



CO00045557

1 Approved: October 17, 2012

2 Effective: NOV 10, 2012

3
4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON

6
7 AMENDED ORDINANCE NO. 12-068

8
9 ACTING TO COMPLY WITH THE FINAL DECISION AND ORDER ISSUED BY THE
10 GROWTH MANAGEMENT HEARINGS BOARD CENTRAL PUGET SOUND REGION IN
11 COMBINED CASE NOS. 09-3-0013c AND 10-3-0011c; AMENDING THE FUTURE LAND
12 USE MAP AND ZONING MAP DESIGNATION FOR THE POINT WELLS PROPERTY;
13 AMENDING THE CENTERS AND SMALL AREA AND NEIGHBORHOOD STRUCTURE
14 SECTIONS OF THE LAND USE CHAPTER OF THE SNOHOMISH COUNTY GROWTH
15 MANAGEMENT ACT COMPREHENSIVE PLAN GENERAL POLICY PLAN AND
16 ADOPTING NEW DEFINITIONS IN THE GLOSSARY
17

18 WHEREAS, on August 12, 2009, the Snohomish County Council (County Council)
19 adopted Amended Ordinance No. 09-038 as part of its 2009 docket process authorized by the
20 Growth Management Act (GMA) concerning amendments to the Snohomish County GMA
21 Comprehensive Plan Future Land Use Map (FLUM) and zoning map relating to the Point Wells
22 property which amended the FLUM designation of the Point Wells property from Urban
23 Industrial to Urban Center and amended the zoning map from Heavy Industrial to Planned
24 Community Business; and
25

26 WHEREAS, on August 12, 2009, the County Council adopted Amended Ordinance No.
27 09-051, which adopted amendments to the Land Use (LU) chapter of the Snohomish County
28 Growth Management Act Comprehensive Plan (GMACP) – General Policy Plan (GPP) for
29 Urban Centers; and
30

31 WHEREAS, on May 12, 2010, the County Council adopted Amended Ordinance No. 09-
32 079, which adopted Urban Center design standards, established a new zone for Urban Centers,
33 amended bulk regulations for the Neighborhood Business zone, amended and repealed
34 definitions to Subtitle 30.9 SCC and amended sections in Title 30 SCC; and
35

36 WHEREAS, on May 12, 2010, the County Council adopted Amended Ordinance No. 09-
37 080, which amended the zoning map from Planned Community Business to Urban Center for
38 the Point Wells property; and
39

40 WHEREAS, the City of Shoreline, Town of Woodway and resident organizations and
41 individuals from the Richmond Beach neighborhood (referred to as Save Richmond Beach)
42 separately appealed the adoption of Amended Ordinance Nos. 09-038 and 09-051 related to
43 the Point Wells property to the Growth Management Hearings Board (Board) Central Puget
44 Sound Region, which appeals were consolidated in the combined case of City of Shoreline,
45 Town of Woodway and Save Richmond Beach, et al. v. Snohomish County under Case No. 09-
46 3-0013c (*Shoreline III*); and
47
48

1 WHEREAS, the same parties also separately appealed Amended Ordinance Nos. 09-
2 079 and 09-080 related to the Point Wells property to the Board, which appeals were
3 consolidated in the combined case of City of Shoreline, Town of Woodway and Save Richmond
4 Beach, et al. v. Snohomish County, Case No. 10-3-0011c (*Shoreline IV*); and
5

6 WHEREAS, the *Shoreline III* and *Shoreline IV* cases were coordinated for briefing and
7 hearing, and a hearing on the merits was held before the Board on March 2, 2011; and
8

9 WHEREAS, on April 25, 2011, the Board issued a Final Decision and Order (FDO) in
10 the *Shoreline III* and *Shoreline IV* cases finding the County's adoption of Amended Ordinance
11 Nos. 09-038 and 09-051 to be out of compliance with the GMA and the State Environmental
12 Policy Act (SEPA), and entering a determination of invalidity with respect to these two
13 ordinances, finding the County's adoption of Amended Ordinance Nos. 09-079 and 09-080 was
14 out of compliance with SEPA, and remanding Amended Ordinance Nos. 09-038, 09-051, 09-
15 079 and 09-080 to Snohomish County with direction to take legislative action to come into
16 compliance with the requirements of the GMA and SEPA with respect to the Point Wells
17 property; and
18

19 WHEREAS, the County Council desires by this legislative action to bring the County into
20 compliance with the GMA and SEPA as ordered in the Board's FDO.
21

22 NOW, THEREFORE, BE IT ORDAINED:
23

24 Section 1. The County Council makes the following findings:
25

- 26 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth
27 fully herein.
28
- 29 B. Adoption of this ordinance is necessary to resolve the findings of noncompliance in the FDO
30 issued by the Board in the *Shoreline III* and *IV* cases and bring the County into compliance
31 with the GMA and SEPA.
32
- 33 C. The proposal for the Point Wells property is to amend the FLUM designation of 61 acres
34 south and west of the Town of Woodway, north of the King/Snohomish County Line and
35 east of Puget Sound from Urban Center to Urban Village, and to amend the zoning map
36 designation for that property from Urban Center to Planned Community Business.
37
- 38 D. The proposal to amend the FLUM designation for the Point Wells property from Urban
39 Center to Urban Village and to amend the zoning map designation for that property from
40 Urban Center to Planned Community Business is necessary because the Board determined
41 Point Wells did not meet the policies for designation as an Urban Center. In particular, the
42 Board found that the Point Wells property did not meet Policy LU 3.A.2, which requires an
43 urban center to be located along a primary arterial or near a high capacity transit route or
44 station. The proposed policies providing direction for designating new Urban Villages do not
45 impose such stringent locational criteria. The property at Point Wells is consistent with the
46 proposed policies for designation as an Urban Village.
47
48
49

- 1 E. The proposal to amend the GPP LU chapter section for Centers is to:
- 2
- 3 1. Revise the introductory text to capitalize the term "Centers". Capitalization of the term
- 4 "centers" will assist in distinguishing a "center" from an "urban center." One term is a
- 5 specific type of Center and the other an umbrella or overarching term for the different
- 6 types of Centers designated in the comprehensive plan.
- 7
- 8 2. Revise the Urban Village Policies LU 3.C.1 and 3.C.2 to provide additional flexibility to
- 9 designate new Urban Villages.
- 10
- 11 3. Revise the Urban Village Policy LU 3.C.5 to ensure capital facilities are planned for in
- 12 such Urban Villages.
- 13
- 14 4. Add a new policy, LU 3.C.7, that provides guidance on the development of the Point
- 15 Wells property including types of uses, public access to shorelines and the provision of
- 16 transit service.
- 17
- 18 5. Revise the introductory text to add Point Wells to the list of Urban Villages.
- 19
- 20 F. The proposal to amend GPP LU chapter section for Small Area and Neighborhood
- 21 Structure is necessary to revise Policy LU 5.B.12 which provides direction on the re-
- 22 designation of the Point Wells property from the former designation of Urban Industrial.
- 23 Policy LU 5.B.12 is proposed to be amended to change "from Urban Industrial to Urban
- 24 Center" to "from Urban Industrial to Urban Village." Retention of the Urban Center
- 25 reference would create an inconsistency with the proposed amendments to the Centers
- 26 section and proposed re-designation of Point Wells as discussed above.
- 27
- 28 G. The proposal to amend Appendix E-Glossary of the GMACP—GPP is to add a definition of
- 29 the term "Centers." The term is used throughout the GPP LU chapter for Urban Centers
- 30 and defining it provides additional context and distinguishes it from an Urban Center.
- 31
- 32 H. The proposal to amend Appendix E-Glossary of the GMACP—GPP is to add a definition of
- 33 "Local transit service," As the term is used in the GPP LU chapter policies for Urban
- 34 Villages. Defining it provides additional context and distinguishes it from "High capacity
- 35 transit," as defined in the Glossary.
- 36
- 37 I. The grounds for these proposed amendments and new provisions are analyzed in the PDS
- 38 Staff Report dated August 3, 2012.
- 39
- 40 J. The amendments are consistent with the City of Shoreline's adopted transportation and
- 41 capital facilities plans.
- 42
- 43 K. This matter is exempt from Planning Commission review pursuant to SCC 30.73.040(2)(d)
- 44 and (e) and RCW 36.70A.130(2)(b).
- 45
- 46 L. The County issued a SEPA addendum on August 27, 2012, for the purpose of disclosing
- 47 any additional environmental impacts from the adoption of amendments to the GMACP—
- 48 GPP.
- 49

1 M. The County Council held a public hearing on September 19, 2012, continued to October 10
2 and October 17, 2012.

3
4 N. The Washington State Attorney General is directed under RCW 36.70A.370 to advise state
5 agencies and local governments on an orderly, consistent process that better enables
6 government to evaluate proposed regulatory actions to assure that the actions do not result
7 in the unconstitutional taking of private property or violate substantive due process
8 guarantees.

9
10 O. The Washington State Attorney General issued an advisory memorandum in December of
11 2006 entitled Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property
12 to help local governments avoid the unconstitutional taking of private property.

13
14 P. The 2006 Advisory Memorandum was used by the County in objectively evaluating the
15 changes proposed by this ordinance.

16
17 Q. The county council has considered and assessed potential constitutional issues related to
18 the amendments proposed by this ordinance including, but not limited to: whether the
19 proposed amendments will result in a permanent or temporary physical occupation of
20 private property; whether the proposed amendments will deprive affected property owners
21 of all economically viable uses of their properties; whether the proposed amendments will
22 deny or substantially diminish a fundamental attribute of property ownership; whether the
23 proposed amendments require a property owner to dedicate a portion of property or to grant
24 an easement; and whether the proposed amendments will have a severe impact on the
25 property owners' economic interests.

26
27 Section 2. The County Council makes the following conclusions regarding the amendments
28 adopted by this ordinance:

29
30 A. The proposed amendment complies with all requirements of the GMA and supports the
31 following GMA planning goals: (1) Urban Growth; (3) Transportation; and (12) Public
32 Facilities and Services.

33 B. All SEPA requirements with respect to this non-project action have been satisfied.

34 C. The County complied with state and local public participation requirements under the GMA
35 and chapter 30.73 SCC.

36 D. The County Council considered the entire hearing record, written testimony received during
37 the public comment period and oral testimony given during a public hearing before the
38 County Council.

39
40 Section 3. The County Council bases its findings and conclusions on the entire record,
41 including all testimony and exhibits. Any finding which should be deemed a conclusion, and
42 any conclusion which should be deemed a finding, is hereby adopted as such.

43
44 Section 4. Based on the foregoing findings and conclusions, the Snohomish County
45 GMACP – GPP FLUM, last amended by Amended Ordinance No. 11-052, on September 28,
46 2011, is amended as indicated in Exhibit A to this ordinance, which is attached hereto and
47 incorporated by reference as if set forth in full.

1
2 Section 5. Based on the foregoing findings and conclusions, the area-wide zoning map,
3 last amended by Amended Ordinance No. 10-046 on July 7, 2010, is amended as indicated in
4 Exhibit B to this ordinance, which is attached hereto and incorporated by reference as if set
5 forth in full.
6

7 Section 6. Based on the foregoing findings and conclusions, the Centers section of the
8 Land Use chapter of the Snohomish County GMACP – GPP, last amended by Amended
9 Ordinance No. 11-053 on September 28, 2011, is amended as indicated in Exhibit C to this
10 ordinance, which is attached hereto and incorporated by reference as if set forth in full.
11

12 Section 7. Based on the foregoing findings and conclusions, the Small Area and
13 Neighborhood Structure section of the Land Use chapter of the Snohomish County GMACP –
14 GPP, last amended by Amended Ordinance No. 09-051 on August 12, 2009, is amended as
15 indicated in Exhibit D to this ordinance, which is attached hereto and incorporated by reference
16 as if set forth in full.
17

18 Section 8. Based on the foregoing findings and conclusions, Appendix E-Glossary of the
19 Snohomish County GMACP – GPP, last amended by Amended Ordinance No. 09-051 on
20 August 12, 2009, is amended as indicated in Exhibit E to this ordinance, which is attached
21 hereto and incorporated by reference as if set forth in full.
22

23 Section 9. The County Council directs the Code Reviser to update SCC 30.10.060 pursuant
24 to the authority in SCC 1.02.020(3) upon adoption of this ordinance.
25

26 Section 10. If any section, sentence, clause or phrase of this ordinance shall be held to be
27 invalid by the Growth Management Hearings Board, or unconstitutional by a court of competent
28 jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of
29 any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any
30 section, sentence, clause or phrase of this ordinance is held to be invalid by the Board, then the
31 section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be
32 in full force and effect for that individual section, sentence, clause or phrase as if this ordinance
33 had never been adopted.
34
35

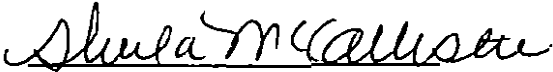
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2 PASSED this 17th day of October, 2012.
3
4

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Brian Sullivan
Council Chair

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9 ATTEST:

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11 

12 Sheila McCallister
13 Asst. Clerk of the Council
14

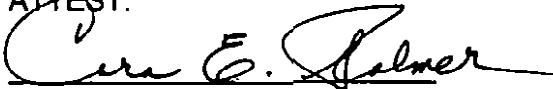
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16 APPROVED
17 EMERGENCY
18 VETOED

19 DATE: Oct. 31, 2012

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21 

22 Executive
23

24
25 ATTEST:

26 

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30 Approved as to form only:

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33 Deputy Prosecuting Attorney
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Exhibit A
Amended Ordinance No. 12-068
GMACP Future Land Use Map Amendments



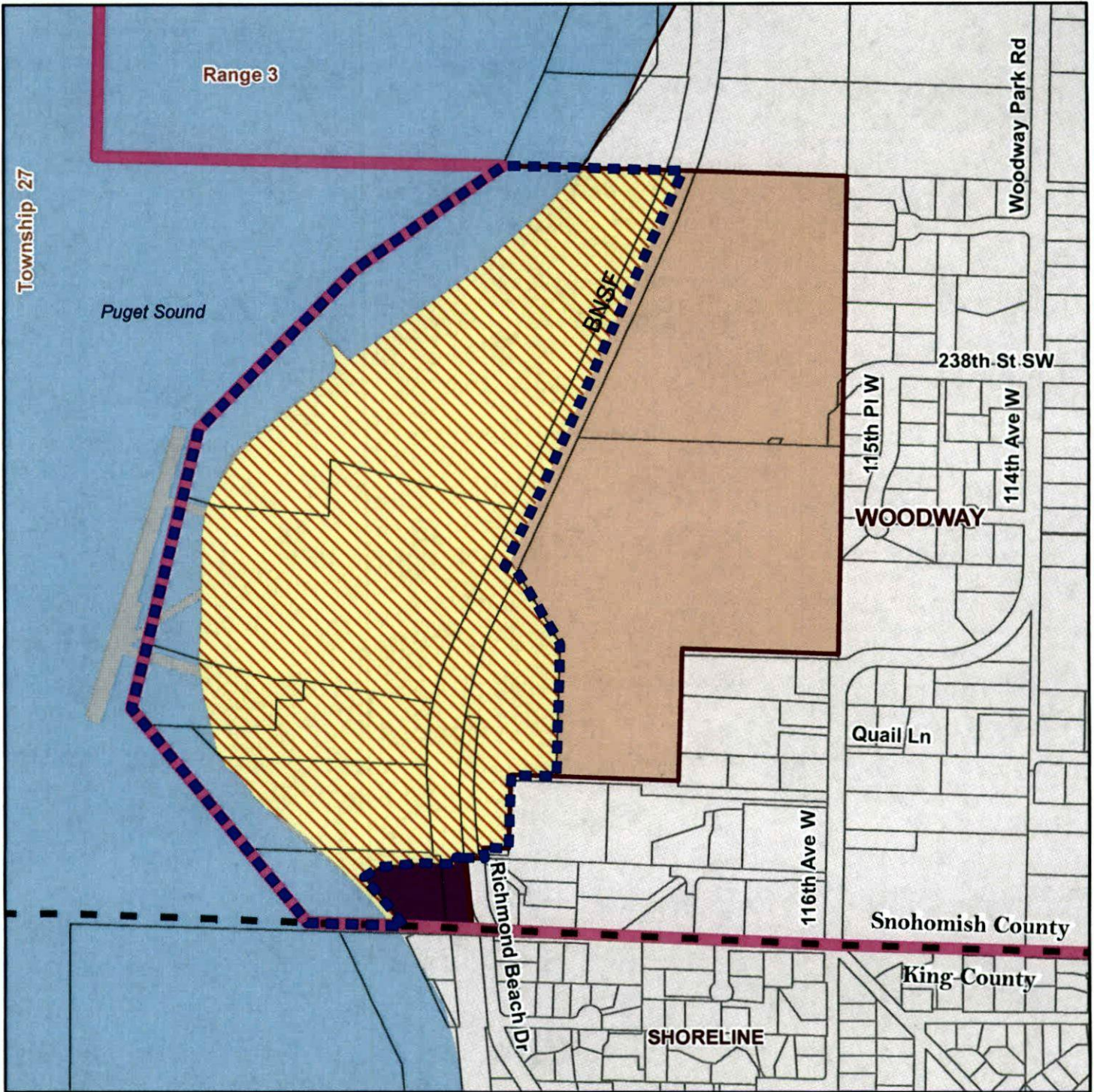
Point Wells

EXHIBIT A

Adopted Comprehensive Plan Amendment
Amended Ord. 12-068 Effective Date November 10, 2012



Snohomish County



Point Wells
Comprehensive
Plan Amendment
from Urban Center
to Urban Village

- Assessor Parcels
- Incorporated City
- Urban Growth Area Boundary
- Future Land Use**
- Urban Low Density Residential
- Urban Center
- Urban Industrial



Produced by Snohomish County Department of Planning and Development Services, Cartography/GIS
 Map Document: (W:\plng\carto\ZONING\Projects\2012\PointWells\AdoptedPointWells_FLU_UCtoUV_11102012.mxd)
 All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

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Exhibit B
Amended Ordinance No. 12-068
Zoning Map Amendments



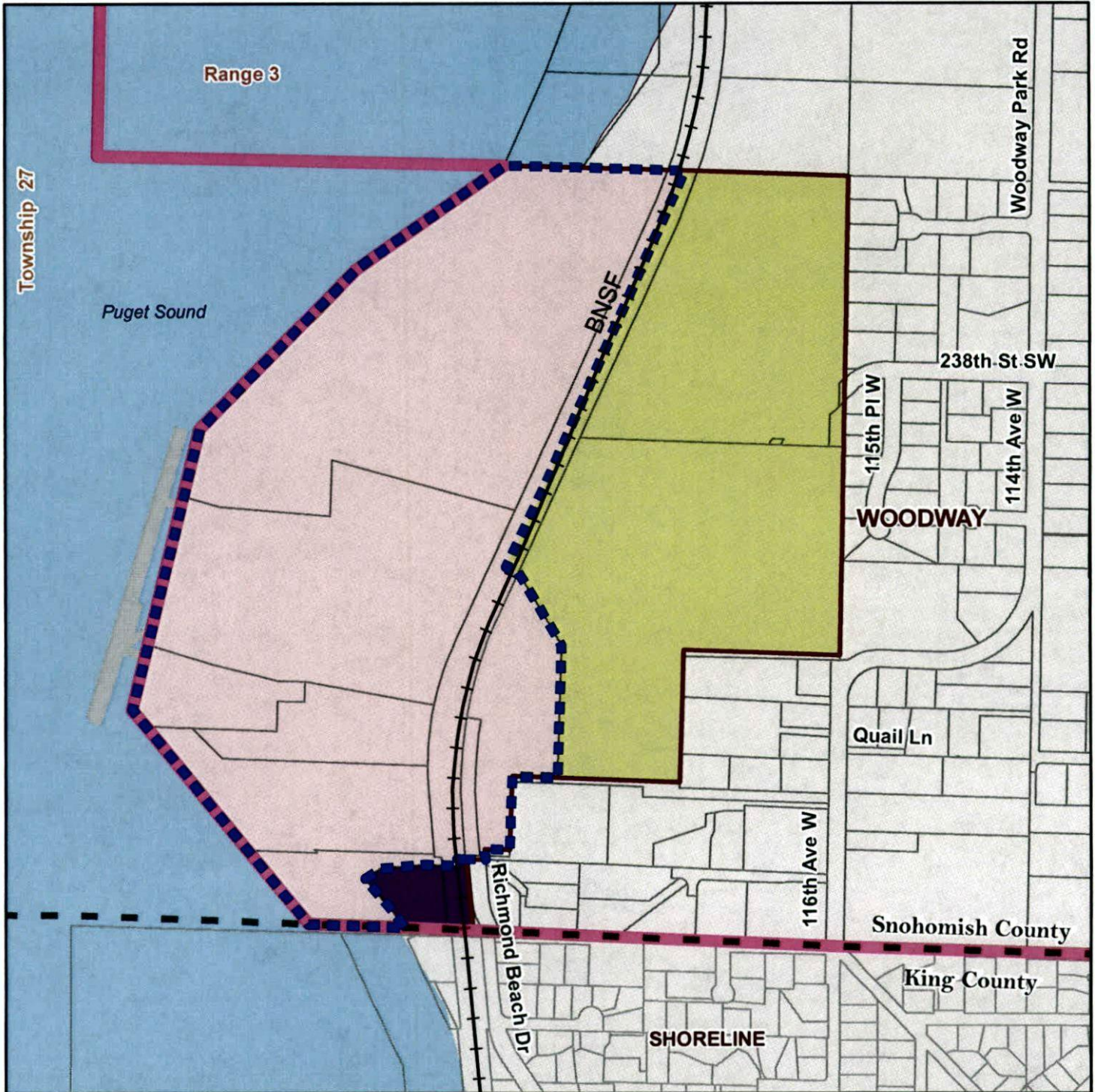
Point Wells

EXHIBIT B



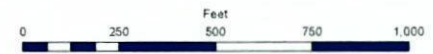
Adopted Rezone
Amended Ord. 12-068 Effective Date November 10, 2012

Snohomish County



Point Wells
Rezone
from Urban Center
to Planned Community
Business

- Assessor Parcels
- Incorporated City
- Urban Growth Area Boundary
- Existing Zoning:
 - Residential 9,600
 - Urban Center
 - Heavy Industry



Produced by Snohomish County Department of Planning and Development Services, Cartography/GIS
 Map Document: (W:\plng\carto\ZONING\Projects\2012\PointWells\Adopted PointWells_Zoning_UCtoPCB_11102012.mxd)
 All maps, data, and information set forth herein ("Data"), are for illustrative purposes only and are not to be considered an official citation to, or representation of, the Snohomish County Code. Amendments and updates to the Data, together with other applicable County Code provisions, may apply which are not depicted herein. Snohomish County makes no representation or warranty concerning the content, accuracy, currency, completeness or quality of the Data contained herein, and expressly disclaims any warranty of merchantability or fitness for any particular purpose. All persons accessing or otherwise using this Data assume all responsibility for use thereof and agree to hold Snohomish County harmless from and against any damages, loss, claim or liability arising out of any error, defect or omission contained within said Data. Washington State Law, Ch. 42.56 RCW, prohibits state and local agencies from providing access to lists of individuals intended for use for commercial purposes and, thus, no commercial use may be made of any Data comprising lists of individuals contained herein.

1
2 Exhibit C
3 Amended Ordinance No. 12-068
4 GPP Amendments to the Centers Section of the Land Use Chapter
5

6
7 Centers

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

22 An important component of ~~((centers))~~
23 Centers is the public realm. The public realm
24 is the area ~~((within centers))~~ that the public
25 has access to for informal rest and recreation
26 activities such as walking, sitting, games and
27 observing the natural environment. The
28 public realm along with residential and
29 employment uses help define a sense of
30 place and give ~~((centers))~~ Centers an identity.

31 The pedestrian and transit oriented design of
32 ~~((centers))~~ Centers helps reduce single-
33 occupancy auto trips. Similar attention to the
34 transit emphasis corridors ~~((than))~~ that
35 connect the ~~((centers))~~ Centers can further
36 reduce such trips and the resulting
37 greenhouse gas emissions – a main
38 contributor to climate change. A reduction in
39 vehicle miles traveled helps the county in
40 meeting its goals for climate change as
41 detailed in the Natural Environment chapter
42 of this comprehensive plan.

43
44 Specific ~~((centers))~~ Centers also promote the
45 county's goals for sustainability by
46 incorporating environmentally friendly
47 building design and development practices

48 according to Leadership in Energy and
49 Environmental Design (LEED) building

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

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

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

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

- 1
- 2 ▪ Urban Centers (A subcomponent of
- 3 Urban Centers is the Transit
- 4 Pedestrian Villages)
- 5 ▪ Transit Pedestrian Village
- 6 ▪ Urban Villages
- 7 ▪ Manufacturing and Industrial Centers

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

- 15 • Interstate 5 and 128th St SE;
- 16 • Interstate 5 and 164th St SW;
- 17 • State Route 527 and 196th St SE;
- 18 • State Route 99 and State Route 525;
- 19 • State Route 99 and 152nd St SW; and
- 20 • Interstate 5 and 44th Avenue West ~~((;~~
21 ~~and))~~
- 22 • ~~((Point Wells))~~

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

- 33 • 164th St SW and Ash Way

34 **Urban Villages** like other centers, promote a
35 reduction in vehicle miles traveled by
36 emphasizing pedestrian oriented, mixed-use
37 design within close proximity to transit. They

38 are smaller scale than urban centers, have
39 lower densities, allow mixed uses and may be
40 located on or outside a high capacity transit
41 station.

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

The plan designates Urban Villages at the following locations:

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

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

Whenever possible, it is the county's intent to support the efforts of the cities to preserve, enhance, or develop centers within their city limits. Centers within unincorporated UGAs will be established with special emphasis on

areas within the Southwest UGA cognizant of the cities efforts for their own centers. The county will explore incentives and develop other techniques to make center development viable in the long term. Careful attention must be given to the recreational and cultural

needs of those who will live and work in unincorporated county areas.

GOAL LU 3

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

Objective LU 3.A

Plan for Urban Centers within unincorporated UGAs consistent with Vision 2040 and the CPP's.

LU Policies 3.A.1

The Future Land Use Map (FLUM) and UGA land use plans shall include designations and implementation measures for Urban Centers , based on the characteristics and criteria below.

3.A.2

Urban Centers shall be compact (generally not more than 1.5 square miles), pedestrian-oriented areas within designated Urban Growth Areas with good access to higher frequency transit and urban services. Pedestrian orientation includes pedestrian circulation, pedestrian scaled facilities and pedestrian convenience. These locations are intended to develop and redevelop with a mix of residential, commercial, office, and public uses at higher densities, oriented to transit and designed for pedestrian circulation. Urban Centers should also include urban services and reflect high quality urban design. Urban Centers shall emphasize the public realm (open spaces, parks and plazas) and create a sense of place (identity). Urban Centers will develop/redevelop over time and may develop in phases.

3.A.3

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

3.A.4

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

3.A.5

Urban Centers are designated on the FLUM and additional Urban Centers may be designated in future amendments to the Comprehensive Plan.

3.A.6

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

1 designated Urban Centers, including supportive transit, parks,
2 road and non-motorized improvements.

3 **Objective LU 3.B**

Plan for Transit Pedestrian Villages within Urban Centers.

4 **LU Policies 3.B.1**

5 Transit Pedestrian Villages are areas within designated Urban
6 Centers that surround an existing or planned high capacity transit
7 center. Transit Pedestrian Villages may be designated on the
FLUM.

8 **3.B.2**

9 Transit Pedestrian Villages will be located around existing or
planned transit centers.

10 **3.B.3**

11 Minimum densities within Transit Pedestrian Villages shall be
12 determined through more detailed planning and implementing
development regulations.

13 **3.B.4**

14 The county shall develop and adopt a detailed master plan for
15 each Transit Pedestrian Village as an amendment to the GPP.
16 State Environmental Policy Act review shall be conducted for each
17 plan. The plan and planning process shall include the following
elements:

- 18 (a) a survey of local residents and property owners to identify
19 local issues;
- 20 (b) analysis of land use, including an assessment of vacant
21 and redevelopment land potential, ownership patterns, and
22 a ranking of sites based on their potential for
23 development/redevelopment in the near and long terms;
- 24 (c) analysis of demographic and market conditions, to help
25 identify the most feasible mix of land uses;
- 26 (d) assessment of environmental constraints and issues (e.g.,
27 wetlands, streams, views);
- 28 (e) identification and mapping of the geographic boundaries
29 for each Village center;
- 30 (f) identification of and creation of a conceptual plan for the
31 Village area, indicating the general location and emphasis
32 of various land uses including residential, employment and
33 the public realm, and any potential phases of
34 development;
- 35 (g) review and allocation or reallocation of targets for
36 population and employment growth and affordable
37 housing, in conjunction with land use planning;
- 38 (h) identification of public service and capital facility needs
39 (e.g., drainage, sewerage facilities, parks,
40 cultural/educational facilities, transit facilities), and
41 development of a targeted, phased capital improvement
42 program;

- (i) development of a circulation plan, including street improvements, parking management, and pedestrian and bicycle improvements;
- (j) recommendations to address specific design concerns and planning or regulatory issues; and
- (k) analysis of existing and potential transit service.

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

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

Objective LU 3.C Plan for Urban Villages within unincorporated UGAs.

LU Policies 3.C.1 Urban Villages shall be planned as compact (~~approximately three to 25 acres in size,~~) pedestrian-oriented areas within designated Urban Growth Areas. Urban Villages are generally smaller than an Urban Center and provide an intermediate level of commercial or other services for an existing community, or take advantage of unique characteristics of an area that provide opportunities for higher intensity development with public benefits of open space or other public amenities. The development will include a variety of small-scale commercial and office uses, public buildings, high-density residential units, and public open space. Pedestrian orientation includes circulation, scale and convenience with connections between neighborhoods, communities and other centers. Urban Villages should also include urban services and reflect high quality urban design. Urban Villages serve several neighborhoods within a radius of about two miles. Urban Villages will develop/redevelop over time and may develop in phases.

3.C.2 Urban Villages shall be located where access to transportation facilities are available or can be improved based on the demands of the specific site and intensity of development and shall be designed to maximize use of nearby transit facilities. Locations may be on or adjacent to a ((principal)) minor arterial road, or within one-fourth mile of existing or planned access to local ((public)) transit service, or within one-half mile of a high capacity transit station.

3.C.3 Residential net densities shall be at least 12 dwelling units per acre; maximum densities may be established as part of more detailed planning.

3.C.4 Additional Urban Villages may be designated in the future through amendments to the comprehensive plan.

1
2 3.C.5 Urban Villages will be implemented through application of
3 appropriate zoning classifications, provision of necessary services
4 and public facilities (including transit, sewer, water, stormwater,
5 roads and pedestrian improvements, parks, trails and open space)
6 and protection of critical areas. The county will identify and apply
7 methods to facilitate development within designated Urban
8 Villages, including targeting of public facilities such as transit,
9 parks and road improvements. Provision of needed public
10 services provided by entities other than the county shall be
11 incorporated in the Capital Facilities Plans of the service providers
12 and may be planned and programmed in phases. Capital
13 Facilities Plans shall provide for urban services needed at the time
14 of development approval of specific phases of a project. The
15 intensity of development may be tied to implementation of specific
16 elements of Capital Facilities Plans including provision of roadway,
17 transit, utility and public service facilities.

18
19 3.C.6 The urban village at the county Cathcart site will be developed
20 with principles of sustainability and "green" building design to
21 serve as a vibrant community focal point for the surrounding
22 neighborhoods in the northeast areas of the Southwest UGA.
23 Neighborhood-serving businesses and service providers –
24 including public services such as library and postal service - will be
25 especially encouraged to locate at the village.

26
27 3.C.7 The Urban Village at Point Wells is singularly unique due to its
28 location, geography, access points and historical uses. The site is
29 a relatively isolated area of unincorporated Snohomish County,
30 bounded by Puget Sound to the west and a steep bluff to the east.
31 It is bisected by a rail line running north/south and is accessible
32 only by a two-lane road from the south that passes through a low-
33 density residential community and across the Snohomish/King
34 County line to Point Wells. In addition, the re-designation of Point
35 Wells from its longstanding industrial status to that of Urban
36 Village poses unique challenges to its re-development. Due to its
37 uniqueness, Point Wells requires a land use policy that applies to
38 it alone. The Urban Village at Point Wells will be developed to
39 provide a location for high intensity residential development
40 oriented to the amenities of Puget Sound with a mix of uses to
41 serve the development and the surrounding neighborhoods. It will
42 provide neighborhood-serving businesses and service providers.
43 The urban village will provide public access to Puget Sound
44 available to the larger regional population and provide for
45 ecological restoration appropriate to the site. Uses proposed
46 must be supported by adequate transportation facilities including
47 local bus service or customized transit. Public services and
48 infrastructure required to support Urban Village development at
49 Point Wells shall be incorporated in the Capital Facilities Plans of

1 the County; or if provided by entities other than the County, the
2 property owner must successfully negotiate binding agreements
3 with other entities to provide such services, utilities or
4 infrastructure prior to the County approving a development permit
5 that necessitates the provision of services, utilities or
6 infrastructure. Urban Village development projects at Point Wells
7 may be planned and programmed in phases. The intensity of
8 development shall be consistent with the level of service
9 standards adopted by the entity identified as providing the service,
10 utility or infrastructure.

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12 **Objective LU 3.D**

Identify and plan a network of transit emphasis corridors to link significant concentrations of population and employment, which may be in new and redeveloped neighborhoods, centers, or existing neighborhoods, commercial development, and employment areas.

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17 **LU Policies**

3.D.1

The county shall work with affected cities, transit service providers, and other stakeholders to pursue integrated land use and transportation planning along identified transit emphasis corridors, consistent with policy direction concerning these corridors in the Transportation chapter.

3.D.2

The county shall work to create pedestrian, bicycle and public transportation linkages between new and redeveloped areas within the corridors and adjacent neighborhoods to reduce the dependence on the automobile.

3.D.3

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

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31 **Objective LU 3.E**

Plan for Manufacturing and Industrial Centers within the unincorporated UGA.

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33 **LU Policies**

3.E.1

Manufacturing and Industrial Centers shall be one to two square miles in size and allow a mix of nonresidential uses that support the center and its employees.

3.E.2

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

3.E.3

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

3.E.4

Within Manufacturing and Industrial Centers large retail or non-related office uses shall be discouraged.

3.E.5

Manufacturing and Industrial Centers shall be supported by adequate public facilities and service, including good access to the regional transportation system.

- 1 3.E.6 The county shall designate the Paine Field-Boeing area as a
2 Manufacturing/Industrial Center in coordination with the City of
3 Everett.
- 4 3.E.7 Land uses and zoning of Paine Field will continue to be governed
5 by the Snohomish County Airport Paine Field Master Plan and
6 Snohomish County Zoning Code consistent with federal aviation
7 policies and grant obligations.
- 8 **Objective LU 3.F Support city efforts to preserve enhance or develop urban or**
9 **small town centers and main streets.LU Policy 3.F.1**
10 Coordinate land use planning efforts with towns and cities
11 and encourage development within the unincorporated area that
12 enhances the vitality of a city's center or main street.
- 13 **Objective LU 3.G Investigate and develop techniques to ensure the long-term**
14 **success of center development.**
- 15 **LU Policies 3.G.1 The county shall recognize the importance of centers in setting high**
16 **priorities for development and installation of capital improvements**
17 **within urban centers, and shall encourage similar recognition by**
18 **other service providers.**
- 19 3.G.2 The county shall coordinate the design and development of centers
20 and their connecting transit emphasis corridors in unincorporated
21 areas with developers, transit planning agencies, and service
22 providers, and other stakeholders to achieve compatibility of land
23 use, transportation, and capital facility objectives within centers.
24 (See Urban Design Section)
- 25 3.G.3 The county shall develop and implement techniques within
26 designated centers that allow the phasing of development and
27 ensure the centers' long-term development potential.
- 28 3.G.4 The county shall investigate innovative methods that will facilitate
29 center development such as land assembly, master planning, and
30 urban redevelopment.
- 31 3.G.5 Centers should be located and designed to be connected to bicycle
32 and pedestrian trails.
- 33 3.G.6 The county shall explore the suitability of incentives used by other
34 jurisdictions to encourage mixed-use development for use in
35 appropriate locations within unincorporated UGAs, such as along
36 transit emphasis corridors connecting urban centers, in urban
37 villages, and in other concentrations of employment and population.
- 38 3.G.7 The county shall codify suitable incentives for mixed-use
39 development.
- 40 3.G.8 The county shall explore the use of floor area ratio (FAR) to
41 determine density in centers. FAR is the relationship between the

1 total amount of floor space in a multi-story building and the land
2 area occupied by that building.

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

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

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

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

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

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

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Exhibit D
Amended Ordinance No. 12-068

GPP Amendments to the Small Area and Neighborhood Section of the Land Use Chapter
Small Area and Neighborhood Structure

6 Land Use Policies 1-4 address overall
7 development patterns, location, type and
8 design. Large areas and single development
9 sites are guided by those principles.

10 However, in the past, smaller areas of the
11 county have needed and future areas may
12 need planning studies and attention, in a way
13 that is not addressed through Policies LU 1-4.
14 These small areas are cohesive because of a
15 variety of factors such as early history,
16 topography, shared facilities such as schools,
17 roads and crossroads, types of land uses,
18 natural features, and human interactions. For
19 example, there are a number of discreet
20 neighborhoods within the larger Southwest
21 unincorporated UGA. Even within a discreet
22 city's UGA, there may be several
23 neighborhoods, such as the Mill Creek East
24 area and the Mill Creek A area.

25 This section of the Land Use chapter
26 acknowledges and treats earlier smaller area
27 plans done by the county. It also identifies
28 the potential for future small
29 area/neighborhood level plans and provides a
30 way to integrate these plans into the overall
31 GPP.

32 In the past, the county completed plans for 13
33 subareas. Some plans date from the early
34 1980s, pre-GMA and five were adopted from
35 the 1995-2005 period, under the GMA. But
36 some of the more recent plans have
37 established goals and policies that address
38 special structures and needs of the
39 neighborhood and are retained. The pre-GMA
40 plans no longer have any legal effect and are
41 repealed. Some plans are outdated and are
42 repealed. This section of the plan addresses
43 these issues.

44 Beginning in 1995, the county initiated and
45 adopted more detailed planning with several
46 cities and the unincorporated portions with

adjacent UGA's. These plans provide important background information on land uses, infrastructure and policy direction. They include the Gold Bar UGA Plan; Snohomish UGA Plan; Mill Creek "A" UGA Plan; Lake Stevens UGA Plan; and the Mill Creek "East" UGA Plan. The plans also provided a framework for enhancing the neighborhood structure specifically through localized policy direction. Although these UGA plans were repealed in the 2005 update of the GMA comprehensive plan, some important land use policies in these UGA plans have been incorporated within this section, as well as other sections of the GPP, and are intended to provide guidance for the adoption of development regulations that lead to the enhancement of neighborhood structure within the respective UGA.

Policies which enhance specific neighborhood structures and address specific needs are retained in this section of the Land Use Chapter for the Maltby area, the Cathcart area, the area around 35th Avenue SE and 132nd Street SW in the SW UGA, in the Marysville area, and the Tulalip area.

The southeast portion of the Tulalip Reservation, a federally designated reservation of a federally recognized Indian tribe, at the Marine Drive NE and I-5 interchange has traditionally been the main entry onto the reservation to access businesses, residential areas and tribal government offices. This particular area of the reservation contains a small viable commercial community with a pattern of urban development that is served by urban

infrastructure including sanitary sewer and is outside of an urban growth area. This unique commercial community is a jurisdictional patchwork of lands held in trust by the federal government for tribal members and the tribe,

1 fee-simple lands under tribal member
2 ownership and not subject to county
3 jurisdiction and fee-simple lands under non-
4 tribal ownership which are subject to county
5 jurisdiction. Land use policies are contained
6 in the Neighborhood Structures section,
7 including the recommendation of a
8 Reservation Commercial designation that
9 apply only to this unique commercial area of
10 the reservation. Neither a UGA designation
11 nor a designation as a Limited Area of More
12 Intense Rural Development (LAMIRD) is
13 appropriate for this area. A UGA designation
14 implies annexation to a city. The subject lands
15 within the Reservation Commercial
16 designation are integrally associated with
17 Tribal lands and not city areas. Because the
18 area is urban in nature and served by urban
19 services, it is not appropriate for a LAMIRD
20 designation. Applying the Reservation
21 Commercial designation is more appropriate
22 because it fits the character of the existing
23 land uses and is compatible with adjoining
24 parcels that are held in trust by the United
25 States government for the benefit of the
26 Tulalip Tribes.

27 Finally, this section gives overall policy
28 guidance for potential neighborhood plans,
29 which may be needed in the future. These
30 plans would be integrated into the GPP
31 through inclusion in the Small Area and
32 Neighborhood Structure section and would
33 not be stand-alone documents.

34

The county's challenge will be to further define and enhance existing neighborhood areas and create new neighborhoods in the unincorporated UGAs. Specifically, the county's approach to neighborhood development will:

- ensure an adequate distribution and variety of land uses necessary to establish neighborhood identity and functionality including a mix of residential densities, focal points, centers and villages, and nearby employment areas;
- coordinate more detailed land use, transportation, parks, open space, and capital facilities plans to ensure the creation of viable neighborhood areas;
- encourage that natural features, open spaces, environmentally sensitive areas, and landscaped boulevards are integrated into neighborhoods to enhance their identity; and
- encourage new neighborhoods with distinctive geographic, historic or cultural features to be connected to existing neighborhoods with similar distinctive features.

1	GOAL LU 5	Encourage land use patterns that create connected, identifiable neighborhoods and communities in UGAs through a consolidated system of past and future neighborhood plans.
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4	Objective LU 5.A	Revitalize or create identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other.
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7	LU Policies	
8	5.A.1	Repeal subarea land use plans dated prior to 1995.
9	5.A.2	Use of former subarea plans dated prior to 1995 should be for reference purposes only.
10	5.A.3	Consolidate portions of former subarea plans dated 1995-2002 that are applicable countywide into appropriate chapters of the 2025 plan.
11		
12	5.A.4	Recognize unique land use issues within UGAs as identified in former sub-area plans dated 1995-2002 in the Neighborhood Structure section.
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14		
15	5.A.5	For planning and zoning proposed within Urban Growth Areas, more detailed planning processes may be developed for identified neighborhoods with the following characteristics:
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18		(a) areas encompassing 200 to 500 acres and a population of 4,000 to 8,000 people;
19		(b) varied densities and character;
20		(c) a mix of housing types and architecturally compatible styles yielding an average of at least 6 dwelling units per acre; and
21		(d) focal points such as parks, meeting halls, churches, libraries, fire stations, schools and other uses within one quarter mile of neighborhood residents.
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26	5.A.6	For planning and zoning proposed within Urban Growth Areas-more detailed planning processes may be developed for identified Neighborhood Commercial Centers with the following characteristics:
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30		(a) a variety of small-scale commercial uses, public buildings, and mixed-use development within one-half mile or a fifteen minute walking distance for the majority of neighborhood residents;
31		(b) approximately 3 acres in size;
32		(c) served by public transportation; and
33		(d) compatible with adjacent uses.
34		
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36		
37	5.A.7	For planning and zoning purposes within Urban Growth Areas, more detailed planning processes may be developed for identified Commercial Centers with the following characteristics:
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39		
40		(a) approximately 20 to 25 acres in size;
41		(b) serving several neighborhoods within a radius of approximately two miles;
42		

- (c) providing for public open space;
- (d) accommodate mixed-use commercial and multi-family residential; and
- (e) served by public transportation, including connections between neighborhoods and major urban centers.

5.A.8 Natural features, open space and critical areas shall be preserved to enhance neighborhood identity.

5.A.9 Infrastructure improvements shall be coordinated and shall be provided, where financially feasible, to support the creation of neighborhoods, focal points, and Neighborhood and Community Commercial Centers.

5.A.10 Large-scale, auto-oriented commercial uses and employment areas shall be located on the periphery of centers or else, where feasible, linked to centers by pedestrian and bicycle paths and public transit.

5.A.11 Cultural and historical resources shall be preserved to enhance neighborhood identity.

5.A.12 Urban and site design features will be employed at the county Cathcart site to encourage and promote access to the urban village via transit, bicycle and walking, as well as the automobile, and to enhance the village's function as a neighborhood gathering place.

Objective LU 5.B Recognize unique land use issues within specific Urban Growth Areas as identified in previously adopted sub-area plans and/or studies.

LU Policies 5.B.1 New development on property within the Snohomish UGA and designated Urban Industrial and zoned General Commercial (GC) shall be approved with site development plan according to the standards and procedures for the Planned Community Business (PCB) zone. The site development plan shall delineate limited access points to properties and demonstrate compatibility with existing adjacent commercial and residential uses through such measures as landscaping, natural buffers, berms, fencing, sign and lighting control.

5.B.2 Industrial development within the Mill Creek UGA that involves construction of new building, expansion of existing buildings, or a change of use that is clearly visible from adjacent residential property shall provide adequate screening and buffering along the common property lines. Adequate screening and buffering shall generally mean any one or combination of dense plantings, decorative walls or solid fences, and landscaped berms that serve to visually screen and acoustically shield the residential property from the industrial uses.

1 5.B.3 The county should adopt incentive programs to encourage the
2 reservation or dedication of land through either fee or easement
3 for a pedestrian trail corridor with the general alignment depicted
4 on the parks and open space map of the former Mill Creek East
5 UGA Plan. The actual location of the trail shall be determined on
6 a site-by-site basis, and may vary from the general alignment due
7 to site-specific natural features or project design as long as the
8 connectivity of the entire trail is not compromised.

9 5.B.4 Within the Southwest County UGA, the Urban Commercial
10 designations in the northeast and southeast quadrants of the
11 intersection of 35th Ave. SE and 132nd St. SE shall be zoned to
12 the Planned Community Business zone. Transportation impacts
13 of development within these Urban Commercial designations shall
14 be mitigated consistent with GPP transportation policies, SCC
15 Title 30.66B, and the mitigation measures identified in the
16 Supplemental EIS issued for the Snohomish County 1996
17 Amendments to the GMA Comprehensive Plan and Development
18 Regulations, as deemed necessary by the Department of Public
19 Works.

20 5.B.5 Within the Southwest County UGA, the Urban High Density
21 Residential designations in the northwest quadrant of the
22 intersection of 35th Ave. SE and 132nd St. SE shall be rezoned to
23 the Multiple Residential zone. Those parcels that will be zoned
24 Multiple Residential only partially due to flood prone areas within
25 those parcels may be rezoned by an applicant in their entirety to a
26 Planned Residential Development-Multiple Residential zone. Unit
27 yield for the entire Planned Residential Development zone shall
28 be based on the Multiple Residential zone in the Urban High
29 Density Residential designation and the R-9,600 zone in the
30 Urban Low Density Residential designation with an additional
31 Planned Residential Development bonus as permitted by the
32 zoning code. The unit yield allowed in the Urban Low Density
33 Residential designation shall be transferred to the non-flood prone
34 portions of a rezone site. Transportation impacts of development
35 within these Urban High Density Residential designations shall be
36 mitigated consistent with GPP transportation policies, SCC Title
37 30.66B, and the mitigation measures identified in the
38 Supplemental EIS issued for the Snohomish County 1996
39 Amendments to the GMA Comprehensive Plan and Development
40 Regulations, as deemed necessary by the Department of Public
41 Works

42 5.B.6 The county shall develop an action program for the county's
43 Cathcart site to guide the development of a mix of public and
44 private uses. Consideration will be given to the following
45 objectives:

- provide a model for environmentally-sensitive development practices in Snohomish County;
- create a mix of uses that complements and strengthens the predominantly single-family residential neighborhood that surrounds the site;
- create a model "urban village," following the policy direction of GPP Objective LU 3.C by providing a neighborhood focal point with a mix of community services, retail opportunities, and expanded residential choices;
- provide opportunities for local employment that can help reduce commuter traffic in the local area;
- through partnerships with local transit agencies, develop new transit facilities and enhanced transit services for the area; and
- protect natural areas of the site to preserve wildlife habitat and to enhance open space opportunities for local residents;
- assess the need for a year-round farmers market and ball fields for kids (either public or private) during development planning, and provide opportunities to address identified unmet needs; and
- undertake an affordable housing demonstration project.

The county shall keep area residents and the general public informed of progress made in implementing the action program. In creating this program the county will address on-site and off-site circulation for all forms of motorized and non-motorized travel modes, land use, public services and utilities, design and development standards, and other factors related to the development of the site.

5.B.6a The county shall assess the potential impacts of the planned development of the Cathcart site on surrounding properties as part of the environmental review process for the site. In particular, the properties to the northeast of the Cathcart site currently designated "Other" on the Future Land Use map will be included in this assessment, and alternative land use designations for those properties will be explored and evaluated. Issues to be evaluated include access and circulation, utilities, future land use, and environmental protection. In planning the access and circulation for the county Cathcart site, the county shall make no decisions which preclude the future development of these properties. Additional changes to the Transportation Element, Capital Improvement Program, and other elements of the Comprehensive Plan may result from this assessment.

5.B.7 Within the Maltby UGA, only industrial uses shall be allowed in areas that are designated on the Future Land Use Map for industrial use and are served or can be served by a railway spur line.

- 1 5.B.8 Within the Maltby UGA, the Urban Industrial plan designation shall
2 be implemented through the Light Industrial or Industrial Park
3 zones. Areas zoned Light Industrial are those areas located (1)
4 under the Bonneville power line transmission easement and
5 between Broadway and the eastern boundary of the SR-522 right-
6 of-way, (2) between 206th St. SE, Broadway, 207th St. SE, and
7 88th Dr. SE or their extensions; (3) north of 212th St. SE in which
8 the Light Industrial zone existed as of December 12, 1996; and (4)
9 south of 212th St. SE and designated Urban Industrial by the
10 Future Land Use Map. The Urban Commercial plan designations
11 within the Maltby UGA shall be implemented through the Planned
12 Community Business zone

- 13 5.B.9 Within the Maltby UGA, the parcel located at the terminus of 219th
14 St. SE and west of 85th Avenue SE shall be designated as Urban
15 Industrial and zoned to the Light Industrial zone. Transportation
16 impacts of development within this Urban Industrial designation
17 and Light Industrial zone, shall be mitigated consistent with GPP
18 transportation policies, SCC Title 30.66B, and the mitigation
19 measures identified in Addendum No. 16 to the County's GMA
20 Comprehensive Plan/General Policy Plan.

- 21 5.B.10 Within the Maltby UGA, any future development of urban
22 industrial land which abuts the UGA boundary shall provide the
23 following undeveloped buffer: visual screening comprised of
24 dense plantings, decorative walls, landscaped berming and/or
25 other buffering techniques to make urban development
26 compatible with adjacent rural residential uses.

- 27 5.B.11 Within the Marysville UGA, parcels zoned light industrial located
28 between 43rd Ave. NE and the railroad right of way shall be limited
29 to no more than 50% lot coverage for new developments or as
30 defined by environmental analyses. All new developments shall
31 mitigate for all drainage impacts, degradation of water quality and
32 loss of fish and wildlife habitat.

- 33 5.B.12 Within the Southwest UGA, parcels designated Urban Industrial
34 (on Point Wells) shall be considered for future redesignation from
35 Urban Industrial to Urban ~~((Center))~~ Village designation upon
36 issuance of a programmatic non-project environmental impact
37 statement addressing environmental impacts, infrastructure and
38 the provision of urban services.

- 39 5.B.13 New development, excluding single-family residential building
40 permits, proposed within any portion of a Southwest UGA
41 expansion area approved on or after December 20, 2006, located
42 in the Little Bear Creek Watershed shall, when site conditions
43 allow, use low-impact development techniques consistent with the
44 Puget Sound Action Team's Low Impact Development Technical
45 Guidance Manual for Puget Sound to meet storm water
46 management standards instead of conventional methods.

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Objective LU 5.C **Recognize the unique development characteristics of certain commercial lands located on fee-simple lands under County jurisdiction within the Tulalip Reservation.**

LU Policies 5.C.1 Develop a Reservation Commercial (RC) designation and apply this designation to certain fee-simple lands under county jurisdiction located on the Tulalip Reservation in an area characterized by a unique patchwork of lands under tribal and county jurisdiction, containing urban commercial land uses, supported by urban infrastructure including sanitary sewer and public water, and bordered on the west and north by Quilceda Creek, on the south by Ebey Slough and on the east by Interstate-5. Due to its unique characteristics, this area is not appropriate for designation as a UGA or LAMIRD. The Reservation Commercial designation shall only apply to lands described in this policy within the Tulalip Reservation.

5.C.2 Vacant or under utilized properties designated Reservation Commercial shall be zoned General Commercial. All new development on any property designated Reservation Commercial shall be approved with an official site plan according to the requirements of Chapter 30.31B SCC.

5.C.3 New development on property designated Reservation Commercial and adjacent to Quilceda Creek and associated wetlands is subject to a minimum 150 foot wide buffer of undisturbed native vegetation as measured from the ordinary high water mark or wetland edge.

1 Exhibit E
2 Amended Ordinance No. 12-068
3 GPP Amendments to the Definitions Section of the Glossary – Appendix E
4

5 **Glossary – Appendix E**

6
7 **Definitions**

8
9 **Centers:** A compact and centralized living, working, shopping and/or activity area. Centers
10 include Manufacturing/Industrial Centers, Transit Pedestrian Villages, Urban Centers, and Urban
11 Villages.
12

13 **Local Transit Service:** Transit service designed to connect local neighborhoods with higher
14 levels of transit service such as regional express bus, higher frequency corridor based transit,
15 or light rail. Local transit service typically has headways of thirty minutes or less.