF-FTA).** This designation is an overlay to the Commercial Forest (CF)
9 designation. The FTA consists of a one quarter mile wide band of Commercial Forest land on the
10 edge of the Commercial Forest Land designation bordering non-resource lands but it does not
11 apply to forest lands that are permanently protected from residential development through the
12 Transfer of Development Rights program. The use of FTA lands is the same as Commercial
13 Forest lands, unless adjacent land uses prevent normal forest practices, in which case limited low
14 density development options also apply.

15 **Mineral Resource Overlay (M) (Map 2)**

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

21 **OTHER GMA COMPREHENSIVE PLAN MAPS OR OVERLAYS**

22 **Municipal Urban Growth Areas (Map 3)**

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

29 **Open Space Corridors/Greenbelt Areas Map (Map 4)**

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

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

37 The map is a long-range planning tool that does not, by itself, create any regulatory impact.
38 Certain underlying designations, such as forestry and agricultural land designations, may have
39 regulatory implications. This map, however, is not intended to be used in the review of

1 development applications, nor does it imply or anticipate public ownership of, or public access to,
2 these lands.

3 The several categories of lands depicted on the map include both public and privately owned
4 parcels. In some cases (i.e., utility corridors) the lands may not be held in fee simple ownership
5 by the primary user. Not all lands appearing on this map - either public or private - will become
6 a part of a permanent open space system. Similarly, lands not presently shown on this map may
7 later become permanent open space as the result of future public action or acquisition.

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

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

16 The scope and scale of this countywide map necessitate a size threshold for excluding categories
17 and parcels that might otherwise be shown. Consequently, small scale neighborhood parks,
18 subdivision detention or recreation sites, and the like have not been included on this map.

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

25 **Lands Useful for Public Purpose (Map 5)**

26 A countywide map depicting “lands useful for public purpose” is included (Map 5 in the map
27 portfolio) to show various types of public land that presently accommodate public facilities.
28 This map is incorporated herein by this reference. It is a long-range planning tool that will be
29 regularly updated as future land acquisitions occur.

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

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

38 Except for clearly defined trail corridors already identified for county acquisition, parcel-specific
39 public land acquisitions planned by Snohomish County (or other public agencies) are not

1 identified on the map. The reason for this is to avoid the possibility of jeopardizing such
2 acquisitions by calling them out in advance, thereby inflating their asking price and narrowing
3 siting options. As new sites for public facilities are added through conventional acquisition or by
4 use of the common siting process, they will be added to this map.

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

8 The scope and scale of this countywide map necessitate a size threshold for excluding categories
9 and parcels that might otherwise be shown. Consequently, small neighborhood parks,
10 subdivision scale stormwater detention or recreation sites, and the like have not been included on
11 this map. It is the intent of Snohomish County to regularly review and refine the source data to
12 produce continual improvement in the accuracy of this map. This regular review shall occur at
13 least once every ten years or as needed pursuant to other requirements of the Growth
14 Management Act.

15 **Rural/Urban Transition Area (RUTA).** This designation is intended to reserve a potential
16 supply of land for future addition into the UGA. Developments utilizing rural cluster subdivision
17 will have the option of redeveloping required open space tracts upon inclusion within an urban
18 growth area.

19 **TRANSFER OF DEVELOPMENT RIGHTS DESIGNATIONS**

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

21 ~~((These two designations encompass areas which serve as either sending or receiving areas for))~~
22 This designation is part of the county's Transfer of Development Rights (TDR) pilot program in
23 partnership with the City of Arlington. The ~~((designations "overlay"))~~ designation overlays other
24 Future Land Use Map designations in order to provide clarity on applicable land use policies and
25 regulations beyond the TDR program. It applies to lands that allow the voluntary sale and
26 transfer of development rights to designated receiving areas pursuant to the county's TDR pilot
27 program in partnership with the City of Arlington. The sending area designation does not limit or
28 otherwise affect development rights or zoning. Specific sending ~~((and receiving))~~ area provisions
29 are established by ~~((GPP policies and))~~ implementing regulations.

30 Sending areas for the countywide TDR program are designated by policies LU 14.A.2, LU 14.A.3,
31 and LU 14.A.4, and are not shown on the Future Land Use Map. Receiving areas for the
32 countywide TDR program are designated by policy LU 14.A.7 and are not shown on the Future
33 Land Use Map.

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

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

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

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