

1 Adopted: June 10, 2015  
2 Effective: July 2, 2015  
3

4 SNOHOMISH COUNTY COUNCIL  
5 Snohomish County, Washington  
6

7 AMENDED ORDINANCE NO. 14-129  
8

9 RELATING TO MANDATORY UPDATES OF THE SNOHOMISH COUNTY GROWTH  
10 MANAGEMENT ACT COMPREHENSIVE PLAN, PURSUANT TO RCW 36.70A.130; ADOPTING  
11 TEXT, POLICY, AND MAP AMENDMENTS TO THE GENERAL POLICY PLAN, AN ELEMENT  
12 OF THE COMPREHENSIVE PLAN; AND ADOPTING AN URBAN GROWTH AREA LAND  
13 CAPACITY ANALYSIS  
14

15 WHEREAS, Snohomish County adopted the Snohomish County Growth Management  
16 Act Comprehensive Plan (GMACP) on June 28, 1995, through passage of Amended Ordinance  
17 No. 94-125; and  
18

19 WHEREAS, Snohomish County has amended the GMACP several times since its  
20 adoption, most recently by Amended Ordinance No. 14-070 on October 8, 2014; and  
21

22 WHEREAS, the county must conduct a periodic review of its GMACP pursuant to  
23 Revised Code of Washington (RCW) 36.70A.130(3), which directs counties planning under the  
24 Growth Management Act (GMA) to take legislative action to review and, if needed, revise their  
25 comprehensive plans and development regulations to ensure that population and employment  
26 growth for the succeeding 20-year period can be accommodated; and  
27

28 WHEREAS, the Growth Management Act in RCW 36.70A.115 requires that the growth  
29 targets used as the basis for the updates to the GMACP be consistent with forecasts produced  
30 by the Washington State Office of Financial Management (OFM); and  
31

32 WHEREAS, OFM produces high, medium and low forecasts for each county in the state  
33 where the medium forecast is defined as the "most likely"; and  
34

35 WHEREAS, the OFM most likely forecast for Snohomish County's total population for  
36 the year 2035 is 955,281; and  
37

38 WHEREAS, the county worked with all of the cities in the county through the Snohomish  
39 County Tomorrow process to allocate each jurisdiction's share of the growth consistent with the  
40 processes and policies in the Countywide Planning Policies; and  
41

42 WHEREAS, the County Council adopted initial growth targets on June 12, 2013, in  
43 Ordinance No. 13-032, to be used by each city and by the county for at least one alternative  
44 analyzed as part of their respective updates under RCW 36.70A.130(3); and  
45

46 WHEREAS, the growth targets adopted by the county must be consistent with the  
47 Regional Growth Strategy as established in Vision 2040 and as adopted in the Countywide  
48 Planning Policies; and  
49

1 WHEREAS, in order to support long term goals of the GMA and Vision 2040 it is  
2 necessary to consider reasonable measures including changes properties which will increase  
3 available land capacity within the unincorporated SWUGA; and  
4

5 WHEREAS, pursuant to CPP UG-14(d), the county must complete a land capacity  
6 analysis to demonstrate that sufficient land area and densities exist within UGAs to  
7 accommodate projected growth over the succeeding 20-year period; and  
8

9 WHEREAS, on October 8, 2013, the county conducted a public State Environmental  
10 Policy Act (SEPA) scoping meeting to kick off a review of its GMACP and to seek comments on  
11 a scope for an Environmental Impact Statement (EIS); and  
12

13 WHEREAS, notice of the SEPA scoping public meeting was mailed to individual property  
14 owners whose property was proposed for a change in GMACP designation or zoning as  
15 identified in Alternative 3, published in the Everett Herald, sent to agencies and interested  
16 stakeholders as contained in the Planning and Development Services (PDS) SEPA Distribution  
17 List, and posted to the Snohomish County website; and  
18

19 WHEREAS, in the fall of 2013 the county created a website to disseminate information  
20 related to the update of the GMACP and to provide opportunities for public input. The website  
21 included an interactive map allowing citizens to locate proposed Future Land Use Map (FLUM)  
22 and zoning map amendments and obtain information on why amendments were proposed,  
23 access proposed changes to the General Policy (GPP), Transportation Element (TE), Capital  
24 Facilities Plan (CFP) and Park and Recreation Element (PRE), and see a calendar of events  
25 related to Snohomish County Planning Commission ("Planning Commission") briefings and  
26 hearings; and  
27

28 WHEREAS, the county provided regular briefings on the update of the GMACP to the  
29 Snohomish County Tomorrow (SCT) Planning Advisory Committee, SCT Steering Committee,  
30 SCT Executive Committee and SCT Community Advisory Board, in addition to individual  
31 meetings with select Snohomish County cities; and  
32

33 WHEREAS, the Snohomish County Parks Board and the Master Builders Association of  
34 King and Snohomish Counties were key stakeholders in the Snohomish County Parks  
35 Department's outreach efforts regarding the development of the GPP Parks and Recreation  
36 Chapter; and  
37

38 WHEREAS, the Planning Commission was provided information on the proposed  
39 changes to the comprehensive plan including policy and map amendments in study sessions  
40 and briefings on May 13, May 27, June 24, July 8, July 22, August 12, August 26, September 9,  
41 September 16, and September 26, 2014; and  
42

43 WHEREAS, county staff held a public workshop on September 9, 2014, to provide  
44 citizens an opportunity to obtain information about the proposed amendments to the GMACP  
45 and zoning map; and  
46

47 WHEREAS, the notice of the public workshop and public hearing was mailed to over  
48 30,000 property owners (including those potentially affected by proposed changes and those  
49 within 500 feet of a proposed change if located within an urban growth area and 1,000 feet of a



1 proposed change if located outside of an urban growth area), published in the Everett Herald,  
2 and posted to the project website; and  
3

4 WHEREAS, the Planning Commission held a public hearing on October 7, 2014, to  
5 receive public testimony concerning the proposed amendments contained in this ordinance; and  
6

7 WHEREAS, after the conclusion of its public hearing, the Planning Commission  
8 deliberated on October 14, October 15 and October 16, 2014, and voted to recommend  
9 adoption of the amendments contained in this ordinance, as shown in its recommendation letter  
10 dated December 3, 2014; and  
11

12 WHEREAS, on May 13, 2015 and continued on June 10, 2015, the Snohomish County  
13 Council ("County Council") held a public hearing after proper notice, and considered public  
14 comment and the entire record related to the amendments contained in this ordinance; and  
15

16 WHEREAS, following the public hearing, the County Council deliberated on the  
17 amendments contained in this ordinance;  
18

19 NOW, THEREFORE, BE IT ORDAINED:  
20

21 Section 1. The County Council makes the following findings:  
22

- 23 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth  
24 in full herein.  
25
- 26 B. This is a proposal to amend the Snohomish County GMACP as required under RCW  
27 36.70A.130(3). This GMACP update is distinct from the review and evaluation required by  
28 RCW 36.70A.130(1), which is being performed as a series of separate projects established  
29 by Amended Motion No. 14-140.  
30
- 31 C. These amendments were developed in consideration of the thirteen goals of the GMA for  
32 the development of local comprehensive plans, as codified at RCW 36.70A.020, and reflect  
33 a careful balancing of these goals within the local conditions of Snohomish County. The  
34 goals generally are advanced by the amended GPP and FLUM as follows:  
35
- 36 • GMA Goal 1 "Urban Growth" – The proposed amendments maintain the focus of  
37 directing the majority of new growth into urban growth areas (UGAs).  
38
  - 39 • GMA Goal 2 "Reduce Sprawl" – The proposed amendments reduce the pressure to  
40 convert rural and resource lands by not expanding the UGA to create additional  
41 capacity.  
42
  - 43 • GMA Goal 3 "Transportation" – The proposed amendments maintain an efficient  
44 multimodal transportation system by encouraging growth in UGAs.  
45
  - 46 • GMA Goal 4 "Housing" – The proposed amendments enhance the availability of  
47 affordable housing and provide a variety of housing types.  
48

- 1 • GMA Goal 5 “Economic development” – The proposed amendments continue to  
2 promote the retention and expansion of existing businesses and recruitment of new  
3 businesses.  
4
- 5 • GMA Goal 6 “Property rights” – The Washington State Attorney General last issued an  
6 advisory memorandum, as required by RCW 36.70A.370, in December 2006, entitled  
7 “Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property,” to help  
8 local governments avoid the unconstitutional taking of private property. The process  
9 outlined in that advisory memorandum was used by Snohomish County to objectively  
10 evaluate the proposed amendments and balances the rights of property owners with  
11 other GMA goals.  
12
- 13 • GMA Goal 7 “Permits” – The proposed amendments will not adversely impact the  
14 processing of permits in a timely and fair manner.  
15
- 16 • GMA Goal 8 “Natural Resource Industries” – The proposed amendments are generally  
17 focused on unincorporated UGAs and will not impact natural resource industries.  
18
- 19 • GMA Goal 9 “Open Space and Recreation” – The proposed amendments will enhance  
20 open space and recreation through the creation of a Parks and Recreation Chapter.  
21
- 22 • GMA Goal 10 “Environment” – The proposed amendments will protect the environment  
23 by focusing the majority of new growth into UGAs.  
24
- 25 • GMA Goal 11 “Citizen Participation” – The GMACP update process has involved early  
26 and continuous public participation.  
27
- 28 • GMA Goal 12 “Public Services and Facilities” – The proposed amendments will have  
29 adequate public services as demonstrated by an updated Capital Facilities Plan and  
30 Parks and Recreation Element.  
31
- 32 • GMA Goal 13 “Historic Preservation” – The proposed amendments will enhance historic  
33 preservation through the addition of a new policy aimed at preserving tribal cultural  
34 resources and traditions.  
35

36 D. The proposed amendments will better achieve, comply with, and implement the Puget  
37 Sound Regional Council (PSRC) Multi-County Planning Policies (MPPs) and Vision 2040.  
38

- 39 • **Environment.** The proposed amendments will minimize impacts to the natural  
40 environment and minimize any increase in greenhouse gas emissions by focusing the  
41 majority of new growth into UGAs.  
42
- 43 • **Development Patterns.** The proposed amendments direct the majority of new growth  
44 away from rural and resource areas and into UGAs and urban centers where  
45 infrastructure is available.  
46
- 47 • **Housing.** The proposed amendments enhance the availability of affordable, healthy,  
48 safe housing choices and promote a variety of housing types. Policy amendments are  
49 strengthened to promote fair and equitable housing for all people.  
50



- 1 • **Economy.** The proposed amendments will support a prospering and sustainable local  
2 economy by supporting the retention and expansion of local businesses, encouraging  
3 tourism-related industries, and encouraging continued investment in education and training.  
4
- 5 • **Transportation.** The proposed amendments maintain an efficient multimodal  
6 transportation system and promote economic and environmental vitality and healthy  
7 communities by encouraging growth in UGAs.  
8
- 9 • **Public Services.** The proposed amendments maintain requirements for utilities and  
10 public service providers to adopt six-year and/or twenty-year capital facility plans that  
11 demonstrate adequate public services will be available for new and existing  
12 development over the 2035 planning horizon.  
13

14 E. The proposed amendments will better achieve, comply with, and implement the CPPs.  
15

- 16 • **Development Patterns.** The proposed amendments will promote well-designed growth  
17 and more vibrant communities by directing the majority of new growth into UGAs,  
18 particularly near transit service, instead of into rural and resource lands.  
19
- 20 • **Housing.** The proposed amendments direct new growth into urban areas to facilitate  
21 safe, affordable, and diverse housing near jobs and/or transit.  
22
- 23 • **Economic Development and Employment.** The proposed amendments promote the  
24 retention and expansion of local businesses, encourage tourism-related industries, and  
25 encourage continued investment in education and training. The proposed FLUM  
26 designates new commercial and mixed-use areas to provide opportunities for further  
27 economic development and streamlines permit processes by removing the need for site-  
28 specific rezones.  
29
- 30 • **Transportation.** The proposed amendments maintain an efficient multimodal  
31 transportation system and coordination within the region by encouraging growth around  
32 arterials and transit service.  
33
- 34 • **The Natural Environment.** The proposed amendments reduce pressure to convert rural  
35 and resource lands by directing the majority of new growth into UGAs, in particular along  
36 transit corridors, to minimize increased greenhouse gas emissions and vehicle miles  
37 travelled.  
38
- 39 • **Public Services and Facilities.** The proposed amendments ensure that adequate  
40 public services will be available for new and existing development through adoption of  
41 an updated Capital Facilities Plan and a new Parks and Recreation Element.  
42

43 F. The proposed amendments are necessary to maintain internal consistency with the other  
44 elements of the GMACP as required by RCW 36.70A.040.  
45

1  
2 G. Procedural requirements.  
3

- 4 1. SEPA requirements with respect to this non-project action have been satisfied  
5 through the completion of a Draft EIS issued on September 8, 2014, and a Final EIS  
6 issued on June 3, 2015.  
7  
8 2. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.  
9  
10 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was  
11 transmitted to the Washington State Department of Commerce for distribution to  
12 state agencies on December 17, 2014.  
13  
14 4. The public participation process used in the adoption of this ordinance has complied  
15 with all applicable requirements of the GMA and the SCC. The general public and  
16 various interested agencies and parties were notified of the public hearings by  
17 means of legal notices, the county website, and over 30,000 direct mail notices sent  
18 to owners and neighbors of affected properties. Notification was provided in  
19 accordance with SCC 30.73.050.  
20  
21 5. The Washington State Attorney General last issued an advisory memorandum, as  
22 required by RCW 36.70A.370, in December of 2006 entitled "Advisory Memorandum:  
23 Avoiding Unconstitutional Takings of Private Property" to help local governments  
24 avoid the unconstitutional taking of private property. The process outlined in the  
25 State Attorney General's 2006 advisory memorandum was used by Snohomish  
26 County in objectively evaluating the regulatory changes proposed by this ordinance.  
27

28 H. This ordinance is consistent with the record.  
29

- 30 1. The proposed growth targets in the GPP are based on the most likely forecast from  
31 the state Office of Financial Management and distributed between the cities and the  
32 unincorporated county consistent with Vision 2040, the Regional Growth Strategy,  
33 the Multi-county Planning Policies and the Countywide Planning Policies. The  
34 growth targets for the Sultan UGA are reduced for consistency with a reduced UGA.  
35  
36 2. The 2012 Buildable Lands Report adopted by the County Council on June 12, 2013,  
37 Motion No. 13-150, estimates the available capacity remaining in the unincorporated  
38 land within the current Urban Growth Areas. The available capacity in the  
39 unincorporated urban area appears to be adequate to accommodate the county's  
40 share of the 2035 growth targets.  
41  
42 3. The majority of the proposed GMACP amendments to individual chapters are minor  
43 or housekeeping in nature and are intended to achieve the following purposes:  
44  
45 a. Address inadvertent errors, omissions, and inconsistencies.  
46  
47 b. Delete outdated or inaccurate information.  
48  
49 c. Revise text and policies to ensure internal consistency within the GPP.  
50



- d. Provide consistency in terminology between chapters and other GMACP documents.
- e. Update information to reflect the 2035 plan horizon.
- f. Improve readability of the chapters.
- g. Clarify language to improve consistency between the GMACP and the GMA and CPPs.
- h. Remove language related to territory no longer under county jurisdiction.
- i. Clarify intent and support policies in other GMACP chapters.
- j. Clarify the relationship between GMACP designations and zoning.
- k. Move referenced resource documents to Appendix I.
- l. Update terminology to better align with current state and federal policy and program initiatives.

Amendments that do not fall under one of these categories are described in more detail in subsequent findings.

- 4. The proposed GMACP amendments to the Introduction Chapter incorporate additional information regarding significant events in the growth and development of Snohomish County, including changes to the GMA. The amendments remove dated material that relates back to the last major GMACP update in 2005. The amendments also include a new section on Demographic Trends and Projections which describes key demographic trends that are currently underway or projected to occur by 2035, and which appear to help facilitate the Vision 2040 Regional Growth Strategy's planned shift in the distribution of future residential growth in Snohomish County.
- 5. The proposed GMACP amendments to the Population and Employment Chapter:
  - a. Amend PE Policy 1.A.2 to clarify the role of urban centers and transit emphasis corridors in the growth allocation process, as well as to establish that allocations of unincorporated growth to urban areas are to be based on the Regional Growth Strategy guidance, consistent with Vision 2040.
  - b. Amend PE Policy 1.A.3 to emphasize unincorporated urban growth shall be located in areas with adequate existing or planned public facility or service capacities to accommodate that growth for consistency with RCW 36.70A.020(1) and RCW 36.70A.110(3).
  - c. Amend PE Policy 1.A.5 to indicate that establishment of a Transfer of Development Rights (TDR) population reserve for 2035 growth is now optional. This change reflects new policy direction provided by the CPPs, updated in June 2011, which removed the TDR population reserve for potential UGA expansion areas that previously was established in the 2025 population growth targets.

- 1 d. Amend PE Policy 1.B.1 and 1.B.2 to clarify that the urban/rural split policy focuses on  
2 a reduction in rural growth outside of tribal jurisdiction and to reduce the percentage  
3 of future growth that can be allocated outside the UGA from 10% to 8.5%.
- 4 e. Amend PE Policy 2.B.1 to reference the list of indicators for long-term monitoring  
5 within cities, UGAs, MUGAs, and the rural area that are established in Appendix C  
6 (3) of the CPPs, thus eliminating redundancy and the need for maintaining  
7 consistency of the GPP indicators with those listed in the CPPs over time.  
8
- 9 6. The proposed GMACP amendments to the Land Use Chapter:
- 10 a. Amend LU Objective 1.A to add “housing” as the county is required under Vision  
11 2040 and the CPPs to adopt a housing unit forecast for the 2035 planning horizon.
- 12 b. Amend LU Policy 1.A.1 to provide for UGAs to accommodate at least 91.5% of future  
13 growth and to apply the 15% limit on surplus capacity only to UGA expansions. The  
14 intent of the limit on surplus capacity, consistent with GMA requirements, is to  
15 prohibit oversizing the UGA. It is not intended to prohibit capacity increases inside  
16 the UGA.
- 17 c. Delete LU Policy 1.A.6 since the requirement for cities and towns to be included  
18 within a UGA is contained in the GMA and inclusion of a similar policy in the GPP  
19 would be duplicative and unnecessary.
- 20 d. Delete LU Policy 1.A.13 since the county does not have any current or future plans  
21 to pursue the establishment of technology corridors.
- 22 e. Amend LU Policy 2.A.1 to change the minimum net density of 4 to 6 dwelling units  
23 per acre to 4 dwelling units per acre to be consistent with SCC 30.23.020.
- 24 f. Delete LU Policy 2.A.6 which pertains to the Other Land Uses plan designation and  
25 specifies that a UGA plan or master plan must be completed before rezones or  
26 subdivisions within this designation can be approved. This policy has never been  
27 implemented through a development regulation and the FLUM is proposed to be  
28 amended to re-designate properties from Other Land Uses to Rural Residential (1  
29 dwelling unit/5 acre Basic) in the one remaining area. The circumstances which  
30 generated the need for the policy no longer exist and retention of the policy is no  
31 longer necessary.
- 32 g. Amend LU Goal 3 to remove the phrase “Transit Emphasis Corridors” to resolve an  
33 internal inconsistency with the criteria for designating an Urban Village which is a  
34 type of Center and is not always located along a transit emphasis corridor.
- 35 h. Amend LU Policy 3.A.2 to incorporate some of the measures from the Futurewise  
36 report entitled, “Transit Oriented Communities: A Blueprint for Washington State”  
37 which shows that the inserted measures produce valuable community and  
38 environmental benefits consistent with PSRC’s Vision 2040.
- 39 i. Amend LU Policy 3.A.3 to modify the distance that an Urban Center shall be located  
40 from an existing high capacity transit station or transit center, from ¼ to ½ mile.  
41 Sound Transit’s Transit-Oriented Development Policy supports and promotes a  
42 greater distance, generally ½ mile or a 10-15 minute walk to a transit facility and  
43 along corridors that provide key connections to the regional transit system.
- 44 j. Amend LU Policy 3.E.1 to remove the size requirement for Manufacturing and  
45 Industrial Centers (MICs) as the existing MIC designated at Paine Field exceeds 2



1 square miles in size and there are no size thresholds for MICs identified in either the  
2 CPPs or Vision 2040.

- 3 k. Amend LU Policy 3.E.2 to maintain consistency with CPP ED-6 and MPPs DP-8,  
4 DP-9, and DP-10.
- 5 l. Delete LU Policy 3.G.8 as implementation of this policy occurred with the adoption of  
6 Ordinance No. 09-079, which established development regulations for the Urban  
7 Center comprehensive plan designation and zone.
- 8 m. Delete LU Policies 5.A.1, 5.A.2, 5.A.3, and 5.A.4 as implementation of these policies  
9 occurred with the adoption of Amended Ordinance No. 05-069 and retention is no  
10 longer required.
- 11 n. Delete LU Policies 5.B.3, 5.B.4, 5.B.5, and 5.B.11 as they apply to areas no longer  
12 under county jurisdiction.
- 13 o. Delete LU Policy 5.B.6.a which pertains to assessing potential environmental  
14 impacts of developing the Cathcart site on surrounding properties. The FLUM is  
15 proposed to be amended to re-designate the properties from Other Land Uses to  
16 Rural Residential (1 dwelling unit/5 acre Basic) and the circumstances which  
17 generated the need for the policy no longer exist; its retention is no longer  
18 necessary. As the undeveloped portions of the Cathcart site are developed  
19 Snohomish County will follow the applicable SEPA requirements for environmental  
20 review.
- 21 p. Delete LU Policy 5.B.12 which relates to future plan designations at the location  
22 known as Point Wells. Implementation of the Urban Village plan designation  
23 occurred through adoption of Amended Ordinance No. 12-068 in 2012 and retention  
24 of this policy is no longer necessary.
- 25 q. Amend LU Policy 6.A.1 to remove language that is redundant with PE Policy 1.B.2.
- 26 r. Delete LU Policy 6.F.3 as implementation of this policy occurred through a county-  
27 initiated area-wide rezone under Amended Ordinance No. 99-076.
- 28 s. Amend LU Policy 6.F.8 to change the landscaping nomenclature to be consistent  
29 with chapter 30.25 SCC which uses letters to describe the types of perimeter buffers.
- 30 t. Delete LU Policy 6.G.3 as implementation of this policy occurred through a county-  
31 initiated area-wide rezone under Amended Ordinance No. 99-076.
- 32 u. Amend LU Policy 6.G.7 to change the landscaping nomenclature to be consistent  
33 with chapter 30.25 SCC which uses letters to describe the types of perimeter buffers.
- 34 v. Add LU Policies 7.C.12 and 7.C.13 which promote access to local food and  
35 encourage the use of local agricultural products in institutions and venues to align  
36 with the 2007 Snohomish County Agricultural Economic Development Action Team  
37 (SAEDAT) report, CPP DP-36, and proposed new HO Policy 1.F.1.
- 38 w. Delete LU Objective 7.E and Policies 7.E.1 through 7.E.6 which pertain to playing  
39 fields in designated agricultural land that are no longer needed as the implementing  
40 regulations in title 30 SCC sunset on April 4, 2008.
- 41 x. Amend LU Policy 10.B.8 to provide flexibility for the county to consider creating a  
42 park and open space zone for county-owned parks that should be preserved in  
43 perpetuity. Whether such a zone is needed or whether other approaches can meet  
44 the need should be evaluated and considered through a public process.

- 1 y. Add LU Policy 11.B.9 reflecting a priority to work with Indian tribes to protect cultural  
2 resources and traditions as the Tulalip, Stillaguamish, and Sauk-Suiattle Tribes have a  
3 lasting legacy and the county wishes to acknowledge and recognize the importance of  
4 protecting and preserving tribal cultural practices, resources, and areas.
- 5 z. Amend LU Policy 12.A.2 to provide flexibility in identifying where incompatible uses  
6 around airports should be discouraged in a manner that is consistent with RCW  
7 36.70.547. The development of regulations to implement Goal LU 12 is proceeding  
8 as a separate project pursuant to Amended Motion No. 14-140.
- 9 aa. Amend the FLUM narrative section to delete the Growth Phasing Overlay which was  
10 removed from the FLUM prior to 2005. It is not anticipated that the county will  
11 require use of this overlay in the future.
- 12 bb. Amend the FLUM narrative section to delete text referring to the GMA zoning code  
13 and replace with a reference to title 30 of the Snohomish County Code (SCC). Title  
14 30 is the correct reference and consistent with other housekeeping changes made in  
15 the GPP.
- 16 cc. Amend the FLUM narrative to delete the Marysville Urban Low Density Limited  
17 (ULDR-I (4-5)): 4 to 5 dwelling units per acre and the Marysville Urban Low Density  
18 Limited (ULDR (5-6)): 5 to 6 dwelling unit per acre descriptions as the areas covered  
19 by these plan designations are no longer under county jurisdiction.
- 20 dd. Amend the FLUM narrative section to delete the Development Phasing Overlay  
21 which is no longer needed as the implementing regulations in title 30 SCC sunset on  
22 December 31, 2005.
- 23 ee. Amend the FLUM narrative section related to the Public/Institutional Use plan  
24 designation to resolve a conflict between the first sentence of the section and the  
25 description under subsection (2). The plan designation created as part of the 2005  
26 GMACP update was intended to be applied more broadly than to just churches and  
27 schools as part of a UGA expansion. This amendment is consistent with CPP DP-2  
28 (section 6).
- 29 ff. Amend the FLUM narrative to delete the Other Land Uses plan designation. The  
30 only application of the Other Land Uses designation on the FLUM is for properties  
31 located outside but adjacent to the Southwest Urban Growth Area (SWUGA), which  
32 creates an inconsistency between the GPP and FLUM because the Other Land Uses  
33 designation is an Urban designation and the properties are outside the UGA. The  
34 GMA, RCW 36.70A.070, requires that the comprehensive plan be internally  
35 consistent and that all of its plan and policy elements be consistent with the FLUM.  
36 The FLUM is proposed to be amended to re-designate the properties from Other  
37 Land Uses to Rural Residential (1 dwelling unit/5 acre Basic). As discussed in the  
38 PDS memo dated August 21, 2014, to the County Council, which is a part of the  
39 legislative record for this ordinance, this change of FLUM designation is the best  
40 available of several alternatives examined to resolve the internal inconsistency within  
41 the timeframe of this GMACP update. It is also the most responsive to the review  
42 criteria used to evaluate county docketing proposals. With the FLUM proposed to be  
43 amended, retention of the narrative is no longer necessary.
- 44 gg. Amend the FLUM narrative section to relocate two existing plan designations unique to  
45 the Tulalip Reservation (Reservation Commercial and Local Forest) to one location.



1 hh. Amend the FLUM narrative section for the Recreational Land designation to remove  
2 language related to policies under LU Objective 7.E concerning temporary provisions  
3 which allowed ballfields on agricultural lands. These policies are deleted through this  
4 ordinance. Further amendments to this section replace a general reference to code  
5 provisions with title 30 SCC consistent with other changes proposed to the GPP.  
6

7 7. The proposed GMACP amendments to the Housing Chapter:

8 a. Amend the introductory narrative text to reflect the connection between housing and  
9 public health as there is growing recognition at all levels of government that healthy  
10 living environments support public health goals, and can reduce medical costs that  
11 can jeopardize housing stability.

12 b. Amend the introductory narrative text to add a discussion of the importance of  
13 integrating housing and transportation to reflect the planning approach driven by the  
14 Sustainable Communities Initiatives, a federal program sponsored by a partnership  
15 of federal agencies that promotes better integration of transportation, housing and  
16 land use planning. In addition, the concluding phrase describing the focus of  
17 affordable housing programs would delete "middle," which accurately reflects the  
18 direction of virtually all assisted housing programs today, as well as the emphasis in  
19 the HO-5 Report.

20 c. Amend HO Objective 1.B and Policies 1.B.2 and 1.C.1 to emphasize affordability, as  
21 well as diversity of housing types, as an important housing objective, and to  
22 recognize that affordable home ownership is an important aspect of meeting the  
23 county's future housing needs.

24 d. Amend HO Policy 1.B.1 to emphasize the health dimension of housing and to  
25 recognize that manufactured and mobile homes provide affordable housing for  
26 Snohomish County residents.

27 e. Delete HO Policy 1.C.2 which is no longer necessary to address a former obstacle to  
28 special needs housing development because it is inconsistent with the county's  
29 current and long-standing definition of family in SCC 30.91F.080.

30 f. Amend HO Policy 1.C.3a to condition affordable housing incentives on the provision  
31 of long-term affordability commitments to ensure that housing that is affordable at the  
32 time of completion remains affordable to the targeted lower-income households  
33 during a significant portion of its amortization period.

34 g. Amend HO Policy 1.C.8 to clarify that mitigation programs should be made more  
35 available to closures of mobile homes, manufactured home communities, and  
36 conversions of public housing projects.

37 h. Add HO Policy 1.C.11 to acknowledge Department of Housing and Urban  
38 Development (HUD) regulations that require the county to prepare a Consolidated  
39 Plan, and to update it annually.

40 i. Add HO Policy 1.C.12 and amend HO Policy 1.D.4 to expand the county's housing  
41 efforts to include mixed-income developments as an additional tool to better realize  
42 HO Objective 1.C.

43 j. Amend Policy HO 1.E.3 to recognize the county's active and financial participation in  
44 the Alliance for Housing Affordability.

- 1 k. Add HO Objective 1.F and HO Policies 1.F.1, 1.F.2, 1.F.3 and 1.F.4 to better  
2 incorporate the health dimension of housing into the Housing Chapter, and to provide  
3 a logical location within the chapter for relevant policies. The policies cover the  
4 Health District's Healthy Communities program, HUD's relevant sustainable housing  
5 initiatives, support for sustainability, environmental health and ongoing affordability,  
6 and support for projects and programs of the Department of Human Services  
7 underwritten by state and/or federal funding.
- 8 l. Amend HO Policy 2.B.3 to re-direct the commitment to use certain specific,  
9 enumerated technical resources towards a broader commitment to develop and  
10 update such resource generally. The list of technical resources deleted from this  
11 policy is relocated to Appendix I.
- 12 m. Add HO Goal 5, HO Objective 5.A, and HO Policies 5.A.1 and 5.A.2 to provide a  
13 framework for exploring funding mechanisms to better achieve the other housing  
14 goals and objectives. The goal, objective, and policies enable a more proactive  
15 effort to meet the needs of low and moderate income county residents.
- 16
- 17 8. The proposed GMACP amendments to the Transportation Chapter TR Policy 2.D.1  
18 maintain consistency with the adopted alignment for light rail between Northgate and the  
19 City of Lynnwood.
- 20
- 21 9. The proposed addition of a new Parks and Recreation Chapter to the GMACP achieves  
22 the following:
- 23 a. Relocates the goals, objectives, and policies from the Capital Facilities Chapter of  
24 the GPP into a separate chapter consistent with the recognition of Parks and  
25 Recreation as a separate component of the GMACP in accordance with RCW  
26 36.70A.070(8).
- 27 b. Incorporates the "visioning process" distilled from those prior Comprehensive Park  
28 and Recreation Plans (most recent 2014 Snohomish County Park and Recreation  
29 Visioning Plan ("Visioning Plan") as adopted by Motion No. 14-071) as  
30 recommended by WAC 365-196-440, to illuminate and inform the GPP goals and  
31 policies to guide development of the parks and recreation element. The Visioning  
32 Plan is part of the legislative record for the 2015 GMACP update.
- 33 c. In accordance with such visioning process and the public's identification of needs  
34 and evaluation of satisfaction with existing recreational opportunities as reflected in  
35 the Visioning Plan, establishes community goals and local priorities to guide  
36 establishment of level of service standards (LOS), and priorities for provision of  
37 recreational facilities in order to help guide selection of projects for capital  
38 funding. LOS standards for recreational facilities are established in the new Park  
39 and Recreation Element, adopted in a separate ordinance by the County Council as  
40 a part of the 2015 GMACP update.
- 41 d. Based upon the visioning process and community goals established as a result  
42 thereof, identifies those classifications of parks and recreational facilities deemed  
43 necessary to support development in order to achieve adopted community goals for  
44 parks and recreational facilities consistent with level of service standards that reflect  
45 the local priorities identified in the visioning process, including forming the basis for  
46 any park impact fee program. Currently, only community parks are identified as  
47 necessary to support development. Based on the Visioning Plan, the proposed  
48 amendments add neighborhood parks, regional parks and regional trails to the list of



1 classifications of parks considered necessary to support development in  
2 unincorporated Snohomish County. When determining the appropriate formulas and  
3 methods for calculating fee schedules, the County Council may consider the  
4 imposition of fee caps, reasonable credits, and other methods that limit impact fees  
5 to a rate not to exceed current rates assigned to growth.

- 6 e. Fulfills requirements from the Washington State Recreation and Conservation Office  
7 (RCO) to be eligible for grant funding provided by this organization.  
8

9 10. The proposed GMACP amendments to the Capital Facilities Chapter:

- 10 a. Amend CF Objective 1.A to remove a reference to setting a transit level of service as  
11 the county does not do this.
- 12 b. Amend CF Objective 1.B to remove a reference to developing a six-year financing  
13 program that meets the county's level of service for transit, as the county does not  
14 set a level of service for transit.
- 15 c. Delete CF Policy 3.C.4, as the requirement to consider a program to identify high  
16 priority water quality problems is the responsibility of external agencies such as the  
17 Water Utility Coordinating Committee (WUCC) and not the county.
- 18 d. Amend CF Objective 4.A to remove the targeted amount of the waste stream to be  
19 recycled, consistent with the adopted Comprehensive Solid and Hazardous Waste  
20 Management Plan (CSHWMP). The objective still commits the county to improve the  
21 overall county waste reduction and recycling rate, but without having a "hard"  
22 number to achieve.
- 23 e. Delete the Parks and Recreation section of the Capital Facilities Chapter as the  
24 goals, objectives, and policies are moved to the proposed new Parks and Recreation  
25 Chapter in the GPP.
- 26 f. Delete CF Policy 11.A.4, as the county is not responsible for reviewing and updating  
27 the level of service standard developed in the North Snohomish County Coordinated  
28 Water System Plan.
- 29 g. Delete CF Objective 12.B to ensure consistency with the CPP relating to essential  
30 public facilities. GPP Goal CF 12 and its associated objectives and policies were  
31 amended by Ordinance No. 11-051 to increase consistency with state law and CPP  
32 EPF-1 through CPP EPF-5. GPP Objective CF 12.B is not consistent with CPP EPF-1  
33 through CPP EPF-5 and was inadvertently not deleted by Ordinance No. 11-051.  
34

35 11. The proposed GMACP amendments to the Utilities Chapter:

- 36 a. Amend UT Policy 1.A.1 to clarify terminology and the responsibility of the county in  
37 the review of utility system plans and other documents.
- 38 b. Amend UT Policy 1.B.2 to clarify terminology and county's responsibility to maintain  
39 consistency between the county's GMACP and district and city utility plans.
- 40 c. Amend UT Policy 2.A.1 to change the scope of county review from new residential  
41 projects to development proposals, as applicable, for availability of adequate water  
42 supply.  
43

- 1 12. The proposed GMACP amendments to the Economic Development Chapter:
- 2 a. Delete ED Policy 3.A.4 since one of the two areas referenced in the policy was  
3 annexed into the City of Marysville. The other area referenced in the policy is  
4 Cathcart, and the FLUM was amended in 2005 to implement this policy as to  
5 Cathcart. Therefore, this policy is no longer necessary.
- 6 b. Delete ED Policy 3.C.4 since this initiative has not been active since 2002 and would  
7 likely be superseded by a new initiative if restarted.
- 8 c. Amend ED Policy 3.C.7 to update the text to reflect that the referenced projects have  
9 been constructed and refocus the policy on continuing county support of such  
10 facilities.
- 11 d. Delete ED Policy 3.D.6 since the county does not have any current or future plans to  
12 establish technology corridors.
- 13 e. Amend ED Policy 5.A.1 to reflect that Washington State University has assumed  
14 oversight of the University Center in the City of Everett and intends to expand its  
15 presence in Snohomish County, and to recognize and continue to support other  
16 public and private colleges and universities within the county that offer four-year and  
17 master's degrees.
- 18 f. Amend ED Policy 5.A.3 to remove outdated language and make the policy less  
19 specific to provide greater flexibility for implementation.  
20
- 21 13. The proposed GMACP amendments to the Natural Environment Policy 3.D.7:
- 22 a. Remove specific language related to the Cooperative Bank Stabilization Program to  
23 allow more flexibility in programs used to accomplish the necessary protection for  
24 property.
- 25 b. Amend the policy to more accurately reflect the Department of Public Works Surface  
26 Water Management Division's programs and priorities.  
27
- 28 14. The proposed GMACP amendments to the Interjurisdictional Coordination Chapter add  
29 IC Objective 1.G and IC Policies 1.G.1 and 1.G.2 to recognize that the county sits on the  
30 Snohomish County Public Health Advisory Council (SCPHAC) and that obesity is a  
31 priority issue for SCPHAC. These new policies align with CPP DP-35.  
32
- 33 15. The proposed GMACP amendments to the Appendices:
- 34 a. Repeal Appendix A as the information is out of date and updated population and  
35 employment data is moved to the Introduction Chapter.
- 36 b. Repeal Appendix C as the appendix is not a requirement of GMA, the information  
37 has not been updated since 2005, and its continued inclusion in the GPP does not  
38 add value since showing how future amendments to the GMACP or development  
39 regulations balance the goals of GMA will be reflected in staff reports and findings.
- 40 c. Amend Appendix D to replace existing growth target tables with the new tables in  
41 Exhibit Q for population, employment and housing units extending the timeframe out  
42 to 2035. These growth targets are consistent with Vision 2040 and the Regional  
43 Growth Strategy, the Multi-county Planning Policies, and the Countywide Planning  
44 Policies.



- d. Amend Appendix E to delete two definitions (Planned Transit Station and Primary Corridor) which are no longer used in the GMACP. Three existing definitions (High Capacity Transit, Pedestrian Friendly Development and Transit Centers) are amended to be consistent the Transportation Element and title 30 SCC. One definition is being added for the term “transit oriented,” which is used in the Land Use Chapter.
- e. Amend Appendix F to change the date by which a school district is required to submit its plan for county review. The County has established administrative requirements which require a school district to submit a capital facilities plan six months prior to the desired effective date of the plan. Amendments also remove an example that uses dates which are in the past and no longer relevant.
- f. Repeal Appendix G as the 1995 introduction no longer adds value to the GMACP.
- g. Repeal Appendix H as both the 164th Urban Center Master Plan and 128th Street Urban Center Concept Plan have become out of date and the County has adopted development regulations that are applicable to both of these locations and implement the policies contained in Goal 3 of the Land Use Chapter.
- h. Amend Appendix I to add additional technical document and reports. Some of the additional documents previously were listed in the Housing Chapter of the GMACP and moving them to Appendix I is consistent with the intent of the appendix. Several new documents are added to provide support or background for proposed changes to GPP policies or the FLUM.

16. The proposed amendments to the FLUM are necessary to:

- a. Provide a single designation for properties that currently have split designations; split designations present challenges for property owners trying to determine what development regulations apply to their property.
- b. Resolve an inconsistency between the FLUM and zoning for properties where the current zoning allows a higher density/intensity than the FLUM.
- c. Remove parcels that have been annexed and are no longer under county jurisdiction.
- d. Re-designate properties where recently-constructed development or pre-existing uses are inconsistent with the FLUM which identified a higher density or intensity of development, when those properties are unlikely to redevelop during the 2035 planning horizon. The amendments achieve the goal of ensuring the FLUM matches “on-the-ground” reality.
- e. Resolve a County Council remand action that was included in Motion No. 05-602, for the Urban Village located near 148th and Seattle Hill Road. The FLUM is amended to align the Urban Village plan designation and zoning with the constructed existing uses.
- f. Re-designate properties with an Other Land Uses designation to Rural Residential (1 dwelling unit/5 acre Basic) consistent with the underlying zoning of Rural-5. The designation was intended as an interim “holding” designation for certain lands within the UGA where on-going or anticipated master planning was considered necessary to establish final land use designations. The only application of the Other Land Uses designation on the FLUM is to properties located outside but adjacent to the SWUGA, resulting in an inconsistency between the GPP and FLUM because the Other Land Uses designation is an Urban designation and the properties are outside

1 the UGA. The GMA, RCW 36.70A.070, requires that the comprehensive plan be  
2 internally consistent and that all of its plan and policy elements be consistent with the  
3 FLUM. The proposed change in FLUM designation will resolve this internal  
4 inconsistency. This means of resolving the inconsistency is discussed in the PDS  
5 memo of August 21, 2014, to the County Council, which is a part of the legislative  
6 record for this ordinance.

- 7 g. Designate additional properties as Public/Institutional Use (such as cemeteries,  
8 schools, public parks, government buildings, utility plants and other governmental  
9 operations or properties) because there have been a number of public/institutional  
10 uses constructed since the last major update of the GMACP in 2005. In addition,  
11 better data sources have allowed a more a comprehensive inventory and  
12 identification of additional properties that were not designated P/I in 2005.
- 13 h. Infill changes to the FLUM are necessary to support the long term goals of the GMA  
14 and Vision 2040 to stabilize the Urban Growth Area boundaries and reduce the  
15 extent of future expansions and associated costs. Options for infill within the current  
16 UGA boundaries are diminishing over time as more land inside the UGAs becomes  
17 developed. Future infill options will increasingly rely on the complicated processes of  
18 land assembly and re-development. Looking beyond this update to the next update  
19 due in 2023, identifying additional capacity within the southwest UGA now while the  
20 opportunity exists will preserve options for future updates.
- 21 i. Change the designation to RR-10 on an area northeast of Monroe that is suitable for  
22 commercial agriculture.
- 23 j. Show the boundaries of Quil Ceda Village, a federally recognized municipality within  
24 the Tulalip Indian Reservation.  
25

26 17. A brief rationale for each of the proposed FLUM amendments is found in a document  
27 titled "Rationale for Potential FLUM and Zoning Map Amendments," which is a part of  
28 the legislative record for this GMACP update.  
29

30 18. The adoption of a land capacity analysis, pursuant to CPP UG-14(d), is necessary to  
31 demonstrate that sufficient land area and densities exist within UGAs to accommodate  
32 projected growth over the succeeding 20-year period.  
33

34 19. The SLN2 – City of Sultan proposal is consistent with the General Policy Plan (GPP), in  
35 particular LU Policy 1.A.1, which requires that UGAs contain sufficient land capacity for a  
36 variety of land uses and densities in suitable locations. A PDS land capacity analysis of  
37 the proposed UGA removal area indicates a population capacity reduction of 518  
38 persons as a result of the contraction. A comparison of the unincorporated Sultan UGA  
39 capacity and the 2035 unincorporated UGA initial population growth target shows a  
40 slight net deficit of 23 persons. The growth target has been reduced by 23 to resolve  
41 this inconsistency.  
42

43 Section 2. The County Council makes the following conclusions:

- 44 A. The amendments to the GPP and FLUM maintain consistency with other elements of the  
45 GMACP.  
46  
47



- 1 B. This ordinance provides greater internal consistency for the GPP and greater consistency  
2 between the GPP and the Shoreline Management Program (SMP).  
3  
4 C. The amendments are consistent with the CPPs and the MPPs.  
5  
6 D. The amendments are consistent with and comply with the procedural and substantive  
7 requirements of the GMA.  
8  
9 E. The County has complied with all SEPA requirements with respect to this non-project  
10 action.  
11  
12 F. The amendments do not result in an unconstitutional taking of private property for a  
13 public purpose.  
14  
15 G. The proposed growth targets in Exhibit Q, to be adopted as Appendix D in the GPP, are  
16 consistent with Vision 2040 and the Regional Growth Strategy.  
17  
18 H. The Urban Growth Area land capacity analysis verifies that the proposed updates to the  
19 comprehensive plan Future Land Use Map will meet the unincorporated county's land  
20 use needs resulting from the population and employment growth forecasts for 2035.  
21

22 Section 3. The Snohomish County Council bases its findings and conclusions on the  
23 entire record of the County Council, including all testimony and exhibits. Any finding, which  
24 should be deemed a conclusion, and any conclusion which should be deemed a finding, is  
25 hereby adopted as such.  
26

27 Section 4. The Cover, Name Page, Table of Contents, List of Figures, List of Tables and  
28 Amendments of the GPP, is amended as indicated in Exhibit A to this ordinance, which is  
29 attached hereto and incorporated by reference into this ordinance as if set forth in full.  
30

31 Section 5. The Introduction Chapter of the GPP, last amended by Amended Ordinance  
32 No. 08-064 on June 3, 2008, is amended as indicated in Exhibit B to this ordinance, which is  
33 attached hereto and incorporated by reference into this ordinance as if set forth in full.  
34

35 Section 6. The Population and Employment Chapter of the GPP, last amended by  
36 Amended Ordinance No. 09-044 on August 12, 2009, is amended as indicated in Exhibit C to  
37 this ordinance, which is attached hereto and incorporated by reference into this ordinance as if  
38 set forth in full.  
39

40 Section 7. The Land Use Chapter of the GPP, last amended by Amended Ordinance  
41 14-070 on October 8, 2014, is amended as indicated in Exhibit D to this ordinance, which is  
42 attached hereto and incorporated by reference into this ordinance as if set forth in full.  
43

44 Section 8. The Housing Chapter of the GPP, last amended by Amended Ordinance No. 11-  
45 051 on September 28, 2011, is amended as indicated in Exhibit E to this ordinance, which is  
46 attached hereto and incorporated by reference into this ordinance as if set forth in full.  
47

48 Section 9. The Transportation Chapter of the GPP, last amended by Amended  
49 Ordinance No. 11-054 on September 28, 2011, is amended as indicated in Exhibit F to this

1 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set  
2 forth in full.

3  
4 Section 10. A Park and Recreation Chapter is added to the GPP as indicated in Exhibit  
5 G to this ordinance, which is attached hereto and incorporated by reference into this ordinance  
6 as if set forth in full.

7  
8 Section 11. The Capital Facilities Chapter of the GPP, last amended by Amended  
9 Ordinance No. 05-069 on December 21, 2005, is amended as indicated in Exhibit H to this  
10 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set  
11 forth in full.

12  
13 Section 12. The Utilities Chapter of the GPP, last amended by Amended Ordinance No.  
14 05-069 on December 21, 2005, is amended as indicated in Exhibit I to this ordinance, which is  
15 attached hereto and incorporated by reference into this ordinance as if set forth in full.

16  
17 Section 13. The Economic Development Chapter of the GPP, last amended by  
18 Amended Ordinance No. 05-069 on December 21, 2005, is amended as indicated in Exhibit J to  
19 this ordinance, which is attached hereto and incorporated by reference into this ordinance as if  
20 set forth in full.

21  
22 Section 14. The Natural Environment Chapter of the GPP, last amended by Amended  
23 Ordinance No. 14-070 on October 8, 2014, is amended as indicated in Exhibit K to this  
24 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set  
25 forth in full.

26  
27 Section 15. The Interjurisdictional Coordination Chapter of the GPP, last amended by  
28 Amended Ordinance No. 11-053 on September 28, 2011, is amended as indicated in Exhibit L  
29 to this ordinance, which is attached hereto and incorporated by reference into this ordinance as  
30 if set forth in full.

31  
32 Section 16. Appendix A of the GPP, last amended by Amended Ordinance No. 05-069  
33 on December 21, 2005, is repealed.

34  
35 Section 17. Appendix C of the GPP, last amended by Amended Ordinance No. 05-069  
36 on December 21, 2005, is repealed.

37  
38 Section 18. Appendix D of the GPP, last amended by Amended Ordinance No. 11-052  
39 on September 28, 2011, is amended as indicated in Exhibit Q to this ordinance, which is  
40 attached hereto and incorporated by reference into this ordinance as if set forth in full.

41  
42 Section 19. Appendix E of the GPP, last amended by Amended Ordinance No. 12-068  
43 on October 17, 2012, is amended as indicated in Exhibit M to this ordinance, which is attached  
44 hereto and incorporated by reference into this ordinance as if set forth in full.

45  
46 Section 20. Appendix F of the GPP, last amended by Amended Ordinance No. 05-069  
47 on December 21, 2005, is amended as indicated in Exhibit N to this ordinance, which is  
48 attached hereto and incorporated by reference into this ordinance as if set forth in full.



1 Section 21. Appendix G of the GPP, last amended by Amended Ordinance No. 05-069  
2 on December 21, 2005, is repealed.

3  
4 Section 22. Appendix H of the GPP, last amended by Amended Ordinance No. 05-069  
5 on December 21, 2005, is repealed.

6  
7 Section 23. Appendix I of the GPP, last amended by Amended Ordinance No. 05-069  
8 on December 21, 2005, is amended as indicated in Exhibit O to this ordinance, which is  
9 attached hereto and incorporated by reference into this ordinance as if set forth in full.

10  
11 Section 24. The Future Land Use Map of the GPP, last amended by Amended  
12 Ordinance No. 14-069 on October 8, 2014, is amended as indicated in Exhibit P to this  
13 ordinance, which is attached hereto and incorporated by reference into this ordinance.

14  
15 Section 25. Based on the foregoing findings and conclusions, the county council adopts  
16 Exhibit R ("Snohomish County UGA Land Capacity Analysis Technical Report") pursuant to  
17 CPP UG-14(d).

18  
19 Section 26. The Mineral Resource Lands Map of the GPP, last amended by Amended  
20 Ordinance No. 14-069 on October 8, 2014, is amended as indicated in Exhibit S to this ordinance,  
21 which is attached hereto and incorporated by reference into this ordinance.

22  
23 Section 27. The Municipal Urban Growth Areas Map of the GPP, last amended by  
24 Amended Ordinance No. 14-069 on October 8, 2014, is amended as indicated in Exhibit T to this  
25 ordinance, which is attached hereto and incorporated by reference into this ordinance.

26  
27 Section 28. The Open Space Corridors and Greenbelt Areas Map of the GPP, last  
28 amended by Amended Ordinance No. 14-069 on October 8, 2014, is amended as indicated in  
29 Exhibit U to this ordinance, which is attached hereto and incorporated by reference into this  
30 ordinance.

31  
32 Section 29. The Lands Useful for Public Purpose Map of the GPP, last amended by  
33 Amended Ordinance No. 14-069 on October 8, 2014, is amended as indicated in Exhibit V to this  
34 ordinance, which is attached hereto and incorporated by reference into this ordinance.

35  
36 Section 30. The Supplemental Designations of ULDR Areas Map of the GPP, last  
37 amended by Amended Ordinance No. 14-069 on October 8, 2014, is amended as indicated in  
38 Exhibit W to this ordinance, which is attached hereto and incorporated by reference into this  
39 ordinance.

40  
41 Section 31. The county council directs the Code Reviser to update SCC 30.10.060  
42 pursuant to SCC 1.02.020(3).

43  
44 Section 32. Severability and Savings. If any section, sentence, clause or phrase of this  
45 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or  
46 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall  
47 not affect the validity or constitutionality of any other section, sentence, clause or phrase of this  
48 ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance  
49 is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence,  
50 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and

1 effect for that individual section, sentence, clause or phrase as if this ordinance had never been  
2 adopted.


3  
4  
5 PASSED this 10<sup>th</sup> day of June, 2015.  
6  
7

8 SNOHOMISH COUNTY COUNCIL  
9 Snohomish County, Washington

10 

11  
12  
13 Dave Somers  
14 Council Chair

15 ATTEST:

16 

17  
18  
19 Debbie Eco  
20 Clerk of the Council  
21

22  
23  APPROVED  
24  EMERGENCY  
25  VETOED

26  
27  
28  
29 DATE: 6/22/15

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County Executive

30 ATTEST:

31 

39 Approved as to form only:  
40  
41

42 \_\_\_\_\_  
43 Deputy Prosecuting Attorney  
44  
45  
46  
47  
48  
49  
50

D-10



EXHIBIT A

Amended Ordinance 14-129





# The Snohomish County Growth Management Act Comprehensive Plan

## Snohomish County Executive

John Lovick  
Aaron Reardon\*\*\*  
Robert J. Drewel\*\*\*

## Snohomish County Council

Dave Somers  
Brian Sullivan  
Stephanie Wright  
Terry Ryan  
Ken Klein  
Mike Cooper \*  
John Garner \*  
R.C. "Swede" Johnson \*  
Karen Miller \*

Liz McLaughlin \*  
Barbara Cothorn \*  
Richard Larsen \*  
Gary Nelson\*  
Kirke Sievers\*  
Jeff Sax\*  
Dave Gossett\*  
John Koster\*

## Prosecuting Attorney

Mark Roe  
Janice Ellis\*\*\*\*  
James H. Krider\*\*\*\*

## Snohomish County Planning Commission

Guy Palumbo  
Simon Farretta  
Ed Taft  
Cheryl Stanford  
Doug Hannam  
Ben Kaufman  
Tom Norcott  
Merle Ash  
Angeline Fowler  
Dan Strand  
Darrel McLaughlin  
Gary Reiersgard\*\*  
Linda Jenkins\*\*  
Don Miller\*\*  
Linda Jones\*\*  
John Robinett\*\*  
Charles Becker\*\*  
Corinne Hensley\*\*  
Ralph A. Petereit\*\*  
Gene Dollarhide \*\*

David Hamblton\*\*  
Gene Miller\*\*  
Ken Klein\*\*  
James Mundell \*\*  
Chuck Patten \*\*  
Monica Pesce \*\*  
John Postema \*\*  
Ron Stoppler \*\*  
Sonia Thompson \*\*  
Annie Wong-Daly\*\*  
Gregory Wright\*\*  
C. Edward Simons\*\*  
Jim Bloss\*\*  
Margaret Dare\*\*  
Lana Weed\*\*  
Gillian Mittelstaadt\*\*  
Bill Diepenbrock\*\*  
Shelly Jay\*\*  
J. Gregory Shaffer\*\*  
John Roth Jr. \*\*

Angela Day\*\*  
Stephen Kikikis\*\*  
Gordon Ness\*\*  
Tim Koss\*\*  
Renee Sinclair\*\*  
Maura Goodwin\*\*  
Ramon Gould \*\*  
Martin Nelson\*\*  
Scott Pattison\*\*  
Howard Bargreen\*\*  
Mike Hansen\*\*  
Lois Hanson \*\*  
Patrick McCourt \*\*  
Kurt Munnich\*\*  
Phil Pickering\*\*  
Marilyn Terwilliger\*\*  
William P. Brackin \*\*  
Keith Banes\*\*  
Richard C. Bellin \*\*  
Michael M. Dunne \*\*

\* Former County Council Member  
\*\* Former Planning Commission Member  
\*\*\* Former County Executive  
\*\*\*\* Former County Prosecutor

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**\*Required element of the Growth Management Act (WAC 365-195-300)**



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# Ordinance No. 94-125 Adopting the Snohomish County Growth Management Act Comprehensive Plan

Adopted: June 28, 1995    Effective Date: July 10, 1995

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## Amendments:

### Amended Ordinance No. 95-117

Amending the General Policy Plan (GPP)  
to incorporate the Common Siting Process for Essential Public Facilities.

Adopted: January 10, 1996    Effective Date: January 21, 1996

### Amended Emergency Ordinance No. 96-078

Amending the Future Land Use (FLU) Map of the General Policy Plan (GPP)  
for a portion of the Arlington/Smokey Point/Marysville Urban Growth Area (UGA).

Adopted: October 14, 1996    Effective Date: October 14, 1996

### Amended Ordinance No. 96-073

Establishing the Maltby UGA  
(in response to a Growth Management Hearings Board remand)

Adopted: November 27, 1996    Effective Date: December 12, 1996

### Amended Ordinance No. 96-074

Amending the GPP text and FLU map  
(in response to a Growth Management Hearings Board remand).

Adopted: November 27, 1996    Effective Date: December 12, 1996

### Ordinance No. 97-034

Amending the UGA for the City of Gold Bar

Adopted: June 2, 1997    Effective Date: June 14, 1997

### Ordinance No. 97-036

Adopting the Gold Bar UGA Subarea Plan.

Adopted: June 2, 1997    Effective Date: June 14, 1997

### Ordinance No. 97-056

Amending the FLU map of the GPP to add lands to the Commercial Forest land  
designation.

(in response to a Growth Management Hearings Board remand)

Adopted: July 2, 1997    Effective Date: July 12, 1997



**Ordinance No. 97-076**

Amending the UGA for the Cities of Arlington and Marysville and the Smokey Point area to establish separate UGAs for Arlington and Marysville.

Adopted: September 15, 1997      Effective Date: September 27, 1997

**Amended Ordinance No. 98-035**

Adopting the City of Snohomish UGA Subarea Plan.

Adopted: July 22, 1998      Effective Date: August 8, 1998

**Amended Ordinance No. 98-036**

Amending the UGA for the City of Snohomish.

Adopted: July 22, 1998      Effective Date: August 8, 1998

**Amended Ordinance No. 98-051**

Adopting the Mill Creek UGA Subarea Plan.

Adopted: August 3, 1998      Effective Date: August 16, 1998

**Amended Ordinance No. 98-060**

Adopting the 1998-2003 Capital Plan.

Adopted: August 5, 1998      Effective Date: August 22, 1998

**Amended Ordinance No. 98-068**

Amending the UGA for the City of Arlington in the Island Crossing area (in response to a Growth Management Hearings Board remand).

Adopted: September 9, 1998      Effective Date: September 20, 1998

**Amended Ordinance No. 98-069**

Amending the FLU map of the GPP to change the plan designations in the Island Crossing area (in response to a Growth Management Hearings Board remand).

Adopted: September 9, 1998      Effective Date: September 20, 1998

**Amended Ordinance No. 98-071**

Amending the UGA for the Southwest cities in the Smith and Spencer Island areas (in response to a Growth Management Hearings Board remand).

Adopted: September 9, 1998      Effective Date: September 20, 1998

**Amended Ordinance No. 98-072**

Amending the FLU map of the GPP to change the plan designations in the Smith and Spencer Island areas (in response to a Growth Management Hearings Board remand).

Adopted: September 9, 1998      Effective Date: September 20, 1998

**Ordinance No. 98-126**

Adopting School Capital Facilities Plans

Adopted: December 2, 1998      Effective Date: January 1, 1999

**Amended Ordinance No. 98-112**

Adopting map and text amendments to the GPP ('96 Docket)

Adopted: December 16, 1998      Effective Date: December 27, 1998

**Ordinance No. 98-114**

Revising the UGA for the cities of Arlington and Marysville ('96 Docket)

Adopted: December 16, 1998      Effective Date: December 27, 1998

**Ordinance No. 98-115**

Revising the UGA for the City of Sultan ('96 Docket)

Adopted: December 16, 1998      Effective Date: December 27, 1998

**Amended Ordinance No. 98-119**

Adopting map and text amendments to the GPP (Rural Commercial/Industrial - '96 Docket)

Adopted: December 16, 1998      Effective Date: December 27, 1998

**Ordinance No. 98-142**

Revising the UGA for the City of Marysville and amending the land use designation for the Strawberry Fields Regional Park site

Adopted: January 11, 1999      Effective Date: January 23, 1999

**Amended Ordinance No. 99-005**Adopting map and text amendments to the GPP in the Darrington area  
(in response to a Growth Management Hearings Board remand)

Adopted: March 3, 1999      Effective Date: March 14, 1999

**Ordinance No. 99-028**Repealing Land Use Designation for 33.7 acre parcel of property on Cavalero Hill; and  
amending GPP Land Use Policy LU 2.B.9

(in response to a Growth Management Hearings Board remand)

Adopted: May 17, 1999      Effective Date: May 28, 1999

**Ordinance No. 99-027**

Adopting the 1999-2004 Capital Plan

Adopted: May 24, 1999      Effective Date: June 11, 1999

**Amended Ordinance No. 99-031**

Adopting map and text amendments to the GPP for the Tulalip Subarea

Adopted: July 21, 1999      Effective Date: August 1, 1999

**Amended Ordinance No. 99-092**

Adopting the 2000-2005 Capital Plan

Adopted: November 22, 1999      Effective Date: December 11, 1999



**Amended Ordinance No. 99-099**

Adopting map and text amendments to the GPP – 1999 Consolidated Docket  
Arlington/Marysville Reconciliation

Adopted: December 22, 1999

Effective Date: January 2, 2000

**Amended Ordinance No. 99-100**

Adopting map and text amendments to the GPP – 1999 Consolidated Docket

Adopted: December 22, 1999

Effective Date: January 2, 2000

**Emergency Ordinance No. 00-050**

Revising the Arlington UGA and FLUM to add the Arlington High School Site

Adopted: July 26, 2000

Effective Date: July 26, 2000

**Ordinance No. 00-055**

Adopting 2000-2005 Capital Improvement Plans for the Arlington, Marysville, Monroe and Mukilteo School Districts

Adopted: September 6, 2000

Effective Date: December 16, 2000

**Ordinance No. 00-074**

Adopting the 2001-2006 Capital Improvement Program and Year 2000 Capital Facilities Plan Update

Adopted: November 21, 2000

Effective Date: December 16, 2000

**Ordinance No. 00-075**

Adopting amendments to the Capital Facilities Chapter of the GPP

Adopted: November 21, 2000

Effective Date: December 16, 2000

**Ordinance No. 00-091**

Adopting map and text amendments to the GPP - 2000 Consolidated Docket

Adopted: December 20, 2000

Effective Date: January 6, 2001

**Ordinance No. 00-094**

Revising the Maltby UGA - 2000 Consolidated Docket

Adopted: December 20, 2000

Effective Date: January 6, 2001

**Ordinance No. 00-098**

Adopting 2000-2005 Capital Improvement Plans for Darrington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Northshore, Snohomish, Stanwood and Sultan school districts.

Adopted: December 6, 2000

Effective Date: January 1, 2001

**Amended Ordinance No. 01-040**

Adopting amendments to the Transportation Element  
(response to GMHB Remand)

Adopted: June 27, 2001

Effective Date: July 7, 2001

**Emergency Ordinance No. 01-047**

Ratifying, Readopting and repealing certain portions of Emergency Ordinance No. 00-050 revising the Arlington UGA and FLUM

Adopted July 23, 2001

Effective Date: July 23, 2002

**Amended Ordinance No. 01-073**

Adopting the Lake Stevens UGA Plan; adopting text and map amendments to the GPP; and amending the Transportation Element

Adopted: November 7, 2001

Effective Date: December 7, 2001

**Amended Ordinance No. 01-074**

Modifying the UGA for the City of Lake Stevens

Adopted: November 7, 2001

Effective Date: December 7, 2001

**Amended Ordinance No. 01-089**

Adopting the 2002-2007 Capital Improvement Program

Adopted: November 20, 2001

Effective Date: December 6, 2001

**Amended Ordinance No. 01-090**

Adopting the Capital Facilities Plan Year 2001 Update

Adopted: November 20, 2001

Effective Date: December 6, 2001

**Amended Ordinance No. 01-106**

Adopting map and text amendments to the GPP (2001 Docket)

Adopted: December 19, 2001

Effective Date: January 3, 2002

**Ordinance No. 01-108**

Adopting the 2001 Comprehensive Park and Recreation Plan

Adopted: December 19, 2001

Effective Date: January 3, 2002

**Amended Ordinance No. 01-111**

Amending the Capital Facilities Plan Year 2001 Update

Adopted: December 19, 2001

Effective Date: January 3, 2002

**Amended Ordinance No. 01-131**

Adopting map and text amendments to the GPP – Clearview Commercial Area Remand

Adopted: February 6, 2002

Effective Date: February 26, 2002

**Amended Ordinance No. 02-011**

Adopting the Mill Creek East UGA Plan; adopting text and map amendments to the GPP; and amending the Transportation Element

Adopted: May 30, 2002

Effective Date: June 23, 2002

**Amended Ordinance No. 02-012**

Modifying the SW Cities UGA – Mill Creek East UGA

Adopted: May 30, 2002

Effective Date: June 23, 2002



**Amended Ordinance No. 02-051**

Adopting the 2003-2008 Capital Improvement Program

Adopted: November 20, 2002      Effective Date: December 13, 2002

**Amended Ordinance No. 02-052**

Adopting 2002-2007 Capital Facilities Plans for the Arlington, Darrington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood and Sultan School Districts

Adopted November 20, 2002      Effective Date: January 1, 2003

**Amended Ordinance No. 02-092**

Adopting map and text amendments to the Lake Stevens UGA Plan

Adopted: December 18, 2002      Effective Date: January 13, 2003

**Emergency Ordinance No. 03-001**

Adopting map and text amendments to the GPP (2002 Docket)

Adopted: January 27, 2003      Effective Date: January 27, 2003

**Emergency Ordinance No. 03-005**

Revising the UGA for the City of Arlington (2002 Docket)

Adopted: January 27, 2003      Effective Date: January 27, 2003

**Ordinance No. 03-033**

Adopting the Mukilteo School District's Amended 2002-2007 Capital Facilities Plan

Adopted: April 9, 2003      Effective Date: April 21, 2003

**Amended Ordinance No. 03-049**Adopting GPP text and map amendments (Maltby Christian Assembly)  
(in response to a Growth Management Hearings Board Remand)

Adopted: June 4, 2003      Effective Date: June 27, 2003

**Ordinance No. 03-050**Revising the Maltby Urban Growth Area (Maltby Christian Assembly)  
(in response to a Growth Management Hearings Board Remand)

Adopted: June 4, 2003      Effective Date: June 27, 2003

**Ordinance No. 03-061**

Adopting map amendments to the GPP (2003 Docket – Booker, Noretap, Sno Co DPW)

Adopted: September 10, 2003      Effective Date: October 6, 2003

**Ordinance No. 03-064**

Revising the Southwest Cities UGA; and adopting GPP map amendments (2003 Docket – City of Everett)

Adopted: September 10, 2003      Effective Date: October 6, 2003

**Amended Ordinance No. 03-082**

Adopting map and text amendments to the GPP (2003 Docket – Urban Centers)

Adopted: September 10, 2003      Effective Date: October 6, 2003

**Ordinance No. 03-091**

Revising the Marysville UGA an adopting GPP map amendments (2003 Docket – Allen Creek Baptist Church)

Adopted: September 10, 2003      Effective Date: October 6, 2003

**Amended Ordinance No. 03-096**

Adopting GPP text amendments (2003 Docket – Dean Essex)

Adopted: September 10, 2003      Effective Date: October 6, 2003

**Amended Ordinance No. 03-097**

Revising the Granite Falls UGA and adopting GPP map amendments (2003 Docket – Dean Essex)

Adopted: September 10, 2003      Effective Date: October 6, 2003

**Ordinance No. 03-098**

Adopting GPP text amendments (2003 Docket- Rural Business zoning)

Adopted: September 10, 2003      Effective Date: October 6, 2003

**Amended Ordinance No. 03-100**

Adopting GPP map and text amendments (2003 Docket – TDR and Urban Growth Areas)

Adopted: September 10, 2003      Effective Date: October 6, 2003

**Ordinance No. 03-102**

Adopting a GPP map amendment (2003 Docket – Pacific Centers)

Adopted: September 10, 2003      Effective Date: October 6, 2003

**Ordinance No. 03-104 <sup>1</sup>**

Adopting GPP text amendments (2003 Docket – Sewer lines/Rural Churches and Schools)

Adopted: September 10, 2003      Effective Date: October 6, 2003

**Amended Ordinance No. 03-063**

Revising the UGA for the City of Arlington (2003 Docket – Dwayne Lane)

Adopted: September 10, 2003      Effective Date: November 1, 2003

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<sup>1</sup> Ordinance No. 03-104 was invalidated by Final Decision and Order of the CPSGMHB on May 5, 2004



**Ordinance No. 03-106**

Adopting GPP map amendments (2003 Docket – Jeff Cole)

Adopted September 10, 2003      Effective Date: November 1, 2003

**Amended Ordinance No. 03-139**

Adopting the 2004-2009 Capital Improvement Program

Adopted: November 19, 2003      Effective Date: December 19, 2003

**Amended Ordinance No. 04-012**

Revising the Urban Growth Area for the City of Arlington; adopting GPP map amendments; repealing Emergency Ordinance No. 03-005 (2002 Docket – Mike Davis) (response to Growth Management Hearings Board remand)

Adopted: March 10, 2004      Effective Date: April 1, 2004

**Amended Ordinance No. 04-051**

Adopting text amendments relating to open space (response to appeal of 2003 Docket – Dean Essex)

Adopted May 4, 2004      Effective Date: May 30, 2004

**Amended Ordinance No. 04-052**

Repealing sections of Amended Ordinance No. 03-097; revising the urban growth area for the City of Granite Falls and the GPP Future Land Use Map (response to appeal of 2003 Docket – Dean Essex)

Adopted May 4, 2004      Effective Date: May 30, 2004

**Ordinance No. 04-050**

Amending the Lake Stevens UGA Plan relating to Development Phasing Overlay (response to Growth Management Hearings Board Remand)

Adopted: May 12, 2004      Effective Date: June 6, 2004

**Amended Emergency Ordinance No. 04-057**

Revising the urban growth area for the City of Arlington and the GPP Future Land Use Map (response to Growth Management Hearings Board remand)

Adopted: May 24, 2004      Effective date: May 24, 2004

**Resolution No. 04-023**

Action to Comply with Growth Management Hearings Board Order (Ordinance No. 03-104; 2003 Docket – Sewer lines/Rural Churches and Schools)

Adopted: September 1, 2004      Effective Date: September 1, 2004

**Amended Ordinance No. 04-124**

Amending and repealing GPP text relating to agricultural lands (7-Year Compliance)

Adopted: November 17, 2004      Effective: December 10, 2004

**Amended Ordinance No. 04-125**

Amending GPP text relating to airport compatibility (7-Year Compliance)

Adopted: November 17, 2004

Effective: December 10, 2004

**Amended Ordinance No. 04-126**

Amending GPP text relating to commercial forestry designations (7-Year Compliance)

Adopted: November 17, 2004

Effective: December 10, 2004

**Amended Ordinance No. 04-127**

Amending GPP text relating to fire protection and fire flow (7-Year Compliance)

Adopted: November 17, 2004

Effective: December 10, 2004

**Amended Ordinance No. 04-128**

Amending GPP text relating to the agricultural advisory board (7-Year Compliance)

Adopted: November 17, 2004

Effective: December 10, 2004

**Amended Ordinance No. 04-130**

Amending and repealing GPP text relating to agriculture resource lands and noncommercial playfields (7-Year Compliance)

Adopted: November 17, 2004

Effective: December 10, 2004

**Ordinance No.04-107**

Amending the Capital Facilities Year 2001 Update

Adopted: November 22, 2004

Effective Date: Dec. 17, 2004

**Amended Ordinance No. 04-108**

Adopting the 2005-2010 Capital Improvement Program

Adopted: November 22, 2004

Effective Date: Dec. 17, 2004

**Amended Ordinance No. 04-118**

Adopting 2004-2009 Capital Facilities Plans for the Arlington, Edmonds, Everett, Granite Falls, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, Stanwood-Camano Island, and Sultan school districts

Adopted: November 23, 2004

Effective Date: Dec. 17, 2004

**Resolution No. 05-001**

Action to comply with the Growth Management Hearings Board Order concerning property at Island Crossing (Ord. No. 04-057)

Adopted: January 5, 2005

Effective: January 5, 2005

**Ordinance No. 05-108**

Adopting the Marysville School District No. 25 2005-2010 Capital Facilities Plan

Adopted: November 21, 2005

Effective: January 1, 2006



**Amended Ordinance No. 05-110**

Adopting the 2006-2011 Capital Improvement Program

Adopted: November 21, 2005      Effective: December 16, 2006

**Amended Ordinance No. 05-069,**

Adopting map and text amendments to the GPP (10-Year Update);

Adopted:      December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-070**, adopting a Transportation element to the County's GMACP replacing all prior transportation elements adopted or amended by previous legislative actions (10 Year Update);

Adopted:      December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-071**, adopting amendments to the Capital Facilities Element of the County's GMACP (10-Year Update);

Adopted:      December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-072**, adopting amendments to the 2001 Parks and Recreation Plan element of the County's GMACP (10-Year Update);

Adopted:      December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-073**, adopting amendments to the Arlington UGA (10-Year Update);

Adopted:      December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No.05-074**, adopting amendments to the Granite Falls UGA (10-Year Update);

Adopted:      December 21, 2007      Effective: Feb. 1, 2006

**Amended Ordinance No.05-075**, adopting amendments to the Lake Stevens UGA (10-Year Update);

Adopted:      December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-076**, adopting amendments to the Maltby UGA (10-Year Update);

Adopted:      December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No.05-077**, adopting amendments to the Marysville UGA (10-Year Update);

Adopted:      December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No. 05-078**, adopting amendments to the Monroe UGA (10-Year Update);

Adopted:      December 21, 2005      Effective: Feb. 1, 2006

**Amended Ordinance No.05-079**, adopting amendments to the Snohomish UGA (10-Year Update);

Adopted: December 21, 2005 Effective: Feb. 1, 2006

**Amended Ordinance No. 05-081**, adopting amendments to the Stanwood UGA (10-Year Update);

Adopted: December 21, 2005 Effective: Feb. 1, 2006

**Amended Ordinance No. 05-082**, adopting amendments to the Sultan UGA (10-Year Update);

Adopted: December 21, 2005 Effective: Feb. 1, 2006

**Amended Ordinance No. 05-141**, adopting map and text amendments to the GPP (10-Year Update Transfer of Development Rights);

Adopted: December 21, 2005 Effective: Feb. 1, 2006

**Amended Ordinance No.05-142**, adopting conditional revisions to the Arlington UGA (10-Year Update Transfer of Development Rights); and

Adopted: December 21, 2005 Effective: Feb. 1, 2006

**Amended Ordinance No. 06-005**, adopted March 15, 2006, adopting map and text amendments to the GPP (Play fields on designated recreational land).

Adopted: March 15, 2006 Effective: April 4, 2006

**Ordinance No. 06-053**, revising the Southwest Urban Growth Area

Adopted: July 19, 2006 Effective: August 3, 2006

**Ordinance No. 06-054**, implementing map changes approved in Ordinance No. 06-053

Adopted: July 19, 2006 Effective: August 3, 2006

**Ordinance No. 06-047**, Incorporating Arlington UGA Transfer of Development Rights Receiving Area

Adopted: July 19, 2006 Effective: August 5, 2006

**Resolution No. 06-016**, Action to Comply with Growth Management Hearings Board Order (Invalidity of portion of Amended Ordinance No. 05-069; 10-Year Update – Sewer lines/Rural Churches and Schools)

Adopted: November 22, 2006 Effective Date: Nov. 22, 2006

**Amended Ordinance No. 06-086**

Adopting the 2006-2012 School Capital Facilities Plans

Adopted: November 20, 2006 Effective Date: January 1, 2007

**Amended Ordinance No. 06-087**

Adopting the 2007-2012 Capital Improvement Program

Adopted: November 20, 2005 Effective: December 11, 2006



**Amended Ordinance No. 06-102**, Adopting Future Land Use Map and General Policy Plan text amendments (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-103**, revising the existing urban growth area for the City of Lake Stevens (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-107**, revising the existing urban growth area for the City of Granite Falls (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-109**, revising the existing urban growth area for the City of Sultan (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-111**, revising the existing Southwest urban growth area (2006 Docket)<sup>2</sup>

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-113**, Adopting General Policy Plan text amendments regarding public/institutional use designation (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-117**, Amending Appendix D to the GMACP (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-118**, Adopting the 2007 Comprehensive Park and Recreation Plan (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-127**, revising the existing urban growth area for the City of Stanwood (2006 Docket)

Adopted: December 20, 2006

Effective Date: January 19, 2007

**Amended Ordinance No. 06-140**, revising the existing urban growth area for the City of Arlington (Foster Remand)

Adopted: January 10, 2007

Effective Date: January 28, 2007

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<sup>2</sup> Portions of Amended Ord. 06-111 were found invalid by the CPSGMHB on September 17, 2007

**Resolution No. 07-028**

Action to Comply with Growth Management Hearings Board Order regarding expansion of UGA and Level II Health and Social Service Facilities (Ordinance No. 06-111 – 2006 Docket)

Adopted: November 19, 2007

Effective Date: November 19, 2007

**Amended Ordinance 07-136**

Adopting the 2008-2013 Capital Improvement Program

Adopted: November 19, 2007

Effective Date: December 17, 2007

**Ordinance No. 07-139**

Action to Comply with Growth Management Hearings Board Order concerning future land use map designation and zoning for the McNaughton and Park Ridge Chapel properties (Ordinance No. 06-102 and 06-104 – 2006 Docket)

Adopted: December 19, 2007

Effective Date: Dec. 29, 2007

**Resolution No. 08-006**

Action to Comply with Growth Management Hearings Board Order concerning the adoption of Ordinance No. 03-106 relating to the Northern Clearview Limited Area of More Intensive Rural Development and recognizing the severability and savings clause and reinstating boundaries (as set forth in Amended Ordinance 01-131) and zoning (CRC to R-5). (Cole property)

Adopted: February 20, 2008

Effective Date: February 20, 2008

**Ordinance No. 08-021**, revising the existing urban growth area for the City of Lake Stevens (Lake Stevens School District - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-026**, revising the existing Southwest urban growth area (Miller Shingle - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-028**, adopting comprehensive plan map changes for the Lake Stevens UGA (G & S Development - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-029**, adopting comprehensive plan map changes for the Lake Stevens UGA(Huber #1 - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008



**Ordinance No. 08-030**, adopting comprehensive plan map changes for the Lake Stevens UGA (Huber #3 - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-034**, adopting comprehensive plan map changes for the Southwest UGA (McNaughton Group #3 - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-035**, adopting comprehensive plan map changes for the Southwest UGA (Salibian - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-037**, adopting comprehensive plan map changes for the Southwest UGA (Clay Enterprises - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-040**, adopting mineral resource overlay map amendments (Halverson Family Partnership - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-041**, adopting mineral resource overlay map amendments (JLS Development - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-042**, adopting mineral resource overlay map amendments (Sea-Mount Resources, Inc. - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-043**, adopting mineral resource overlay map amendments (Stillaguamish Resources, Inc. - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008

**Ordinance No. 08-044**, adopting mineral resource overlay map amendments (Rinker Materials - Docket XII)

Adopted: June 3, 2008

Effective Date: June 20, 2008





**Ordinance No. 08-121**, amending the Snohomish County Capital Facilities Plan  
Adopted: November 24, 2008      Effective Date: December 22, 2008

**Amended Ordinance No. 09-037**, adopting comprehensive land use map change for the Southwest UGA (Lumley – SW 39 Docket XIII)  
Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-038**, adopting comprehensive land use map change for the Southwest UGA (Paramount – SW 41 Docket XIII)  
Adopted: August 12, 2009      Effective Date: ~~Feb. 8, 2010~~ May 12, 2010

**Amended Ordinance No. 09-040**, adopting comprehensive land use map change for the Southwest UGA (Tambark Trails – SW 45 Docket XIII)  
Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-041**, adopting comprehensive land use map change for the Southwest UGA (Murphy – SW 46 Docket XIII)  
Adopted: August 12, 2009      Effective Date: September 9, 2009

**Amended Ordinance No. 09-043**, adopting technical map changes to the comprehensive plan future land use map (Docket XIII)  
Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-044**, amending the GPP to eliminate policies relating to fully contained communities (Docket XIII)  
Adopted: August 12, 2009      Effective Date: September 18, 2009

**Amended Ordinance No. 09-045**, amending the GPP relating to the rural population allocation (Docket XIII)  
Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-046**, amending the GPP relating to rural cluster subdivisions (Docket XIII)  
Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-047**, adopting comprehensive land use map change for the Southwest UGA (Brookside Village Docket XIII)

Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-048**, amending the GPP to achieve consistency with the Phase I Municipal Stormwater Permit (NPDES Docket XIII)

Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-051**, amending the GPP relating to urban centers (Docket XIII)

Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-063**, adopting comprehensive plan map change for the Southwest UGA (Green Space – SW 42 Docket XIII)

Adopted: August 12, 2009      Effective Date: September 10, 2009

**Amended Ordinance No. 09-095**, adopting comprehensive plan text amendments relating to manufactured housing communities

Adopted: October 14, 2009      Effective Date: November 9, 2009

**Amended Ordinance No. 09-110**, adopting the 2010-2015 Capital Improvement Program

Adopted: November 23, 2009      Effective Date: December 21, 2009

**Ordinance No. 09-111**, amending the Capital Facilities Plan Year 2005 Update

Adopted: November 23, 2009      Effective Date: December 21, 2009

**Ordinance No. 10-040**, amending the Land Use chapter of the GPP relating to open space and park zone (GPP 7 – Docket XIV)

Adopted: July 7, 2010      Effective Date: August 1, 2010

**Ordinance No. 10-041**, adopting technical map corrections to the Future Land Use map of the GPP (GPP 2 – Docket XIV)

Adopted: July 7, 2010      Effective Date: August 1, 2010

**Amended Ordinance No. 10-042**, amending the Land Use, Housing, Transportation, Capital Facilities, and Natural Environment chapters of the GPP; and adopting Future Land Use map amendments (GPP 5 – Docket XIV)

Adopted: July 7, 2010      Effective Date: August 1, 2010

**Ordinance No. 10-043**, amending the Land Use chapter of the GPP relating to the rural population growth target (GPP 6 – Docket XIV)

Adopted: July 7, 2010

Effective Date: August 1, 2010

**Ordinance No. 10-044**, amending the Land Use chapter of the GPP relating to the preservation of agricultural uses in the rural area (GPP 6 – Docket XIV)

Adopted: July 7, 2010

Effective Date: August 1, 2010

**Ordinance No. 10-045**, amending Map 3, Municipal Urban Growth Areas, and Appendix D Growth Targets of the GPP relating to the revised MUGA boundaries between Bothell and Mill Creek (GPP 10 – Docket XIV)

Adopted: July 7, 2010

Effective Date: August 1, 2010

**Ordinance No. 10-046**, adopting comprehensive plan map change for the Southwest UGA (SW 32 Partner's 6 LLC – Docket XIV)

Adopted: July 7, 2010

Effective Date: August 1, 2010

**Amended Ordinance No. 10-096**, adopting the 2011-2016 Capital Improvement Program as a part of Snohomish County's Growth Management Act Comprehensive Plan.

Adopted: November 22, 2010

Effective Date: December 20, 2010

**Ordinance No. 10-097**, adopting 2010-2015 School District Capital Facilities Plans for the Arlington, Edmonds, Everett, Lake Stevens, Lakewood, Marysville, Monroe, Mukilteo, Northshore, Snohomish, and Sultan School Districts.

Adopted: November 22, 2010

Effective Date: January 1, 2011

**Amended Ordinance No. 11-051**, adopting amendments to the Land Use, Housing, Capital Facilities, Utility, and Interjurisdictional Coordination chapters and Appendix B of the General Policy Plan (2011 Comprehensive Plan Amendments – GPP 3, consistency with Countywide Planning Policies)

Adopted: September 28, 2011

Effective Date: October 16, 2011

**Amended Ordinance No. 11-052**, adopting technical map and text corrections to the Land Use chapter, Maps 1-6 and Appendix D of the General Policy Plan (2011 Comprehensive Plan Amendments – GPP 4);

Adopted: September 28, 2011

Effective Date: October 16, 2011



**Amended Ordinance No. 11-053**, adopting amendments to the Land Use and Interjurisdictional Coordination chapters of the General Policy Plan (2011 Comprehensive Plan Amendments – GPP 5, integration of land use and transportation planning and outcomes);

Adopted: September 28, 2011

Effective Date: October 16, 2011

**Amended Ordinance No. 11-054**, adopting amendments to the Transportation chapter of the General Policy Plan (2011 Comprehensive Plan Amendments – Transportation);

Adopted: September 28, 2011

Effective Date: October 13, 2011

**Amended Ordinance No. 11-055**, adopting amendments to the Natural Environment, Capital Facilities and Interjurisdictional Coordination chapters of the General Policy Plan (2011 Comprehensive Plan Amendments – GPP 8, Solid Waste).

Adopted: September 28, 2011

Effective Date: October 13, 2011

**Amended Ordinance No. 11-071**, adopting the 2012-2017 Capital Improvement Program as a part of Snohomish County's Growth Management Act Comprehensive Plan.

Adopted: November 21, 2011

Effective Date: December 19, 2011

**Ordinance No. 12-044**, adopting Future Land Use Map amendment to the General Policy Plan (2012 Comprehensive Plan Amendments – GPP 3, Oso).

Adopted: October 17, 2012

Effective Date: November 10, 2011

**Amended Ordinance No. 12-045**, adopting amendments to the Land Use chapter and Maps 1-6 of General Policy Plan (2012 Comprehensive Plan Amendments – GPP 4, technical corrections).

Adopted: October 17, 2012

Effective Date: November 10, 2011

**Amended Ordinance No. 12-046**, adopting amendments to the Land Use chapter of General Policy Plan (2012 Comprehensive Plan Amendments – GPP 9, Transfer of Development Rights program).

Adopted: October 17, 2012

Effective Date: November 10, 2011

**Amended Ordinance No. 12-047**, adopting amendments to the Land Use chapter and Natural Environment chapters of the General Policy Plan (2012 Comprehensive Plan Amendments – GPP 11, Agriculture Preservation and Habitat Restoration).

Adopted: October 17, 2012

Effective Date: November 10, 2011

**Amended Ordinance No. 12-068**, adopting amendments to the Land Use chapter, Map 1 and Appendix E of the General Policy Plan (In response to Growth Management Board Remand - Point Wells).

Adopted: October 17, 2012      Effective Date: November 10, 2011

**Amended Ordinance No. 13-059**, adopting technical map corrections - Maps 1-6 of the General Policy Plan (Docket XVI and 2013 Comprehensive Plan Amendments – GPP 4).

Adopted August 21, 2013      Effective Date: September 2, 2013

**Amended Ordinance No. 13-060**, adopting amendments to the Land Use Chapter of the General Policy Plan (Docket XVI and 2013 Comprehensive Plan Amendments – GPP 2).

Adopted August 21, 2013      Effective Date: September 2, 2013

**Amended Ordinance No. 13-061**, adopting Future Land Use Map amendments to the General Policy Plan (Docket XVI and 2013 Comprehensive Plan Amendments – ARL 1).

Adopted August 21, 2013      Effective Date: September 2, 2013

**Amended Ordinance No. 13-083**

Adopting the 2014-2019 Capital Improvement Program

Adopted: November 25, 2013      Effective: December 21, 2013

**Amended Ordinance No. 14-068**, adopting Future Land Use Map amendments to the General Policy Plan (Docket XVII and 2014 Comprehensive Plan Amendments – GPP 5-Sultan UGA).

Adopted: October 8, 2014      Effective: October 23, 2014

**Amended Ordinance No. 14-069**, adopting Future Land Use Map amendments to the General Policy Plan (Docket XVII and 2014 Comprehensive Plan Amendments – GPP 4-Technical Corrections).

Adopted: October 8, 2014      Effective: October 23, 2014

**Amended Ordinance No. 14-070**, adopting amendments to the Land Use and Natural Environment Chapters of the General Policy Plan (Docket XVII and 2014 Comprehensive Plan Amendments – GPP 5).

Adopted: October 8, 2014      Effective: October 23, 2014

**Amended Ordinance No. 14-098**

Adopting the 2015-2020 Capital Improvement Program

Adopted: November \_\_, 2014      Effective: December \_\_, 2014



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Amended Ordinance 14-129

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## General Policy Plan

### **Introduction ((to the 10-Year Update of the Plan))**

The Growth Management Act (GMA) (chapter 36.70A RCW) requires development of a comprehensive plan. Snohomish County's comprehensive plan consists of several components which are contained in separate volumes, including:

- The General Policy Plan (GPP)
- Transportation Element
- Capital Facilities Plan
- Capital Improvement Program
- Parks and Recreation Element

Together, the GPP along with the other components meet the requirements of a GMA comprehensive plan. All of these plan elements work together to guide population and employment growth for Snohomish County. Each plan element addresses specific GMA requirements for local comprehensive plans, and implements the general policy guidance of the Countywide Planning Policies (CPPs).

~~((This introduction provides a general overview of the Snohomish County General Policy Plan (GPP) at the time of the 10-year update of the plan. Introductory text is provided with each section and element of the GPP. Introductory text is intended to provide context and reference to relevant documents and not to provide policy or policy direction. It represents a "snapshot in time" of the county's dynamic comprehensive plan, taken in the year 2005. The original introduction to the 1995 GPP, which provides extensive background on the GMA and represents another snapshot in time 10 years ago, has been preserved in Appendix G at the back of this document for historical reference purposes.)) ((A 10-year))~~

~~The GMA requires periodic ((update)) updates of local comprehensive plans ((is required by the state Growth Management Act (GMA))) to address new population and employment growth forecasts for a new 20-year planning period. The ((new)) "horizon" for this updated plan is ((now)) the year ((2025))2035.~~

~~((The "snapshot in time" taken in 1995, the date of the adoption of the first comp plan and this 2005 snapshot shows significant differences. An analysis of the two snapshots has guided the evolution of the 1995 plan into the 2025 plan.))~~

This introduction provides a general overview of the Snohomish County General Policy Plan (GPP) and describes the demographic trends expected for future growth in the county. Analysis of these demographic trends provides insight into lifestyle, housing, and employment choices to guide planning for future needs.

## **GPP – Purpose and Use**

The GPP provides overall policy direction for all of the various components of the GMA Comprehensive Plan. This direction includes goals, objectives, and policies for the plan elements, the Future Land Use Map (FLUM), and other supporting maps. Further, the GPP provides the direction for ongoing and future county planning efforts. These efforts may include annual plan amendments, more detailed or focused planning studies, monitoring of development patterns, and policy evaluation and refinement. The GPP also provides direction for the county’s development regulations.

The chapters of the GPP reflect the goals and requirements of the GMA. The plan chapters include a narrative and goals, objectives, and policies for:

- Population and employment.
- Land use for urban, rural and resource areas.
- Housing.
- Transportation.
- Capital facilities.
- Utilities.
- Economic development.
- Natural environment.
- Interjurisdictional coordination.
- Parks and recreation.

Policies in each chapter serve to implement several major goals which, if accomplished, would result in local actions that satisfy the goals of the GMA. Each GPP goal has one or more objectives and policies that, taken together, implement the GMA.

Introductory text within each chapter of the GPP provides context and does not provide policy direction. Such text represents a “snapshot in time” of the county’s dynamic comprehensive plan and may be referred to when interpreting intent.

## **Major Concepts**

### Resource Areas

The GMA requires that plans address resource lands including timber production, mineral resources, and agriculture.

~~((Distinctive geomorphic forms have determined the county’s overall character which is unlike other Puget Sound counties. These landforms have been and are the basis for the settlement patterns, economic vitality and land use.))~~ The scenic backdrop of the Cascade Mountains with their forest cover is a visual reminder of both the aesthetic and the economic benefits of forestry. ~~((The vitality of historical forestry carried forward to the 1995 plan, and it remains economically important today.))~~ This plan continues the ~~((1995))~~ recognition and conservation of ~~((the forest~~



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### General Policy Plan

boundaries, land uses and zoning that enables forestry to remain a viable industry, as long as the market requires it and the land is stewarded)) forestland for timber production.

~~((Secondly, the glacial, volcanic, and other geological))~~ Geological forces left rich mineral resources ~~((of gravel, sand and hard rock as well as some precious minerals))~~ scattered throughout the county. ~~((In the early 19<sup>th</sup> century, these resources drew settlers, fueled the economy and caused the establishment of small towns. The 1995 plan began the process of identifying and classifying these mineral rich areas in the county.))~~ This plan ~~((continues that process, with an updated))~~ includes an inventory of the resources ~~((;))~~ as well as goals and policies for enabling the extraction of resources ~~((in appropriate areas, the transfer of these products to markets;))~~ and the reclaiming of the areas. ~~((The inventory of the resources indicates that the county's sand, gravel and hardrock sources could meet market demands for 20 years. Like forestry, the mineral resources of the county are economically important.))~~

~~((Thirdly, the rich soils, mild climate and general abundance of water provided the third resource of historical significance—the agricultural areas of the county. As with minerals and forestry, the agricultural))~~ Agricultural resources drew settlers to the county, and present day citizens of Snohomish County are still deeply connected to farming ~~((and the farm lands)).~~ ~~((Importantly, these areas are as visually dominant throughout the county as are the forested lands discussed above. The 1995 plan identified upland agriculture and riverway agriculture, classified and conserved these areas. According to the U.S. Census of Agriculture, the acreage in farming has fallen over the last 60 years from 195,000 acres in 1945, to 69,000 acres actually in farm use in 2002. From 1945 to 1992, the average loss was about 2,600 acres a year. After 1992 it was 550 acres a year. Since adoption of GMA in 1995, the average loss is about 500 acres per year. Agricultural economists have noted that since the passage of the 1995 plan, the rate of conversion has slowed, thus helping to preserve the land base.~~

However, in the ten years that have passed, market shifts, increased cost of business, real estate forces and changing needs have impacted farmers, causing some to leave the industry and the area. Farming is at a crossroads. Clearly, it)) Farming needs support and encouragement if it is to remain viable into the future. This plan ~~((continues the 1995))~~ designates land for agriculture and contains conservation measures for farming ~~((and has initiated some new))~~ as well as goals and programs to encourage the industry.

### Rural Areas

GMA requires a “Rural Element” that includes lands “not designated for urban growth, agriculture, forest, or mineral resources” (RCW 36.70A.070(5)). ~~((Snohomish County has an enviable rural land base, and many citizens enjoy and prefer the rural lifestyles. The 1995 plan recognized this rural area as an important part of the quality of life of the county. Clearly the goals and policies of the 1995 plan helped to reverse the pre-GMA))~~ Pre-GMA trend forecasts ~~((that))~~ showed 28% of the county’s population growth occurring in rural areas. ~~((The))~~ Actual growth patterns since adoption of the county’s first GMA plan in 1995 ~~((Plan was based on a growth allocation that directed 15% of the county’s population growth into the rural areas. Analysis of actual growth patterns experienced during the 1992-2004 period shows that only 13%))~~ show that only 11% of total population growth from 1995-2013 has occurred outside the UGAs. This dramatic shift in pre-GMA and post-GMA growth patterns strongly suggests that the county’s plan has been a significant force for preservation of the county’s rural lands.

## Urban Areas

Snohomish County has ~~((22)) 20 towns and cities~~~~((, all of which are))~~ classified as urban ~~((areas in the 1995 plan))~~. As required by the GMA, the GPP delineates urban growth area (UGA) boundaries (RCW 36.70A.110). ~~((Most)) All of the cities have~~ ~~((urban growth areas)) UGAs around them~~ ~~((which allow for future expansion))~~. Most of the UGAs include unincorporated urban land, allowing for future city expansion (a few towns or cities have already annexed their entire UGAs). ~~((In addition, the county has a large unincorporated urban area, also classified as the Southwest urban growth area. (SWUGA). The 1995 plan established goals and policies to continue the vitality of the cities through infill, growth and expansion for employment and population. Predicated upon the population and employment growth targets for the urban areas detailed in the Countywide Planning Policies, the plan envisioned that the unincorporated urban areas and the cities would together accommodate 85% of the county's total population growth. Growth Monitoring Reports prepared annually by the county following the plan's adoption, have shown that 87% of the population growth did occur in the urban areas from 1992-2004.))~~

The GMA requires this plan to accommodate the urban growth projected to occur in the county, including growth in towns and cities, for the succeeding twenty-year period (RCW 36.70A.130(3)(b)). This requirement is translated into population and employment growth targets for the urban areas and these targets are detailed in the Countywide Planning Policies.

The GMA requires that the county regularly review its UGAs as established by RCW 36.70A.130(5)(a). This review includes updating the growth targets. The targets and this plan both envision that the unincorporated urban areas and the cities would together accommodate at least 91.5% of the county's total population growth. Growth Monitoring Reports, also required by the CPPs and prepared annually by the county, have shown that 8% of the population growth did occur in the urban areas from 2005 to 2013.

The ~~((updated))~~ plan continues to support the cities in accommodating new growth through infill ~~((of))~~ ~~within~~ their present corporate boundaries ~~((and infill and modest expansion of their Urban Growth Areas))~~. ~~((The unincorporated UGA's are also only modestly expanded in this updated plan primarily because analyses))~~ An analysis of available capacity shows that ~~((have shown that most of the))~~ projected population and employment growth can be accommodated within the current UGA boundaries, and through appropriate adjustments to the urban land use designations within them. ~~((Some UGA expansions are needed, however, to accommodate individual city UGA growth targets, to provide housing opportunities, additional economic development options for employment growth, and to provide a reasonable safety factor for forecasting error. In addition, this updated plan envisions that the unincorporated urban areas will annex to cities during the lifetime of the plan, 2005-2025. Goals and policies establish the intention of the county to transfer these lands to the cities.))~~ ~~((Some intermediate steps must be taken however, before that transfer will be completed. A coherent planning system must be established which addresses 13 earlier subarea plans.))~~ ~~((A second important intermediate step for the county is the recognition))~~ The county recognizes that its urban zoning and building codes need revision to encourage higher standards of design and development. ~~((New goals))~~ Goals and policies in the urban design, interjurisdictional cooperation, urban land use and centers sections ~~((of this update))~~ ~~((address this new initiative))~~ address steps taken to meet these needs.

~~((Newer forms of land use can also encourage higher urban design standards and make the areas more suitable for annexation. The 1995 plan goals and policies encouraged centers with identi-~~



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able public realms, design standards, neighborhood compatibility, a mixture of residential, commercial and office uses, and pedestrian friendly facilities. Very recently, the concept of a mixed-use center has reached some market maturity and several new urban centers have been built as envisioned by the plan. This update builds on this earlier success and adds goals and policies on centers development. New areas where mixed use should be encouraged are designated on the land use map. Many changes are found in the Centers section of the Land Use Chapter.))

((A third intermediate step is forging partnerships with the cities to evaluate how to transition the unincorporated urban areas into each city. The county and cities have begun early discussions, and this plan sets forth some goals and policies to enable a smooth transition of these areas. This is found in the Interjurisdictional Coordination section of the updated plan.))

((The GPP provides overall policy direction for all of the various components of the GMA Comprehensive Plan, and includes goals and policies for all of the plan elements, the future land use map, and other supporting maps. The other major components of the GMA Comprehensive Plan, which are contained in separate volumes, include:

- Transportation Element,
- Capital Facilities Plan,
- Capital Improvement Program, and
- Comprehensive Parks and Recreation Plan.))

((These plan elements work together to guide the public and private development which is necessary to support the projected population and employment growth for Snohomish County. Each plan element addresses specific GMA requirements for local comprehensive plans, and implements the general policy guidance of the Countywide Planning Policies.))

((The county's GMA comprehensive plan was originally adopted in 1995 and has been amended several times since to include more detailed land use plans for several UGAs. These UGA plans provide greater detail in specific geographical areas, particularly for land uses and densities in unincorporated urban areas. They were the product of intensive joint planning studies with the affected cities and maintained the policy direction established in the GPP. The following UGA plans were adopted after the original plan adoption in 1995:

- Gold Bar UGA Plan (1997)
- Snohomish UGA Plan (1998)
- Mill Creek "A" UGA Plan (1998)
- Lake Stevens UGA Plan (2001)
- Mill Creek East UGA Plan (2002)

In addition, this document is accompanied by a Final Environmental Impact Statement which gives greater analysis on the plan.))

### **((GPP—Purpose and Use))**

((Snohomish County adopted the first GPP in June 1995. The GPP has been amended several times through the annual amendment process, the seven-year compliance review, and in response to



Growth Management Hearings Board decisions. This document includes all GPP text, goal, policies, objectives and map changes and amendments including those that resulted from the 10-year plan update required by the GMA for the years 2005-2025. Future amendments will be added to the GPP in the form of loose-leaf supplements.

The Snohomish County GMA Comprehensive Plan replaced the thirteen pre-GMA subarea plans that were adopted under the county's constitutional and charter authority and the authority of the Planning Enabling Act, Chapter 36.70 RCW. These plans were the products of county planning during the decades prior to the passage of the GMA in 1990. They represented a long history of plan development and together provided the foundation for the county's first GMA comprehensive plan in 1995.

The General Policy Plan serves as a guide to Snohomish County's growth and development from now through the year 2025. As required by the GMA, the GPP delineates urban growth area boundaries that provide for areas of present and future urban development. It establishes goals to address urban structure, character and design in UGA's. Outside the UGAs, the GPP designates rural and natural resource areas. The GPP also provides direction for the county's development regulations which implement the citizens' vision of the county's future as expressed in the plan.

The GPP provides the direction and framework for ongoing and future county planning efforts. These efforts may include annual plan amendments, more detailed or geographically focused planning studies, monitoring of urban and rural land consumption and development patterns, and policy evaluation and refinement. In addition, the GPP provides direction for development regulations to implement the county's GMA comprehensive plan. The GMA requires that development regulations be consistent with the county's GMA comprehensive plan.

The organization of the GPP reflects the goals and requirements of the GMA. The plan chapters include a short narrative and goals, objectives and policies for:

- Population and employment.
- Land use for urban, rural and natural resource areas.
- Housing.
- Transportation.
- Capital facilities.
- Utilities.
- Economic development.
- Natural environment.
- Interjurisdictional coordination.

Each chapter is organized around several major goals, which build upon and augment the 13 goals of the GMA. Each GPP goal has one or more objectives and policies which, together, implement the 13 GMA (see Appendix C for these specific relationships)

The GPP contains appendices that provide supplemental information, background, and technical data related to the goals, objectives and policies of the GPP including a:

- County profile with land use and demographic data (Appendix A).
- Process for siting essential public facilities (Appendix B).
- Table showing the relationship of the GPP objectives and policies to GMA goals (Appendix C).

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- Population and employment growth targets for cities and unincorporated areas (Appendix D).
- Glossary of acronyms and definitions (Appendix E).
- Review criteria for school district plans (Appendix F).
- Introduction to the 1995 GPP (Appendix G).
- Master Plans (Appendix H)
- List of Technical Reports (Appendix I)

Two appendices previously contained in the GPP have been dropped from this edition. The 1994 county motion that adopted the 1994 Comprehensive Park and Recreation Plan (Appendix G) has been deleted because the county subsequently adopted a new park plan as an element of the GMA Comprehensive Plan, and that action is referenced at the beginning of the document together with all of the other plan amendment actions taken by county council since 1995. The list of proposed implementation measures (old Appendix H) has also been deleted (because they have been considered and rejected or are no longer applicable under the recommended policy revisions), and the measures have either been deleted, incorporated into the body of the GPP, or are identified in a separate document outlining a proposed implementation work plan. A new Appendix G has been added to preserve the original 1995 introduction to this document, which provided extensive background information regarding the history of county planning, GMA planning requirements, as well as the development of the county's first plan under the 1990 GMA.

A new Appendix H has been added to serve as the repository of master plans that may be prepared for urban centers, special area studies or neighborhood issues.

The remainder of this introduction focuses on new or modified features of the plan that resulted from the 10-year update.))

### **((10-Year Update Background GMA Requirements**

The GMA requires that the county review its urban growth areas (UGAs) at least once every ten years. This review includes a required evaluation of the adequacy of the UGAs to accommodate the succeeding 20 years of anticipated population and employment growth.

In 2003, the county and cities jointly developed new population and employment targets in preparation for the required 10-year update. The county council incorporated the Initial 2025 Population and Employment Growth Targets into Appendix B of the Countywide Planning Policies.

In 1998 the county and cities also began annually monitoring development activity within incorporated and unincorporated areas. In 2002, the Buildable Lands Report, prepared jointly by the county and cities, made the following findings:

- For the period from 1995 to 2000, the cities and the county achieved urban densities consistent with their adopted comprehensive plans.
- The county's UGAs, taken as a whole, had sufficient capacity to accommodate the 2012 growth targets.

At the ten-year mark of the 20-year planning period, the GMA requires that UGAs have sufficient capacity to accommodate growth, not only for the remaining 10-year planning period, but for a new 20-year planning horizon. Therefore, based on the buildable lands information in-



cluding an updated land capacity analysis performed for this plan update and adopted concurrently with the plan—and the 2025 growth targets, the county evaluated UGA capacities and/or the densities permitted within them to determine whether revisions would be needed to meet the state’s update requirement.))

### **((10-Year Update Process))**

((In 2002, Snohomish County launched a major planning process to undertake the 10-year plan update. Key components of this process were a public participation program, the development of land use alternatives, an environmental impact statement for the evaluation of three alternative growth and development scenarios, the development of a preferred land use alternative, and amendments to plan policies.

#### Public Participation:

Snohomish County’s residents, business and community leaders, groups and organizations have long been active participants in the County’s comprehensive planning process. The Growth Management Act encourages the early and continuous involvement of citizens and stakeholders.

in the planning process. Public participation was a key component in the development of the 1995 GMA comprehensive plan and continued to play a fundamental role in the 10-year update.

Early and extensive public outreach efforts began late in 2002 with a series of “stakeholder” interviews. These interviews sought a cross-section of community perspectives. Business representatives, realtors, builders, farmers, citizen leaders, foresters, as well as newspaper editors and directors of non-profit organizations were identified. From December 2002 to March 2003, over 60 interviews were conducted with key community members. The process provided a unique opportunity for in-depth discussions about the future of Snohomish County. The stakeholder comments indicated that the vision expressed in the 1995 Comprehensive Plan provided a solid basis upon which to develop the 10-year update. Comments gathered during this process assisted staff in:

- Guiding the development of future public participation efforts.
- Providing an overview of local history and trends.
- Comparing 1995 public perceptions with those of 2002-2003.
- Developing overall plan process goals and ideas.
- Setting parameters for the planning and environmental review process.

The County sought further public involvement and participation through a series of 4 open houses conducted by the county in February 2003. Meetings were held in Everett, Lynnwood, Monroe and Arlington and provided the public with information on the existing comprehensive plan, the 10-year update process, and an opportunity for public question and comment. Summaries, tapes, or verbatim transcripts are available for these public meetings and hearings.

The Snohomish County Council and Planning Commission continued outreach efforts with a joint public informational meeting in July 2003. Discussions were held relating to growth issues and alternative scenarios.

In addition, the department published a series of 10-year update newsletters with a mailing list of nearly 2,800 recipients. Information on the planning process, various reports and technical in-



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formation, meeting and hearing notices, were all published and updated regularly on the project's website. Two "Planners in the Library" events were conducted in various public libraries throughout the county to ensure that public education and input on the planning process continued.

In 2003 the County launched an environmental review process with an extended scoping period that also included community meetings, a joint county council / planning commission public meeting, and executive public hearings. These meetings were held at various locations and times throughout the county. Three public workshops were conducted in June, 2004 to assist in the development of a preferred land use alternative. An additional joint Council-Planning Commission public meeting was also held in late June, 2004. Members reviewed public input and discussed fundamental choices about the County's future.

In October 2004, a Preferred Future Land Use Map was presented to the Snohomish County Planning Commission and public. The draft map was the result of over 20 months of extensive public review and input. Two more informational open houses were held in October. During November four joint city and county planning commission workshops were held that focused on plan policies and measures to address impacts associated with plan implementation. These workshops provided guidance in the development of draft policy amendments to the comprehensive plan.

A questionnaire was developed and printed in The Herald in late February, as well as mailed to nearly 2,800 recipients on the project's mailing list. The results were tabulated into a report which was used to help inform county staff, the County Council and Planning Commission as they finalized the comprehensive plan. The results of the questionnaires also guided the planning department as they developed their 2005-2006 work program, which includes implementing the changes to the comprehensive plan.

In 2005, a complete package of comprehensive plan amendments were prepared by staff and presented to the planning commission and county council. Public open houses in April allowed the general public to see the various changes and ask questions of staff. Public hearings were jointly held by the planning commission and county council in May and early June to take formal testimony before the planning commission made its recommendation. County council held public hearing(s) on the planning commission's recommendation before taking final action.

### Development of Plan Alternatives:

Snohomish County developed three alternative growth and land use scenarios in response to the 10-year update requirement of GMA. The alternatives were based on concepts organized around a range of population growth targets and on responses from citizens and organizations during the public participation process. All alternatives had significant population increases within the range of projections issued by the Washington State Office of Financial Management (OFM). Similarly, employment growth was significant in all alternatives. The primary difference between the alternatives was in the amount of population growth, the geographical distribution of that growth, the degree of emphasis on residential infill within existing UGAs versus UGA expansions.

Alternative 1 represented the 2004 FLU Map as the "No Action Alternative." "No action" meant that no changes in the UGA boundaries or land use designations were made, although population

and employment growth would continue since the current UGAs have infill potential. This alternative could accommodate about 862,000 residents by the year 2025. This alternative was based upon development densities and housing unit yields that had been increasing over the past five years and had effectively increased the 1995 plan's buildable land capacity. This alternative required an estimated \$600 million in arterial road improvements by 2025 and the development of nine new community parks.

Alternative 2 represented a mid-point alternative in terms of population growth and UGA expansions. This alternative expanded the Southwest, Marysville, Arlington, Sultan, Gold Bar, Granite Falls and Stanwood UGAs by a total of about 2.4 square miles and could accommodate approximately 895,000 residents by 2025. About 3.5 square miles of land within existing unincorporated UGAs were proposed for higher density residential plan designations in various infill locations. Alternative 2 required about \$640 million in arterial road improvements and 11 new community parks over the next 20 years.

Alternative 3 represented the high growth alternative. This alternative included the UGA expansions of Alternative 2 and expanded the Monroe, Maltby, and Snohomish UGAs for total expansion of 11.5 square miles. Within the UGAs, approximately 6 square miles of infill areas were proposed for higher residential plan designations. This alternative could accommodate about 950,000 residents and a population reserve of 15,000 in future fully contained communities in as of yet undefined locations. The required arterial road improvements for this alternative were estimated to cost about \$900 million. The projected population required 16 new community parks by 2025.

#### Environmental Impact Statement:

All three alternatives were evaluated in the Draft Environmental Impact Statement (DEIS) for the 10 Year plan update. The DEIS covered this possible range of plan choices and allowed a comparative analysis of different UGA expansion and infill scenarios. The key planning issues explored in the alternatives and illuminated by the environmental analysis included:

- Amount and distribution of growth.
- Accommodating infill and then expanding UGAs.
- Changes in allowable development types and intensities when compared to current plan, policies and zoning classifications.
- Level and cost of capital improvements needed to support the projected growth.
- Extent to which impacts could be expected and could be mitigated.

#### Preferred Alternative:

The Preferred Alternative was developed following the public DEIS review process and additional public workshops. It was based on elements of all three alternatives and followed principles that were based on public and agency comments. It was characterized by the following features:

- Maintained designated resource lands of long term commercial significance (agricultural, forestry and mineral lands).
- Supported the projected population.



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- Encouraged employment growth.
- Supported infill development in appropriate locations within UGAs.
- Included higher density development such as multi family, condominium, and multi-story buildings in appropriate areas.
- Allowed modest expansion of UGAs adjacent to existing urban areas and where urban services can be efficiently extended.
- Provided policies and standards to evaluate potential proposals for a fully contained community.
- Included policies that promote livable communities in cities and in unincorporated areas.
- Provided for high quality development with people-oriented design standards.
- Built on infrastructure already in place or readily available for new development, including transportation, surface water, drainage, water supply, sanitary sewers and parks facilities.

The Preferred Alternative was the basis for the final EIS and the 2005 update of the plan following some additional modifications by the planning commission and the county council.

In addition to incorporating numerous policy changes and other textual amendments to the plan documents, this plan includes some final refinements to the preferred alternative map of October 2004, including refinements to reflect technical corrections to better align zoning and land use and to better reflect parcel lines. Other refinements include: 1) additional UGA expansions to the northwest of Monroe; 2) adjustments to the infill designation changes in the Southwest UGA to better reflect existing conditions and new permits; and 3) additional refinements to reduce split parcels and in response to new information.))

#### **((Key Changes between the 1995 and 2005 Plans))**

((The 2005 plan represents a logical evolution of the existing 1995 plan and builds on and further develops the Diversified Centers concept of the 1995 GPP. Projected population and employment growth will be accommodated primarily within existing cities and unincorporated urban areas through various infill strategies, including changes in urban land use designations in appropriate locations.))

((Approximately five square miles of land area within the former UGAs are re-designated to more intense urban development. Included within that total are new areas designated as Village Centers that will encourage the development of neighborhood-scale focal points with a mix of retail, office, public use and some medium to high density residential development with increased design standards.

The UGAs have been expanded by approximately 3.5 square miles as a result of the update. Seven cities including Arlington, Granite Falls, Marysville, Monroe, Snohomish, Stanwood and Sultan experienced modest UGA expansions needed to accommodate their new 2025 population growth targets as determined after a land capacity analysis. The UGA expansion areas are about equally dedicated to new residential areas to accommodate population growth and new commercial or industrial areas to accommodate and encourage employment growth, consistent with the county's desire to retain and attract new job growth.



Additional opportunities for new economic development projects are provided through the designation of additional industrial land within expansion of the Marysville and Maltby UGAs and through a potential master-planned development at the county's Catheart site, located northwest of the intersection of SR 9 and SR 96.

The 2005 GPP also provides the framework for the potential development of a new "fully contained community" (FCC). Such new communities are provided for in the GMA which envisions the development of new towns outside of existing urban growth areas that include significant business development as well as residential development. Residents can find employment and have their daily service needs met within the "fully contained community." The plan includes FCC policies that require the establishment of high standards for urban infrastructure and urban design with appropriate mitigation of impacts on adjacent lands, the environment and public infrastructure systems.

Since the 2005 Ten-Year Update, the county revisited the FCC policies and implementing development regulations in response to the Puget Sound Regional Council's Vision 2040 plan. In 2009, the county eliminated provisions for FCCs in the comprehensive plan and implementing development regulations.

The 2005 GPP provides for continued vitality of resource lands. Goals and policies ensure commercial forestry may continue. Changes have been made to the mineral lands policies and maps to enable the industry to permit and operate more efficiently. New programs and policies have been initiated in the 2025 plan to encourage the agricultural industry in Snohomish County.

Finally, the 2025 GPP recognizes the need for more innovative land uses such as mixed use centers and the need for better design and development standards in unincorporated urban areas. The transition of these areas to cities is also the subject of the Interjurisdictional Coordination section of the plan.))

### Consistency with Other Plans

The ((2005)) GPP is consistent with and continues to implement ((and is consistent with)) the GMA and several other policy directives. The GPP addresses each of the GMA goals and applies them to unincorporated Snohomish County in a balanced manner ((:)).

- ((Encouragement of development and/or redevelopment in urban areas with existing or planned public facilities and services.
- Reduction of urban sprawl.
- Adequate provision of efficient multi-modal transportation systems.
- Availability of affordable housing for citizens of all income levels.
- Promotion of economic opportunity.
- Respect for private property rights.
- Predictability and timeliness of permit review processes.
- Conservation of natural resources.
- Retention of open space and provision of recreational opportunities.
- Protection and enhancement of the environment.

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- ~~Citizen participation in the planning process.~~
- ~~Adequate provision of necessary public facilities and services.~~
- ~~Preservation of historic and archaeological resources.~~
- ~~Utilization, protection, restoration and preservation of shorelines of statewide significance.)~~

The GPP also implements and is consistent with the regional vision as expressed in the ~~((multi-county policies))~~ Multicounty Planning Policies maintained ((that were adopted)) by the Puget Sound Regional Council (PSRC). These policies call for focusing population and employment growth ((to be focused)) in mixed-use centers that are served by a multi-modal transportation system. The policies and land use designations in the GPP represent local implementation of these ideals. ((The GPP designates several locations as centers and provides policy guidance for their development, consistent with the PSRC Vision 2020 document)).

The GPP is consistent with the Countywide Planning Policies (CPPs) for Snohomish County. ~~((The CPPs were originally adopted in 1993 and have been amended several times to meet changing GMA requirements.))~~ The CPPs consist of policy statements that establish a county-wide framework from which county and city comprehensive plans are developed. Original adoption of the CPPs was in 1993 and there have been several amendments to meet changing GMA requirements, including a major revision in 2011 to increase alignment with the Multicounty Planning Policies.

~~((They))~~ Countywide Planning Policies ensure that city and county comprehensive plans are consistent with each other (RCW 36.70A.210). The ~~((initial 2025))~~ population and employment growth targets and their distribution throughout Snohomish County are one of the most significant components of the CPPs. ~~((The updated GPP, which retains the overall policy direction of the original GMA Comprehensive Plan through the diversified centers concept, remains consistent with the planning framework and the updated growth targets of the CPPs.))~~

The GPP also strives for consistency with the plans of adjacent jurisdictions. During the ~~((preparation of the 2005))~~ most recent comprehensive plan update, the county sought to coordinate plan development with the cities, Native American tribes, and other affected public agencies. The county attempted to respond to the concerns of these jurisdictions and made appropriate changes to the plan. Since many cities had not completed their own ~~((10-year))~~ updates at the time of county plan consideration and adoption, and since some city plans may not have been completely compatible with county goals and objectives, a plan reconciliation process may be appropriate. ~~The ((countywide planning policies))~~ CPPs anticipate and provide for such a reconciliation process ((following plan adoption by all GMA planning jurisdictions in the county)) in the policy CPP GF-5 and the procedures in CPP Appendix C. The process ~~((is intended to allow))~~ allows the county and any affected cities to work out significant differences in their selected growth targets and any corresponding plan differences. The reconciliation process could produce plan amendments to one or several jurisdictions' comprehensive plans during the annual cycles for such amendments.

## Continuing Plan Development



An effective comprehensive plan cannot be a static document, but must be a dynamic guide to the future - one that ~~((is continually monitored))~~ the county monitors and ~~((refined))~~ refines in response to changing circumstances and events. ~~((While the 10-year update represents a significant milestone in the development of the county plan, there))~~ There will certainly be adjustments and refinements over the coming years for reasons such as (-):

- (1) Changes in the GMA;
- (2) New decisions from the Growth Management Hearings Board and courts;
- (3) Direction from policy makers; and
- (4) Input from citizens and stakeholders.

~~((In addition to changes in the GMA itself, which have occurred several times since its adoption in 1990, there are changing interpretations through new decisions from the three state hearings boards. The numerous courts of competent jurisdiction that review complaints based on comprehensive plans or implementing development regulations also render such decisions. These legal forces, as well as external economic and political forces at the local, state and federal levels all shape the environment in which the comprehensive plan must operate.~~

~~Among the many circumstances that could produce changes to this plan, the following must certainly be included: the growth target and plan reconciliation process with selected cities; a master planning process anticipated for the county's Cathcart site; further development and refinement of the Centers program; further development and refinement of the Transfer of Development Rights (TDR) program; and emerging county initiatives in the areas of agricultural practices and economic development. An update to the critical areas ordinance, and the county's shoreline master program now in process, and an update to the county's buildable lands report that is due in 2007, are also possible sources of future comprehensive plan amendments.))~~

~~((Finally, the))~~ The ~~((annual))~~ docketing process ensures that the general public – as well as the county itself – has a regular opportunity to propose plan amendments for formal consideration. ~~((These and other considerations will help ensure that this plan remains an effective guide for the county in an ever-changing world.))~~

### **Technical Reports**

~~((2005 update of the))~~ GPP was prepared using several plans and technical reports as a reference. Some of these reports are required by GMA. These documents are listed in Appendix I at the back of this document and are available from the Department of Planning and Development Services and the Department of Public Works.



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### Demographic Trends and Projections

After first providing some background on the planning guidance that establishes the amount and geographic distribution of projected growth in Snohomish County throughout the 20-year plan horizon, the following sections discuss both past and projected changes in the characteristics of Snohomish County's population.

#### *VISION 2040 Regional Growth Strategy*

With the 2015 GMA Plan Update, Snohomish County must address implementation of the VISION 2040 regional plan. VISION 2040 was adopted by the Puget Sound Regional Council (PSRC) in 2008, and contains the Regional Growth Strategy (RGS). The RGS outlines a new strategic framework for accommodating future population and employment growth in the region which builds upon the urban growth area (UGA) emphasis provided in the GMA. It does this by shifting the geographic distribution of future growth, especially population, towards major cities, and away from unincorporated urban and rural areas, compared with past trends and past growth targets.

Specifically within Snohomish County, the distribution of population growth under the RGS changes significantly by shifting more growth towards cities with regional growth centers – metropolitan (Everett) and core cities (Lynnwood, Bothell) – and away from the unincorporated UGA than in the past<sup>1</sup>.

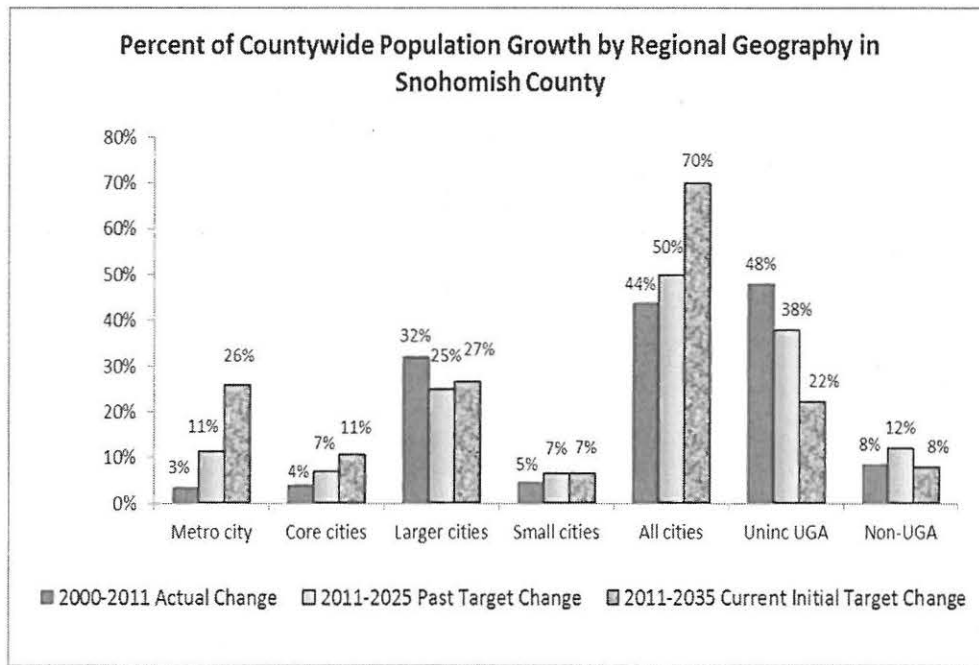


Figure 1. (Source: PSRC, VISION 2040 Regional Growth Strategy)

In June 2013, the Snohomish County Council adopted initial 2035 population targets that are consistent with the RGS into the Countywide Planning Policies. Figure 1 depicts the shifts

<sup>1</sup> The geographic distribution of future employment growth in Snohomish County is not altered as significantly as the population distribution is under the RGS.

called for under the RGS, as represented by the initial targets, for the VISION 2040 regional geographies<sup>2</sup> (a categorization by PSRC of different jurisdictions, based on similar size and function).

The metropolitan city (Everett) is allocated 26% of the county’s population growth to 2035, up considerably from the 3% countywide share it accommodated between 2000 and 2011, and the 11% assigned under past targets to 2025. A similar but less pronounced pattern is shown for the core cities (Bothell and Lynnwood). Conversely, with only 22% of the county’s population growth to 2035 assigned to the unincorporated UGA, this is less than half the countywide growth share (48%) these areas accommodated between 2000 and 2011. The unincorporated UGA was also assigned a smaller share of countywide population growth than had been previously assigned (38%) under past targets to 2025.

Even though these shifts in the future growth distributions will be challenging to implement, there are several demographic trends currently underway or projected to occur by 2035 which appear to help facilitate the Regional Growth Strategy’s planned shift in the distribution of future residential growth. These trends, along with a description of other general demographic trends, are described below.

**Overall projected population growth in Snohomish County slows**

Snohomish County’s population is projected to continuing growing, but by lesser amounts and at a slower rate than in the past (Figure 2).

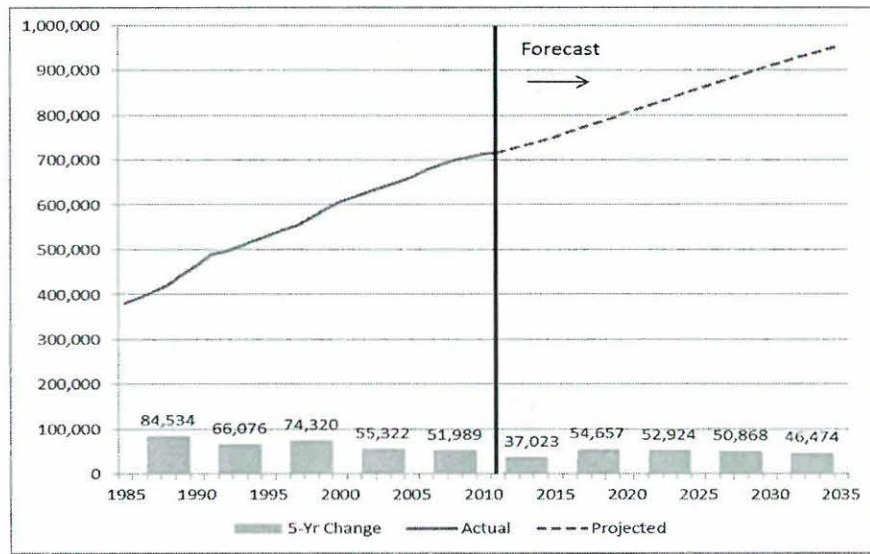


Figure 2. Snohomish County Total Population (Source: OFM)

The 2015 plan update is based on accommodating 955,257 total residents, which is very close to the medium state Office of Financial Management (OFM) population projection to 2035 of

<sup>2</sup> Metropolitan City – Everett  
 Core Cities – Bothell, Lynnwood  
 Larger Cities – Arlington, Edmonds, Lake Stevens, Marysville, Mill Creek, Monroe, Mountlake Terrace, Mukilteo  
 Small Cities – Brier, Darrington, Gold Bar, Granite Falls, Index, Snohomish, Stanwood, Sultan, Woodway  
 Unincorporated UGA – Snohomish County (unincorporated urban areas)  
 Non-UGA – Snohomish County (rural/resource/tribal areas).

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955,281 total residents. OFM's medium projection represents a 241,946 population gain between 2010 and 2035 (+33.9%, or 1.2% per year on average), compared with the 332,241 gain (+87.2%, or 2.5% per year on average) experienced during the previous 25 years. This translates into a lower projected average decadal population increase of 96,778 in the county through 2035, compared with the average of 132,896 population gain experienced per decade during 1985-2010.

### Projected reductions in both natural increase and net migration drive slower growth assumptions

Snohomish County's slower projected population growth is driven by a combination of reductions in both natural increase and net migration (Figure 3).

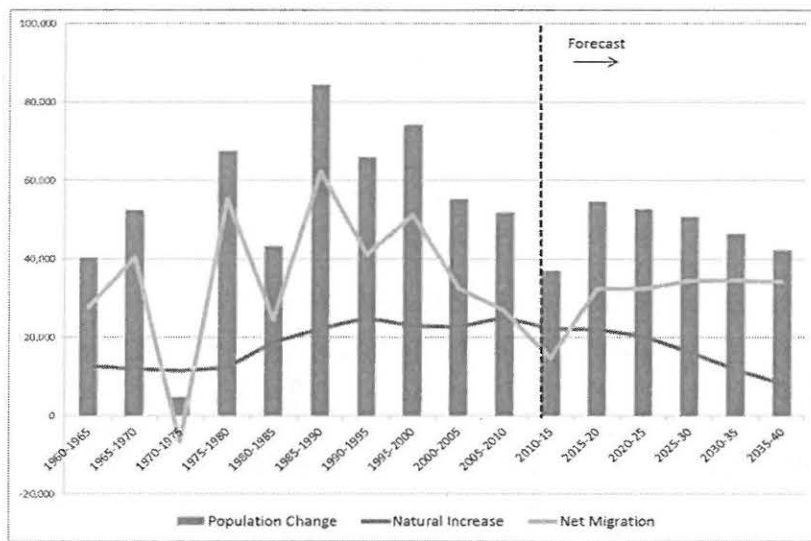


Figure 3. Snohomish County - Total Population Change Components (Source: OFM)

After the sharp downturn in net migration to Snohomish County experienced during and following the Great Recession of 2007-2009, net migration during the period 2015-2035 is projected to rebound to an average of 6,706 net migrants per year. However, this increased level of net migration is not expected to reach the level of net migration experienced during 1985-2010, when Snohomish County averaged 8,570 net migrants per year.

Similarly, natural increase (births minus deaths) is projected to drop to an average of 3,540 per year during the period 2015-2035, compared with the earlier period 1985-2010 when it averaged 4,720 per year. While projected births continue to climb at roughly the same rate exhibited since 1990, deaths are expected to rise rapidly over the next 20 years. This combination will cause natural increase to drop continuously during the forecast period, most notably after 2025 when the number of deaths of county residents increases rapidly as the baby boomers age (Figure 4).<sup>3</sup>

<sup>3</sup> References to different generation names in the U.S. in this section use the following categorizations of birth years: **World War II Generation:** 1945 and before; **Baby Boom Generation:** 1946-1964; **Generation X/Baby Bust:** 1965-1981; **Millennials/Echo Boom/Generation Y:** 1982-1999; and **Generation Z:** 2000-present.



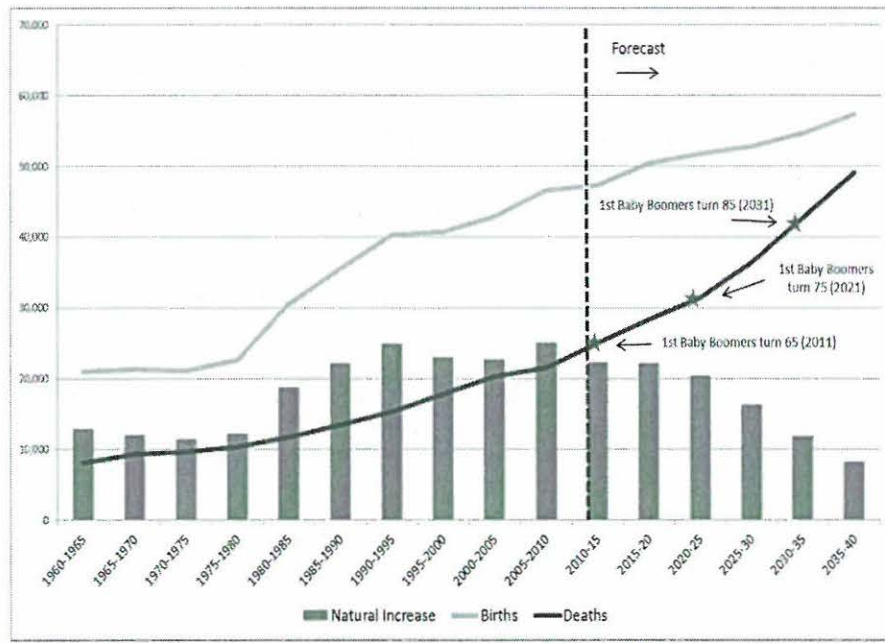


Figure 4. Snohomish County - Natural Increase (Source: OFM)

**Snohomish County population pyramids: 1985, 2010 & 2035**

The aging of Snohomish County’s population can be readily visualized in the series of population pyramid graphs below (Figures 5, 6 & 7) which depict the age and sex distributions of the county’s total population for the years 1985, 2010 and 2035, respectively. Each pyramid builds on the previous one, allowing a visual depiction of population change by age group that has occurred (or is projected to occur) in Snohomish County at three points in time across 50 years.

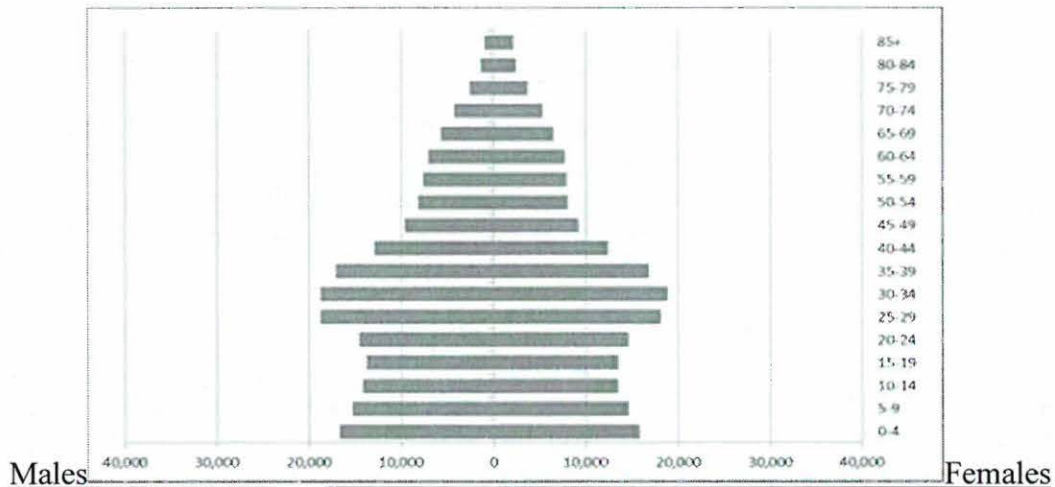


Figure 5. 1985 Snohomish County Population Pyramid (Source: OFM)

In 1985, there is a clearly pronounced baby boomer population bulge (at roughly ages 21-39). The Boomer “Echo” also begins to appear in the 0-4 age group, as the baby boomers start to have children (who eventually become part of the millennial generation).

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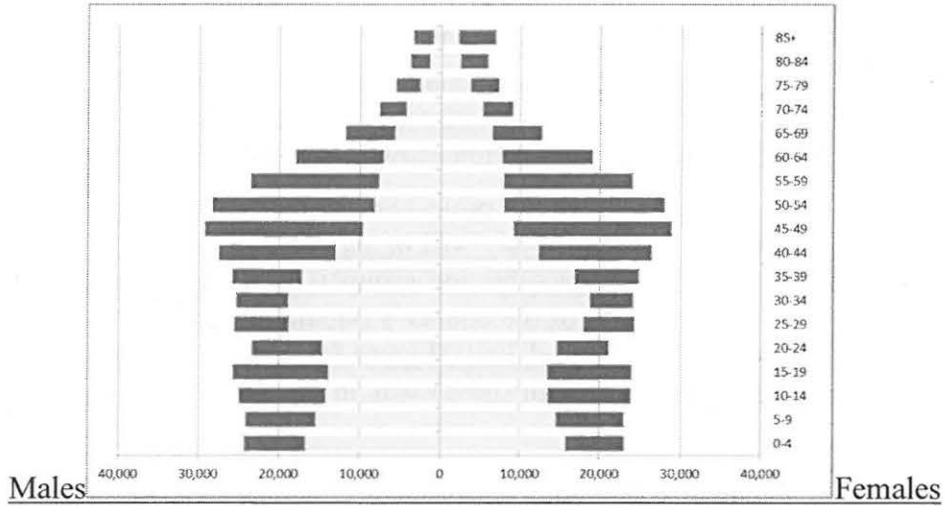


Figure 6. 2010 Snohomish County Population Pyramid (Source: OFM)

By 2010 (with 1985 still shown in light green for comparison), the baby boomer population bulge has grown significantly and moved into the 46-64 age groups. These pre-retirement age groups account for the largest amount of population change by age group since 1985, driven by a combination of the baby boom generation reaching middle age, and the sizable in-migration to the county of baby boomers that responded to the substantial job growth the county experienced during this period. Population change in the <30 age groups is also relatively large as the millennial and younger population grew through a combination of increased births and in-migration.

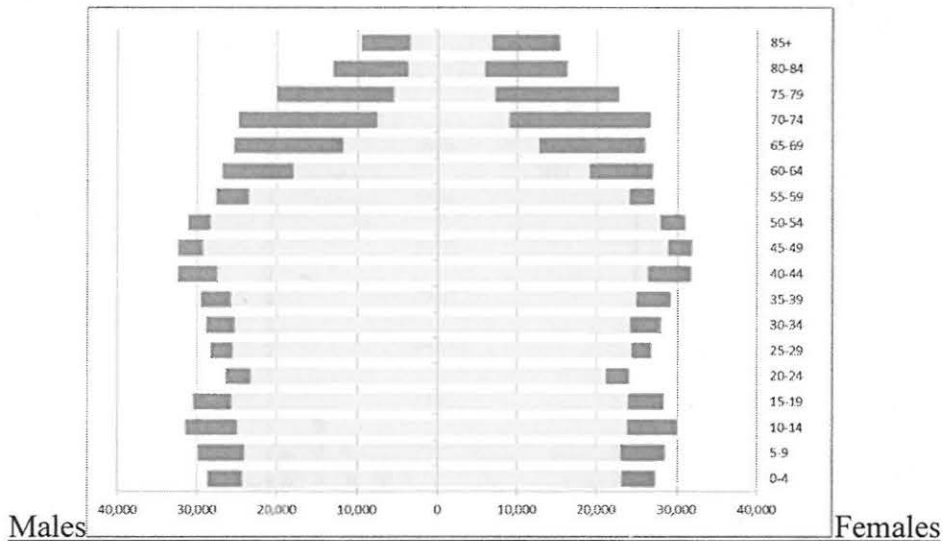


Figure 7. 2035 Snohomish County Population Pyramid (Source: OFM)

By 2035 (with 1985 still shown in light green and 2010 still shown in light purple for comparison), the age groups which show the biggest gains are projected to be in the 65 and older age groups, as the entire baby boom generation moves into their senior years (roughly 71-89). Population gains in the <60 age groups are also projected to occur, but due to reduced levels of natural



increase and net-migration, their impact on the county’s age distribution is expected to be less pronounced than the unprecedented impact created by the aging baby boomers.

**Oldest age groups are projected to grow the fastest**

The OFM projections clearly show that the age characteristics of the population that Snohomish County is planning for by 2035 will be significantly different from those of previous GMA planning efforts when most of the county’s population growth was in their prime working years.

Figure 9 shows that the age groups which are projected to experience the greatest population increases by the year 2035 in Snohomish County will be 65 years of age and above. In fact, most (52%) of the county’s population increase by age group is projected to be in these older age groups. This compares with only 12% of the county’s population gains by age group occurring in these older age groups between 1985 and 2010 (Figure 8) – a time period during which a large majority of the county’s population growth (66%) was in the prime working age groups (ages 20-65).

For the 2010 – 2035 planning period, Snohomish County is still projected to experience modest gains in population within the prime working age groups, as a result of both the aging of the millennial population and continued in-migration to the county due to projected job growth conditions. However, at 30% of the total county population gains by age group between 2010 and 2035, this is less than half the share experienced by the 20-65 year old age groups during the previous 25 years.

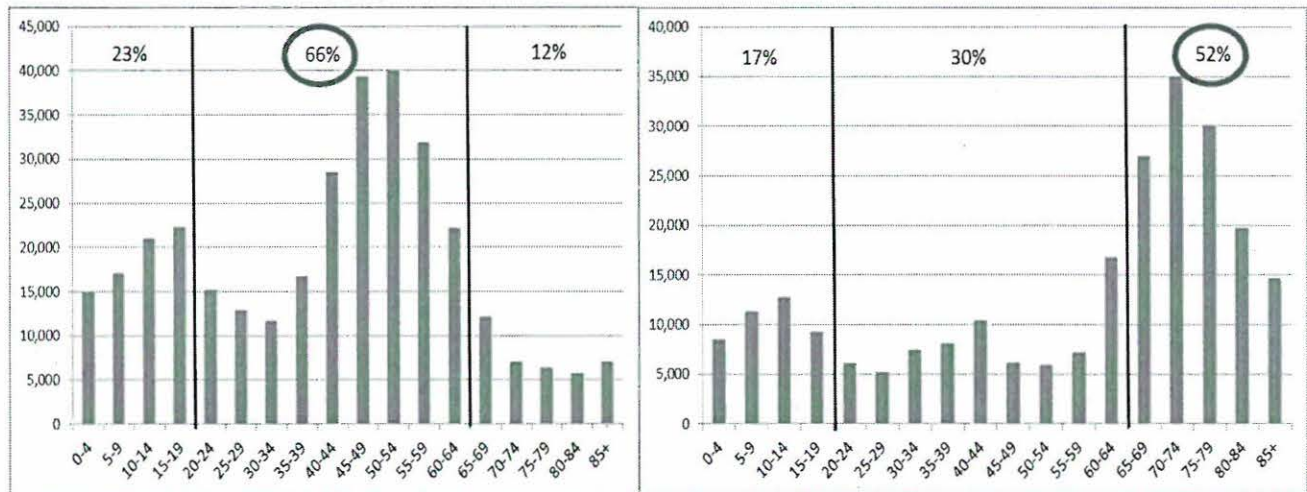
*Past and Projected County Population Change by Age Group: (Source: OFM)*

**Figure 8. 1985 – 2010:**

Prime Working Age Groups Accounted for a Majority of the County’s Population Change by Age Group

**Figure 9. 2010 – 2035:**

65 and Older Age Groups Will Account for a Majority of the County’s Population Change by Age Group



The emergence of greatly increased shares of population change by age group in the 65+ age category is shown over time below in Figure 10, beginning between 2010 and 2020. In that decade, the share of total county population change in the 65 and older age groups is projected to be 46%



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– up from just 17% experienced during the previous decade (2000-2010). The share of total county population change that is in the 65 and older age groups after the 2010-2020 decade is projected to rise even further and peak at 60% between 2020 and 2030. Figure 11 shows this same information, expressed in terms of average annual population gains by age group over time.

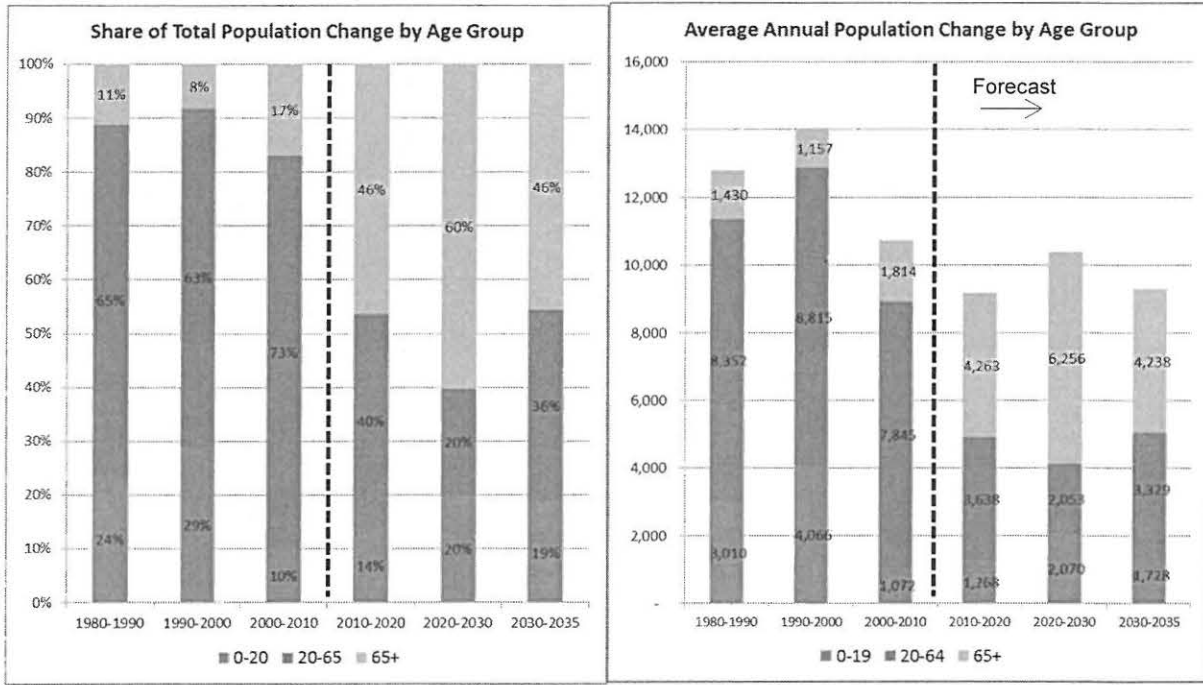


Figure 10. (Source: OFM)

Figure 11. (Source: OFM)

Looking at the age characteristics over time from the total population perspective, Figures 12 & 13 show that the population age 65 and older is expected to nearly triple by 2035 – from 73,544 in 2010, to 199,920 in 2035 – causing this age group’s share of total county population to rise from 10% to 21% during this time period.

Snohomish County Total Population Projection by Age Group:

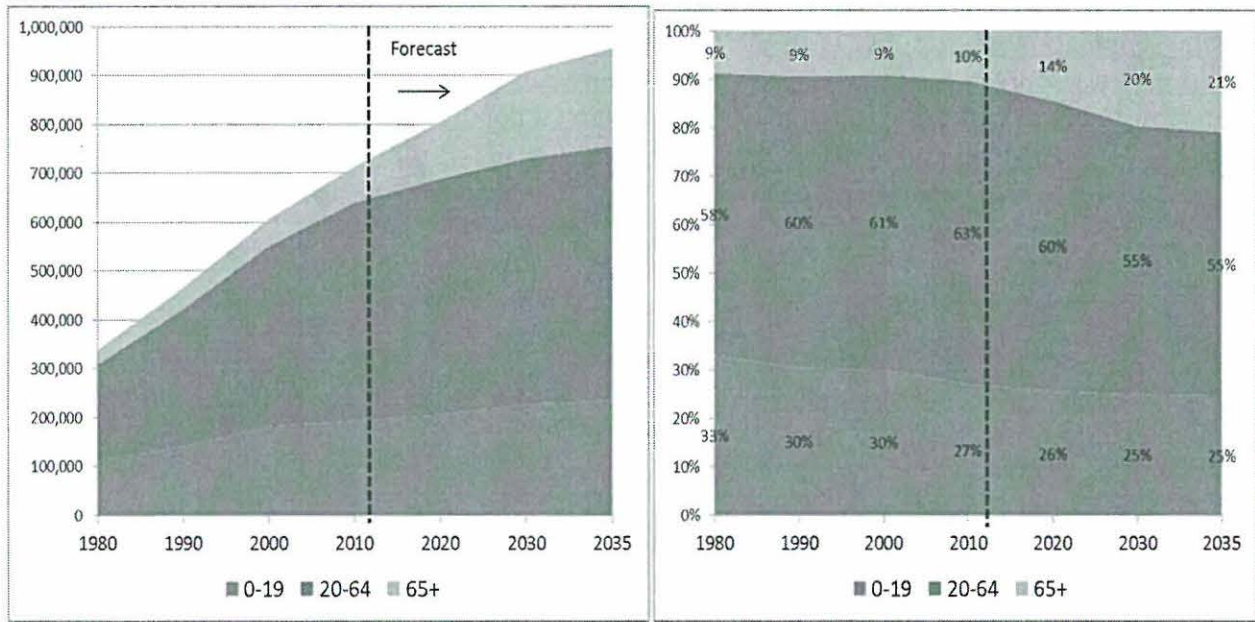


Figure 12. (Source: OFM)

Figure 13. (Source: OFM)

*OFM Medium Population Projection to 2035 by Age Group, Snohomish County:*

	1980	1990	2000	2010	2020	2030	2035	1980	1990	2000	2010	2020	2030	2035
0-19	111,227	141,329	181,987	192,708	205,385	226,088	234,726	33%	30%	30%	27%	26%	25%	25%
20-64	196,961	280,482	368,633	447,083	483,458	503,991	520,635	58%	60%	61%	63%	60%	55%	55%
65+	29,532	43,831	55,404	73,544	116,172	178,728	199,920	9%	9%	9%	10%	14%	20%	21%
Total	337,720	465,642	606,024	713,335	805,015	908,807	955,281	100%	100%	100%	100%	100%	100%	100%

*Percent Distribution of OFM Medium Projected Population by Age Group to 2035, Snohomish County:*

With such changes in the age structure of Snohomish County’s population anticipated over the next 20 years, what are some of the effects on future land use, housing and transportation needs that may be precipitated by these changes? With significant increases in the number of seniors projected by 2035, current demographic observations indicate that older residents will likely create (compared with past trends) more demand for:

- housing in urban/central city locations,
- rental tenure and multi-family housing arrangements, and
- public transit services.

**Residential locations of older age groups are more concentrated in cities**

Figure 14 shows the percentage of age groups for Snohomish County residents in 2010 living in cities, unincorporated UGAs, and the unincorporated rural/resource (non-UGA) areas. It clearly shows that the residential locations of the oldest age groups are most concentrated in cities, with cities being the locations for 62% of the population in their 70’s, climbing further to 70% for the population 80 and older – the highest share of any age group found to reside in cities. In contrast, the percentage of county population residing in unincorporated areas (both in urban and non-urban areas) declines progressively among the oldest age groups.

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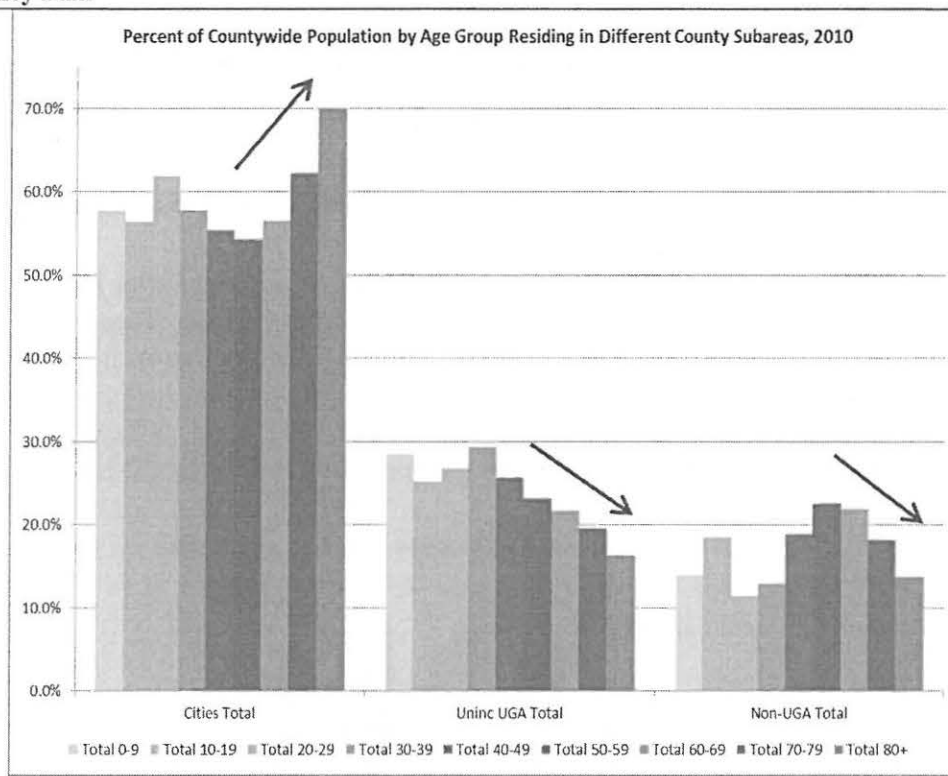


Figure 14. (Source: 2010 U.S. Census)

Based on this observed pattern, as baby boomers age, it is likely that greater concentrations of older residents will be located in cities within Snohomish County, and less in both unincorporated urban and rural areas. Access to medical facilities and services, through the use of public transportation options, will likely become an increasingly important determinant in the choice of cities as residential locations for a growing senior population.

Alone, this observed pattern of greater residential concentrations in cities for the oldest residents of the county is not enough to match the future population growth shares by regional geography anticipated by the RGS, especially with regard to specific metropolitan and core cities, but the pattern will still likely help to bolster the regional plan's attempts at greater centralization of future population within Snohomish County cities.<sup>4</sup>

Of note, the percentage of millennials living in cities in 2010, as indicated by the 20-29 age group, spikes at 62% (matching the same percentage of people in their 70's that live in cities), but then subsides for people in the 30 to 69 age groups. Recent opinion survey research suggests that there are stronger residential preferences for close-in, transit-connected, mixed-use urban communities among millennials than among older generations when in their 20's<sup>5</sup>. It remains to

<sup>4</sup> Assuming that the 2035 population by age group projected for Snohomish County aligns itself geographically as it did in 2010 (as shown in Figure 14), the resulting distribution of 2011-2035 population growth for cities overall would be 60%, up from the 44% total city share observed between 2000 and 2011, but short of the 70% share of 2011-2035 countywide population growth called for by the RGS.

<sup>5</sup> For examples, see: "Why urban demographers are right about the trend toward downtowns and walkable suburbs," *Switchboard, Natural Resources Defense Council Staff Blog*, February 25, 2014; "The Next Big Question Facing



be seen whether these current millennial preferences are maintained over time, especially if job prospects and economic conditions begin to improve for this generation. If they do hold up, then combined with the aging baby boom population, this cohort could further strengthen a market-based impetus towards greater centralization of future population within Snohomish County cities, consistent with the RGS direction.

**With older age groups, housing tenure and type shifts more towards rentals and multi-family housing**

The homeownership rate in Snohomish County peaks at 80 percent just after retirement age (65-74), and then gradually declines for each successively older age group (Figure 15). This same general pattern can be observed in 2000 and 2012, although the decline in homeownership rate after retirement age was less pronounced in 2012. The 2012 results however revealed lower homeownership rates for the younger age groups compared with 2000, indicating that the housing crash and Great Recession beginning in 2007 hit younger households the hardest.

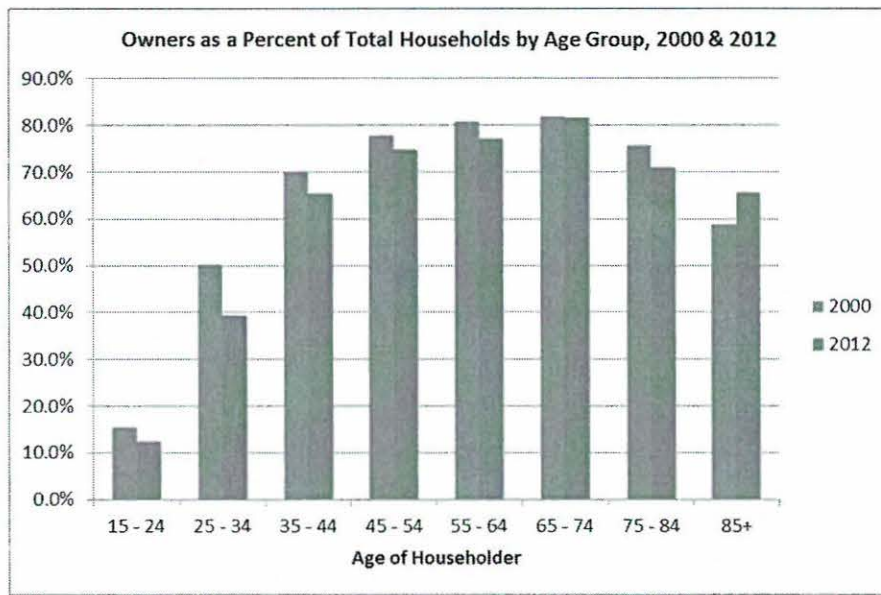


Figure 15. Homeownership rates by age group, Snohomish County, 2000, 2012 (2012 ACS)

Figure 16 shows renter households in Snohomish County as a percent of total households by age group – the mirror image of the 2012 homeownership rate graph. The highest percentages of renter households are in the youngest age groups, dropping to below 20 percent just after retirement age (65 to 74 years of age), then rising gradually to nearly 35 percent for householders 85 and above.

Cities: Will Millennials Stay?,” *The Atlantic CityLab*, September 11, 2012; “Millennials & Mobility: Understanding the Millennial Mindset,” *American Public Transportation Association*, October 2013.

# EXHIBIT B

## General Policy Plan

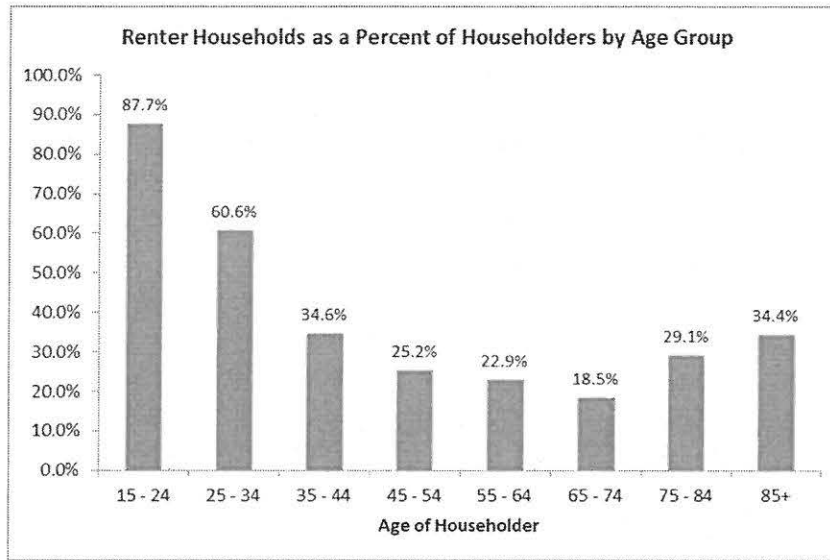


Figure 16. Renter households as a percent of total households by age group, Snohomish County, 2012 (Source: ACS)

Residence in multi-family buildings by age groups in Snohomish County generally resembles the same relationship described above between rental tenure and age. Figure 17 shows the breakdown of county households by units in structure by age group, with the highest percentage of multi-family occupancy, 34 percent, in the youngest age group (15-34), dropping to 14 percent in prime working age group (35 – 64), but rising to 20 percent in the oldest group (65 and older).

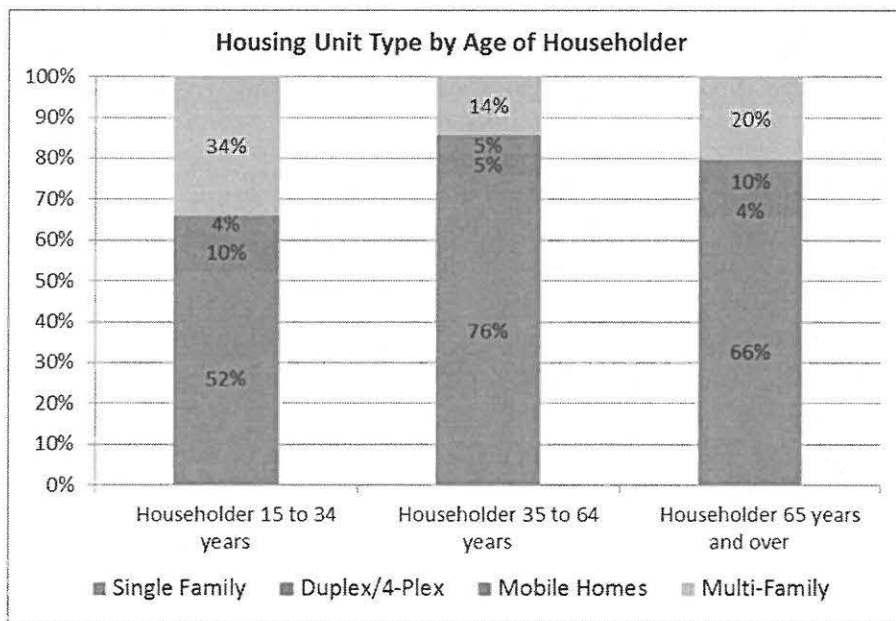


Figure 17. Households by structure type by householder age group, as a percent of total households, Snohomish County, 2012 (Source: ACS)



**Over the next twenty years, increasing numbers of residents 65 years of age and older will be selling their homes and seeking alternative living arrangements**

With significant increases in the senior population in Snohomish County as the baby boomers age over the next twenty years, it is expected that the number of housing units they release into the housing market will rise. This will occur as seniors move in with relatives, move to more senior-accessible owner-occupied or rental residences or group home facilities either within or outside the county, or pass away. With age, the increased physical and financial difficulties associated with upkeep and maintenance of typical large-lot single family housing will drive the demand for alternative living arrangements.

The already observed trends in increased rental tenure and multi-family housing arrangements with age, combined with the size of the projected increase in the number of older county residents, suggests a large, upcoming shift in housing needs. These needs will likely generate increased construction of senior housing over the next two decades, including assisted, independent, and congregate living residences. To meet the unique housing needs of an aging population, this new supply will need to be provided in central urban locations, ideally in walkable locations with good access to public transit, stores and medical facilities.

**With continued projected growth in the county's prime working age population, it is anticipated that there will be a market in Snohomish County for the housing that seniors will be selling**

The size of the millennial generation in Snohomish County is projected to be augmented by net in-migration over the next two decades in response to projected long-term job growth conditions. As a result, much of the demand for the housing released by the baby boomers will likely come from the projected growth in millennials as they transition to their prime working years and middle age over the next twenty years<sup>6</sup>. This housing market outcome, however, assumes improvement in the millennials' labor force participation rates and income, and a return to more traditional rates of new household formation for this age group. Also, reestablishment of first-time homebuyer potential for this age group also assumes an adequate resolution of their record student debt loads.

**Snohomish County's household types continue to change**

The past notion of Snohomish County as a community that primarily houses married-couple families with children has changed remarkably over time (Figure 18). In 1970, these households accounted for 46% of households countywide – the largest share of any household type at that time. By 2012, married-couple families with children had shrunk to representing only 22% of households countywide – now the third largest share of household types, behind married-couple families without children (30%) and single person households (25%). With the aging of Snohomish County's population, it is expected that the share of single person households will rise further, generating increased demand for smaller housing units.

<sup>6</sup> See Myers, D. & Ryu, S.H., "Aging Baby Boomers and the Generational Housing Bubble: Foresight and Mitigation of an Epic Transition," *Journal of the American Planning Association*, Vol. 74, No. 1, Winter 2008. This research article suggests that Washington State, based on population projections, will likely experience a greater balance between the supply of existing homes released by baby boomers and the demand for housing created by younger households over time, compared with many other parts of the nation.



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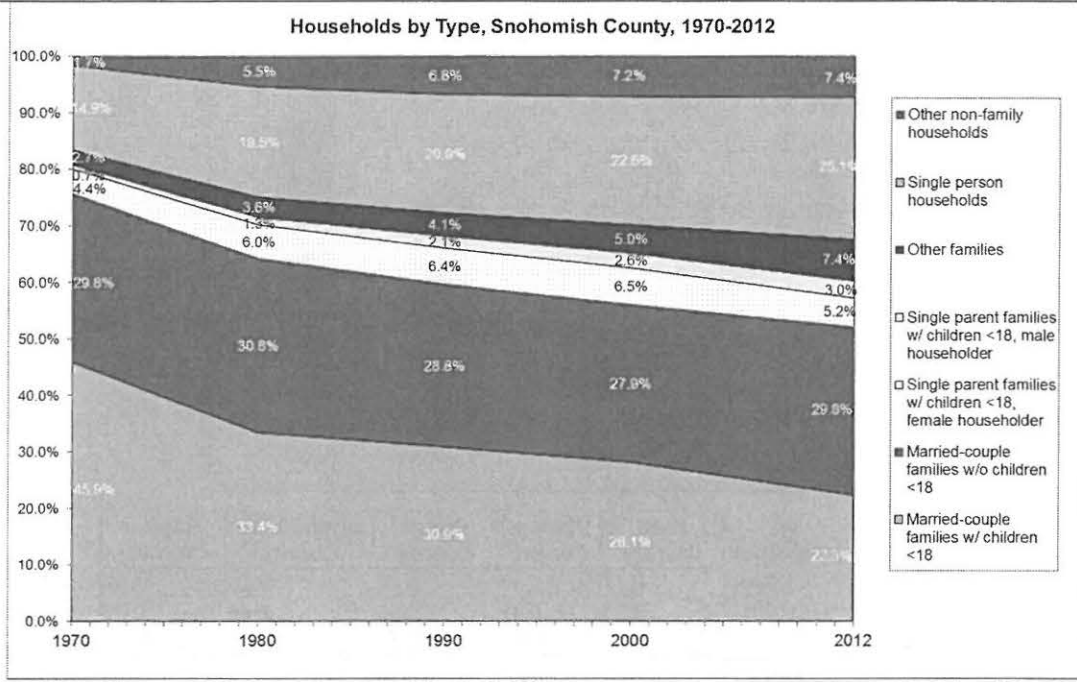


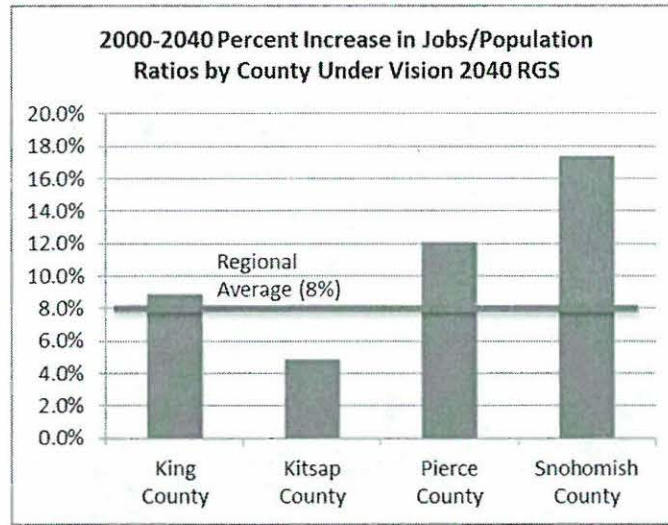
Figure 18. Snohomish County Households by Type, 1970 – 2012 (Source: U.S. Census and 2012 ACS)

### Trends in travel behavior

At the same time significant age-related demographic changes are occurring in Snohomish County, there are also significant changes underway in automobile usage, in which reduced driving trends are associated with trends towards a greater concentration of residential development in urban areas. After first providing some of the regional policy context for reducing travel demand, the following sections describe recent automobile usage trends, and assess their potential impact on the location of future housing demand in Snohomish County.

The Regional Growth Strategy of VISION 2040 promotes a growth pattern that improves the jobs-housing balance over time in the region. The concept strives towards relative proximity of jobs and housing supply within a geographic area, thereby improving accessibility to jobs and reducing commute distances for the local workforce.

For Snohomish County, this regional policy translated into a greater amount of future employment growth, in order to improve the county's jobs-housing ratio over time. Specifically, under the RGS, Snohomish County's share of the region's total employment rises from 12.5% in 2000 to 15.5% in 2040. To accomplish this, 1 in 5 new jobs created in the region from 2000 to 2040 would need to be in Snohomish County. Should this goal be achieved, Snohomish County would experience the largest boost in its jobs-population ratio among counties in the central Puget Sound region (Figure 19), consequently helping to reduce commute distances for the county's workforce.



Jobs/Population	King County	Kitsap County	Pierce County	Snohomish County	Region TOTAL
2000	0.74	0.39	0.40	0.39	0.58
2040	0.80	0.41	0.45	0.46	0.62
2000-2040 Pct Change	8.9%	4.9%	12.1%	17.4%	8.0%

Figure 19. (Source: Puget Sound Regional Council, VISION 2040 Regional Growth Strategy)

One possible outcome of progress towards this goal would be reduced cross-county commuter flows among Snohomish County workers over time. In percentage terms, some slight progress has been observed on this measurement since 2000. In 2000, 37% (111,534) of the county’s workforce travelled to work locations outside the county. By 2012, the share dropped slightly to 36% (129,173). This volume, however, still represents the largest cross-county commuter flow in Washington State.

***Americans are driving less***

The most recent national estimates show that per capita vehicle miles traveled (VMT) has declined for the ninth consecutive year. After peaking in 2004, per capita VMT has dropped each year, translating into a total decline of 6.9% from 2004 through 2013 (Figure 20). This downward trend does not appear to correlate with the nation’s recent economic recovery and gas price trends.

# EXHIBIT B

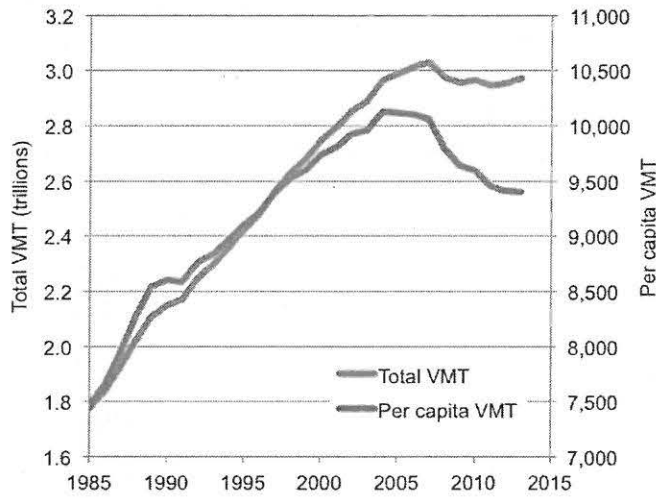


Figure 20. Annual VMT per capita trend for the United States, shown in red. (Source: FHWA)

Note also that Figure 20 indicates that total VMT in 2013 is roughly the same as it was in 2004 when the 9-year period of per capita VMT decline began.

**Older age groups drive less, and are most likely to represent households without vehicles.**

A key demographic factor underlying this trend is the aging of the U.S. population. Older persons drive less, and with the aging of the large baby boom generation, it is expected that the reduction in per capita VMT will continue. Figure 21 shows the substantial drop-off in per capita VMT in the older age groups, compared with the younger, prime working age groups.

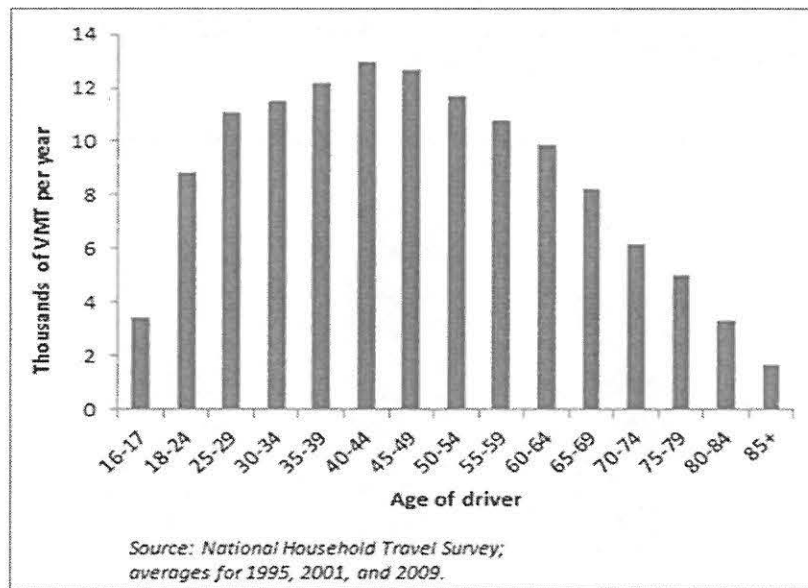


Figure 21. Per capita VMT by Age of Driver

Within Snohomish County, Figure 22 shows the increase in percentage of households without vehicles available for householders age 65 and over, compared with younger households. As a



larger share of Snohomish County’s population reaches age 65 and above over the next twenty years, there will be less reliance on automobile use, and greater reliance on public transportation options for these older age groups.

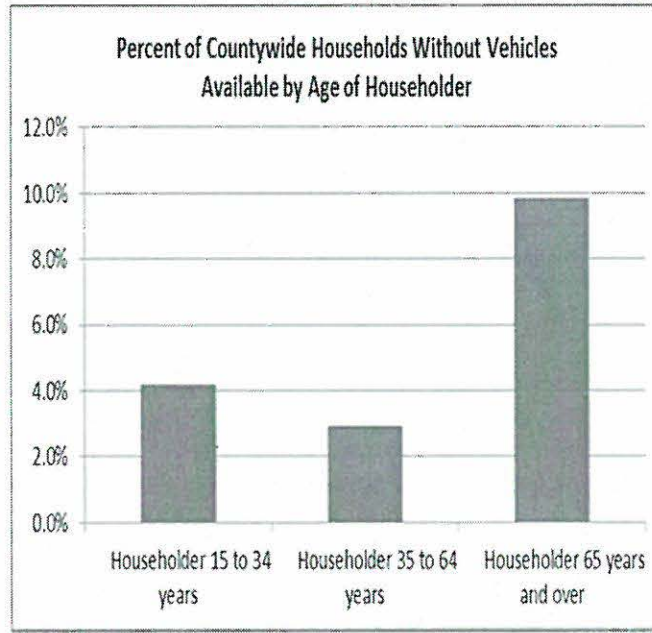
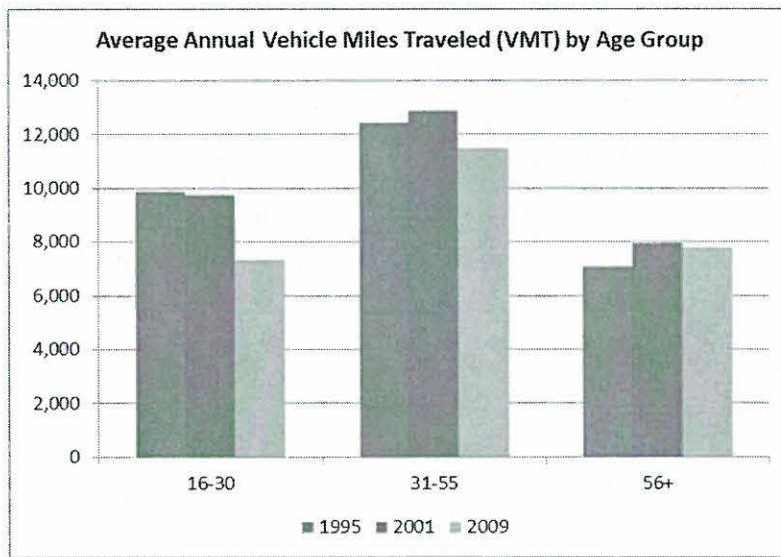


Figure 22. Percent of Households without Vehicles by Age of Householder, Snohomish County, 2012 (Source: ACS)

In Figure 21, also note that the youngest age groups show lower per capita VMT than those in their middle age years. The millennial generation may continue to show less reliance on automobile use compared with previous generations if current trends continue. Specifically, millennials have exhibited the largest per capita VMT drops by age group over the past decade, declining nationally by 25% from 1995 to 2009 (Figure 23).



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Survey Year	Average Annual VMT			Percent Change		
	(per person by age group)					
	16-30	31-55	56+	16-30	31-55	56+
1995	9,872	12,446	7,081	-	-	-
2001	9,748	12,892	7,951	-1.25	3.58	12.28
2009	7,319	11,493	7,781	-24.9	-10.8	-2.06

Source: National Household Travel Surveys 1995, 2001, 2009, FHWA

*Figure 23. Average annual vehicle miles (VMT) traveled by age group, United States (Source: FHWA)*

Combined with the aging of the baby boomers and the associated reductions in driving, reduced driving and car usage by the millennials, if sustained during improved economic conditions, could further augment demand for local public transportation options in the future. From a land use perspective, these public transportation options are best delivered within areas that have a more compact form of urban development.

### **What does all this mean for Snohomish County's 2015 Plan Update?**

Considering the combination of trends described above – the rapid growth of a new senior-driven housing market for senior accessible housing in close-in locations, the likely availability of a single family housing stock released by seniors to the millennial work force, the dramatic shift away from traditionally suburban household types (e.g., two parent families with children) that once dominated housing demand in this county, and the trend towards less driving – it would appear that there will likely be less demand than has been the case in the past for new, decentralized single family detached housing developments in Snohomish County. These same trends suggest greater demand for housing in urban/central city locations, accessible to medical facilities and commercial/community activities, and with good transit service connections during the next two decades.

Evidence of a more centralized pattern of residential development in Snohomish County has in fact already been noted for some years now under GMA. Rural areas as locations for new housing construction has generally trended downwards since 1990, and has dropped significantly since 2007, as can be seen in Figure 24. Even as unincorporated housing permit activity has rebounded since 2011 (driven solely by a sharp increase in urban multi-family permits), rural housing permits have stayed at reduced levels. Recorded lots in unincorporated rural areas, similarly dropped dramatically after 2007, and have remained low, even as recorded lots in unincorporated urban areas increased after 2011. As a sign of renewed interest in residential construction, recorded lot activity indicates that the development interest appears to be on the urban side of the UGA boundary (Figure 25).



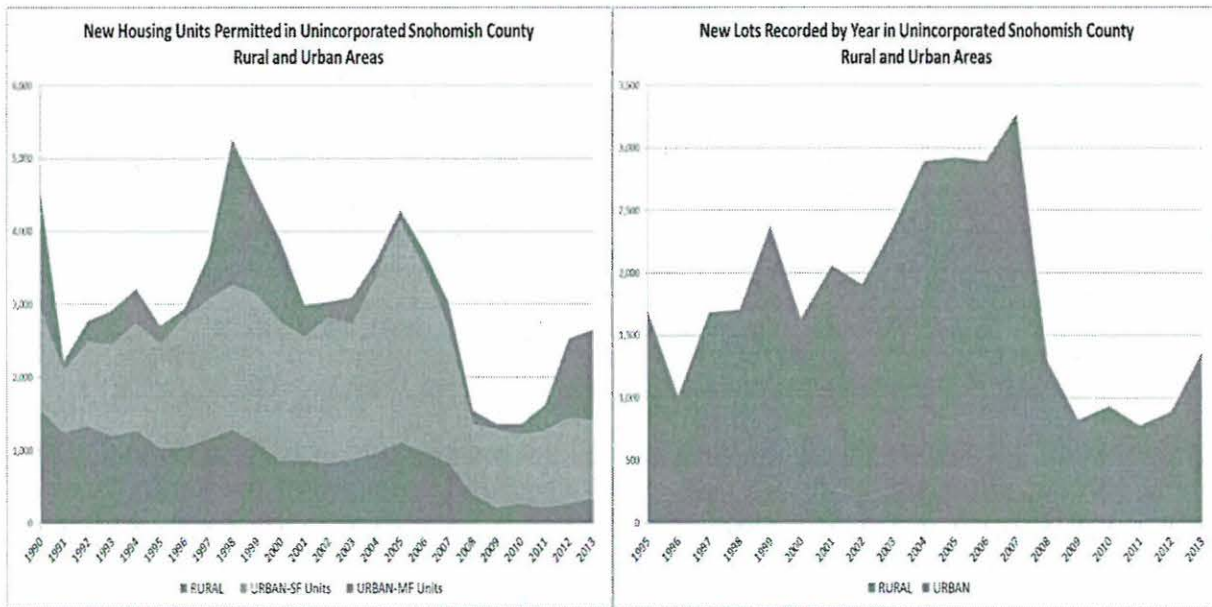


Figure 24. (Source: Snohomish County PDS)

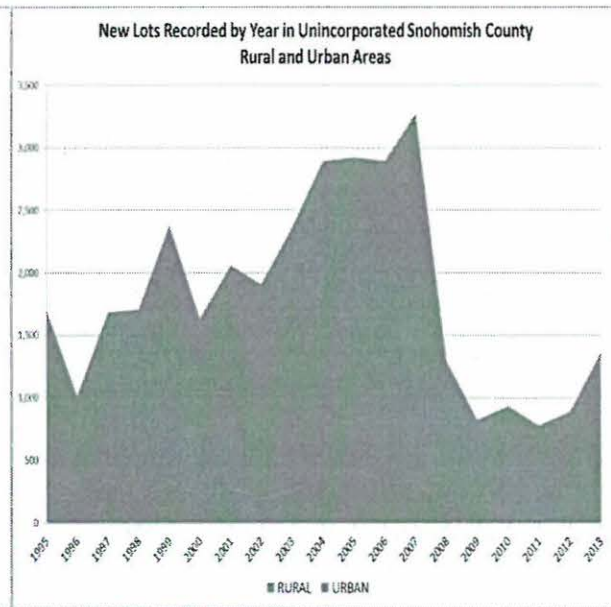


Figure 25. (Source: Snohomish County PDS)

### Caveats

Finally, as with all projections, there may be many conditions that unfold over the next 20 years that are unpredicted and unpredictable. Many of the land use, housing and transportation system responses to the demographic changes that Snohomish County will be experiencing during the next 20 years lack historical precedent. As a result, review of the assumptions used for this analysis for accuracy and potential refinement should occur periodically over time. The next opportunity for a major update of these demographic assumptions is in 2017, when the state Office of Financial Management is required to produce the next set of GMA population projections.

### Sources of potential forecast error:

- More out-migration of retirees than projected. The housing decisions that the baby boomers will make following retirement are not entirely understood at this point. Out-migration of retirees to areas of the U.S. with warmer climates has tapered off in recent years, but should this trend reverse and greater out-migration of older residents from Snohomish County occur, this would alter the projected population by age assumptions underlying the current GMA plan update.
- More job growth and more in-migration of working age population (including women of childbearing age, 15-44) than projected. Currently, the most recent OFM projections indicate a lower level of in-migration to Snohomish County than has occurred in the past (see Figure 3). Should Snohomish County experience greater job growth conditions, resulting in more in-migration of millennials into Snohomish County, the demand for new housing may exceed that provided by the potential supply of housing released into the market by baby boomers as they retire over the next two decades. In response, this would potentially create a market for new housing in locations with greater land supply, possibly in more traditional, decentralized locations of Snohomish County.



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- Resumption of increased commuting into King County by Snohomish County's workforce due to lack of progress towards the improved jobs-housing balance called for in the RGS. Should the shift of future employment growth to Snohomish County under the RGS not occur (Figure 19), and strong employment growth conditions be maintained in King County without corresponding residential increases, a return to the role of Snohomish County as the location for a significant portion of the housing for King County workers could result. This would fuel greater local housing demand, with the same potential effects as those under the second bullet above (which described the caveat of more Snohomish County job growth than projected).

EXHIBIT C

Amended Ordinance 14-129

# EXHIBIT C

## Population and Employment

### Growth Targets

The GMA requires that the county designate UGAs based upon the 20-year population projection made for the county by the Washington State Office of Financial Management (OFM). Specifically, Urban Growth Areas (UGAs) are required to include areas and densities sufficient to accommodate the urban growth that is projected to occur in the county for the succeeding 20-year period. ~~((OFM released the original growth management population forecasts for counties in January 1992. They showed a total population of 714,244 by the year 2012 for Snohomish County, representing a nearly 220,000 (44.5%) population increase over the 1992 total county population estimate of 494,300. This forecast was the basis for the growth assumptions underlying the first round of city and county GMA comprehensive plans adopted in the mid-1990s.))~~

At least every ~~((ten))~~ eight years, the GMA requires ~~((counties))~~ Snohomish County to work with the cities to review and update the UGAs so that they are capable of accommodating the urban growth projected to occur in the county for the succeeding 20-year period. The most recent OFM ~~((forecasts))~~ population projections, released in ~~((January 2002 and extending to the year 2025))~~ May 2012, are currently being used by the county and the cities to satisfy the ~~((10-year))~~ 8-year plan update requirement. ~~((Unlike the 1992 OFM forecasts which included a single population forecast only, the 2002 forecasts included a low, medium, and high population projection for each county.))~~ For Snohomish County, the May 2012 OFM ~~((2025))~~ population ~~((forecast ranged))~~ projections for the year 2035 range from a low of ~~((795,725))~~

802,384 to a high of ~~((1,062,903))~~ 1,161,003, up from ~~((628,000))~~ 722,900 in ~~((2002))~~ 2012. The medium ~~((2025))~~ 2035 population ~~((forecast was))~~ projection is ~~((929,314))~~ 955,281 (defined as the “most likely” OFM ~~((forecast))~~ projection as specified in GMA).

Under GMA, OFM is required to provide 20-year population ~~((forecasts))~~ projections at the county level only. Subcounty allocations of the OFM ~~((forecast))~~ projection, essential for detailed comprehensive planning analyses (i.e., UGA determination, land use, housing, capital facilities requirements, and transportation), are developed collaboratively between the cities and the counties. In Snohomish County, the countywide planning policies (CPPs) define a process for allocating the OFM ~~((forecast))~~ projection to UGAs, cities, and rural areas through a cooperative and iterative planning process known as Snohomish County Tomorrow (SCT).

Snohomish County Tomorrow is an association of the 20 cities and towns in Snohomish County, Snohomish County government, and Tribal governments. It serves as a forum to develop and recommend growth management policies to the county council. SCT fulfills the Growth Management Act requirement that each county, planning under GMA, work in cooperation and collaboration with its cities, towns and federally recognized Indian tribes. SCT is the countywide group that develops and recommends amendments to the countywide planning policies.

The SCT growth allocation process eventually results in a set of population, housing, and employment “growth targets,” adopted into Appendix B of the countywide planning poli-



cies by the county council. The growth targets indicate the amount of growth each jurisdiction agrees to be able to accommodate over the 20-year planning period, as described in local comprehensive plans.

The countywide planning policies establish two types of growth targets. *Initial growth targets* are to be used for at least one of the plan alternatives evaluated by jurisdictions for their local plan updates. *Reconciled growth targets* are developed by SCT following the local plan updates. They are intended to resolve any discrepancies between county and city growth target choices shown in the updated local plans. The county council adopts the reconciled targets into the countywide planning policies subsequent to SCT's recommendation.

~~((The))~~ In addition to being based on the OFM projections, the CPPs state that initial subcounty allocations of ~~((both))~~ population, housing, and employment ~~((are based on))~~ must also address the Regional Growth Strategy (RGS) guidance contained in the Puget Sound Regional Council's (PSRC) ~~((small area forecasts. The PSRC's forecasts are based on the))~~ Vision ~~((2020))~~ 2040 ~~((growth management, economic and transportation strategy, which))~~ regional plan. The RGS outlines a new strategic framework for accommodating future population and employment growth in the region which builds upon the UGA emphasis provided in GMA. Specifically the RGS directs ~~((new regional growth to urban centers and UGAs located throughout the central Puget Sound region. High population and employment densities are assumed within centers in order to help reduce sprawl and link growth centers to a multi-modal transportation system. Within Snohomish County, PSRC modeled three urban centers (Downtown Everett, Lynnwood/Alderwood Mall, and Bothell/Canyon Park). A manufacturing/industrial center at Paine Field/Boeing was also included in PSRC's forecast mod-~~

~~el))~~ significantly greater amounts of population growth into cities with regional growth centers than past targets or trends suggested, while both unincorporated urban and rural areas play a much reduced role in accommodating future population growth than has been the case in the past.

Using the OFM ~~((population forecast range))~~ medium population projection for 2035 and the PSRC ~~((small area forecasts (developed during fall 2002)))~~ Vision 2040 RGS, the SCT Planning Advisory Committee (PAC), composed of Snohomish County city and county planners, ~~((released draft initial 2025 population and employment growth target ranges for jurisdictional review in January 2003. Jurisdictions reviewed the targets based on relevant land capacity and urban capital facilities and service capacity information. Feedback from local jurisdictions was evaluated by the PAC through the end of summer 2003. The PAC's recommendation on the initial 2025 growth target allocation was reviewed and approved by the SCT Steering Committee and forwarded to the county council in the fall of 2003))~~ developed a set of draft recommended initial 2035 population and employment growth targets. The SCT Steering Committee recommended the PAC's initial 2035 growth allocation to the county council in March 2013. The county council adopted initial ~~((2025))~~ 2035 population and employment growth targets into Appendix B of the countywide planning policies in ~~((February 2004))~~ June 2013 (Amended Ordinance ~~((04-006))~~ 13-032). ~~((The adopted initial allocation amounted to a total 2025 countywide population of 914,239. A portion of the total 2025 population (15,000) was reserved for potential fully contained communities (FCCs).))~~

~~((As part of its current 10-year comprehensive plan update effort, the county evaluated the initial 2025 growth allocation contained in the countywide planning policies, as well as a lower and a higher growth alternative~~

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scenario for unincorporated areas. Growth targets for cities were held constant at their initial target preference levels in order to evaluate the impacts associated with changes to the county's future land use plan and growth target assumptions. The growth targets associated with the county's preferred plan, when combined with the city initial growth targets, resulted in a total 2025 countywide population target of 933,000, with a 15,000 portion of that total reserved for potential FCCs. As a result, the countywide 2025 population target associated with the county's preferred plan was nearly identical to the OFM 2025 medium ("most likely") population forecast of 929,314 for Snohomish County issued in 2002.

Following the 2005 comprehensive plan update, differences between city and county population growth targets were reconciled in consultation with Snohomish County Tomorrow. The countywide 2025 population growth target was increased to 938,434.

In 2007, OFM released updated forecasts that range from a low of 769,525 to a high of 1,027,905, with a medium ("most likely") 2025 population forecast of 898,715. As a result, the countywide 2025 population target was no longer nearly identical to the most recent OFM 2025 population forecast.

In 2008, the Puget Sound Regional Council adopted an updated regional growth strategy in Vision 2040. The regional growth strategy calls for a decrease in the share of Snohomish County population growth that goes into rural areas to approximately ten percent of the total county population growth.

To bring the countywide population growth targets into closer alignment with the most recent medium OFM forecast and the updated regional growth strategy, the amount of growth allocated to rural areas was reduced by 13,981. When combined with the elimination of the 15,000 FCC population reserve

from the 2025 overall countywide growth target, this lowers the countywide 2025 population growth target to 909,453. The revised rural 2002-2025 population growth target of 31,314 is based on estimated rural population growth between 2002 and 2008, plus 10 percent of countywide population growth between 2008 and 2025.)) The county council's adopted initial 2035 targets differed from the SCT recommendation by assigning 2035 population to jurisdictions in a way that more closely matched the numeric guidance provided in the Vision 2040 RGS.

## Long-Term Monitoring

The county and the cities will monitor the extent to which the ((2025)) growth targets are being realized in cities, UGAs, and rural areas. This continues several years of inter-jurisdictional growth monitoring work which started in 1997 with the publication of the first annual SCT growth monitoring report. If the growth monitoring reports show that geographic distribution of actual residential and non-residential development is not in line with the targets, then the targets may not be accurate or the GMA plans may not be having the intended effects. The development trend data, relative to the targets, become the indicator for a reevaluation of either the targets and/or the plans.

Monitoring the remaining capacity of land within UGAs to accommodate future growth is as important as monitoring the growth targets. This requires monitoring the actual density of new development along with the amount in order to evaluate the adequacy of the remaining land supply within the UGA to accommodate future growth. If actual development densities are lower than originally assumed in the land capacity analysis for the UGA, adjustments to the plan densities, or development regulations ((or the UGA boundary)) may be required to provide for



adequate future land supply throughout the remainder of the GMA plan horizon.

Both the target monitoring and UGA land supply monitoring efforts described above are consistent with the GMA’s requirements for periodic review and evaluation of development patterns within UGAs. In 1997, the GMA was amended to include a new requirement for Snohomish County and its cities to establish a buildable lands monitoring program that provides for the periodic review and evaluation of residential, commercial and industrial lands ((every—five years)). Through this program, the county and the cities are required to ensure a sufficient inventory of buildable land throughout the remaining portion of the 20-year plan horizon. GMA currently requires publication of an updated buildable lands report every eight years.

The assessment of the adequacy of the remaining urban land supply is to be based on

actual development densities observed within the UGA since GMA plan adoption or the previous buildable lands report. ~~((The first report was published in 2002, and the second in 2007))~~ Three buildable lands reports have previously been produced: the 2002, 2007, and 2012 reports.

Buildable lands monitoring may result in revisions to the population, housing, and employment targets in the CPPs. Adjustments to plan densities or ~~((UGA—boundaries through the annual plan amendment process))~~ development regulations may also be necessary. Snohomish County will continue to work through Snohomish County Tomorrow to develop and refine specific criteria for monitoring and evaluating the need for target and UGA boundary adjustments.

The following pages list the goals, objectives, and policies for growth allocation, target reconciliation and long-term monitoring.

**GOAL PE 1**

**Establish ~~((a))~~ subcounty allocations of projected population, housing, and employment growth to the planning horizon year ((2025)) 2035 that ~~((is))~~ are consistent with the goals of the Growth Management Act and the county-wide planning policies.**

**Objective PE 1. A**

**Direct future growth in unincorporated Snohomish County primarily into urban areas.**

**PE Policies 1.A.1**

Snohomish County's portion of the urban growth areas shall receive the majority of the unincorporated county's projected ~~((population and employment))~~ growth as shown in Appendix D-Growth Targets.

**1.A.2**

~~((New population and employment in unincorporated areas))~~ The allocations of unincorporated growth to urban areas shall be ~~((located in urban areas best suited to accommodating the growth. Urban areas having adequate existing or planned public facility and service capacities to accommodate the growth should be the prime recipients of future growth))~~ based on the Regional Growth Strategy guidance contained in Vision 2040, and shall reflect the urban centers designated in the county’s comprehensive plan, and any future trans-



# EXHIBIT C

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it emphasis corridors established in the county's comprehensive plan.

1.A.3 The allocations of unincorporated ~~((population and employment))~~ growth to urban areas shall ~~((reflect the urban centers designated in the county's comprehensive plan))~~ be located in areas having adequate existing or planned public facility or service capacities to accommodate the growth.

1.A.4 The ~~((population and employment))~~ growth allocations for the unincorporated Southwest UGA shown in Appendix D shall include sub-totals for the municipal urban growth areas (MUGAs) associated with each of the nine cities in the Southwest UGA, as depicted in the countywide planning policies ~~((with each of the nine cities in the Southwest UGA)).~~

1.A.5 The population allocation shown in Appendix D ~~((shall))~~ may reserve a portion of the 20-year OFM population forecast for potential allocation to UGA expansions associated with TDR receiving areas designated pursuant to LU Policy ~~((14.A.6))~~ 1.A.15.

### Objective PE 1.B

**Reduce future growth rates in rural areas and resource lands of the county.**

PE Policies 1.B.1 The ~~((rural (non-tribal) population and employment))~~ growth ~~((forecast))~~ allocations shown in Appendix D for areas outside the UGA under county jurisdiction, and any future amendments to the ~~((forecast))~~ allocations, shall represent a reduction in the amount of ~~((rural))~~ assigned growth compared with pre-GMA ~~((rural))~~ growth trends.

1.B.2 The ~~((rural (non-tribal)))~~ population growth ~~((forecast))~~ allocation in areas outside the UGA under county jurisdiction, and any future modifications to the ~~((forecast))~~ allocation, shall ~~((result in a reduction in the share of total county population growth located within rural areas to no more than))~~ not exceed 8.5% (ten percent) of (the) projected countywide growth (forecast after 2008).

### Objective PE 1.C

**Maximize use of the remaining land capacity within cities for allocating future urban growth to cities within Snohomish County.**

PE Policies 1.C.1 ~~((Current))~~ In combination with the Regional Growth Strategy guidance contained in Vision 2040, information on the remaining land capacity of cities to accommodate additional growth shall be used to establish the allocations of future ~~((population and employment))~~ growth ~~((for))~~ to cities shown in Appendix D.

1.C.2 Each city's GMA reasonable measures program for accommodating additional ~~((population and employment))~~ growth shall be evaluated

and used to establish the capacity for and allocations of future ~~((population and employment))~~ growth ~~((for))~~ to cities.

**GOAL PE 2** **Maintain and support a process for monitoring and adjusting, if necessary, the ~~((population and employment))~~ growth targets.**

**Objective PE 2.A** **Maintain and support a target reconciliation process using the Snohomish County Tomorrow process to review and, if necessary, adjust the ~~((population and employment))~~ initial growth targets once the GMA comprehensive plans of jurisdictions in Snohomish County are updated to accommodate the succeeding 20 years of growth.**

- PE Policies**
- 2.A.1 The county and cities will jointly review the preferred growth targets in updated city comprehensive plans for discrepancies with the target allocation associated with the county's updated plan.
  - 2.A.2 The Snohomish County Tomorrow Steering Committee will review and may recommend to the county council an updated ~~((2025 population and employment))~~ growth allocation ~~((for cities, UGAs, and rural areas))~~. The updated allocation shall reconcile any differences revealed during the review of locally adopted targets. The allocation shall consider the plan of each jurisdiction and be consistent with the Growth Management Act and the countywide planning policies.
  - 2.A.3 The county council will consider the recommendation of the Steering Committee and ~~((will))~~ may replace Appendix B of the countywide planning policies with ~~((an updated 2025 population and employment allocation for cities, UGAs, and rural areas))~~ reconciled growth targets.

**Objective PE 2.B** **Maintain and support a long-term target monitoring process through Snohomish County Tomorrow to review annually and, if necessary, adjust the ~~((population and employment))~~ growth targets subsequent to target reconciliation.**

- PE Policies**
- 2.B.1 Snohomish County and the cities will jointly monitor ~~((the following))~~ several indicators within cities, UGAs, MUGAs, ~~((and))~~ rural areas, and resource lands, consistent with Appendix C (3) of the countywide planning policies (
    - (a) estimated population and employment growth,
    - (b) annexations and incorporations,

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~~(c) residential and non-residential land consumption,  
(d) land supply and land values relative to demographic changes,  
(e) availability and affordability of all housing types, and  
(f) any other relevant indicator which may affect the growth target allocation, i.e., capital facilities capacity, land price escalation, or comprehensive plan changes)).~~

- 2.B.2 Snohomish County will continue to participate with cities through Snohomish County Tomorrow to refine the monitoring criteria.
- 2.B.3 Results of the target monitoring program will be published through Snohomish County Tomorrow in an annual growth monitoring report.
- 2.B.4 The Snohomish County Tomorrow Steering Committee will review, and may recommend to the county council, ~~((an))~~ adjustments to the ~~((2025 population and employment allocation for cities, UGAs, and rural area))~~ growth targets. The ~~((allocation))~~ adjustment shall be based on the results of the target monitoring program and be consistent with the Growth Management Act and the countywide planning policies.
- 2.B.5 The county council will consider the recommendation of the Steering Committee and may amend Appendix B of the countywide planning policies with adjusted ~~((2025 population and employment targets for cities, UGAs, and rural areas))~~ growth targets.

## Objective PE 2.C

**Review Snohomish County's comprehensive plan for internal consistency following adjustments to the growth targets introduced during either ~~((initial))~~ target reconciliation or long-term target monitoring.**

## PE Policies

- 2.C.1 The county shall evaluate through a cooperative process with the cities whether adjustments to planned densities or future land uses ~~((or UGA boundaries))~~ are necessary as a result of amendments to the growth targets.
- 2.C.2 Changes to the target allocation shall be fully incorporated ~~((, where necessary,))~~ into ~~((other Snohomish County comprehensive plan elements, specifically land use, housing, capital facilities, parks and recreation, and transportation))~~ Appendix D-Growth Targets of Snohomish County's comprehensive plan, and into other county comprehensive plan elements where necessary.



EXHIBIT D

Amended Ordinance 14-129

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# Land Use

This land use element is comprised of interrelated land use goals which form the basis of the county's land use strategy and:

- provide for a supply and distribution of land use types to accommodate the majority of county population and employment growth within urban growth areas;
- reduce land consuming urban development patterns and provide structure for urban development within neighborhoods or urban centers;
- reduce development pressures and patterns of sprawl within rural areas;
- conserve agricultural, forest and mineral resource lands of long-term commercial significance; and
- preserve and protect open space, scenic and cultural resources.

The following sections provide more detailed explanations of the land use strategy. Each section includes various land use goals, objectives, policies, and implementation measures to carry out the strategy.

Policy framework for this chapter comes from the Growth Management Act RCW 36.70A (GMA), the Puget Sound Regional Council's Vision 2040 and Destination 2030 Policy Documents and the Countywide Planning Policies (CPPs).

## Urban Growth Areas

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The GMA requires that urban growth areas (UGAs) be designated through the county's plan. UGAs are to include areas and densities sufficient to permit the urban growth that is projected to occur in the county over the next twenty years. Urban growth should be

~~((The sections are Urban Growth Areas (with subsections of Urban Development Patterns, Urban Design, Centers, and Small Area and Neighborhood Structure); Rural Lands; and Resource Lands.))~~

The sections are:

- Urban Growth Areas:
  - Urban Development Patterns
  - Centers
  - Urban Design
  - Small Area and Neighborhood Structure
- Rural Lands
- Agricultural Lands
- Forest Lands
- Mineral Lands
- Open Space, Shoreline and Scenic Resources
- Cultural Resources
- Airport Compatibility
- Transfer and Purchase of Development Rights
- Future Land Use Map.

located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both

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existing public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas.

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

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

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

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

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

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

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

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

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



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<b>Objective LU 1.A</b>	<b>Establish UGAs with sufficient capacity to accommodate the majority of the county's projected population <del>((and))</del>, <u>employment, and housing</u> growth over the next 20 years.</b>
<b>LU Policies</b>	
1.A.1	UGAs shall contain sufficient land capacity for a variety of land uses and densities, including green belts and open space, in suitable locations to accommodate at least <del>((ninety percent))</del> <u>91.5%</u> of <del>((the county's forecasted population growth after 2008))</del> <u>the county's 20-year population and employment projections</u> . <u>No expansion of the UGA that increases population or employment capacity shall be permitted if the resulting <del>((The))</del> total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans <del>((shall not))</del> <u>would</u> exceed the total 20-year forecasted UGA population growth by more than 15 percent. A portion of the 20-year forecast UGA population may be reserved for allocation to Transfer of Development Rights (TDR) receiving areas. <del>((Following the initial establishment of the UGAs in the General Policy Plan, subsequent recalculation of the percent by which additional population capacity exceeds the 20-year forecasted population growth shall occur at the time of the mandatory 10-year comprehensive review and updating of UGAs.))</del></u>
1.A.2	Snohomish County shall ensure no net loss of capacity to accommodate the amount and type of projected employment growth <del>((for 2025))</del> <u>as adopted in Appendix D</u> while ensuring an adequate supply of both new and existing affordable housing <u>to meet the county's identified current and projected housing needs</u> .
1.A.3	Snohomish County shall ensure a no net loss of housing capacity that preserves the County's ability to accommodate the <del>((2025))</del> growth targets, <u>as adopted in Appendix D</u> , while pursuing compliance with all relevant federal, state and local laws and regulations.
1.A.4	UGAs shall have existing or planned infrastructure capacity to adequately support urban growth over the 20-year period.
1.A.5	Determination of adequate land capacity shall be based on methodologies developed jointly with other jurisdictions and shall be consistent with Countywide Planning Policy DP-4.
1.A.6	<del>((All incorporated cities and towns shall be included within UGAs.))</del> <u>REPEALED BY ORDINANCE NO. 15-___.</u>
1.A.7	Designated forest and agricultural lands shall not be included within the UGA unless the designated lands are maintained as natural resource lands and a TDR/PDR program has been enacted by the city or the county.

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- 1.A.8 UGA boundaries shall be periodically re-evaluated to determine whether or not they are capable of meeting the county's 20-year population and employment projections. This re-evaluation shall be consistent with Snohomish County's "buildable lands" review and evaluation program requirements established in Countywide Planning Policy GF-7.
- 1.A.9 Ensure the efficient use of urban land by adopting reasonable measures to increase residential, commercial and industrial capacity within urban growth areas prior to expanding urban growth boundaries. The County Council will use the list of reasonable measures in accordance with the guidelines for review contained in Appendix D of the Countywide Planning Policies to evaluate all UGA boundary expansions.
- 1.A.10 Expansion of the boundary of an individual UGA to include additional residential, commercial (~~and~~) industrial land capacity shall not be permitted unless it complies with the Growth Management Act, is consistent with the Countywide Planning Policies and complies with the criteria established in Countywide Planning Policy DP-2.
- 1.A.11 Land use and capital facilities required for growth within the UGA shall be evaluated consistent with the schedule established in Countywide Planning Policy GF-7 for the "buildable lands" review and evaluation program to determine whether or not modifications to land use or facilities are required to more adequately meet the projected needs of the UGA.
- 1.A.12 Urban growth areas which are located within the floodplain, as identified in 30.65 SCC (Special Flood Hazard Areas), shall comply with all provisions of that title, except that airports, and uses directly related to airports and sawmill storage yards, should be allowed in density fringe areas through a code amendment when located adjacent to existing airport or sawmill uses. Annexation agreements shall ensure the continued implementation of this policy.
- 1.A.13 ~~((Technology corridors should be considered as a strategy to direct jobs to areas within the UGA.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
- 1.A.14 Any action to expand an UGA while contracting the same UGA in another area without resulting in a net increase of population or employment land capacity shall comply with the Growth Management Act, be consistent with the Countywide Planning Policies and comply with Countywide Planning Policy DP-3.
- 1.A.15 All UGA expansions that add residential land capacity shall be designated as TDR receiving areas and all development approvals in

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such areas shall be consistent with adopted TDR policies in this chapter.

**Objective LU 1.B**      **Designate rural urban transition areas outside of and adjacent to UGAs(~~(to reserve a potential supply of land for residential and employment land uses for the next plan cycle)~~).**

**LU Policies**      1.B.1      The designation of rural urban transition areas (RUTAs) is an overlay that may be applied to rural lands adjacent to UGAs (~~as a result of the review of UGAs at least every ten years, as required by RCW 36.70A.130(3), in order to allow for possible future expansion of employment and residential lands~~).

1.B.2      Rural urban transition area boundaries shall not include designated farm or forest lands.

**Objective LU 1.C**      **Establish and maintain a UGA boundary that provides a distinct edge between urban and rural land uses.**

**LU Policies**      1.C.1      Unique topographical and physical features such as watershed boundaries, streams, rivers, ridge lines, steep slopes, roads, railroad lines and transmission lines (where they follow property lines) and special purpose district boundaries shall be used, if possible, to delineate and define the boundary.

1.C.2      The design of development and the location of structures along the UGA boundary should use guidelines such as the Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992) which includes cluster development techniques.

1.C.3      The designation and siting of new industrial, commercial, and public facility land uses along the UGA boundary should include vegetative buffers.

1.C.4      Annexations and planned urban densities shall be prohibited outside of the UGA boundary.

1.C.5      The county may consider the expansion of UGA boundaries as part of (~~a 10-Year Update~~) an update to the Comprehensive Plan as required by GMA, or as part of a growth target and plan reconciliation process that follows (~~a 10-Year Update~~), an update. (~~while deferring implementing zoning in~~) In situations where urban infrastructure or special regulatory controls are needed and anticipated but are not in place to serve the population and employment allocated to the UGA the county may defer implementing zoning. Where such UGA expansions with deferred implementing zoning are approved, no rezoning of properties within the expansion area may occur until:



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(1) necessary capital facilities plan updates have been completed and adopted by the utility provider; or (2) the necessary development regulations have been adopted.

### Objective LU 1.D

**Continue to support the joint city/county planning process that may result in adjustments to UGA boundaries consistent with this plan and GMA.**

#### LU Policies 1.D.1

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

#### 1.D.2

UGA plans may be undertaken to provide greater detail as to the type and location of future land uses and shall address the following.

- (a) Analyze and designate locations for increased residential, commercial, and industrial densities.
- (b) Preserve and enhance unique and identifiable characteristics such as urban centers, cultural and historic resources, critical areas, open space areas and trails, distinctive development patterns, and neighborhood areas.
- (c) Provide for growth phasing areas within UGAs where appropriate.
- (d) Provide for any needed amendments to the General Policy Plan following adoption of the UGA plan.
- (e) Consider open space, parks, and recreational facilities needed for urban growth.

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#### Urban Development Patterns

To promote efficient utilization of land within unincorporated UGAs, the county will encourage well-designed, more pedestrian-friendly urban development patterns. Within designated centers (described in the next section) and along their connecting network of transit emphasis corridors (as defined in the Transportation Chapter), the county will encourage a greater mix of uses and a more efficient, creative use of land and transportation assets. By improving land use and transportation integration and efficiency in UGAs, several GMA objectives can be accomplished:

- reduced dependence on the automobile;
- increased physical activity;
- increased support for public transportation;
- improved air quality;
- increased choice of housing types;
- improved efficiency of infrastructure provision and usage;
- reduced consumption of fossil fuels and associated emissions of greenhouse gases; and
- reduced transformation of rural lands to urban use.

In addition to the GMA, the Washington State *Integrated Climate Change Response Strategy* (Chapter 43.21M RCW), the *Vision 2040* multi-county planning policies and the countywide planning policies also support these objectives.

~~((Snohomish County's Opinion Survey and Visual Preference Assessment, Transit Oriented Development Guidelines (Snohomish County Tomorrow, 1999), the Residential Development Handbook for Snohomish County, the Snohomish County Tomorrow Urban Centers paper and Snohomish County centers studies all provide additional direction and support for these concepts.))~~

~~((To improve the efficiency of urban residential land utilization, planning within UGAs and development regulations will ensure that future residential subdivisions will achieve a minimum net density of 4 to 6 dwelling units per acre. Higher minimum densities will be pursued in appropriate locations, such as within designated centers and near transit facilities along designated transit emphasis corridors. Only in areas within or near critical areas that are large in scope, have a high rank order value, and are complex in structure and function will lower densities be permitted. In addition, the county will provide for mixed use and a broader range of housing types within centers and along transit emphasis corridors. The county will also encourage infill and intensification within UGAs while respecting the vitality and character of established residential neighborhoods. A mix of housing types with a range of densities will be encouraged throughout UGAs, as long as they are carefully sited, well designed, and sensitively integrated into existing communities.))~~

For all commercial and industrial developments, the ~~((intent is))~~ County intends to encourage the expansion, revitalization, redevelopment, and intensification of ~~((these))~~ existing commercial and industrial areas before ~~((establishing new sites))~~ re-designating new properties for commercial and industrial development. The county also intends to ~~((limit))~~ discourage new strip commercial development and focus the majority of new commercial growth within mixed-use commercial centers or revitalized strip commercial areas.

To ensure efficient expansion of infrastructure and services, the plan provides for the designation of urban growth phasing overlay areas. This overlay designation, when used, will direct development into areas where existing infrastructure capacity is available before infrastructure is extended into predominantly undeveloped areas.



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~~((The growth phasing overlay was originally applied to rural areas added to several urban growth areas with the adoption of the GPP in 1995. It served to phase development in these areas until plans for land use, public facilities and services to serve urban development were complete. There may be no areas within the growth phasing overlay on the Future Land Use map at any given time. However, the policies and designation remain for future use should similar circumstances arise as a result of comprehensive plan updates or UGA expansions.))~~

Mobile home parks and manufactured home parks provide affordable housing to many

county residents. In many cases, they provide the opportunity of home ownership to households which cannot afford to purchase more traditional types of housing. Mobile and manufactured home parks provide a transition between traditional single family detached dwellings and higher density attached housing. Preservation of mobile and manufactured home parks is an important goal of the county. However, preservation requires a careful balance between the rights of park owners and the rights of the tenants living within in them.

## **GOAL LU 2      Establish development patterns that use urban land more efficiently.**

### **Objective LU 2.A      Increase residential densities within UGAs by concentrating and intensifying development in appropriate locations, particularly within designated centers and along identified transit emphasis corridors.**

**LU Policies      2.A.1**      ~~((Within UGAs, development regulations shall be adopted and maintained which))~~ Maintain development regulations that will require that new residential subdivisions achieve a minimum net density of 4 ~~((-6))~~ dwelling units per acre in all unincorporated UGAs, except (1) in the UGAs of Darrington, Index, and Gold Bar as long as those cities do not have sanitary sewer systems and (2) in areas without sanitary sewers which the sewer purveyor with jurisdiction, or in nearest reasonable servicing proximity will certify are either an unsewered urban enclave or are not capable of being connected to public sewers via annexation within the next six years or by the improvements provided pursuant to its adopted six year capital facilities plan, (3) where regulations for development on steep slopes require reduced lot or dwelling unit yields, or (4) where a lower density is necessary because of the existence of critical areas that are large in scope, with a high rank order value, and are complex in structure and function. Lot size averaging, planned residential developments, sewerage regulations and other techniques may be used to maintain minimum density or to insure later development at minimum densities is not inhibited when sanitary sewers become available.



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- 2.A.2 The county shall not support any proposed annexation by a city unless and until an annexation agreement has been signed by the county and said city ensuring the continued implementation of Policy LU 2.A.1 for the area to be annexed.
- 2.A.3 Any UGA shall provide for a variety of residential densities identifying minimum and maximum allowable. Density ranges shall consider the presence of critical areas.
- 2.A.4 ~~((Any UGA))~~ UGAs shall provide opportunities for a mix of affordable housing types (e.g. small lot detached, townhouses, duplex, triplex, 6 to 8 unit apartment and small group housing units) within ~~((medium density))~~ designated residential areas.
- 2.A.5 Within UGAs, alternatives to standard single family designs such as zero lot line housing and cottages on small lots around a central courtyard, shall be considered in development regulations for residential areas.
- 2.A.6 ~~((Rezoning and subdivisions in areas designated Other Land Uses shall only be allowed when a detailed UGA plan and, if required by the General Policy Plan, a master plan has been adopted for the area.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

### Objective LU 2.B

**Plan for future land use and development patterns that are consistent with countywide and regional planning policies and that complement and support the future transportation system outlined in the Transportation Element.**

### LU Policies 2.B.1

In association with affected local, regional, tribal, and state agencies, the county shall pursue integrated land use and transportation planning along transit emphasis corridors. Corridor planning and corridor plans will include the following features consistent with the direction in the Transportation chapter, and may also address other topics relevant to each particular corridor:

- (a) Potential comprehensive plan changes along the corridor – and particularly around stations/stops - to strengthen ridership on existing and planned transit services;
- (b) Potential land use regulation changes along the corridor, including the development of one or more new zoning classifications and/or overlays appropriate to mixed-use development; possible regulatory changes may address height and bulk limits, incentives for public amenities, mixing of uses and transit-supportive features, parking requirements, and permitted and prohibited uses;

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- (c) Any appropriate adjustments to UGA and/or MUGA boundaries;
- (d) Potential changes to transit service or facility design to improve connections with neighboring development to stations and stops;
- (e) Phasing of land use and regulatory changes with planned transit service additions/enhancements and capital facility improvements;
- (f) Non-motorized facility improvements within and adjacent to the corridor needed to strengthen neighborhood connections with transit facilities and corridor businesses.
- (g) Other transportation improvements and policy implementation measures consistent with the direction in the Transportation Element.

LU 2.B.2 The county shall encourage, and may require, higher minimum densities within designated urban centers, urban villages, and along connecting transit emphasis corridors to support planned transit service.

LU 2.B.3 Through corridor-based planning, the county shall identify opportunities for mixed use and medium and high density residential development (including housing for the elderly and disabled). These uses shall be encouraged to locate within walking distance of transit facilities, particularly along transit emphasis corridors, and, where possible, in close proximity to medical facilities, urban centers, parks, and recreational amenities.

### Objective LU 2.C

#### **Encourage intensification and revitalization of existing and planned commercial and industrial areas.**

#### LU Policies 2.C.1

The county shall encourage the expansion, revitalization, redevelopment, and intensification of existing areas, with special focus on those located within designated centers and along transit emphasis corridors, before new sites are designated and zoned.

#### 2.C.2

The majority of new commercial development shall be accommodated as mixed use in urban centers, and/or urban village or adjacent to transit stations or within transit emphasis corridors (see also policies under objectives LU 2.B, LU 3.A, LU 4.A and 4.B).

#### 2.C.3

The intensification or redevelopment of existing strip commercial developments shall be encouraged including changing to mixed use in appropriate locations, particularly along transit emphasis corridors.

#### 2.C.4

New strip commercial development shall be discouraged.

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- 2.C.5 New industrial areas within the UGAs shall be designated only where direct access to existing and/or proposed transportation facilities (airports, highways, rail and transit lines), utilities and services has been adequately planned and programmed.

**Objective LU 2.D Preserve mobile and manufactured home parks within urban growth areas.**

- LU Policies** 2.D.1 The county shall ~~((create))~~ maintain development regulations to encourage the preservation of mobile and manufactured home parks. ~~((Development regulations shall allow a variety of uses while fulfilling this policy.))~~

- 2.D.2 Whether to allow the rezoning of mobile and manufactured home parks to other zones should involve a balancing of the property rights of mobile home parks owners and the rights of owners of mobile homes who are renting space in mobile home parks. Some of the factors to consider are: (1) the cost to the mobile home park owner of maintaining the property as a mobile home park or related use; (2) the cost to the mobile home park tenant of the closure of a mobile home park; (3) whether the uses allowed under the proposed rezone are compatible with the existing neighborhood; (4) whether there are available spaces in other mobile home parks in the vicinity that can accommodate relocating the mobile home park tenants that would be displaced by the closure of the mobile home park; and (5) whether there is relocation or financial assistance for the parks' tenants.

**Objective LU 2.E Provide for reasonable flexibility in land use regulation and planned mixing of uses, where appropriate, while maintaining adequate protection for existing neighborhoods.**

- 2.E.1 Land use designations on the Future Land Use Map are used to indicate general locations of land uses by broad categories, such as residential, commercial and industrial. In limited situations within UGAs, it may be appropriate to designate certain areas with two overlapping designations. The following criteria shall be used in evaluating the suitability of any proposal that includes overlapping FLU Map designations. All criteria must be met before any proposal for FLU Map amendment that includes overlapping designations may be approved.

- (a) The proposal involves property or aggregated properties under unified development control that is likely to develop or redevelop over an extended period (five years or more) comprising at least 50 contiguous acres. The area of overlapping designations must cover no more than 50% of the proposal area (50 contiguous acres or more).



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- (b) The public facilities necessary to support development from any of the implementing zones for either of the proposed overlapping designations are in place, planned, or proposed by the applicant as part of the proposal.
- (c) At least 75% of the perimeter of the area proposed for overlapping designations, whether on-site or off-site of the overall proposal, is bounded by lands having – or proposed for - the same land use designations as those in the proposed overlapping designation area (i.e., the area of overlapping designation occurs along the boundary of the two overlapping designations). And
- (d) The proposal and site exhibit a comparable situation where both of the proposed overlapping designations would be individually compatible with the surrounding land use designations and neighborhood character.

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### Centers

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

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

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

Specific Centers also promote the county's goals for sustainability by incorporating environmentally friendly building design and development practices ((according to)) into the development process such as Leadership in Energy and Environmental Design (LEED) ((building certification)), Built Green and low impact development (LID) techniques ((into the development process)).

~~((The primary direction for the development of Centers came from the Puget Sound Regional Council's (PSRC) Vision 2020 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.))~~

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

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

- ~~Urban Centers ((A subcomponent of Urban Centers is the Transit Pedestrian Villages))~~
- Transit Pedestrian Villages
- Urban Villages

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### ■ Manufacturing and Industrial Centers

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

- ~~● Interstate 5 and 128<sup>th</sup> St SE;~~
- ~~● Interstate 5 and 164<sup>th</sup> St SW;~~
- ~~● State Route 527 and 196<sup>th</sup> St SE;~~
- ~~● State Route 99 and State Route 525;~~
- ~~● State Route 99 and 152<sup>nd</sup> St SW; and~~
- ~~● Interstate 5 and 44<sup>th</sup> Avenue West;~~

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

- ~~● 164<sup>th</sup> St SW and Ash Way~~

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

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

~~to serve as a model for “green” building and sustainable neighborhood development in Snohomish County.~~

~~The plan designates Urban Villages at the following locations:~~

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



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## 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, reduce vehicle miles traveled, promote physical activity, 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.))~~ be located within a UGA and:

- Be sized up to 1.5 square miles;
- Contain a mix of high-density residential and higher-intensity commercial, office, and public uses;
- Be pedestrian and transit-oriented;
- Include urban services;
- Reflect high quality urban design;
- Emphasize open spaces, parks, and plazas to create a sense of place;
- Develop/redevelop over time and in phases;
- Plan for "complete streets" that are designed and operated to allow safe access for users of all modes and ability levels with a street center line mile average of no less than 30 center line miles per square mile, as a measure of street connectivity. Street grids should strive to have blocks no larger than three hundred feet by three hundred feet square. In areas where this is not possible, well-designed mid-block

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pedestrian and bicycle pathways could be used to accomplish a similar result;

- Plan for sidewalks and bicycle infrastructure commensurate with population and traffic patterns, including measures of street type, vehicle volume and speeds;
- Plan for housing affordable to low-income and moderate-income households commensurate with the identified need through Snohomish County's fair share housing methodology;
- Include plans and regulations that encourage no net loss of affordable housing;
- Plan and zone for a balance of residential, commercial, retail, and recreational uses. At least one housing unit shall be allowed for each employment unit in the center;
- Develop with the community design guidelines and standards for buildings and streets that include criteria to make safe and active streetscapes, discourage uses and designs that disrupt pedestrian and bicycle flow and access, incorporate locally important characteristics and historic structures, and promote good building design;
- Prohibit surface parking lots and at-grade parking, with the exception of on-street parking; and
- Have good access to the local and regional transportation and transit system.

3.A.3 Urban Centers shall be located adjacent to a ~~((freeway/highway and a))~~ principal arterial road, and ~~((within one-fourth mile walking distance from a transit center, park and ride lot, or be located on a regional high capacity transit route.))~~ meet one of the following additional locational criteria (measured along existing road rights-of-way):

- Be within ½ mile of an existing high capacity transit station;
- Be within ½ mile of an existing transit center; or
- Be within ¼ mile of an existing bus stop on a major transportation corridor.

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.

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- 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 designated Urban Centers, including supportive transit, parks, road and non-motorized improvements.
- 3.A.7 All Urban Centers are designated as TDR receiving areas and all development approvals in Urban Centers shall be consistent with adopted TDR policies in this chapter.

### Objective LU 3.B

#### **Plan for Transit Pedestrian Villages within Urban Centers.**

### LU Policies

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



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- (e) identification and mapping of the geographic boundaries for each Transit Pedestrian Village (~~(center)~~);
  - (f) identification of and creation of a conceptual plan for ~~((the))~~ each Transit Pedestrian Village (~~(area)~~), indicating the general location and emphasis of various land uses including residential, employment and the public realm, and any potential phases of development;
  - (g) review and allocation or reallocation of targets for population and employment growth and affordable housing, in conjunction with land use planning;
  - (h) identification of public service and capital facility needs (e.g., drainage, sewerage facilities, parks, cultural/educational facilities, transit facilities), and development of a targeted, phased capital improvement program;
  - (i) development of a circulation plan, including street improvements, parking management, and pedestrian and bicycle improvements;
  - (j) recommendations to address specific design concerns and planning or regulatory issues; and
  - (k) analysis of existing and potential transit service.
- 3.B.5 Transit Pedestrian Villages shall be regulated through appropriate zoning classification(s).
- 3.B.6 Snohomish County will work with key service providers and agencies to develop coordinated capital facility plans for each designated ~~((village))~~ Transit Pedestrian 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

### LU Policies 3.C.1

### **Plan for Urban Villages within unincorporated UGAs.**

Urban Villages shall be planned as compact 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

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- 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))~~ is 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 minor arterial road, or within one-fourth mile of existing or planned access to local 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.
- 3.C.5 Urban Villages will be implemented through application of appropriate zoning classifications, provision of necessary services and public facilities (including transit, sewer, water, stormwater, roads and pedestrian improvements, parks, trails and open space) and protection of critical areas. The county will identify and apply methods to facilitate development within designated Urban Villages, including targeting of public facilities such as transit, parks and road improvements. Provision of needed public services provided by entities other than the county shall be incorporated in the Capital Facilities Plans of the service providers and may be planned and programmed in phases. Capital Facilities Plans shall provide for urban services needed at the time of development approval of specific phases of a project. The intensity of development may be tied to implementation of specific elements of Capital Facilities Plans including provision of roadway, transit, utility and public service facilities.
- 3.C.6 The urban village at the county Cathcart site will be developed with principles of sustainability (~~("green" building design)~~) that conserve resources, use materials that consider occupant health, and provide opportunities for physical activity, such as Leadership in Energy and Environmental Design (LEED) and Built Green, to serve as a vibrant community focal point for the surrounding neighborhoods in the northeast areas of the Southwest UGA. Neighborhood-serving businesses and service providers – including public services such as library and postal service - will be especially encouraged to locate at the village.
- 3.C.7 The Urban Village at Point Wells is singularly unique due to its location, geography, access points and historical uses. The site is a



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relatively isolated area of unincorporated Snohomish County, bounded by Puget Sound to the west and a steep bluff to the east. It is bisected by a rail line running north/south and is accessible only by a two-lane road from the south that passes through a low-density residential community and across the Snohomish/King County line to Point Wells. In addition, the re-designation of Point Wells from its longstanding industrial status to that of Urban Village poses unique challenges to its re-development. Due to its uniqueness, Point Wells requires a land use policy that applies to it alone. The Urban Village at Point Wells will be developed to provide a location for high intensity residential development oriented to the amenities of Puget Sound with a mix of uses to serve the development and the surrounding neighborhoods. It will provide neighborhood-serving businesses and service providers. The urban village will provide public access to Puget Sound available to the larger regional population and provide for ecological restoration appropriate to the site. Uses proposed must be supported by adequate transportation facilities including local bus service or customized transit. Public services and infrastructure required to support Urban Village development at Point Wells shall be incorporated in the Capital Facilities Plans of the County; or if provided by entities other than the County, the property owner must successfully negotiate binding agreements with other entities to provide such services, utilities or infrastructure prior to the County approving a development permit that necessitates the provision of services, utilities or infrastructure. Urban Village development projects at Point Wells may be planned and programmed in phases. The intensity of development shall be consistent with the level of service standards adopted by the entity identified as providing the service, utility or infrastructure.

### 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.**

#### 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



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the corridors and adjacent neighborhoods to reduce the dependence on the automobile and promote improved human health through increased physical activity.

- 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.

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

- 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))~~ 20,000 jobs ~~((at an)).~~ Development regulations should allow an ((average)) employment density of at least 20 employees per employment acre for new growth.
- 3.E.3 The Manufacturing and Industrial Centers shall be shown on the Future Land Use Map as an overlay.
- 3.E.4 Within Manufacturing and Industrial Centers large retail or non-related office uses shall be discouraged.
- 3.E.5 Manufacturing and Industrial Centers shall be supported by adequate public facilities and service, including good access to the regional transportation system.
- 3.E.6 The county shall designate the Paine Field-Boeing area as a Manufacturing/Industrial Center in coordination with the City of Everett.
- 3.E.7 Land uses and zoning of Paine Field will continue to be governed by the Snohomish County Airport Paine Field Master Plan and Snohomish County Zoning Code consistent with federal aviation policies and grant obligations.

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

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

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

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LU Policies		
3.G.1		The county shall recognize the importance of centers in setting high priorities for development and installation of capital improvements within urban centers, and shall encourage similar recognition by other service providers.
3.G.2		The county shall coordinate the design and development of centers and their connecting transit emphasis corridors in unincorporated areas with developers, transit planning agencies, and service providers, and other stakeholders to achieve compatibility of land use, transportation, and capital facility objectives within centers. (See Urban Design Section)
3.G.3		The county shall develop and implement techniques within designated centers that allow the phasing of development and ensure the centers' long-term development potential.
3.G.4		The county shall investigate innovative methods that will facilitate center development such as land assembly, master planning, and urban redevelopment.
3.G.5		Centers should be located and designed to be connected to bicycle and pedestrian trails.
3.G.6		The county shall explore the suitability of incentives used by other jurisdictions to encourage mixed-use development for use in appropriate locations within unincorporated UGAs, such as along transit emphasis corridors connecting urban centers, in urban villages, and in other concentrations of employment and population.
3.G.7		The county shall codify suitable incentives for mixed-use development.
3.G.8		<del>((The county shall explore the use of floor area ratio (FAR) to determine density in centers. FAR is the relationship between the total amount of floor space in a multi-story building and the land area occupied by that building.))</del> <u>REPEALED BY ORDINANCE NO. 15-_____.</u>
3.G.9		Snohomish County shall support city annexation of areas designated Urban Center, Transit Pedestrian Village, or Urban Village after the annexing city and the county adopt an interlocal agreement consistent with the annexation principles developed by Snohomish County Tomorrow. The interlocal agreement shall address the smooth transition of services from the county to the city and shall ensure that the city comprehensive plan and development regulations provide capacity for at least the same overall density and intensity of development provided by the county comprehensive plan and development regulations. If the area to be annexed includes an area designated as a receiving area under the county's Transfer of Development Rights(TDR) program, then the interlocal agreement shall

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also ensure that the area remains a TDR receiving area or that other areas of the city are designated TDR receiving areas so that the city development regulations provide equivalent or greater capacity for receiving TDR certificates and equivalent or greater incentives for the use of TDR certificates.

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

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

### Objective LU 3.H

**Encourage transit-supportive land uses that are compatible with adjacent neighborhoods to locate and intensify within designated centers and along transit emphasis corridors.**

#### LU Policies 3.H.1

The county shall encourage mixed-use and/or higher density residential development in appropriate locations along transit emphasis corridors. Corridor planning can help identify those locations where higher densities and mixed uses can best support transit and non-motorized access.

#### 3.H.2

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

### Urban Design

To enhance the character and quality of development within UGAs, the county (~~intends to develop and implement~~) has developed comprehensive design guidelines. The intent of these guidelines (~~will be~~) is to ensure that urban residential, commercial, industrial, and mixed use developments relate to and are compatible with their surroundings, and provide a safe and desirable environment for residents, shoppers, and workers. Documents found in Appendix I serve as the basis for the policies of this chapter.

~~((The primary direction for establishing urban design guidelines comes from county-wide planning policies. In response, the county and the cities prepared the Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992). The focus of the handbook was on enhancing pedestrian accessibility and connectivity and compatibility between uses. Specifically, the urban design strategies and guidelines of the handbook addressed: building location, orientation and setbacks; screening and reduction of visual clutter; architectural variation; orientation of parking areas; enhanced pedestrian, bicycle~~



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and transit linkages; and design concepts enhancing the identity of and activity within centers.

In addition to the handbook, the following documents served as a basis for the policies of this chapter and will direct the preparation of urban design guidelines and criteria:

- A Guide to Land Use and Public Transportation for Snohomish County, Washington (Snohomish County Transportation Authority, 1989);
- Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993);
- Transit Oriented Development Guidelines (Snohomish County, July 1999);
- SW Snohomish County Urban Centers Phase 1 Report (Huckell Weinman Associates, Inc. and Snohomish County, February 2001); and
- Sound Transit Swamp Creek Station Area Plan: 164th Street & Ash Way, Snohomish County, Washington (Huckell Weinman Associates, Inc. & Sound Transit, April 2002).))

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## GOAL LU 4

In cooperation with the cities and towns, create urban developments which provide a safe, healthy, active, and desirable environment for residents, shoppers and workers.

### Objective LU 4.A

~~((Develop and implement))~~ Improve the quality of residential, commercial, and industrial development through comprehensive design ((guidelines)) standards and a design review process ((that improves the quality of residential, commercial, and industrial development)).

### LU Policies

4.A.1

The county shall work with architects, builders, and others to ~~((establish a))~~ ensure that the design review process, innovative and flexible design ~~((guidelines))~~ standards, and development regulations for site planning and the design of buildings ~~((;))~~ are consistent with the urban design policies of the GPP ~~((and utilizing reports such as the reports referenced in the introduction to Goal LU 4))~~.

4.A.2

The county shall ~~((explore and consider))~~ ensure that design ~~((guidelines))~~ standards for residential, commercial, and industrial development ~~((that))~~ meet the following criteria:

- (a) Residential developments should support family households and children by providing adequate and accessible open space and recreation, and encouraging opportunities for day care, preschool and after school care services within close proximity.
- (b) Where increased density housing is proposed, the height, scale, design and architectural character should be compatible with the character of buildings in the surrounding area.
- (c) New buildings oriented onto the street, maintain or create streetscape and pedestrian qualities and reduce the visual impact of parking lots, garages and storage areas.
- (d) Where high rise buildings are developed, street level uses are limited to commercial activities, entertainment services, public services, and other related public-generating activities.
- (e) The appearance of existing areas should be improved by:
  1. encouraging well maintained landscaping on streets and in parking areas;
  2. reducing the visual clutter of utility poles, overhead powerlines, and suspended traffic signals;
  3. encouraging improvements to entrances, facades, and lighting; and

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4. grouping together signs and ensuring they are scaled and designed in a manner appropriate to the street frontage.

- (f) Developments should provide adequate setbacks, buffers and visual screens to make them compatible with abutting residential and other land uses.
- (g) Urban design is sensitive to the preservation of existing cultural resources.
- (h) Consideration of design guidelines should include consideration of costs and impacts on affordable housing.

## Objective LU 4.B

~~((Establish and implement specific design guidelines for))~~ **Improve the quality of mixed use areas ((-)) (Urban Centers and Urban Villages) through comprehensive design standards and a design review process.**

## LU Policies 4.B.1

The county shall work with neighboring cities, architects, builders, and others to ~~((establish a))~~ ensure that the design review process, innovative and flexible design ~~((guidelines))~~ standards, development regulations, and incentives for the development of Urban Centers and Urban Villages, are consistent with the urban design policies of the GPP ~~((and utilizing reports referenced in the introduction to Goal LU-4))~~. Where appropriate, the design review process may include an administrative design review panel composed of qualified design professionals to review and make recommendations on design ~~((guidelines))~~ standards, development regulations, and incentives.

## 4.B.2

The county shall ~~((explore and consider))~~ ensure that design ~~((guidelines))~~ standards for urban centers and villages ~~((that))~~ achieve the following objectives:

- (a) Centers that are visible and accessible to pedestrians from the streets and clearly defined through lighting, landscaping, street furniture, landmarks, changes in land use, and/or open space.
- (b) The design of new buildings that result in the creation of quality pedestrian spaces and that are compatible with planned architectural scale, massing, building orientation, height, articulation, and materials.
- (c) Open spaces that are incorporated into the design of centers and situated in a manner that complements other land uses.
- (d) Where increased density housing is proposed, the height, scale, design, and architectural character of the proposed units is compatible with the character of buildings in the surrounding area and may require taller buildings to be located in the core of the Village or Center, or at an edge adjacent to non-



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- residential uses, with heights stepping down towards existing lower density housing.
- (e) High quality developments and a mix of housing and commercial uses that allows for the use of creative and innovative design and fosters joint development strategies.
  - (f) Building setbacks that create public spaces with visual interest.
  - (g) Off-street parking that is within structures or underground, where feasible. Where underground parking or structures are not feasible, off-street surface parking within a center should be located at the sides or the rear of buildings and well landscaped to reduce the visual impact of large parking areas. Surface parking in front of a building (between the building and the street) should be avoided, whenever possible.
  - (h) Shared parking among various land uses and provision of bicycle parking.
  - (i) Centers that are connected with nearby residential, parks, schools and employment areas by well-landscaped and barrier-free pedestrian, bicycle, and transit linkages (see also transportation element).
  - (j) Well designed urban centers and urban villages that are sensitive to natural and cultural resources so as to preserve them.
  - (k) Emphasis shall be placed on the public realm, which may include parks, plazas, play area and trails, such that they create a sense of place within centers.
  - (l) Consideration of design guidelines should include consideration of costs and impacts on affordable housing.
  - (m) Centers that support healthy, active lifestyles among residents, shoppers and workers by providing opportunities for regular physical activity.

#### 4.B.3

The county recognizes the importance of the implementation of specific design guidelines for mixed use areas in urban centers and urban villages to the cities in whose MUGA they are constructed. The development regulations which implement the urban centers and urban village mixed use areas shall include mechanisms for city participation in the review of urban center development permit applications.

If cities with urban centers situated within their respective MUGAs develop recommendations to provide design guidance to property owners, surrounding neighborhoods and development interests for those urban centers situated within their MUGAs, the county may consider and incorporate some or all of the cities' recommendations in the county's development regulations for Urban Centers and Urban Villages.

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- 4.B.4 The county shall encourage high-quality architectural and landscape design that features northwest materials and forms for all new development at the county Cathcart site. This will be accomplished through a) the creation of building and site design standards and/or guidelines addressing both residential and commercial development, and b) their enforcement through design review processes specified within the lease and purchase agreements with all development partners at the site. Principles of sustainability and “green” building as set forth in Leadership in Energy and Environmental Design (LEED) certification will be included within these standards/guidelines.

## Small Area and Neighborhood Structure

This section of the Land Use chapter incorporates policies contained in subarea plans adopted by the county prior to the enactment of GMA or in urban growth area plans adopted by the county following the adoption of the initial 1995 GMA comprehensive plan. These plans were repealed by the county with the adoption of either the 1995 plan or 2005 Ten Year Update. It also identifies the potential for future small area/neighborhood plans and provides a way to integrate these plans into the overall GPP.

Land Use ((Policies)) Goals 1-4 address overall development patterns, location, type, and design. Large areas and single development sites are guided by those principles.

((However, in)) In the past, smaller areas of the county have needed and future areas may need planning studies and attention, in a way that is not addressed through ((Policies)) Goals LU 1-4. These small areas are cohesive because of a variety of factors such as early history, topography, shared facilities such as schools, roads and crossroads, types of land uses, natural features, and human interactions. For example, there are a number of discreet neighborhoods within the larger Southwest unincorporated UGA. ((Even within a discreet city’s UGA, there may be several neighborhoods, such as Mill Creek East Area and Mill Creek A area.))

~~((This section of the Land Use chapter acknowledges and treats earlier smaller area plans done by the county. It also identifies the potential for future small area/neighborhood level plans and provides a way to integrate these plans into the overall GPP.))((In the past, the county completed plans for 13 subareas. Some plans date from the early 1980s, pre-GMA and five were adopted from the 1995-2005 period, under the GMA. But some of the more recent plans have established goals and policies that address special structures and needs of the neighborhood and are retained. The pre-GMA plans no longer have any legal effect and are repealed. Some plans are outdated and are repealed. This section of the plan addresses these issues.~~

~~Beginning in 1995, the county initiated and adopted more detailed planning with several 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~~



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~~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)) This includes the Maltby area, the Cathcart area ((, the area around 35<sup>th</sup> Avenue SE and 132<sup>nd</sup> Street SW in the SW UGA, in the Marysville area,)) and the Tulalip ((area)) Reservation.~~

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, fee-simple lands under tribal member ownership and not subject to county jurisdiction and fee-simple lands under non-tribal ownership which are subject to county jurisdiction. Land use policies are contained in the Neighborhood Structures section, including the recommendation of a Reservation Commercial designation that apply only to this unique commercial area of the reservation. Neither a UGA designation nor a designation as a Limited Area of More Intense Rural Development (LAMIRD) is appropriate for this area. A

UGA designation implies annexation to a city. The subject lands within the Reservation Commercial designation are integrally associated with Tribal lands and not city areas. Because the area is urban in nature and served by urban services, it is not appropriate for a LAMIRD designation. Applying the Reservation Commercial designation is more appropriate because it fits the character of the existing land uses and is compatible with adjoining parcels that are held in trust by the United States government for the benefit of the Tulalip Tribes.

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

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



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features to be connected to existing neighborhoods with similar distinctive features.

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**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.

**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.

- LU Policies**
- 5.A.1 ~~((Repeal subarea land use plans dated prior to 1995.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
  - 5.A.2 ~~((Use of former subarea plans dated prior to 1995 should be for reference purposes only.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
  - 5.A.3 ~~((Consolidate portions of former subarea plans dated 1995-2002 that are applicable countywide into appropriate chapters of the 2025 plan.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
  - 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.))~~ REPEALED BY ORDINANCE NO. 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:
    - (a) areas encompassing 200 to 500 acres and a population of 4,000 to 8,000 people;
    - (b) varied densities and character;
    - (c) a mix of housing types and architecturally compatible styles yielding an average of at least 6 dwelling units per acre; and
    - (d) focal points such as parks, meeting halls, churches, libraries, fire stations, schools and other uses within one quarter mile of neighborhood residents.
  - 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:
    - (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;
    - (b) approximately 3 acres in size;

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- (c) served by public transportation; and
  - (d) compatible with adjacent uses.
- 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:
- (a) approximately 20 to 25 acres in size;
  - (b) serving several neighborhoods within a radius of approximately two miles;
  - (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.



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- 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.
- 5.B.3 ~~((The county should adopt incentive programs to encourage the reservation or dedication of land through either fee or easement for a pedestrian trail corridor with the general alignment depicted on the parks and open space map of the former Mill Creek East UGA Plan. The actual location of the trail shall be determined on a site-by-site basis, and may vary from the general alignment due to site-specific natural features or project design as long as the connectivity of the entire trail is not compromised.))~~ REPEALED BY ORDINANCE NO. 15-\_\_.
- 5.B.4 ~~((Within the Southwest County UGA, the Urban Commercial designations in the northeast and southeast quadrants of the intersection of 35th Ave. SE and 132nd St. SE shall be zoned to the Planned Community Business zone. Transportation impacts of development within these Urban Commercial designations shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works.))~~ REPEALED BY ORDINANCE NO. 15-\_\_.
- 5.B.5 ~~((Within the Southwest County UGA, the Urban High Density Residential designations in the northwest quadrant of the intersection of 35th Ave. SE and 132nd St. SE shall be rezoned to the Multiple Residential zone. Those parcels that will be zoned Multiple Residential only partially due to flood prone areas within those parcels may be rezoned by an applicant in their entirety to a Planned Residential Development Multiple Residential zone. Unit yield for the entire Planned Residential Development zone shall be based on the Multiple Residential zone in the Urban High Density Residential designation and the R-9,600 zone in the Urban Low Density Residential designation with an additional Planned Residential Development bonus as permitted by the zoning code. The unit yield allowed in the Urban Low Density Residential designation shall be transferred to the non-flood-prone portions of a rezone site. Transportation impacts of development within these Urban High Density Residential designations shall be mitigated consistent~~

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~~with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

5.B.6 The county shall develop an action program for the county's Cathcart site to guide the development of a mix of public and private uses. Consideration will be given to the following 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 ac-~~



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- ~~cess 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.)) REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.~~
- 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.
- 5.B.8 Within the Maltby UGA, the Urban Industrial plan designation shall be implemented through the Light Industrial or Industrial Park zones. Areas zoned Light Industrial are those areas located (1) under the Bonneville power line transmission easement and between Broadway and the eastern boundary of the SR-522 right-of-way, (2) between 206th St. SE, Broadway, 207th St. SE, and 88th Dr. SE or their extensions; (3) north of 212th St. SE in which the Light Industrial zone existed as of December 12, 1996; and (4) south of 212th St. SE and designated Urban Industrial by the Future Land Use Map. The Urban Commercial plan designations within the Maltby UGA shall be implemented through the Planned Community Business zone
- 5.B.9 Within the Maltby UGA, the parcel located at the terminus of 219<sup>th</sup> St. SE and west of 85<sup>th</sup> Avenue SE shall be designated as Urban Industrial and zoned to the Light Industrial zone. Transportation impacts of development within this Urban Industrial designation and Light Industrial zone, shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in Addendum No. 16 to the County's GMA Comprehensive Plan/General Policy Plan.
- 5.B.10 Within the Maltby UGA, any future development of urban industrial land which abuts the UGA boundary shall provide the following undeveloped buffer: visual screening comprised of dense plantings, decorative walls, landscaped berming and/or other buffering techniques to make urban development compatible with adjacent rural residential uses.
- 5.B.11 ~~((Within the Marysville UGA, parcels zoned light industrial located between 43<sup>rd</sup> Ave. NE and the railroad right of way shall be limited to no more than 50% lot coverage for new developments or as defined by environmental analyses. All new developments shall mitigate for all drainage impacts, degradation of water quality and loss of fish and wildlife habitat.)) REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.~~



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- 5.B.12 ~~((Within the Southwest UGA, parcels designated Urban Industrial (on Point Wells) shall be considered for future redesignation from Urban Industrial to Urban Village designation upon issuance of a programmatic non-project environmental impact statement addressing environmental impacts, infrastructure and the provision of urban services.)) REPEALED BY ORDINANCE NO. 15- .~~
- 5.B.13 REPEALED BY AMENDED ORDINANCE NO. 14-070.

## **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.

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## Rural Lands

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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 and Resource Lands (agricultural, forest, and mineral lands) 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 and development patterns, preserve rural character and lifestyle, and protect the environment and natural resource lands.

Rural land use policies describe and accommodate a wide array of land uses and a variety of residential densities that are compatible with the character of rural areas; support rural

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and natural resource-based industries; provide economic opportunities for rural residents; promote low intensity recreational uses consistent with rural surroundings; and preserve the rural lifestyle and traditional rural activities which contribute to the county's overall quality of life.

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

uses as directed by the GPP, the countywide planning policies, and amendments to the GMA passed by the state legislature in 1997.

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

## GOAL LU 6

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

### Objective LU 6.A

**Reduce the rate of growth that results in sprawl in rural and resource areas.**

#### LU Policies 6.A.1

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

#### 6.A.2

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

#### 6.A.3

The Warm Beach Health Care Center/Senior Community may be expanded into an area that includes parcels with the following tax account numbers: 183104-1-002, 2-007, 2-008, 2-009, 2-018, and 2-022. Densities within the expansion area may exceed the density allowed by the GPP Future Land Use Map and/or the zoning classification for these parcels but may not exceed 2 dwelling units per acre, provided that a planned residential development (PRD) con-



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sistent with this density allowance is approved for the site prior to the issuance of building permits. The official site plan required by the PRD shall meet applicable requirements of the zoning code. The following additional requirements shall be met:

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

## Objective LU 6.B

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

### LU Policies 6.B.1

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

1. The number, location and configuration of lots will constitute compact rural development rather than urban growth. Performance standards shall include the following:

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- (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;
- (j) Submittal of a site plan to ensure that siting of lots and built areas will not interfere with the rural character of the site and is consistent with the performance standards of the ordinance. The site plan must include:
  - (i) location of clusters, roads and open space;
  - (ii) within clusters, location and placement of buildings, useable building areas, driveways, and drainage systems; and
  - (iii) location of critical areas and all buffers;

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2. The development minimizes adverse impacts to large-scale natural resource lands, such as forest lands, agricultural lands and critical areas. Performance standards shall include the following:
    - (a) Minimization of alterations to topography, critical areas, and drainage systems; and
    - (b) Adequate separation between rural buildings and clusters and designated natural resource lands;
  3. The development does not thwart the long-term flexibility to expand the UGA. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that the tract may be reserved for future urban development. When an open space tract is added to a UGA and adequate services can be provided, the County may allow redevelopment of the open space tract into additional lots to provide appropriate urban level density.
  4. The development has made adequate provision for impacts to transportation systems. Performance standards shall include:
    - (a) controls for access to the rural cluster subdivision from public roads;
    - (b) requirements to meet rural concurrency standards; and
    - (c) requirement that the development be located within a rural fire district.
- 6.B.2 The retention of small forest, farming, horse farm and other livestock based farm operations and hobby farms shall be encouraged in rural areas.
- 6.B.3 Resource-based industries that help sustain rural communities, require only rural levels of service, support the conservation of natural resource lands, and complement rural character shall be promoted in rural areas.
- 6.B.4 Resource-dependent tourism and recreation-oriented uses such as commercial horse stables, guide services, golf courses, and group camps should be allowed on a conditional use basis in rural areas provided they do not adversely impact adjoining rural uses.
- 6.B.5 Nonresource-dependent tourism-related uses such as motels and restaurants serving rural and resource areas should be located within commercial zones.
- 6.B.6 Development standards in rural areas shall be consistent with the cultural resources policies in the plan so as to preserve them.



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- 6.B.7 Except for athletic facilities located near urban growth areas, campgrounds, parks, recreational facilities, and trails shall consist of low intensity and density uses and be sited and designed to avoid adverse impacts on residents and the environment.
- 6.B.8 Monitor the rate and pattern of development created by rural cluster subdivisions and report to the county council annually to ensure that a pattern of urban development is not established in rural areas.

### Objective LU 6.C

**Identify and designate as Rural Resource Transition rural lands with natural resource values between designated resource and rural lands.**

### LU Policies

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

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

### Objective LU 6.D

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

#### LU Policies 6.D.1

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

### Objective LU 6.E

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

#### LU Policies 6.E.1

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

#### 6.E.2

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

#### 6.E.3

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

#### 6.E.4

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

#### 6.E.5

Existing small-scale commercial uses within rural residential zones may be zoned Rural Business whether or not they meet the locational criteria listed in Policy LU 6.B.7 only if they are uses allowed within the Rural Business zone. If existing uses do not meet the locational criteria, no future expansion of the zone shall be al-

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- lowed. This policy is not intended to preclude legal non-conforming uses from expanding consistent with Snohomish County Code provisions.
- 6.E.6 The county shall rezone existing commercial zones within rural areas and outside the Rural Commercial and Rural Freeway Service designations to the new Rural Business zone.
- 6.E.7 New Rural Business zones may only be approved in Rural Residential plan designations if they meet the following locational criteria:
- (a) A minimum of six hundred residential dwelling units should be located within a two and one-half mile radius of the proposed site.
  - (b) The site is located along a county road or state highway with at least one hundred feet of street frontage or at an intersection of two public roads.
  - (c) No new areas designated or zoned for commercial uses should be located closer than two and one-half miles in the rural area.
  - (d) The total area zoned for Rural Business at any given location should not include more than five acres of net usable area. Net usable area should be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales. Parcels within a Rural Business location should have common boundaries unless separated by public rights-of-way.
  - (e) The size and configuration of the area to be zoned should be capable of accommodating setbacks, buffers, critical area protection, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
- 6.E.8 Sites within a Rural Business zone should be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment should be provided.
  - (b) Site disruption such as excessive grading, filling, or clearing of vegetation should be minimized through landscaping and buffer requirements.
  - (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., should not exceed fifty percent of the net usable site area.



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- (d) Stormwater management facilities should be designed and landscaped to integrate them into the overall site design and the landscaped buffers on the site.
- (e) All structures should be set back fifty feet from residentially zoned properties. Structures should be set back one hundred feet from designated agricultural and forest lands.
- (f) Sites should retain all existing trees in all required buffers along side and rear property lines. Sites should retain all existing evergreen trees in all required buffers along property frontage excluding areas for access drives and sign locations, unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
- (g) Billboards should be prohibited within the Rural Business zone. Signage requirements should be similar to the signage provisions of the Neighborhood Business zone.
- (h) Adequate water supplies should be demonstrated for commercial use and fire protection including fire flow.
- (i) Refuse collection, fuel loading and storage areas, and large truck parking areas should be located at least one hundred feet from residential areas and screened by fence or landscaping.

### Objective LU 6.F

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

#### LU Policies LU 6.F.1

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

#### LU 6.F.2

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

#### LU 6.F.3

~~((Existing commercial zones currently located at freeway interchanges outside UGAs and within Rural Freeway Service plan designations shall be rezoned to the Rural Freeway Service zone regardless of size.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_.

#### LU 6.F.4

Rural Freeway Service zoning and development, site, and location 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.

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



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- into the overall site design and the landscaped buffers on the site.
- (e) All applicable State Highway regulations related to access shall be met.
  - (f) All structures shall be set back fifty feet from rural residential zoned properties and from designated farmland. Structures shall be set back one hundred feet from designated forest land.
  - (g) Type ((H)) B 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 ((H)) A landscaping (as defined by the county's landscaping code), which may include native vegetation with a width of fifty feet, shall be provided along property lines adjacent to rural residential zoned areas.
  - (h) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage, excluding areas for access drives and sign locations, unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
  - (i) Billboards shall be prohibited within the Rural Freeway Service zone. Signage requirements shall be similar to the signage provisions of the Freeway Service zone.
  - (j) Adequate water supplies shall be demonstrated for commercial use and fire protection including fire flow.
  - (k) Refuse collection, fuel loading and storage areas, and large truck parking areas shall be located at least one hundred feet from residential areas and screened by fence or landscaping.

### Objective LU 6.G

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

### LU Policies LU 6.G.1

Within rural lands outside of urban growth areas (UGAs), permit limited rural industrial land uses in areas previously designated or zoned for rural industrial uses and permit limited rural industrial uses in areas which have not been previously designated or zoned for rural industrial uses but contain uses or existing structures pre-



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- viously devoted to rural industry. Provide opportunities for small-scale industrial development that relates to other rural uses and natural resource production, processing and distribution of goods.
- LU 6.G.2 Recognize the existing rural industrial designations and zones in the county that contribute to the economic diversity of the unincorporated areas of the county and provide employment opportunities to nearby rural populations.
- LU 6.G.3 ~~((Existing industrial zones outside UGAs shall be rezoned to the Rural Industrial zone regardless of size.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.
- LU 6.G.4 Rural industrial areas should be developed in a manner which supports the rural character of the county and protects sensitive natural features of the environment. The scale and character of rural industrial development shall be smaller and less intense than urban industrial development.
- LU 6.G.5 Rural Industrial development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include water, septic systems, and transportation facilities.
- LU 6.G.6 Expansions of Rural Industrial designations on the Future Land Use map may be approved only if they meet the following locational criteria:
- (a) Site conditions such as topography, soils, existing vegetation, critical areas, and capacity for water, fire protection and septic systems shall be adequate to support intensive resource-based industrial production without significant adverse environmental impacts.
  - (b) Designation size and configuration shall allow for setbacks, buffers, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
  - (c) Total land area designated for Rural Industrial at any given location shall not include more than twenty net usable acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.
  - (d) Rural industrial development shall not require the construction of long access roads or other transportation improvements such as bridges and roads.
- LU 6.G.7 Sites within a Rural Industrial designation shall be developed according to development regulations which incorporate the following criteria:

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- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment shall be provided.
- (b) Site disruption such as excessive grading, filling, or clearing of vegetation shall be minimized through landscaping and buffer requirements.
- (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed sixty percent of the net usable site area.
- (d) Stormwater management facilities 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 ((H)) B 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 ((H)) A 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 feet from residential areas and screened by fence or landscaping.
- (k) Disruption to adjacent rural residential areas by noise, dust, odors, operating hours, vehicular movement and traffic, or

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adverse visual alteration of the natural landscape by industrial activities shall be minimized.

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

- LU Policies** LU 6.H.1      Recognize the existing commercial and residential settlement pattern in the area of southeast Snohomish County along State Route 9 between 184<sup>th</sup> and 172<sup>nd</sup> Streets SE and at 164<sup>th</sup> Street SE as limited areas of more intense rural development (LAMIRD) that provide retail goods and services to the immediate population and a larger surrounding service area and allow limited infill adjacent to existing commercial development.
- LU 6.H.2      Areas with an existing commercial designation or zoning within LAMIRD boundaries shall be designated Clearview Rural Commercial (CRC).
- LU 6.H.3      Areas designated Rural Residential within LAMIRD boundaries shall retain the existing Rural Residential designation.
- LU 6.H.4      Rural residents should have access to a mix of small scale retail sales, personal services and job opportunities within the CRC designation.
- LU 6.H.5      Prevent strip development by minimizing and containing infill and redevelopment within the logical outer boundaries of two distinct commercial nodes in the Clearview area.
- LU 6.H.6      The boundaries of the Clearview LAMIRDs are shown on the Future Land Use map. The boundaries are based on those found in the Cathcart-Maltby-Clearview area plan, generally follow parcel lines, and include parcels which meet the following criteria:
- (a)      The area does not contain extensive critical areas, and
  - (b)      The area is developed with a commercial use which was in existence on or before July 1, 1990; or
  - (c)      The area is zoned Neighborhood Business or Community Business and is a cohesive part of the existing commercial settlement pattern; or
  - (d)      The remaining area constitutes infill, as it is located between and adjacent to two larger areas meeting criteria b) or c) above, or is along the boundary edge and its exclusion would create an irregular boundary.



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

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

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

## Objective LU 6.I

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

### LU Policies LU 6.I.1

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

### LU 6.I.2

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

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

### LU 6.I.3

All rural areas where changes in zoning increase the maximum allowable number of residential lots or units shall be designated as TDR receiving areas and all development approvals in those areas shall be consistent with adopted TDR policies in this chapter.

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### Agricultural Lands

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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.

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

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

Agriculture in Snohomish County has been undergoing significant changes over the last two decades. It has shifted from dairy farms that have traditionally been a cornerstone of agriculture in Snohomish County to smaller



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diversified crop farms; agri-tourism and There has been an overall decline in agriculture in the county due to shifts in the global economy, changing markets, increased conversion of agricultural lands to non-agricultural uses and environmental regulations - all played a part in the overall decline of dairying in particular and agriculture in general in the county.

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

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

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

The Executive's Citizen Cabinet which met in late 2004, formally recommended in its Citizens Cabinet Final Report that the county should increase support for agriculture. In

pumpkin patches.

early 2005, the Agriculture Action Plan, which was generated from the Focus on Farming Conference held in the fall of 2004, was also released. Together, these two documents will work to increase the viability of agriculture, clearly showing the county's emphasis on preserving and conserving both the land and the farming livelihood. Some of the measures and topics outlined are:

- Implement the Transfer of Development Rights and Purchase of Development Rights Programs;
- Improve information access and communications with farmers;
- Provide clear definition and clarity as to what agriculture is;
- Conduct regulation reforms to increase efficiency and clarity on agricultural issues;
- Increase agricultural economic development efforts;
- Strengthen public outreach and education efforts on the importance of agriculture and its contributions;
- Recognize agriculture's cultural heritage and historic importance;
- Acknowledge that growth impacts agriculture and work to define measures for assistance and mitigation;
- Educate the next generation of farmers;
- Create the Agriculture Action Plan Advisory Group; and
- Emphasize the importance of the Agriculture Advisory Board.

In 2010, the county co-sponsored and launched, along with funding partners including state agencies and the Tulalip and Stillaguamish Tribes, the Sustainable Lands Strategy Initiative. Founding members of the SLS Executive Committee included representatives from Futurewise, Forterra (for-



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merly Cascade Land Conservancy), the Tulalip Tribes, Stillaguamish Tribe of Indians, Snohomish County Agricultural Advisory Board, Snohomish Conservation District and an independent farm operator. The goal of the initiative is to accommodate both habitat restoration for threatened and endangered species and protection of agricultural resource lands, in a manner that would generate net gains for the agricultural, tribal cultural and ecological productivity and health in Snohomish County. Through this initiative, the general guidelines and principles upon which to base future actions to preserve farmlands and restore fish and wildlife have been developed.

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

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

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

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### **GOAL LU 7**

**Conserve agriculture and agricultural land through a variety of planning techniques, regulations, incentive and acquisition methods.**

### **Objective LU 7.A**

**Classify and designate agricultural land of long-term commercial significance.**

### **LU Policies 7.A.1**

The county shall classify and designate farmlands in three classes: Riverway Commercial Farmland, Upland Commercial Farmland, and Local Commercial Farmland as shown on the Future Land Use map and shown in greater detail on a set of assessor's maps which will be part of the implementation ordinances.

### **7.A.2**

Landowners may request in writing a review of the farmland designations as part of the county's annual GMA comprehensive plan amendment process.

### **7.A.3**

The county shall designate farmland as required by the GMA, and consider the guidance provided for designating agricultural lands of long term commercial significance adopted by the State. In addition, farmland designations and expansions of such designations on contiguous lands should be made considering all of the following criteria:

- (a) The land is prime farmland as defined by the U.S. Soil Conservation Service (SCS) or consists of other Class III soils in the SCS capability classification;
- (b) The land is shown to be devoted to agriculture by:
  - 1. the adopted future land use map;
  - 2. a current zoning classification of Agriculture-10 acre; and
  - 3. was identified in the 1982 agriculture land inventory, the 1990 aerial photo interpretation, or the 1991 field identification of land devoted to agriculture;
- (c) The land is located outside a UGA;
- (d) The land is located outside a sewer service boundary; and
- (e) The land consists of a parcel of 10 acres or greater in areas designated as Upland Commercial Farmland or Local Commercial Farmland.

### **7.A.4**

If requested by a landowner, the county shall consider adding farm lands to the commercial farmland designation if they meet the one of the following criteria:

- (a) the lands are adjacent to designated farmland and are a minimum of 10 acres;
- (b) the lands are not adjacent to designated farmland and they are a minimum of forty (40) acres; or

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- (c) the redesignation request is part of an application to opt into the Transfer of Development Rights program and the lands are a minimum of five acres.

### Objective LU 7.B

### Conserve designated farmland and limit the intrusion of non-agricultural uses into designated areas.

#### LU Policies 7.B.1

Areas designated Local Commercial Farmland and not zoned Agriculture-10 shall not be divided into lots of less than 10 acres except when used exclusively for agricultural purposes.

#### 7.B.2

Conversion of Riverway Commercial and Upland Commercial Farmland to ultra-light fields, churches, or new government facilities shall not be allowed.

#### 7.B.3

The county development regulations shall require residential dwellings, with the exceptions of existing dwellings and when rebuilding on the previous dwelling site, be set back from the property line abutting designated farmland as follows:

- (a) dwellings within or adjacent to designated farmland shall be setback 50 feet
- (b) if the size, shape, and/or physical site constraints of an existing legal lot do not allow for the required setback, the new dwelling shall maintain the maximum setback possible within the physical constraints of the lot as determined by the department; or
- (c) the owner of the land proposed for residential development and the owner of the adjacent designated farmland each legally record and file signed covenants running with the land and a document establishing an alternative setback for one or both of the properties which meets the intent of this policy.

#### 7.B.4

The county should work to find alternatives to the planning or construction of public or private infrastructure improvements such as electrical substations, sewer lines and treatment facilities and services on designated farmland. If located on or adjacent to designated farmland the county shall ensure that impacts on commercial agriculture are minimized.

#### 7.B.5

Recreational uses that do not preclude future agriculture use shall be allowed consistent with the Growth Management Act, as now exists or hereafter amended, through implementing development regulations, which incorporate conditions ensuring compatibility with surrounding agricultural uses and limiting loss of prime agricultural soils.

#### 7.B.6

In cases where a sewer line has been installed through farmland, residences shall be prohibited from connecting to the sewer line, unless a public health emergency is declared.



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7.B.7 The county shall coordinate the use of agricultural resource lands with the preservation of ecological functions and values by incorporating incentives into reach scale plans.

**Objective LU 7.C Enhance and encourage the agricultural industry through development and adoption of supporting programs and code amendments.**

**LU Policies** 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.

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.

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.

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.

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.

7.C.6 The county shall support the use of innovative agricultural technologies, procedures and practices that protect existing land, soil and water resources.

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.

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.

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.

7.C.10 The county shall support and participate in programs that promote and market locally grown and processed products.

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- 7.C.11 The county shall participate in the development of a farm product processing facility (USDA certified) to be located within the county.
- 7.C.12 The county should assist with establishing a permanent public farmers market in Snohomish County to promote the county's agriculture industry and improve consumer access to local food.
- 7.C.13 The county should promote and encourage the use of Snohomish County agricultural products in local institutions and venues.

### **Objective LU 7.D**

### **Initiate and continue studies which may result in improved conservation of agricultural lands.**

### **LU Policies**

- 7.D.1 The county shall continue to study the effectiveness of the Transfer of Development Rights program for conservation of agricultural land in the county.
- 7.D.2 Incentives for agricultural industry enhancement such as improved permit processing for designated farmlands and value assessment of farm residences in designated farmland areas at farm rates shall be investigated.
- 7.D.3 The impacts of siting public facilities such as schools, fire stations, and community centers adjacent to designated farmland should be studied and, if necessary, plan and code amendments should be initiated.
- 7.D.4 The county shall investigate improvements to development regulations that will reduce the stormwater run-off and water quality impacts of upstream developments on designated farmland .
- 7.D.5 The county shall investigate ways to simplify the permit process for routine maintenance and repair of dikes/levees and drainage systems on designated farmland.
- 7.D.6 The county shall investigate funding mechanisms such as grants to help fund the maintenance and repair of agricultural drainage systems.
- 7.D.7 The county shall conduct a traffic study to identify and assess where traffic interferes with farming.
- 7.D.8 The county shall study methods to decrease and mitigate the negative effects of residential development adjacent to or on designated agricultural land.
- 7.D.9 The county shall investigate programs that have the potential to convert farmland for habitat restoration, mitigation or flood storage and their resulting long term effects on agriculture. This investigation shall provide the basis for a subsequent analysis of the effects of such programs on farmland and shall be followed with appropri-



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ate policies and regulations to protect designated commercial farmlands.

- 7.D.10 The county may scope and conduct an analysis of designated farmlands and lands that could be utilized for agriculture. This analysis shall provide the basis for subsequent analysis of the land's future use, and designation.

**Objective LU 7.E** ~~((Designate as Recreational Land playing fields and supporting facilities historically located on commercial farm land.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

**LU Policies LU 7.E.1** ~~((Pursuant to state legislation (Laws of Washington 2005, chapter 423), the county shall consider proposals for the Recreational Land designation consistent with the GMA, chapter 36.70A RCW, using the following criteria:~~

- a. ~~\_\_\_\_\_ The property is designated as Commercial Farmland on the Future Land Use Map at the time the county considers redesignation.~~
- b. ~~\_\_\_\_\_ Grass playing fields and supporting facilities for sports played on grass playing fields were in existence on the property proposed for redesignation prior to July 1, 2004.~~
- e. ~~\_\_\_\_\_ The property proposed for designation is not currently in use for commercial production of food or other agricultural products.~~
- d. ~~\_\_\_\_\_ The proposed property is not included in a UGA.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

LU 7.E.2 ~~((The opportunity to redesignate Commercial Farmland to Recreational Land shall expire June 30, 2006.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

LU 7.E.3 ~~((Designated Recreational Land may be used only for playing fields and supporting facilities for sports played on grass playing fields or for agricultural uses.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

LU 7.E.4 ~~((Continued operation of playing fields and supporting facilities on lands designated Recreational Land shall not affect other natural resource lands designated under RCW 36.70A.170 (1) (b), and shall not preclude reversion to agricultural uses.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

LU 7.E.5 ~~((Lands designated Recreational Land are agricultural lands appropriate only for playing fields or agricultural use and not for future transition into UGAs, and subsequent land use actions must be consistent with the Commercial Agriculture of Long Term Significance designation.))~~ REPEALED BY ORDINANCE NO. 15-\_\_\_\_\_.

LU 7.E.6 ~~((Reconsideration of the Recreational Land designation and possible redesignation to Commercial Farmland can occur through a subsequent comprehensive plan amendment when:~~



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### General Policy Plan

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- a. ~~Use of playing fields and supporting facilities on designated Recreational Land ceases as the result of a 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.))~~ REPEALED BY ORDINANCE NO. 15-

## Open Space, Shoreline and Scenic Resources

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Open space is defined as any parcel or area of land that remains essentially unimproved and which may be devoted to or used for public or private use or enjoyment, or the protection of environmentally sensitive areas. Open space includes a wide variety of lands with many types of uses that can support an open space function as a partial or supplemental use. Examples include publicly owned lands and parks useful for either active or passive recreation, schools, water bodies, utility corridors, fish and wildlife conservation areas and other types of critical areas, trails, resource lands, cemeteries, and scenic or open space easements on private land.

The GMA establishes the following planning goal (9) concerning open space and resource lands: Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

The GMA also requires the county to identify open space corridors within and between urban growth areas. The open space corridors are to include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. In urban areas, open space provides relief from intense urban land uses. Open space needs must be balanced with other land uses in urban planning.

The Open Space Corridor/Greenbelt Map (Map 4 in the map portfolio and described in

the Open Space Corridor/Greenbelt Areas map section of this plan) depicts a county-wide open space network.

Multi-county policies have been adopted by the Puget Sound Regional Council which place emphasis on funding countywide networks of permanent urban and rural open space. Other multi-county policies require planning for open space areas and corridors of regional significance.

The multi-county policies also call for regulatory and acquisition programs to protect scenic resources of unique or outstanding value.

In 2001, the county completed the Southwest UGA GreenSpace Project. This report, developed with the assistance of representatives from throughout the Southwest UGA, identified funding strategies for preserving open space. This document is advisory and can provide a resource for policy decisions on incentives to encourage the preservation of open spaces in the Southwest UGA.

Other documents which may also provide guidance in determining open space corridors are WRIA plans, Critical Areas maps, and the Parks and Recreation Plan. The latter document provides implementation measures to meet GMA goal 9.

It is important to note that not all open space areas are mapped – i.e., small forest lots, cemeteries, archeological sites, small critical

# EXHIBIT D

## General Policy Plan

areas or land preserved as buffer in a development agreement.

### **GOAL LU 10 Identify and protect open space, natural and scenic resources and shoreline areas.**

#### **Objective LU 10.A Identify and preserve an integrated open space network.**

##### **LU Policies 10.A.1**

The county shall consider the following features for inclusion in an open space system:

- (a) natural or scenic resource areas;
- (b) water supply protection areas (public watersheds) and natural drainage easements;
- (c) urban and rural landscaped areas, such as public or private golf courses, public or private school yards, cemeteries, active parks and arboretums;
- (d) public and private low intensity park and recreation sites such as wildlife preserves, nature reservations, sanctuaries, or hiking, equestrian and biking trails;
- (e) land reserved as open space or buffer as part of development;
- (f) cultural, archaeological, geologic, and historic sites;
- (g) major multi-functional river corridors (Snoqualmie, Snohomish, Skykomish and Stillaguamish valleys) and other water bodies including Puget Sound, major lakes, and major tributaries;
- (h) linear open space such as utility and trail corridors;
- (i) land designated open space under the Open Space General Criteria established according to SCC 4.28.040 for tax assessment purposes;
- (j) lands that link existing open space and recreation areas; and
- (k) lands that form open space corridors within and between urban growth areas.

#### **Objective LU 10.B Develop plans and techniques to preserve open space and scenic resources.**

##### **LU Policies 10.B.1**

The county shall use a variety of land development techniques to preserve and maintain open space corridors that define urban growth boundaries and provide separation between communities, and between urban and rural areas where feasible.

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- 10.B.2 The county shall consider various land acquisition techniques in the development of cooperative management plans and implementation strategies for open space areas of inter-jurisdictional significance.
- 10.B.3 The county shall pursue joint ventures with cities, school districts, and private land developers to exploit joint use opportunities for open space and recreation.
- 10.B.4 The county shall work with cities to create an integrated system of passive and active parks, open spaces, and trails in areas which are accessible to all residents of the county and cities, and provide for a variety of recreational activities, and contribute to neighborhood or community identity.
- 10.B.5 The county shall work cooperatively with public and private groups to identify, protect, and enhance open space areas and corridors of regional significance, such as the Stevens Pass Greenway.
- 10.B.6 The county shall integrate open space planning and the protection of scenic resources with innovative programs, such as purchase or transfer of development rights, cluster development, open space tax assessment, and acquisition of easements.
- 10.B.7 The county shall consider development of code and site design standards that encourage the preservation of natural and scenic resources.
10. B.8 The county shall ~~((create))~~ consider creating a county parks and open space zone that ~~((shall))~~ could be applied to county-owned parks and open space properties that are to be conserved in perpetuity.
10. B.9 The county shall establish conservation easements for county-owned parks and open space properties that are to be conserved in perpetuity.
- 10.B.10 The county shall preserve environmentally sensitive areas of the county Cathcart site in accordance with the adopted "Critical Areas Regulations." The county will also enhance, as appropriate, and promote sensitive areas as site amenities to potential developer-partners, residents and business tenants at the Cathcart site.

### **Objective LU 10.C**

**Preserve and enhance public access and recreational opportunities through the Shoreline Master Program. See Shoreline Master Program for Goals and Policies related to areas of Snohomish County subject to the Shoreline Management Act.**



## Cultural Resources

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Snohomish County is blessed with rich historical, archeological and arts resources. These valuable resources mark the collective culture of the people in the county. Located within the county are several historic districts, hundreds of historic and archeological sites, outstanding privately and publicly owned works of art, and an active arts community consisting of several symphonies, choral and dance groups, theatres, art schools and arts councils. Numerous cultural festivals occur throughout the county during the year. In addition, Snohomish County has cultural landscapes, landmarks and areas of special locational character, which are worthy of study and preservation. In order to address all these resources, Snohomish County has grouped historical, archeological and arts resources under the collective label of "cultural resources."

A number of benefits result from cultural resource preservation and enhancement:

- Cultural resources contribute materially to the aesthetics of a community, fostering a sense of place and identity for all ages.
- They are important components of the civic pride found in stable, successful communities.
- Economic dividends come from cultural tourism and downtown revitalization done under historic preservation and artistic guidelines. The economic development element of this plan refers to the benefits, which can come from these programs.
- Strong cultural resources programs meet the legal obligation of the federal laws such as the Native American Graves Protection and Repatriation Act and the state

procedures for protection of archaeological resources.

The county values all these resources, and considers them worthy of preservation, enhancement and encouragement.

One of the thirteen goals of the GMA which states: "identify and encourage preservation of lands, sites and structures, that have historical and archeological significance," provides the framework for implementing the county's values for historic and archeological resources. Pursuant to that goal, and goals and policies on this same topic in the 1995 General Policy Plan (GPP), Snohomish County adopted Title 33 of the Snohomish County Code on April 3, 2002. Title 33 outlines the procedures by which the county will identify, evaluate and protect archaeological and historic resources. Specifically, through the ordinance the county created the Historic Preservation Commission and outlined its powers and duties. The county also adopted rules to ensure the protection of archaeological resources.

In September 2003, Snohomish County received Certified Local Government status. This certification recognizes the county's professionally staffed historic preservation program. The certification also makes the state's tax incentive program available for properties that meet certain criteria for rehabilitation and are on the Local Register of Historic Places. The first property was placed upon the register in October 2003.

This program also works in conjunction with the federal, state and county regulations, which require the county to cooperate with the tribal governments in the county to protect their archeological and cultural sites from disturbance.

In addition, the county has elected to identify and preserve works of art and to encourage the work of arts councils and performing arts, dance and theater groups, including their festivals and special events. While this effort is not addressed specifically in the Growth Management Act, it is consistent with the overall goals of the act of preserving neighborhoods and the quality of life in the county. On July 24, 2004, the Snohomish County Council adopted Ordinance No. 04-063, which creates the

Snohomish County Arts Commission, and the accompanying code chapter outlines their duties and powers. The Commission was recreated to build upon the precedent set by the first Arts Commission in the county in the early 1990s.

This section of the GPP reinforces the value of cultural resources, adds new policies to the 1995 plan and updates others, based on the progress made since 1995. The cultural resources are addressed through the goals, objectives and policies below.

**GOAL LU 11 Identify and encourage the preservation and enhancement of cultural resources in Snohomish County, including archaeological, historic and arts resources.**

**Objective LU 11.A Identify and document archaeological and historic resources throughout Snohomish County.**

- LU Policies**
- 11.A.1 The Snohomish County historic resource inventory shall be used in conjunction with the State's list of registered archaeological sites as the county's vehicles for identifying and documenting historic and archaeological resources.
  - 11.A.2 The county's historic resource inventory and its copies of the State's list of registered archaeological sites shall be updated on a continuing basis to ensure the inventories' usefulness as historic preservation and land use tools.
  - 11.A.3 The county's resource inventories shall be coordinated with similar programs maintained by municipalities and indigenous people within the county to ensure the comprehensiveness of the inventories.
  - 11.A.4 Consistent with its resources and based on the standards of the resources inventories, the county shall provide technical assistance to local groups whose work can be incorporated into the county's inventories.
  - 11.A.5 The county shall encourage the protection and use of cultural resources which have the potential to further economic development initiatives.
  - 11.A.6 Since lands designated Reservation Commercial are located in a culturally significant area, development applications on any property in this designation shall include an archeological assessment in order to avoid impacting any archeological resource.



**Objective LU 11.B      Preserve, protect, and enhance archaeological, cultural, and historic resources.**

- LU Policies**
- 11.B.1      The county shall maintain its certified local government status under the 1966 National Historic Preservation Act by carrying out the requirements of its historic preservation ordinance.
  - 11.B.2      The county shall meet its historic and archaeological resource management obligations under federal, state, and local regulations in an efficient and effective manner.
  - 11.B.3      Commensurate with its resources, the county shall provide technical assistance on historic and archaeological resource matters.
  - 11.B.4      The county shall promote preservation of identified archaeological and historic resources.
  - 11.B.5      On projects under its authority, the county shall consistently seek to mitigate unavoidable negative impacts to historic and archaeological resources and to discourage demolition of culturally significant structures and sites.
  - 11.B.6      The county shall develop incentives to promote preservation and adaptive reuse of historic resources.
  - 11.B.7      The county shall continue coordinated long-range planning to identify the best strategies for preserving and enhancing historic and archaeological resources.
  - 11.B.8      The county shall participate in an ongoing community cultural planning process with representatives of arts, heritage, and tourism organizations.
  - 11.B.9      The county should work with Indian tribes to protect cultural resources in support of enduring tribal traditions.

**Objective LU 11.C      **Ensure that Snohomish County's policies encourage the social, economic and quality of life benefits of the arts.****

- LU Policies**
- 11. C.1      The county shall encourage the identification, documentation, protection and enhancement of arts resources which have the potential to further economic development initiatives.
  - 11.C.2      The county should seek to integrate the arts and aesthetic values with government action through the guidance of the General Policy Plan and other appropriate documents.
  - 11.C.3      The county shall cooperate with arts and tourism organizations to promote inclusion of the arts in community planning and development as well as cultural tourism efforts.
  - 11.C.4      The county shall cooperate with the Snohomish County Arts Commission in their discussions and research regarding the poten-



tial for cultural tourism, economic development, and acquisition of public art through the commission's arts program.

- 11.C.5 Commensurate with its resources, the county shall provide technical assistance on arts resource matters.
- 11.C.6 On projects under its authority, the county shall consistently seek to mitigate unavoidable negative impacts to arts resources and to discourage demolition of works of art.
- 11.C.7 The county shall undertake, through its arts commission, coordinated long-range planning to identify the best strategies for preserving and enhancing arts resources.
- 11.C.8 The county shall participate in an ongoing community cultural planning process with representatives of arts, heritage, and tourism organizations.

**Objective LU 11.D Recognize the value of promoting cultural tourism as an economic development tool and as a stimulus to cultural resource preservation and enhancement.**

- LU Policies**
- 11.D.1 The county shall ensure that cultural tourism projects remain eligible for funding assistance through its hotel/motel tax fund program.
  - 11.D.2 The county shall continue to cooperate with cultural groups and the organized representatives of the tourism industry to promote cultural tourism.
  - 11.D.3 Commensurate with its resources, and in addition to the official Local Register of Historic Places program, the county shall provide honorary recognition programs, such as Centennial Farms and Landmark designations, in order to stimulate efforts to preserve cultural resources.

## Airport Compatibility

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Aviation is important to the economic health of Snohomish County and the quality of life of its citizens, businesses and visitors. One of the major challenges is to balance aviation needs with the needs of local communities. The Growth Management Act requires that every county discourage within its jurisdiction the siting of incompatible land uses adjacent to public use airports. The GMA also identifies airports as essential public facilities and requires jurisdictions to adopt a process for siting such facilities. Public use airports such as Arlington Municipal Airport and Harvey Field are transportation facilities key to the County's economic vitality. Paine Field is one of the most important public facilities in the region, state and nation, providing crucial support to the local aerospace industry. Both Paine Field and Harvey Field are FAA designated reliever airfields for SEATAC International Airport.

((Public Use Airports in Snohomish County are:

- ~~The Snohomish County Airport — Paine Field, southwest of Everett~~
- ~~The City of Arlington Municipal Airport~~
- ~~Harvey Field, just south of the City of Snohomish~~
- ~~The Darrington Municipal Airport~~
- ~~Firstair Field, Monroe))~~

Protection of these facilities is of importance to both the economic viability and the quality of life in Snohomish County. With the population and development increases experienced in Snohomish County, airports are coming under increasing pressure from encroaching development. State law requires every city and county having a general aviation airport in its jurisdiction to discourage the siting of land uses that are incompatible with the airport.

Public use airports in Snohomish County vary in size, runway capacity, complexity of airspace, and sophistication of airport improvements. One example is Paine Field, the only airport in the County with a permanent air traffic control tower. Aircraft approach slopes vary by airport. Additionally, Snohomish County's public use airports vary in location from urban to rural. The scope and extent of what amounts to an incompatible land use adjacent to an airport varies from airport to airport depending upon the size and scope of airport activities. Both the FAA and the Washington State Department of Transportation, Aviation Division, have identified criteria for evaluating land use compatibility adjacent to public use airports. In the course of planning and conducting operations, public use airports have evaluated specific land use compatibility issues for areas adjacent to the respective airports. One area is called the Airport Influence Area (AIA), which is defined as the property within the environs of the airport where land uses are either influenced by, or will influence, the operation of the airport in a positive or negative manner. An additional area adjacent to an airport to be addressed is that where height restrictions on new construction should be required to prevent potential conflicts with air operations. To ensure compatibility with airport operations, proof of an airspace analysis should be required for any structure to be constructed adjacent to a general use airport in accordance with 14 CFR Part 77. The configuration and extent of these areas differ depending on the size and configuration of the airport and its airfields.

Paine Field is owned and operated by Snohomish County, and additional policies regarding this facility are set forth in the Capital Facilities Chapter of the GPP.

The following goals and policies are intended to guide the development of regulations that will protect each of the County's public use airports and the adjacent properties from

conflicts that can arise between incompatible uses. Also included are policies that encourage actions that support the economic health of airports.

**GOAL LU 12      Protect public use airports in the county from nearby incompatible land uses and developments.**

**Objective LU 12.A      Discourage incompatible uses in the vicinity of public use airports.**

**LU Policies      12.A.1**      The county shall work with the owners and managers of public use airports to identify and designate criteria identifying incompatible land uses in the vicinity of public use airports and how they should be discouraged through the adoption of zoning and development regulations.

12.A.2      The county shall work with the owners and managers of public use airports to identify ~~((and designate))~~ areas ~~((on the Future Land Use Map))~~ where incompatible uses should be discouraged.

12.A.3      When adopting amendments to the comprehensive plan the county shall consider the compatibility of the amendments with public airport uses.

**Objective LU 12.B      Notify surrounding properties of proximity to public use airports.**

**LU Policy      12.B.1**      The county shall develop a process to notify property owners within Airport Influence Areas that their property is located adjacent to a public use airport and may experience impacts from airport operations.

**Objective LU 12.C      Discourage development in areas adjacent to public use airports that may negatively impact airport operations.**

**LU Policies      12.C.1**      The county shall discourage the siting of uses that attract birds, create visual hazards, discharge any particulate matter in the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and/or instrument landing systems, or otherwise obstruct or conflict with aircraft patterns within airport influence areas.

12.C.2      The county shall consult with stakeholders to develop regulations that require proof of an airspace analysis pursuant to Federal Aviation Administration regulations before issuing permits for projects that are developed adjacent to public use airports.



**GOAL LU 13**

**Recognize and support county public use airports as essential public facilities and significant economic resources.**

**Objective LU 13.A**

**Support actions that make public use airports economically viable.**

**LU Policies 13.A.1**

The county shall encourage economic development opportunities and aviation-related uses adjacent to airports in urban growth areas.

13.A.2

The county shall promote the efficient, region-wide mobility of goods and services consistent with the economic development element of the Snohomish County GMA Comprehensive Plan and the regional transportation strategy developed by the Puget Sound Regional Council.

## 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.

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.

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.

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." Thus, TDR programs have the ability to lessen public expenditure while achieving the same resource conservation benefits as PDR.

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

### Transfer of Development Rights

#### *History of TDR in Snohomish County*

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

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



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

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

The 2005 amendments to the GMA Comprehensive Plan: General Policy Plan and its implementing regulations extend beyond the first phase of the TDR program by: 1) creating an initial, pilot TDR receiving area using a comprehensive plan land use designation and an implementing overlay zone within portions of the expanded urban growth area (UGA) for the City of Arlington; and 2) establishing a policy framework and regulatory requirements for use of TDR certificates as a condition to development approval within TDR receiving areas.

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

In 2010, the county council hired the Cascade Land Conservancy (now known as Forterra) to analyze and recommend options for enhancing the county’s TDR and PDR programs. Council also initiated comprehensive plan amendments to implement the Forterra recommendations. Based on those recommendations, the county created a countywide TDR program.

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

### **Purchase of Development Rights**

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

In December 2004 the county council passed Motion No. 04-461 relating to the establishment of a PDR program. The motion author-



ized the County Executive to implement a PDR program for designated agricultural lands outside of TDR sending areas. A limited amount of county and Federal grant funds were reserved for initial acquisitions.

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

**GOAL LU 14      Conserve important natural resource lands through Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs.**

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

- LU Policies**
- 14.A.1      Establish a countywide TDR program that promotes the transfer of residential development potential from designated resource lands to areas designated for urban and rural development.
  - 14.A.2      All land designated on the Future Land Use Map as Local Commercial Farmland, Upland Commercial Farmland, Riverway Commercial Farmland, Commercial Forest, Local Forest, and Commercial Forest – Forest Transition Area is designated as a sending area from which development rights in the form of TDR credits can be transferred under the countywide TDR program.
  - 14.A.3      To allow rural landowners to opt into the countywide TDR program and expand the permanently protected base of designated natural resource lands, land in other land use designations shall be designated as a sending area for the countywide TDR program if it meets all of the following conditions:
    - a. it is a minimum of five contiguous acres if proposed for redesignation to farmland or a minimum of 40 contiguous acres if proposed for redesignation to forest land;
    - b. the zoning of the land at the time of the TDR application has a minimum lot area of at least 200,000 square feet;
    - c. the land is enrolled in the open space tax program as Open Space Farm and Agriculture or Open Space Timber at the time of the TDR application;
    - d. the land is in active commercial agriculture or forest use; and
    - e. the land is redesignated to a farmland or forest land use designation and rezoned to a corresponding resource zone before or at the time of issuance of TDR credits.

- 14.A.4 The county may designate additional sending areas for the countywide TDR program by interlocal agreement, development agreement, or code amendment.
- 14.A.5 An application for TDR credits must propose a conservation easement eliminating the potential for subdivision and construction of new dwelling units on a parcel or parcels including at least five contiguous acres of land.
- 14.A.6 The number of TDR credits that can be issued in exchange for a conservation easement shall be:
- a. the number of legal, existing unimproved lots larger than 5,000 square feet but too small to get a credit based on the Future Land Use Map calculation in LU 14.A.6.b; plus
  - b. credits for additional land, not including lots counted in LU 14.A.6.a, based on the Future Land Use Map designations in effect at the time of the TDR application, minus any existing dwelling units on that additional land, with the total rounded down to a whole number. No fractional credits shall be issued. The calculation of credits for the additional land based on the Future Land Use Map designations shall be as follows:
    - i. one credit for every 80 acres designated as Commercial Forest, Local Forest, and Commercial Forest – Forest Transition Area;
    - ii. one credit for every 20 acres designated Low Density Rural Residential;
    - iii. one credit for every ten acres designated as Local Commercial Farmland, Upland Commercial Farmland, Riverway Commercial Farmland, Rural Residential-10, and Rural Residential-10 (Resource Transition); and
    - iv. one credit for every 200,000 square feet designated Rural Residential-5, Rural Residential, and Rural Residential RD;
  - c. provided that no credits shall be issued for any portion of a sending site already in a conservation easement or similar encumbrance.
- 14.A.7 Receiving areas shall include:
- a. all cities, consistent with the regional program and interlocal agreements;
  - b. all county-designated urban centers;
  - c. all rural areas where changes in zoning after the effective date of the countywide TDR program increase the maximum allowable number of residential lots or units; and

- d. all areas where legislative changes to the comprehensive plan or development regulations after the effective date of the countywide TDR program increase the maximum allowable number of multi-family residential (~~((lots-øf))~~) units or provide other incentives for the use of TDR. Property designated or zoned for single family residential development and townhouse unit lot subdivisions are exempt from TDR requirements.(~~(:)~~)
- 14.A.8 Without TDR credits, the maximum number of multi-family (~~((lots-øf))~~) units that may be permitted in receiving areas other than urban centers shall be limited to the number that could have been permitted under the comprehensive plan and development regulations in effect as of November 10, 2012.
- 14.A.9 The maximum number of multi-family(~~((lots-øf))~~) units in receiving areas other than urban centers may be increased up to the maximum allowed by the current or proposed comprehensive plan and development regulations including bonuses, if TDR credits are used.
- 14.A.10 Within urban centers, the maximum floor to area ratio that may be permitted without TDR credits is limited to the allowable amount with bonus, but not including super bonus, in effect as of November 10, 2012. The maximum floor to area ratio may be increased to the amount allowed by the super bonus level if TDR credits are used.
- 14.A.11 The additional amount of development allowed in unincorporated Snohomish County receiving areas for each TDR credit from farmland is as follows:
- a. 10,000 square feet of floor area in an urban center;
  - b. eight units in a multifamily development with a density of 12 or more units per acre;
  - c. (~~((four))~~) five units in a single family residential development inside the Urban Growth Area, including cottage housing and planned residential developments.
- 14.A.12 The additional amount of development allowed in unincorporated Snohomish County receiving areas for each TDR credit from land use designations other than farmland, including from land that is being redesignated as farmland, is as follows:
- a. 5,000 square feet of floor area in an urban center;
  - b. four units in a multifamily development with a density of 12 or more units per acre; or
  - c. two units in a single family residential development inside the Urban Growth Area, including cottage housing and planned residential developments.



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

14.A.14 Create a citizens policy advisory committee to identify and recommend((Consider creating)) additional incentives for TDR, possibly including but not limited to a public benefit rating system, an in-lieu fee program as an alternative to purchasing TDR credits on the open market, and form-based zoning. The advisory committee recommendations shall include a timeline for consideration of additional incentives.

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

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

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

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

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

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

14.B.6 Conduct outreach to farmers and developers about TDR opportunities, encourage participation in the TDR program, and facilitate contact between potential buyers and sellers of TDR credits, to the extent that resources are available for these efforts.

14.B.7 Monitor the creation and extinguishment of TDR credits.

14.B.8 Allow for the possible establishment of private TDR banks and brokerages.

- 14.B.9 Create a county TDR/PDR bank that can buy, hold, and resell TDR credits. The purchase and sale of TDR credits shall be subject to a competitive process, pursuant to chapter 30.35A SCC, which ensures that the county receives fair market value for the sale of TDR credits and that decisions concerning potential purchases are based on the goals of this chapter. The focus of the program shall be on selling TDR credits for multifamily development.
- 14.B.10 Pursue funding to capitalize, promote, and administer the county TDR/PDR bank. Administration may be done by the county or through a contract.

**Objective LU 14.C      Encourage cities in Snohomish County to create receiving areas and participate in any regional TDR program.**

- LU Policies**
- 14.C.1 Encourage cities to participate in any regional TDR program.
  - 14.C.2 Encourage cities to permit additional residential density and commercial and industrial development through the use of TDR credits.
  - 14.C.3 Encourage cities to create additional receiving area incentives based on city and developer interests.

**Objective LU14.D      The Arlington Pilot TDR Program shall be administered independently of the countywide TDR Program.**

- LU Policies**
- 14.D.1 The pilot TDR program established in partnership with the City of Arlington shall continue and may be revised by agreement of the city and the county.
  - 14.D.2 TDR credits issued under the pilot TDR program may be transferred and used under the rules of the pilot TDR program but they cannot be used under the rules of the countywide TDR program or in any regional program.
  - 14.D.3 TDR credits issued under the countywide TDR program may be transferred and used under the rules of the countywide TDR program or any regional program but they cannot be used under the rules of the pilot TDR program.
  - 14.D.4 The policies established for the countywide TDR program will also apply to any regional program but they will not apply to the sending and receiving areas established under the pilot TDR Program.
  - 14.D.5 Land that is designated as a sending area under both the pilot TDR program and the countywide TDR program may choose to participate in either program, but cannot participate in both programs.
  - 14.D.6 ~~((The county intends for TDR transactions to occur predominantly in the private sector, directly between sending area and receiving~~



~~area landowners. However, to~~)To promote and encourage use of the TDR program, the county shall be authorized to buy, hold, and resell TDR credits (~~(certificates issued for sending sites within the TDR pilot program sending area located in the Stillaguamish River Valley)~~). The purchase and sale of TDR (~~(certificates)~~)credits shall be subject to a competitive process, pursuant to chapter 30.35A SCC, which ensures that the county receives fair market value for the sale of TDR (~~(certificates)~~)credits and that decisions concerning potential purchases are based on the goals of this chapter.

**Objective LU 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.E.1 A PDR program may, at the option of the county, be used for the purpose of permanently preserving natural resource lands.
- 14.E.2 The PDR program shall be coordinated with, and be designed to complement, the TDR program.
- 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.E.4 An application process, application forms and review criteria shall be developed and utilized to consider landowner proposals to sell developments rights.
- 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.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.E.7 The effectiveness of the PDR program shall be evaluated and adjustments made to the program as determined appropriate:
  - a. indicators or measures of program success shall be developed;
  - b. the level of development rights sales shall be monitored; and
  - c. based on an assessment of the measures of program success, changes to the PDR program shall be considered and implemented, when appropriate.



## Future Land Use Map

### ~~((Interpreting the Future Land Use Map))~~

~~The ((future land use map)) Future Land Use Map (FLUM) provides generalized ((urban and rural residential, commercial, and industrial)) land use designations.~~

~~The map includes urban growth area (UGA) boundaries ((between)) and specific designations of urban ((and)), rural, and resource 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)) FLUM 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, Title 30 SCC, and the ((GPP Future Land Use Map)) implementing zones identified below for the FLUM. ((Within urban commercial and industrial designations, property owners may individually request rezones 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.))~~

### Floating Zones

~~Forestry and Recreation (F & R) is not identified as an implementing zone ((within the applicable General Policy Plan)) for any of~~

~~the FLUM designations. Property owners may request ((this zoning classification, and their requests will be considered as provided for under existing policies and regulations)) a rezone to F & R consistent with applicable GPP policies and Title 30 SCC.~~

~~Mineral Conservation (MC) zone is not identified as an implementing zone ((within the applicable General Policy Plan)) for any FLUM designations. Properties already zoned MC may develop as provided for under ((existing)) applicable GPP policies and ((regulations)) Title 30 SCC.~~

~~((County Parks and Open Space (CPOS) zone is not identified as an implementing zone within the applicable General Policy Plan designation. This zone will be applied to county owned park and open space areas that are to be conserved in perpetuity for the enjoyment of the public.))~~

## URBAN PLAN DESIGNATIONS

### **Urban Residential Designations**

~~These designations encompass residential lands within the unincorporated UGA and are intended to provide for urban housing opportunities. The density ranges are defined by zoning classifications that implement the ((Future Land Use Map)) FLUM. The allowable density for a development will be determined by the provisions of ((the GMA zoning code rather than the density values associated with the plan designations)) Title 30 SCC, except that the minimum density in UGAs may not be less than 4 dwelling units per net acre except as specified in Policy LU ((2.B.1)) 2.A.1.~~

~~((There are no other minimum density requirements imposed by these plan designations. Rezones to any of the zoning categories listed below for urban residential designations may be approved consistent with~~

general zoning criteria and GPP policies, except as described below.))

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

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

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

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

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

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

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

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

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

**Lake Stevens Urban Low Density Residential - Limited (ULDR-L (4)): 4 dwelling units per acre.** Like the ULDR designation, the ULDR-L (4) designation allows mostly detached housing development on larger lot sizes in the Lake Stevens UGA. This desig-



nation is applied (~~((in a portion of the Sunny-side area, around Lake Stevens and southeast of the City that are))~~) to areas along South Lake Stevens Road, north of Lake 205 and southeast of the intersection of 131th Avenue NE and 16<sup>th</sup> St NE. The implementing zoning in these areas is confined to the lowest density urban zones because of environmental constraints and difficulties in ~~((service provision))~~ in providing urban services. Implementing zones: include R-9,600 and R-20,000.

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

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

sistent densities. The existing manufactured home park would provide a well-established, compatible alternative to single family housing in this area. Implementing zone: R-7,200.

### **Commercial and Industrial Designations**

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

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

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



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

### CENTER DESIGNATIONS

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

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

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

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

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

**Manufacturing/Industrial Center (MIC).** This overlay identifies the unincorporated portion of major ((regional)) regionally-designated employment areas. ~~((of))~~ MICs are intended to include intensive, concentrated manufacturing and industrial land uses which are not easily mixed with other uses. ~~((These centers serve as high density employment areas.))~~ Notwithstanding the Vision ~~((2020))~~ 2040 guidelines for MIC designations, land uses and zoning of Paine Field continue to be governed by the Snohomish County Airport Paine Field Master Plan and ~~((Snohomish County Zoning Code))~~ Title 30 SCC consistent with federal aviation policies and grant obligations.

### OTHER URBAN DESIGNATIONS

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

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

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

The P/IU designation is appropriate for existing or planned government owned and/or operated properties, including schools, parks, government buildings, utility plants, and other government operations or properties as requested. There are no specific implementing zones for this designation since zoning will vary from site to site. However, only zones that allow schools, parks, government buildings, utility plants or other government operations either outright or conditionally may implement this designation. Implementing zoning should be consistent with surrounding zones. When a school district surpluses property that was in the UGA before it was designated P/IU and notifies the county that the school district no longer needs the land for school district purposes, the designation should be changed to a designation corresponding to the underlying zone as a technical correction in the next comprehensive plan update cycle.

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

All residential, commercial, or industrial UGA expansions are subject to the requirements of LU 1.A.10. Institutional UGA expansions are allowed subject to the requirements of LU 1.A.10, provided that the land added to a UGA is designated P/IU concurrent with or prior to the UGA expansion. Subsequent redesignations of land added to a UGA under the P/IU designation are subject to the applicable requirements of LU 1.A.10 for residential, commercial, or industrial UGA expansions.

Where land added to a UGA is designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-9,600. When applied to land designated P/IU concurrent with or prior to a UGA expansion, these implementing zones shall allow only churches, ~~((and school instructional facilities))~~ schools, parks, government buildings, utility plants and other government operations or properties unless the land is re-designated to urban commercial, residential, or industrial in compliance with the UGA expansion requirements of LU 1.A.10.

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

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

**Overlapping Designations.** There may be sites within the UGA where more than one land use designation is appropriate to permit a greater range of potential implementing zones. In particular, some sites meeting the criteria enumerated in Policy LU 2.C.1 may be appropriately developed or redeveloped for a land use permitted in the implementing zones for either designation. In these situations, the county may utilize overlapping land use designations for particular sites or



areas on the Future Land Use Map. On sites having overlapping land use designations, a change of zoning from an implementing zone in one designation to an implementing zone in the other designation may be requested through a rezone application without the need for a comprehensive plan amendment.

### **PLAN DESIGNATIONS UNIQUE TO THE TULALIP RESERVATION**

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

**Local Forest (LF).** This designation includes productive fee simple forest lands which are an integral part of the Tulalip Tribes' designated forest lands and are intended to contribute to the preservation of a large contiguous area of land within the interior of the Tulalip Reservation for management of sustainable natural resources. Local Forest lands and adjacent tribal forest lands collectively provide timber production, surface and ground water resources, fisheries and wildlife habitat, and recreation opportunities. The Local Forest designation provides landowners a means of residing on their property while providing protection from ru-

ral residential activities that could conflict with forest practice operations. The implementing zone for the Local Forest designation is the Forestry (F) zone (1 dwelling unit per 20 or more acres). The rural cluster subdivision technique may be used in the Forestry zone.

### **RURAL PLAN DESIGNATIONS**

#### **Rural Residential Designations**

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

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

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



agriculture use by the GPP and the Tulalip Tribes' Comprehensive Plan, and (2) lands adjacent to the estuary of Quilceda Creek. The implementing zone is the RRT-10 zone.

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

**Rural Residential-10 (RR-10: 1 dwelling unit per 10 or more acres).** This designation includes lands which have been previously designated agriculture in pre-GMA subarea comprehensive plans or zoned Agriculture-10 Acre. The existing Agricultural-10 Acre zone will continue to remain in place until the GPP is amended in the future and implementing regulations for this designation are adopted.

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

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

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

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

## RURAL COMMERCIAL AND INDUSTRIAL DESIGNATIONS

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

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

**Rural Industrial (RI).** This designation includes existing industrial zones and industrial

plan designations on subarea comprehensive plan maps in rural areas. These designations allow rural industries which need locations close to the natural resources in rural areas. They are located in areas where urban services, particularly sanitary sewers, will not be provided. The designation is implemented through GPP policies and ~~((code provisions that))~~ Title 30 SCC to ensure industrial development is compatible with surrounding rural residential land uses.

## RESOURCE PLAN DESIGNATIONS

### Agricultural Designations

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

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

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

**Riverway Commercial Farmland (RCF).** This designation includes farmland areas generally characterized by being in a river valley, floodplain or shoreline area, having

continuous prime farmland soils, and having approximately fifty percent or more of the land area in parcels of forty acres and larger. The Agricultural-10 Acre zone is the implementing zone.

**Recreational Land (RL).** This designation applies only to lands ~~((previously designated Commercial Farmland, not in use for the commercial production of food or other agricultural products, occupied by playing fields and supporting facilities prior to July 1, 2004 and))~~ designated Recreational Land in accordance with RCW 36.70A.170(1). The designation is implemented through ~~((GPP policies and code provisions))~~ Title 30 SCC and ensures the recreational use does not affect surrounding agricultural lands of long term commercial significance designated under 36.70A.170(1). The implementing zone is the Agricultural-10 Acre (A-10) zone.

### Forest Land Designations

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

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



Forestry zone is the implementing zone for this designation.

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

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

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

This designation is an overlay to the Future Land Use Map. Designated Mineral Resource Lands include those lands identified through a comprehensive inventory and assessment process as not being characterized by urban growth and as having long-term significance

for the extraction of minerals. The designation includes bedrock, sand/ gravel and precious metals mineral resources. The implementing zone in this designation is dependent on the underlying zone.

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

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

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

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

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

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

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



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

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

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

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

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

Finally, the accuracy and completeness of this map is dependent on data from many sources, some of which may be dated and/or incomplete. It is the intent of Snohomish County to regularly review and refine this data to reflect changes in ownership and un-

derlying use, and to produce continual improvement in the accuracy and completeness of this map. This regular review shall occur ~~((at least once every ten years or))~~ as needed pursuant to ~~((other))~~ the requirements of the Growth Management Act.

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

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

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

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

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

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

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

**Rural/Urban Transition Area (RUTA).**

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

**TRANSFER OF DEVELOPMENT RIGHTS DESIGNATIONS**

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

This designation is part of the county's Transfer of Development Rights (TDR) pilot program in partnership with the City of Arlington. The designation overlays other Future Land Use Map designations in order to provide clarity on applicable land use policies and regulations beyond the TDR program. It applies to lands that allow the voluntary sale and transfer of development rights to designated receiving areas pursuant to the county's TDR pilot program in partnership with the City of Arlington. The sending area designation does not limit or otherwise affect

development rights or zoning. ~~((=))~~ Specific sending area provisions are established by implementing regulations.

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

EXHIBIT E

Amended Ordinance 14-129



# EXHIBIT E

## Housing

### Background

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

Durable and safe housing located in areas that promote healthy living is essential to the pursuit of a vibrant economy. Housing should be built to last beyond 50 years and be built mindful of energy demands and environmental impacts to protect housing investments and resources. Moreover, there is a direct link between housing and the well-being of Snohomish County communities. Indoor air quality is a major contributor to asthma and other indoor-related health illnesses. Establishing walkable communities and equitable distribution of neighborhood amenities such as parks, schools, and community centers can help address health issues such as childhood obesity.

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

(a) includes an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;

- (b) includes a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
- (c) identifies sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multi-family housing, and group homes and foster care facilities; and
- (d) makes adequate provisions for existing and projected housing needs of all economic segments of the community. (RCW 36.70A.070)

The inventory and analysis is included in the Housing Needs Analysis technical report prepared for the Comprehensive Plan. It includes an inventory and analysis of existing and projected housing needs for the planning horizon. The Needs Analysis also includes the analysis of the adequacy of the capacity of lands zoned in various residential categories to meet the needs of all economic segments of the population. This analysis is called the residential land use needs analysis (RLUNA). Additional information on housing (~~trends~~) supply and demand, both countywide and by jurisdiction, is found in the (~~County Profile, Appendix A,~~) Introduction of the Comprehensive Plan, and in the *Snohomish County Housing Characteristics and Needs Report* prepared in collaboration with Snohomish County cities through Snohomish County Tomorrow. This report is the common data foundation for all housing elements among Snohomish County jurisdictions. The focus

for affordable housing is on the three lowest HUD groupings for household incomes:

- Extremely Low Income (less than 30% Area Median Income (AMI));
- Very Low Income (30% to 50% AMI); and
- Low Income (51% to 80% AMI).

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

The Countywide Planning Policies (CPPs) coordinate county and city efforts to meet GMA housing goals. They set requirements for the county and the cities to report on housing characteristics and needs, utilize consistent definitions of housing income classifications, monitor the effectiveness of housing actions, and reconcile neighborhood preservation with special needs housing. The CPPs also encourage infill housing, support a relationship between the location of housing and jobs, environmental sensitivity in housing development, and consideration of the impact of regulations, mitigation fees and processing time on housing costs.

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

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

ing the availability and location of housing and the number of housing units to meet the various housing needs of the projected population.

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

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

The GMA Housing Element provides the overall housing policy guidance to the county. Other policy documents deal with more specific policies and implementation devices for housing programs funded under state and federal legislation. Chief among these is the Consolidated Plan, prepared by the county's Office of Housing and Community Development every five years. It focuses on the housing needs of low and moderate income households. The county's Homeless Policy Task Force prepares a plan to deal with homelessness from prevention to provision of permanent housing.

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

#### Relationship to other GPP elements

The Housing Element relates closely to many elements of the Comprehensive Plan. The

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

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

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

The Housing Element is related to Utilities, Capital Facilities and Transportation, as well as education and government services. All these facilities and services are necessary to support households directly, or support their ability to connect to jobs and government support programs.

The integration of housing and transportation planning is especially important because of the inter-connection between housing and transportation costs in the household budget.

The ability of transportation projects to transform land use patterns, and of land use to either support or subvert transportation investments, particularly in mass transit projects, is another key factor in crafting housing policy and programs. The federal government has recognized these relationships in its Sustainable Communities Initiative. These and similar federal policy initiatives will likely exert a significant influence on local comprehensive planning.

### Current Housing Trends

The ~~((County Profile, Appendix A,))~~ Introduction includes description and analysis of significant demographic trends that affect housing policies. Most critical are the changes in household composition. While in 1990 close to half the households were traditional married couples with children, by ~~((2000))~~ 2012 the proportion was ~~((only a bit over))~~ under one-quarter.

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

## GOAL HO 1

**Ensure that all county residents have the opportunity to obtain safe, ~~((sanitary))~~ healthy, and affordable housing.**

### Objective HO 1.A

**Ensure fair and equal housing opportunities.**

#### HO Policies 1.A.1

County regulations shall continue to be in compliance with state and federal fair housing laws.



- 1.A.2 The siting of group homes shall be facilitated, especially those designed to house special needs populations.
- 1.A.3 Broader public understanding of fair housing shall continue to be promoted through support of educational and informational outreach programs.
- 1.A.4 Information regarding the development of ADA-accessible housing units, or units that can be easily modified to meet the individual needs of a person with disabilities, shall be developed and promoted.

**Objective HO 1.B**      **Ensure that a broad range of housing types and affordability levels is available in urban and rural areas.**

- HO Policies**
- 1.B.1 The county shall facilitate affordable home ownership and rental opportunities by promoting an increased supply of safe and healthy lower-cost housing types, such as housing on small lots, townhouses, multiplexes, manufactured housing, mobile homes, and mixed-use housing.
  - 1.B.2 The county shall recognize the increasing diversity in the cultural and and economic backgrounds of its residents and shall encourage a broad range of affordable ownership and rental housing opportunities.
  - 1.B.3 The county shall support the development and preservation of mobile and manufactured home parks.
    - a. Create a comprehensive plan designation and development regulations that will encourage the long-term preservation of mobile and manufactured parks.
    - b. Investigate the development of site size and buffering standards for mobile and manufactured parks that permit development in all medium and high density residential zones and conditional development in low density residential zones.
  - 1.B.4 The county shall encourage and support the development of innovative housing types that make efficient use of the county land supply such as residential units in mixed-use developments, accessory dwelling units, cottage housing, co-housing, and live/work units.
  - 1.B.5 The county shall allow for new residential development at the county Cathcart site that incorporates a mix of housing types and densities and is supported by public and private infrastructure, including transit, pedestrian facilities and adequate parking. This development shall provide complementary housing types not generally available within the neighborhood.

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### Objective HO 1.C

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

#### HO Policies

- 1.C.1 The county shall cooperate with public, private and non-profit providers in applying techniques for increasing the supply of owner-occupied homes, including affordable home ownership opportunities.
- 1.C.2 ~~((To increase the cost effectiveness of special needs housing programs, the county shall amend the codified definition of "family" to permit up to eight persons not related by blood or marriage to reside in a dwelling.))~~ REPEALED BY ORDINANCE NO. 14-129.
- 1.C.3 The county shall encourage private sector production of new housing units that are affordable to and occupied by low income households.
- a. Provide incentives that encourage residential developers to address low- and moderate-income housing needs, such as priority permit processing and exemptions or reductions in impact fee mitigation payments for low-income projects with long-term affordability commitments.
- b. Evaluate the feasibility of reducing minimum permitted lot sizes in non-PRD developments.
- 1.C.4 The county has implemented and shall maintain the Snohomish County Affordable Housing Trust Fund to develop and maintain housing affordable to households with incomes below 50 percent of median.
- 1.C.5 The county shall continue to support the efforts of the Housing Authority of Snohomish County to increase the supply of low and moderate income housing
- 1.C.6 The county shall encourage the capacity of nonprofit housing and community development organizations to develop and manage low income housing.
- 1.C.7 The county shall pursue techniques to minimize the displacement of low and moderate income households resulting from losses in the county's existing stock of low-cost housing.
- 1.C.8 The county shall evaluate the feasibility of implementing a mitigation program for low-income households (<50 percent of median income as defined by the Department of Housing and Urban Development, the agency that defines eligibility for assistance based on that definition) displaced as a result of manufactured or mobile hous-



ing community closures, or the conversion of public assisted housing stock to market rate housing.

- 1.C.9 The county shall investigate methods of ensuring that redevelopment will not result in a net loss of affordable housing; i.e. every unit of affordable housing lost to redevelopment is replaced with like, affordable housing, suitable for and in a location beneficial to the same demographics as those displaced by redevelopment. To this end, the county shall consider requirements for the inclusion of low-income housing or fees in lieu of providing low-income housing.
- 1.C.10 The county should consider measures that avoid concentrations of low-income and special needs housing.
- 1.C.11 The county shall, through the *Snohomish County Housing Characteristics and Needs Report*, update the demographic changes and housing needs of county residents, as required by the county's Consolidated Plan and in other planning efforts, to identify the gaps in housing availability for low-income households, special needs populations, and the homeless.
- 1.C.12 The county should encourage developments that include units affordable to a spectrum of incomes, including low and moderate income households.

**Objective HO 1.D Maintain an adequate supply of appropriately zoned developable land.**

- HO Policies**
- 1.D.1 The county shall establish a mix of densities in residentially zoned land that is served with adequate infrastructure based on the public's housing preferences, demonstrated need of low and moderate income households, preservation of critical areas, and coordination with the transportation system.
  - 1.D.2 The supply and mix of residentially zoned developable land that is served with adequate infrastructure shall be sufficient to accommodate the needs of low-income, moderate income and special needs households and support an efficient and competitive market for market-rate housing to meet the county's changing demographic profile.
  - 1.D.3 The county shall encourage expeditious and efficient infill development in urban growth areas.
  - 1.D.4 The county shall encourage housing in mixed-use and mixed-income developments in designated Urban Centers in unincorporated Snohomish County.
  - 1.D.5 The county shall assure that there is sufficient zoned land allowing group homes to accommodate the demand for this type of residence.



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

- HO Policies**
- 1.E.1            Snohomish County in cooperation with cities, public housing agencies, and other public, non-profit and private housing developers shall continue to strive to meet the housing needs of all income groups and demographic groups within the county as provided in the joint housing report as prescribed in countywide planning policy HO-5.
  - 1.E.2            In cooperation with the cities, the nonprofit housing development community, and local housing advocacy organizations, investigate the feasibility of initiating an effort to pass a voter-approved countywide low-income housing levy.
  - 1.E.3            The county should ~~((consider participating))~~ continue to participate in ((a)) the multi-jurisdictional affordable housing ((program)) collaboration known as the Alliance for Housing Affordability, and other cooperative efforts to promote an adequate and diversified supply of housing countywide.

**Objective HO 1.F**            **Encourage and support housing programs and policies that promote healthy living and improve occupant health and safety.**

- HO Policies**
- 1.F.1            The county shall encourage housing developments that incorporate healthy living features such as non-toxic building materials and green design, access to transit and healthy foods, pedestrian-friendly environments, and safe routes to school.
  - 1.F.2            The county shall promote public understanding of healthy homes, through programs such as the Healthy Homes Initiative from the U.S. Department of Housing and Urban Development (HUD) that educate on issues regarding indoor air quality, safe drinking water, and mold and moisture.
  - 1.F.3            For affordable housing projects supported by county funding, the county should encourage, and where applicable, require green building design and practices that promote sustainability, such as the Evergreen Sustainable Development Standard, Leadership in Energy and Environmental Design (LEED), or Built Green consistent with county and state building codes.

1.F.4 The county shall provide support, subject to funding availability, for weatherization, repairs, and/or replacement of substandard units to benefit occupant health and safety.

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

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

- HO Policies**
- 2.A.1 The county should preserve the character of stable residential neighborhoods through selective and innovative land use measures.
  - 2.A.2 The county shall continue programs to repair and maintain existing housing in neighborhoods to reduce blight and deterioration and preserve and enhance the housing stock.
  - 2.A.3 The county shall encourage the distribution of assisted rental housing in communities where less than 30 percent of the housing stock is assisted rental housing.
  - 2.A.4 The county shall encourage development and maintenance of safe and secure outdoor environments, including the development of sidewalks in new subdivisions.

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

- HO Policies**
- 2.B.1 The county shall encourage a variety of housing types and densities in residential neighborhoods.
  - 2.B.2 The county shall facilitate the development of urban centers and urban villages in appropriate locations within UGAs.
  - 2.B.3 ~~The ((Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992) shall continue to be broadly distributed and other documents))~~ county shall work to develop and update, as needed, technical resources, such as those in ((the following list, may be used as references)) Appendix I, to encourage innovative residential design and development practices((:
    - ~~• "The Report of the Partnership for Tomorrow's Low Cost Housing Opportunities Subcommittee" (May 1992) Information on housing needs and opportunities;~~
    - ~~• Strategies to Achieve Affordable Housing Objectives (accepted by the SCT Steering Committee on January 26, 1994). Provides examples of housing design and streetscapes;~~

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- ~~2007 Snohomish County Tomorrow Housing Evaluation Report (May 2008). Analysis of housing needs and progress in meeting them;~~
- ~~Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993). Preferences of residents on the shape of future county growth including housing types and community livability;~~
- ~~Transit Oriented Development Guidelines (Snohomish County, July 1999);~~
- ~~SW Snohomish County Urban Centers Phase 1 Report (Huckell Weinman Associates, Inc. and Snohomish County, February 2001); and~~
- ~~SNOTRAN's A Guide to Land Use and Public Transportation for Snohomish County, Washington (1989)).~~

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

## GOAL HO 3

**Land use policies and regulations should contribute as little as possible to the cost of housing.**

### Objective HO 3.A

**Encourage land use practices, development standards, and building permit requirements that reduce housing production costs.**

#### HO Policies 3.A.1

The county shall complete an economic analysis of all proposed building and land use regulations. The economic analysis shall evaluate the regulations' impact to the cost of housing and the county's fair-share housing goals. The county shall ensure that the intent of proposed building and land use regulations be achieved in a manner that imposes the least amount of additional economic costs to development, including infill development, redevelopment, new housing, and renovation of existing housing.

3.A.2 Development standards and building permit requirements shall be reviewed every five years to ensure clarity and consistency while providing for a timely, fair, and predictable application processing outcome.

3.A.3 The county shall encourage cluster housing in order to minimize land and infrastructure costs.

3.A.4 Snohomish County shall endeavor to process completed development applications within 120 days.



3.A.5 The county’s impact fee program shall be based on a fair assessment of the cost of new public facilities needed to accommodate each housing unit.

**Objective HO 3.B Evaluate the feasibility of reducing housing development costs.**

**HO Policies** 3.B.1 The county shall analyze alternative funding methods to finance low-income housing, such as local improvement districts, bond levies, partnerships with non-profit agencies and housing authorities, and grants.

3.B.2 The county shall consider reducing residential parking requirements in neighborhoods with high levels of public transportation.

3.B.3 The county shall determine the feasibility of preparing programmatic areawide environmental impact statements for housing developments in communities where residential development is targeted.

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

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

**GOAL HO 4 The county shall monitor progress toward achieving the housing goals, objectives and policies of this General Policy Plan and the county-wide planning policies.**

**Objective HO 4.A Maintain a long-term monitoring process through Snohomish County Tomorrow to evaluate the progress of housing strategies and the need for adjusting housing goals and policies.**

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

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

4.A.2 Based on the evaluation of housing data and the adequacy of the supply of developable residential land, the county shall, if necessary, apply reasonable measures and revise county comprehensive plan designations, housing densities, and zoning regulations to increase

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land capacity. If these measures do not suffice, the county may consider expanding UGA boundaries, consistent with RCW 36.70A and Snohomish County policies and codes.

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

**GOAL HO 5** **The county shall support efforts to generate additional housing finance resources and programs that assist in addressing the housing goals, objectives and policies of this General Policy Plan and the countywide planning policies.**

**Objective HO 5.A** **The county shall pursue new local resources necessary to leverage federal and state programs that support the development and preservation of affordable housing and increase the capacity of the county to meet the identified housing needs in the county.**

**HO Policies** 5.A.1 The county shall support the continuation of existing affordable housing financing programs to the county, including those enabled by state authorizing law.

5.A.2 The county shall work to secure new local resources for affordable housing, particularly dedicated and on-going funding sources, including those enabled by state authorizing law.

EXHIBIT F

Amended Ordinance 14-129



# EXHIBIT F

## Transportation

The transportation element of the plan is required by the State Growth Management Act (GMA) to encourage efficient multimodal transportation systems that are based on regional priorities and coordination with county and city comprehensive plans.

The transportation element has to be consistent with and supportive of the land use element of the comprehensive plan. The GMA provides detailed guidance on what the transportation element should present, including:

- land use assumptions used in estimating travel, and an inventory of transportation facilities and services;
- level of service standards and actions necessary to allow transportation facilities and services to meet the standards;
- identification of transportation system needs to meet current and future travel demand;
- a multi-year finance strategy that balances needs against available funding;
- strategies for intergovernmental coordination and transportation system impact assessment; and
- strategies for reducing travel demand.

Additionally, the Regional Growth and Transportation Strategies, adopted by the Puget Sound Regional Council (PSRC) in VISION 2040 provide a basis for coordination of growth management and transportation policies across the central Puget Sound region. Implementation of the Transportation 2040 strategy within Snohomish County greatly depends on the collaborative and countywide planning process established un-

der Snohomish County Tomorrow. To make this collaborative process work, Snohomish County will strive for an inclusive planning process.

The county recognizes that transportation and land use are profoundly interrelated. The type, intensity, and timing of land development will largely determine the mode of transportation, its effectiveness in moving people, and the travel behavior of people using the land. Transportation resources are limited; therefore, the county must achieve a balance among various modes of travel to maximize person-carrying capacity instead of vehicle-moving capacity. Most important, the county must give priority to preserving and maintaining the existing transportation system through state-of-the-art maintenance practices.

The county provides for different types and levels of transportation services to urban areas versus rural areas. People living in low-density areas traveling to employment dispersed throughout the county tend to use the automobile over other modes of transportation. It is very difficult to serve these types of trips with traditional, fixed route, public transportation (i.e., bus or rail). Ridesharing services such as vanpools and personalized ridematching for carpools may be the most appropriate form of mass transportation for rural areas. Public transportation is most effective in moving people where population and employment are concentrated in denser neighborhoods and Activity Centers. Urban site design needs to accommodate public transportation by allowing efficient access and circulation of transit vehicles. The development of Transit Emphasis Corridors (TEC), that serve and link urban centers, is a

critical new plan concept the county needs to pursue with transit agencies, cities and the WSDOT.

The county will plan for and accommodate travel alternatives to the single-occupant vehicle. Bikeways can be provided as separate recreation facilities or as transportation routes on major roadways. There must be an effective proportion of high-occupancy vehicle treatments versus purely general-purpose lanes on freeways and some major arterials.

Providing a wide range of choices in transportation services can ensure that all citizens have the ability to travel regardless of age, sex, race, income, disability or place of residence.

Lastly, the county will work to make level of service, transportation location, and design standards more consistent across state, regional, and local agencies; to ensure effective and efficient transportation investments; and to provide transportation services adequate to serve planned land use.

**GOAL TR 1      Develop transportation systems that complement the land use element, natural environment element, and the economic development element of the county comprehensive plan.**

**Objective TR 1.A      Prepare, in cooperation with the cities, the Washington State Department of Transportation (WSDOT), regional agencies, Sound Transit, Community Transit, and Everett Transit, standards for public transportation services and facilities consistent with adopted road standards, the land use element, and the natural environment element of the county's comprehensive plan.**

- TR Policies**
- 1.A.1      Public transportation planning shall be integrated with land development review and the design and maintenance of public roads.
  - 1.A.2      Public transportation shall be extended throughout the urban area at a level of service appropriate to the planned form and intensity of development.
  - 1.A.3      Public transportation shall be limited, outside the urban area, to a level of service appropriate for low density population.

**Objective TR 1.B      Prepare long-range plans for future highway and arterial roadways providing direct connections and adequate rights-of-way in consideration of existing and future development.**

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<b>TR Policies</b>	1.B.1	Future land use projections shall be based on comprehensive plans so that adequate rights-of-way for all modes of travel can be identified and preserved as areas develop.
	1.B.2	Types and levels of transportation facilities within the county shall be based on the types and levels of future development intensity adopted in city and county comprehensive plans.
	1.B.3	Land use designations shall be reviewed where roadway construction or upgrading to serve designated land use intensities is not physically or financially feasible or where concurrency cannot be achieved.
	1.B.4	Transportation facilities or levels of service which generate pressures for land use change shall not be programmed or adopted where they are inconsistent with local comprehensive plans.
	1.B.5	Future roadways and improvements of existing roads shall be planned to enhance multimodal traffic flow and the connectivity of countywide arterial roadways.
	1.B.6	The Transportation Element shall be revised following the population and employment target reconciliation described in Objective PE 2.A., if the resulting targets are substantially different from the targets described in Appendix D.
	1.B.7	<u>To maintain rural character, major new rural roads and major expansions of existing rural roads should be avoided. Where increased roadway capacity in rural areas is warranted to support safe and efficient travel, measures should be taken to prevent unplanned growth.</u>

**Objective TR 1.C**      **Establish access and on-site circulation standards to maintain the safety and integrity of the arterial roadway system.**

<b>TR Policies</b>	1.C.1	A countywide network of principal and minor arterials shall be identified that provide for multimodal transportation services between centers designated on the comprehensive plan.
	1.C.2	Adequate access to and circulation within all developments shall be maintained for emergency service and public transportation vehicles.
	1.C.3	Roadway standards shall be adopted that are compatible with other jurisdictions in Snohomish County.
	1.C.4	Local residential streets shall be designed that link neighborhoods and complementary land uses for efficient circulation and discourage high speed vehicular traffic.



- 1.C.5 Roadway networks shall be designed with direct routing and connections to avoid concentrating the burden of traffic flow on a few roadways.
- 1.C.6 Bus stops, bus pullouts and on-site circulation shall be located and designed to accommodate public transportation where potential ridership warrants such improvements.
- 1.C.7 Permanent cul-de-sacs, private access ways and private roads shall be approved only where road connectivity within and between adjacent neighborhoods has been established.
- 1.C.8 Access to a single roadway shall be limited as determined necessary to protect public safety and minimize traffic conflicts and delay.
- 1.C.9 Existing roadways shall be improved to meet adopted design standards in order to enhance the safety and mobility of pedestrians, transit users, bicyclists and motorized traffic as part of construction of frontage improvements by developments and by the county as funding allows within the county's capital improvement program.
- 1.C.10 Developments taking access from existing roadways shall be required to make offsite improvements to improve them to at least minimum standards for vehicular access based upon such factors as the volume and other characteristics of existing and newly-generated traffic.
- 1.C.11 Access and circulation provisions shall be pursued that reduce traffic congestion and lessen the need for arterial capacity improvements and shall include, but are not limited to: (a) allowing for more than one travel route to residences and/or businesses to facilitate emergency vehicle access and circulation, (b) allowing nonmotorized access to schools, activity centers and neighborhoods along alternative travel routes, and (c) allowing automobile access to schools, activity centers and neighborhoods along alternative travel routes.
- 1.C.12 The county shall require that development make access and/or circulation provisions for arterials designated by the comprehensive plan and for needed local roadways to include, but not be limited to: (a) dedication of right-of-way, (b) reservation of right-of-way, (c) design for potential way of access, (d) recording of easements, (e) location of public or private roads, (f) design and construction of public or private roads (including stub-roads), and/or (g) improvements to existing roads.

**Objective TR 1.D**

**Regulate the design, location and public access of private access ways and roads that impact the public roadway.**

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<b>TR policies</b>	1.D.1	A private road or access way shall not be permitted where a public road is required to meet public road access and circulation standards.
	1.D.2	When a public road is not required, as per TR 1.D.1, a private road or access way shall be permitted where: <ul style="list-style-type: none"><li>(a) a public benefit is evident that outweighs potential liabilities,</li><li>(b) it is clearly established that the private road would not attract public use,</li><li>(c) it would not obstruct or undermine the safety of any existing or planned public roadway, or become part of a public road, and</li><li>(d) in lieu of a public road, construction of a private road would not landlock any existing or future parcel of land.</li></ul>

**GOAL TR 2**      **Provide public transportation services that support and are supported by the land use element, natural environment element, and economic development element of the county comprehensive plan.**

**Objective TR 2.A**      **In cooperation with the cities and transit operating agencies, make the designated centers the focus of residential and employment growth and transportation investment in unincorporated county areas.**

<b>TR Policies</b>	2.A.1	Roadways serving designated centers shall be redesigned, improved, and maintained as principal and minor arterials for multimodal travel.
	2.A.2	A transit-supportive transportation system shall be provided that links designated centers.
	2.A.3	Regional and metropolitan centers shall be connected with high-capacity transit and HOV lanes on state routes.
	2.A.4	An interconnected system of high-occupancy vehicle (HOV) lanes and treatments shall be provided to serve the designated centers and transportation centers within the urban area.
	2.A.5	A regionally coordinated system of bikeways and walkways shall be planned to serve the designated centers and transportation centers.

**Objective TR 2.B**      **In cooperation with the cities, promote a variety of convenient transportation services to compact and attractively designed centers.**



<b>TR Policies</b>	2.B.1	Access and mobility for transit users and pedestrians without reliance on automobiles shall be enhanced through the design of pedestrian-scale neighborhoods and activity centers.
	2.B.2	High-occupancy vehicle use and alternatives to single-occupancy vehicles shall be promoted in centers through higher density single-family and multi-family developments.
	2.B.3	Single-occupant vehicle use shall be discouraged through parking management (e.g., preferential parking for high-occupancy vehicles, limiting maximum allowable parking for employment-intensive land uses, or shared parking requirements).
	2.B.4	Site design criteria shall be used to ensure land development supportive of high-capacity vehicle use.
	2.B.5	Preference shall be given by the county to transit-supportive development forms when selecting development partners and creating design standards and guidelines for the county Cathcart site. Development that reduces the demand for single-occupant vehicles and stimulates increased transit service to benefit the surrounding community will be strongly encouraged.
	2.B.6	Criteria shall be prepared for locating park-and-ride lots, transit stations, and similar components of a regional transportation system.

**Objective TR 2.C**

**In cooperation with transit operating agencies, cities, and WSDOT, identify transit emphasis corridors that are served, or planned to be served, by public transportation and will pursue effective and integrated land use and transportation planning.**

<b>TR Policies</b>	2.C.1	Transit-compatible and transit-oriented land uses and densities within transit emphasis corridors shall be implemented that recognize and reflect appropriate activity zones and walking distances, generally within $\frac{1}{4}$ to $\frac{1}{2}$ mile of the transit emphasis corridor.
	2.C.2	Transit emphasis corridors shall connect designated compact and mixed-use urban centers and conform to urban design and infrastructure standards that accommodate and enhance the operation of transit services, and planned for mixed-use commercial and residential developments that are designed to be transit-oriented.
	2.C.3	Transit emphasis corridors shall be supported and enhanced through programs that implement or achieve: a) vehicle access management measures; b) reductions in travel delay and vehicle-miles of travel; c) adherence to concurrency level of service standards; d) improvements to traffic safety and flow; e) transportation



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demand management (TDM); and f) transportation system management (TSM).

2.C.4

The county, cities, WSDOT, and transit agencies shall collaborate to identify transit emphasis corridors to ensure consistency among respective long-range transportation plans.

### Objective TR 2.D

**The county, cities, and transit agencies, within the Southwest Urban Growth Area (UGA), will collaborate with Sound Transit to ensure planning and right-of-way preservation for a future phase of light-rail corridor development that will extend to the Everett Regional Growth Center as funding allows.**

TR Policies 2.D.1

Planning will be compatible with Sound Transit's Sound Transit 2 Plan for Snohomish County, which ~~((could include))~~ includes stations in Lynnwood and Mountlake Terrace~~((;))~~.

2.D.2

Planning will recognize and be compatible with local land use planning and urban design objectives within the Southwest UGA.

2.D.3

Planning will include consideration and evaluation of additional transit services to major employment centers within the Southwest UGA.

### Objective TR 2.E

**In cooperation with transit agencies and cities, the county will identify the general locations of major planned transit facilities in the Transportation Element and enact transit-oriented policies and development standards for locations.**

TR Policies 2.E.1

Transit-oriented development shall be located to support the development of designated growth centers and existing or planned transit emphasis corridors and include pedestrian-scale neighborhoods and activity centers to stimulate use of transit and ridesharing.

2.E.2

Transit service shall be supported by planning for the appropriate mix of development that includes both employment and housing uses.

2.E.3

Safe, pleasant and convenient access shall be provided for pedestrians and bicyclists as well as efficient transfer between all modes of travel.

2.E.4

Pricing or regulatory mechanisms (e.g., metered parking and tolling) shall be considered in order to encourage transit use and reduce reliance on automobiles.

**Objective TR 2.F**      **To improve transit service throughout the county, local governments and transit agencies should evaluate the potential to expand Community Transit’s Public Transportation Benefit Area (PTBA) and/or Sound Transit’s Regional Transit District (RTD) to urban growth areas beyond the current boundaries.**

- TR Policies**
- 2.F.1      Revenues that will be generated from expanded areas should be calculated thoughtfully using professionally accepted methods.
  - 2.F.2      Transit service improvements and benefits to the community should be determined prior to considering expansion of the PTBA and RTD.
  - 2.F.3      Roles of countywide and regional transit agencies should also be determined in providing transit services and facilities.
  - 2.F.4      Consistency with local comprehensive plans, related transportation elements, and regional growth and transportation plans should be maintained.

**GOAL TR 3**      **Improve nonmotorized transportation facilities and services.**

**Objective TR 3.A**      **Plan, design, program, construct, and promote use of nonmotorized transportation facilities in Snohomish County in cooperation with WSDOT and the cities.**

- TR Policies**
- 3.A.1      Compatible bikeway and walkway standards shall be developed jointly with other jurisdictions in Snohomish County.
  - 3.A.2      Continuous and/or direct bicycle routes shall be coordinated as part of comprehensive plans among all jurisdictions and major centers in Snohomish County and the region.
  - 3.A.3      A safe system of bicycle and pedestrian facilities shall be planned for, tying together residential areas, schools, recreation areas, business areas, transit stops and transfer points, and centers.

**Objective TR 3.B**      **Ensure that new development accommodates nonmotorized transportation facilities in its site planning.**

- TR Policies**
- 3.B.1      Adequate nonmotorized transportation access to and circulation within all developments shall be designed and maintained.
  - 3.B.2      Convenient and secure bicycle parking shall be provided within centers, at major destinations, and at transportation centers to accommodate inter-modal connections.

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- 3.B.3 Bicycle paths and trails shall be designed in a way that promotes the security and safety of adjacent residences and businesses.

**GOAL TR 4 Provide transportation services that enhance the health, safety, and welfare of Snohomish County citizens.**

**Objective TR 4.A Cooperate with WSDOT, the cities, and transit operating agencies to design facilities and provide for services that enhance the mobility of all citizens regardless of age, disability, or income.**

- TR Policies**
- 4.A.1 Pedestrian facilities shall be encouraged that maintain access between public facilities and residential areas, especially where they serve a safety purpose.
- 4.A.2 Pedestrian facilities shall be encouraged that will also accommodate elderly persons and persons with disabilities.
- 4.A.3 Safe and direct pedestrian and disabled access shall be designed to and from public rights-of-way, structures, and adjacent developments.
- 4.A.4 A system of paths and walkways shall be developed within the county Cathcart site to provide safe, efficient and attractive pedestrian connections between all uses on the site and the surrounding neighborhoods.
- 4.A.5 Access to new development at the county Cathcart site shall rely on an internal road and trail network, intersecting Cathcart Way at signalized intersections.
- 4.A.6 The county will work with transit providers to ensure that: 1) local and regional transit service is provided to the Cathcart site and the surrounding neighborhood; and 2) that transit facilities at Cathcart are located to support the site's development and enhance the efficient operation of the overall transit system.
- 4.A.7 Affected jurisdictions and transit agencies shall prepare compatible rules and procedures for locating transportation facilities and services to minimize potential adverse impacts on low income, minority, and special need populations.
- 4.A.8 In cooperation with transit operating agencies, cities, WSDOT, and social service agencies, ensure mobility choices for people with special transportation needs, including persons with disabilities, the elderly, the young, and low-income populations.



**Objective TR 4.B**      **In cooperation with WSDOT and cities, develop programs to identify and mitigate any roadway hazards that may result in accidents and threats to public safety.**

- TR Policies**
- 4.B.1      Safe and effective traffic control or grade separation shall be maintained at railroad crossings where practicable.
  - 4.B.2      Sufficient general-purpose and high-occupancy vehicle lane capacity shall be provided to safely move traffic within primary roadway corridors.
  - 4.B.3      State-of-the-art traffic control devices, signalization, and signing shall be used, consistent with professionally accepted geometric and structural standards that reduce the risk of serious accidents.

**Objective TR 4.C**      **Coordinate with the cities and state to prepare procedures to monitor and control the movement of hazardous cargos or materials on transportation facilities within the county.**

- TR Policies**
- 4.C.1      Enforcement of federal and state regulations for transportation of hazardous materials shall be supported.
  - 4.C.2      The transport of hazardous cargo or materials shall be minimized through residential areas and centers by restrictive routing and scheduling where practical.

**Objective TR 4.D**      **Restrict direct vehicle access from public and private property onto designated principal and minor arterials to maintain and improve the integrity of traffic flow.**

- TR Policies**
- 4.D.1      In order to promote public safety and operations efficiency, access to principal, minor and collector arterials shall be limited.
  - 4.D.2      Vehicle access shall be limited to collector arterials and local roads as a condition of development whenever practicable.
  - 4.D.3      Preparation and approval of vehicle access, pedestrian access, and circulation schemes shall be required for major public or private developments.
  - 4.D.4      Adequate distance of driveways from intersections shall be required in order to promote safe and efficient flow of vehicular traffic.
  - 4.D.5      Joint driveway access and internal site circulation shall be achieved wherever practical as a condition of new development for adjacent properties that have compatible land uses.

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- 4.D.6 Driveways shall be located in a manner that provides adequate sight distance for all traffic movements and does not interfere with traffic operations at intersections.
- 4.D.7 On-site traffic circulation shall be designed in a way that allows safe and efficient storage and movement of driveway traffic.
- 4.D.8 Driveway and traffic flow restrictions shall be used to allow safe and efficient access for emergency vehicles when needed.
- 4.D.9 Vehicle access to state highways by land development shall be limited where necessary to maintain adopted WSDOT highway design standards.

**Objective TR 4.E Provide and maintain transportation facilities that enhance the safety of motorized and nonmotorized transportation.**

- TR Policies**
- 4.E.1 Design standards, improvements and right-of-way shall be provided that vary by functional class of roadway in order to ensure safe and efficient flow of traffic.
  - 4.E.2 A high priority shall be given to improvements that enhance the safety of transportation facilities and services.
  - 4.E.3 Pedestrian facilities shall be encouraged that maintain access between public facilities and residential areas especially where they serve a safety purpose.
  - 4.E.4 Roadway and other transportation facility standards shall be maintained which enhance the safety for all users of the transportation system.
  - 4.E.5 Safety improvements needed on roads due to the impact of new land development shall be provided concurrent with development.
  - 4.E.6 The long term goal of zero fatalities and disabling injuries shall be pursued to improve the safety of the overall transportation system.

**Objective TR 4.F Collaborate with cities to maintain and preserve transportation facilities by developing common management procedures, identifying predictable funding, and implementing contemporary safety practices.**

- TR Policies**
- 4.F.1 Effective maintenance and preservation programs shall be pursued to protect investments in existing transportation facilities and achieve lower overall life-cycle costs.

- 4.F.2 Investments in operations, pricing programs, demand management strategies, and system management activities shall be pursued to reduce the need for transportation capital improvements.
- 4.F.3 The transportation system shall be protected against disaster by developing preventative and recovery strategies, and coordinating emergency responses with local and regional agencies.
- 4.F.4 Adaptive transportation responses shall be pursued with local and regional agencies to deal with threats and hazards arising from the impacts of climate change.

**GOAL TR 5      Design transportation systems that are efficient in providing adopted levels of service.**

**Objective TR 5.A      To comply with the Growth Management Act, cooperation will be established with the cities, transit operators, and WSDOT, regarding concurrency and level of service requirements.**

- TR Policies**
- 5.A.1 The county shall identify additional transportation mitigation for proposed developments that impact roadways determined to be at ultimate capacity.
- 5.A.2 Transportation level of service shall be used in a manner that is consistent with growth management tools, which manage the rate of growth in rural areas and offer incentives to encourage more intense development within existing urban areas.
- 5.A.3 Different levels of service shall be allowed depending on development form and intensity and density of land use.
- 5.A.4 Concurrency requirements for land developments in unincorporated areas shall be pursued by considering adopted level of service standards and the financial resources available to make needed transportation improvements for county roads.
- 5.A.5 Professionally accepted measures and methods shall be used in determining transportation level of service and other travel-related information on county and state facilities.
- 5.A.6 A systematic method shall be employed in calculating transportation level of service as opposed to a single quantitative measure or single location technique.
- 5.A.7 Access to nonmotorized and high-occupancy vehicle transportation in addition to automobiles, should be considered in making concurrency decisions.



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5.A.8 Level of service shall be monitored on county arterials and performance of state highways shall be reported as required by the Growth Management Act.

5.A.9 Monitoring of multimodal level of service shall be coordinated with WSDOT, transit agencies, and adjacent local jurisdictions.

**Objective TR 5.B Participate in statewide and regional programs aimed at reducing peak period traffic congestion, discouraging the use of single-occupant vehicles, and increasing use of public transportation.**

**TR Policies** 5.B.1 Employers in the urbanized area shall be encouraged to offer trip reduction programs for employees.

5.B.2 Transportation facilities and equipment such as park-and-ride lots, park-and-pool lots, buses, and vanpool vehicles shall be planned and used to allow efficient delivery of transportation services.

5.B.3 A regional program shall be maintained to promote and facilitate ridesharing in cooperation with city, state and transit agencies.

5.B.4 Reasonable statewide and regional efforts to reduce commuter trips by single-occupant vehicle shall be supported by Snohomish County.

5.B.5 Developments shall be required to provide, or contribute to, reasonable transportation demand management measures that improve roadway efficiency and operations.

**Objective TR 5.C Work to reduce parking demand by requiring accommodation within site plans for pedestrians, public transportation, ridesharing, and bicycles.**

**TR Policies** 5.C.1 Minimum and maximum off-street parking stall ratios shall be considered for different land uses to provide safe and adequately sized parking facilities.

5.C.2 Preferential and convenient parking shall be provided for applicable land uses as an incentive for using carpools, vanpools, and bicycles.

5.C.3 Transit stops and transit access shall be provided for applicable land uses where they attract large numbers of employees and/or customers.

5.C.4 Parking in business districts shall be managed to favor shoppers and clientele and discourage long-term employee parking.

5.C.5 Developers of new sites shall accommodate mobility of pedestrians.

**Objective TR 5.D Participate with the cities, transit agencies, Sound Transit and WSDOT in a cooperative planning pro-**

**cess for public transportation and high-capacity transit.**

- TR Policies**
- 5.D.1 The design and location of bus transit facilities and other transportation modes shall be coordinated with ferry terminals.
  - 5.D.2 A system of secure, conveniently located park-and-ride lots shall be provided to encourage use of bus, ridesharing, and high-capacity transit services.
  - 5.D.3 Development review shall be performed with transit agency participation to ensure site plan compatibility with public transportation and other high-occupancy vehicles.
  - 5.D.4 The development of small park and ride lots in or near residential area should be encouraged so that individual jurisdictions are not impacted with large park and ride lots.
  - 5.D.5 The county and cities should encourage transit supportive land uses in non-contiguous UGAs in order to help preserve transit service between non-contiguous cities.

**Objective TR 5.E Sponsor education programs regarding alternative modes of transportation.**

- TR Policies**
- 5.E.1 An ongoing public awareness program for ridesharing and public transportation shall be established in cooperation with Sound Transit, Community Transit and Everett Transit.
  - 5.E.2 Workshops for community and business groups shall be sponsored to promote high-occupancy vehicle use in cooperation with Sound Transit, Community Transit and Everett Transit.
  - 5.E.3 Local school districts shall be encouraged to develop formal education programs on alternative modes of transportation.

**GOAL TR 6 Implement transportation improvements that are consistent with the natural environment element of the comprehensive plan and have positive or minimal adverse impacts on the natural environment, air quality, water quality, climate change, and energy consumption.**

- Objective TR 6.A In cooperation with the cities, prepare consistent criteria and procedures to avoid or mitigate adverse environmental impacts of transportation systems according to guidance provided by the State Environmental Policy Act.**

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<b>TR Policies</b>	6.A.1	Transportation facilities shall be designed to include mitigation of adverse impacts on shorelines, water and soil resource and drainage patterns.
	6.A.2	Transportation systems, including circulation roadways and drive-ways, shall be located and designed to minimize the disruption of natural habitat, floodplains, wetlands, geologically hazardous areas, resource lands, and other elements of environmentally sensitive areas. Where disruption cannot be avoided, designs shall minimize the disruption and impacts shall be mitigated.
	6.A.3	Aesthetic and visual values shall be considered in the location and design of transportation facilities.
	6.A.4	Alternative modes of travel to the single-occupant vehicle shall be encouraged in order to reduce energy consumption, air and water pollution, climate change, and noise levels.

**Objective TR 6.B**      **Comply with the requirements of the Federal Clean Air Act in developing the transportation system.**

<b>TR Policies</b>	6.B.1	Transportation plans and programs shall be in conformity with the Clean Air Act, and consistent with goals to reduce carbon monoxide and ozone levels to national air quality standards, and to adapt to the effects of climate change.
	6.B.2	Rules and procedures will be prepared in cooperation with the Puget Sound Clean Air Agency, PSRC, and local jurisdictions to ensure consistency with the transportation control measure requirements of the most current Clean Air Act amendments.

**Objective TR 6.C**      **Comply with the requirements of the Safe Drinking Water Act and the Clean Water Act in development of the transportation system (motorized and non-motorized). Water quality for municipal water supplies shall be preserved at the highest quality.**

<b>TR Policies</b>	6.C.1	Transportation plans and improvements programs shall comply with appropriate state and federal legislation related to municipal water supply.
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**Objective TR 6.D**      **The county and cities, in cooperation with transit operating agencies and the WSDOT, will plan strategically to integrate concepts related to sustainability and climate change in transportation planning.**



- TR Policies**
- 6.D.1 Transportation plans shall be developed and coordinated that support land use and other plan elements, and contribute to a flexible approach to promoting sustainability and adapting to the effects of climate change.
  - 6.D.2 Efficiency of existing transportation investments shall be maximized and measures to reduce vehicle miles of travel and greenhouse gas emissions shall be pursued.
  - 6.D.3 A transportation system that reduces pollution and the negative impacts on climate and the natural environment shall be encouraged.
  - 6.D.4 Energy efficient modes of transportation, fuels, and technologies that reduce negative impacts on the environment shall be developed and implemented.
  - 6.D.5 Investment in nonmotorized transportation improvements within and between urban centers that serve transit station areas within transit emphasis corridors shall be encouraged.
  - 6.D.6 Convenient and low-impact alternatives to single-occupancy vehicles shall be encouraged.
  - 6.D.7 A transportation system that minimizes negative impacts to human health shall be developed.

**GOAL TR 7 Prioritize and finance transportation improvements for the greatest public benefit.**

**Objective TR 7.A Jointly plan, in cooperation with other transportation providers (cities, WSDOT, transit agencies, and ferry system) adequate transportation systems such that development can proceed with order and according to the land use elements of local comprehensive plans.**

- TR Policies**
- 7.A.1 First consideration shall be given to improvements that enhance the safety and effectiveness of existing transportation facilities and services and/or use of high-occupancy vehicles.
  - 7.A.2 Coordinated forecasts of road and highway needs and transit demand shall be produced based on the regional travel demand models and the land use elements of county and city comprehensive plans.
  - 7.A.3 A cost estimating process, compatible with other transportation agency processes, shall be used to estimate costs of proposed transportation system improvements.
  - 7.A.4 Transportation improvement programs shall consider the extent to which they fulfill the objectives of the regional transportation plan,

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transit agencies' plans, and the county's and cities' comprehensive plans.

- 7.A.5 A locally and regionally coordinated six-year program shall be prepared that finances transportation improvements within projected funding levels and clearly identifies sources of public money.
- 7.A.6 A process shall be established for reassessing first the levels of service and then the land use elements of the county's comprehensive plan if transportation funding falls short of meeting the existing and projected needs.
- 7.A.7 The land use element, the planned transportation improvements, and the finance plan shall be coordinated and consistent.

### Objective TR 7.B

**Coordinate transportation improvement programming to equitably assign the costs of transportation system improvements associated with new development to developers, the county, and cities.**

### TR Policies

- 7.B.1 Interlocal agreements shall be negotiated and adopted that define a common system of multimodal transportation impact mitigation, including provisions for development/design review and the equitable assessment and sharing of mitigation costs.
- 7.B.2 Common standards for evaluating the impacts of development shall be considered in cooperation with the cities for new development, including guidelines on scope, content, and methodology.
- 7.B.3 The travel demand generated by a development shall be used as the primary measurement in establishing the proportionate share of roadway capacity-related improvements which a proponent shall be required to assure.
- 7.B.4 Each phase of development shall be accompanied by a program to provide for mitigation of off-site traffic impacts with its share of mitigation prorated among phases of the development and beneficiaries of any improvements.
- 7.B.5 Where proponents of land development commit to a feasible transportation demand management program, they shall receive credit for reductions in traffic impacts they generate.
- 7.B.6 The county shall monitor and adjust, when appropriate, its transportation impact fee program as authorized under the GMA to help fund the cost of road system capacity improvements required to serve new development.



<b>GOAL TR 8</b>		<b>Plan, develop, and maintain transportation systems through intergovernmental coordination.</b>
<b>Objective TR 8.A</b>		<b>Achieve consistency between the transportation element of the county's comprehensive plan and the countywide planning policies developed pursuant to the requirements of the Growth Management Act.</b>
<b>TR Policies</b>	8.A.1	Interlocal agreements with the cities shall establish a framework for determining consistency among local transportation plans.
	8.A.2	Common transportation service areas shall be considered in order to establish a geographic basis for joint projects, mitigation programs, and finance methods.
<b>Objective TR 8.B</b>		<b>Achieve consistency between the long-range transportation plans and transportation improvement programs of the county and the region's growth management goals and policies.</b>
<b>TR Policies</b>	8.B.1	Coordination with adjacent counties shall occur through the Puget Sound Regional Council and interaction with Island, Skagit, and Peninsula regional transportation planning organizations.
	8.B.2	Long-range transportation plans and transportation improvement programs shall be compatible with the PSRC's regional transportation plan.
<b>Objective TR 8.C</b>		<b>Coordinate with state and regional transportation agencies the development of transportation facilities of statewide, regionwide, and countywide significance and take into account plans prepared under the Growth Management Act.</b>
<b>TR Policies</b>	8.C.1	Standard definitions and procedures shall be prepared for the designation of transportation facilities of regional and countywide significance.
	8.C.2	Policies to guide the planning, development, and management of state routes shall be prepared in cooperation with WSDOT.
	8.C.3	Localized impacts on communities shall be addressed cooperatively with transit agencies when designing and locating multimodal transportation centers.
<b>Objective TR 8.D</b>		<b>Participate with the cities, Sound Transit, Community Transit, Everett Transit, King County-METRO, Marine Division of WSDOT, and passenger and</b>



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#### **freight railroad companies in establishing compatible schedules and terminal locations.**

- TR Policies**
- 8.D.1 Public transportation modes (bus and rail) shall be planned that are time-coordinated and interconnected to increase level of service and ridership.
  - 8.D.2 Transportation centers and terminals shall be located and designed to permit use by multiple modes of travel (e.g., bus, aviation, intercity rail, ferry, auto, bicycle, pedestrian/disabled, and high-capacity transit).
  - 8.D.3 Transit routes and facility locations, schedules and passenger fares of public transportation services shall be coordinated for Skagit, King, Island, and Snohomish Counties.
  - 8.D.4 Transportation facilities and services shall be cooperatively planned and developed to efficiently interface with marine and air transportation terminals and facilities, and accommodate and complement existing and planned local land use patterns.
  - 8.D.5 Multimodal intersection points shall be emphasized at efficiently designed terminals that include regionally coordinated fare and ticketing systems.

### **GOAL TR 9**

#### **Enhance the movement of goods, services, employees and customers.**

#### **Objective TR 9.A**

#### **In cooperation with the cities, transit agencies and WSDOT, prepare congestion management solutions for areas where movement of employees, goods, and services are impeded by traffic congestion during peak and mid-day periods.**

- TR Policies**
- 9.A.1 Opportunities shall be encouraged and provided for the public and private-sector employers to share responsibility and participate in transportation demand and congestion management.
  - 9.A.2 The efficiency of key roadways that provide access to employment and community service centers shall be maintained.
  - 9.A.3 Transit routes and schedules shall be planned to enhance customer and employee access to commercial centers.

#### **Objective TR 9.B**

#### **Ensure efficient movement and access of freight vehicles to/from designated centers, and across and through the Puget Sound region.**

- TR Policies**     9.B.1     Convenient truck routes for the rural and urban areas of the county shall be designated, designed, and maintained.
- 9.B.2     The navigability and efficiency of the marine and inland waterways shall be maintained.
- 9.B.3     Terminals shall be located and designed for efficient multimodal freight transfer and direct access to the state highway, interstate, rail and ferry systems.
- 9.B.4     At-grade crossing of freight rail lines by roadway vehicle traffic shall be minimized as much as practicable.
- 9.B.5     Natural and manmade incidents that undermine the movement of employees, goods and services shall receive a priority response in order to rectify problems.

**Objective TR 9.C     Preserve railroad rights-of-way for alternative uses (i.e., recreation and transportation) when continued rail service is not practicable.**

- TR Policies**     9.C.1     Acquisition of abandoned railroad rights-of-way shall be considered where economically practicable, to preserve these resources as future transportation corridors, such as rail lines, bikeways, pedestrian/equestrian trails, utilities and roadways.
- 9.C.2     Land use regulation, environmental, and community impacts and agricultural lands shall be considered with regard to actions for preservation and use of abandoned railroad rights-of-way.

**GOAL TR 10     Develop transportation systems that enhance the economic competitiveness of the county, Puget Sound region, and state.**

**Objective TR 10.A     Cooperate with other jurisdictions to ensure adequate transportation services to and from major air, rail and water transportation facilities.**

- TR Policies**     10.A.1     Safe and efficient ground access on county arterials shall be maintained to the major air, rail and water transportation facilities.

**Objective TR 10.B     In cooperation with WSDOT and the cities, encourage continued and enhanced freight rail transportation.**

- TR Policies**     10.B.1     Railroad companies and shippers shall be encouraged to maintain rail freight service on lines that, if abandoned, would have a negative impact on the Snohomish County economy.

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- 10.B.2 The Snohomish County Economic Development Council shall be supported in its work to attract businesses that increase the use of freight rail services and discourage rail line abandonments.
- 10.B.3 Nonrail shippers shall be informed as to the benefits of transporting their products by rail for long distance hauling.
- 10.B.4 Efforts shall be pursued in cooperation with WSDOT to preserve essential rail freight service that offers long-term economic benefits.

**Objective TR 10.C In cooperation with WSDOT and the cities, encourage continued and enhanced passenger rail transportation.**

- TR Policies**
- 10.C.1 Programs shall be established, in cooperation with WSDOT and AMTRAK, to upgrade interstate passenger rail service.
  - 10.C.2 WSDOT shall be supported in pursuing development of a western Washington passenger rail corridor.
  - 10.C.3 Rail transportation operators shall be assisted in improving the market for passenger rail travel by making improvements to rail speed, safety, amenities, and connections to local public transportation.

**Objective TR 10.D Pursue transportation programs and policies that directly enhance the operating and capital resources of freight and passenger rail transportation.**

- TR Policies**
- 10.D.1 WSDOT's efforts shall be supported in pursuing the Rail Bank Program to preserve and acquire essential abandoned railroad rights-of-way for future rail use and economic development.
  - 10.D.2 Linkages shall be coordinated between local transportation services, regional rail, and interstate rail services.
  - 10.D.3 Rehabilitation or construction of new rail facilities that enable services to be maintained or enhanced shall be encouraged and supported.
  - 10.D.4 Land use types and densities shall be established along rail corridors in Urban Growth Areas that support freight and passenger rail transportation consistent with other elements of the plan.
  - 10.D.5 Compatible land uses and densities shall be planned at key rural locations to support and enhance countywide rail corridors.
  - 10.D.6 Interim or co-existing uses, such as freight rail, nonmotorized transportation, and recreational activities shall be considered and planned for within commuter rail corridors.



- 10.D.7 Impacts on resource lands, the natural environment, and the surrounding area shall be considered with regard to preservation and use of abandoned railroad rights-of-way.

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# EXHIBIT G

## Parks and Recreation

The Snohomish County park system is incredibly diverse and boasts more than 11,000 acres of parks and open space; 105 park properties; hundreds of miles of trails; and more than 47 miles of fresh and saltwater shoreline. Major regional park assets such as the Evergreen State Fairgrounds, Kayak Point Park, Lord Hill Park and the Centennial, Interurban, and Whitehorse trail systems host local, regional, and national events that draw more than 4.4 million visitors each year to Snohomish County parks.

Parks play a critical role in building livable and sustainable communities. They contribute to the health and wellness of individual residents and communities by providing safe places to walk, swim, ride, run, recreate, and play. County parks, events, trails, and open space are on the front line of regional economic development efforts. The region receives more than 30 million dollars each year in positive economic impact through the following activities which take place in county parks and recreation facilities: camping and overnight lodging, special events, tournaments, environmental education, and tourism. The Snohomish County Parks and Recreation Department (Parks) is the largest land steward in county government and its parks, trails, and open space contribute to the clean water, clean air, healthy forests, and great beaches that Snohomish County residents and visitors enjoy.

Parks has identified and developed park priorities through public planning processes since the department's inception in 1963. The public process seeks input from stakeholders, including county residents, cities and towns, school districts, user

groups, and others to assist in identifying park land and facility needs. These stakeholder-identified needs are paired together with further analysis to define long-term priorities to provide parks and park facilities.

Parks began summarizing park needs, and long-range strategies for meeting those needs, in a new Park and Recreation Element (PRE) beginning in 2015. The PRE is structured to more efficiently address issues related to the Growth Management Act (GMA) and provide more flexibility in updating planning documents.

Parks has previously published this information in Comprehensive Park Plans adopted in: 1965, 1984, 1986, 1990, 1993, 1994, 2001, and 2007.

Some of the content previously found in Comprehensive Park Plans has been relocated into a Snohomish County Parks and Recreation Visioning Plan (PRVP). This content emphasizes public feedback on recreation priorities and public satisfaction with park facilities. The PRVP will inform long-term planning exercises and short-term funding decisions. Parks anticipates the PRVP will be updated at least every six years and will help gauge changes in public priorities. The PRVP is not a component of the Comprehensive Plan.

The PRE summarizes long-term needs and strategies that have been developed to meet them.

The PRE provides the foundation for park land and facility level-of-service standards specified in the county Capital Facilities Plan (CFP). The Park Improvement Plan



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(PIP) identifies short-term projects to be completed within a six-year time period. These projects support and address the needs in the PRE. The County will use the PIP and the PRVP to identify projects that may be incorporated into the county's six-year Capital Improvement Program (CIP).

The primary funding sources available to the Parks Department are: local real estate excise taxes (REET), general fund revenues, impact/mitigation fees, Conservation Futures Tax Program revenues, and outside grant funding.

**GOAL PR 1**                    **Provide recreation services to Snohomish County's residents in the most effective and efficient way possible.**

**Objective PR 1.A**            **Promote coordination among recreation providers in Snohomish County to efficiently deliver parks and recreation services and to collaborate on issues of shared concern.**

- PR Policies**
- 1.A.1            Coordinate with cities, towns, school districts, park districts, and other junior taxing districts to develop an integrated system of passive and active parks, open spaces, and trails that are accessible to all residents of the county, cities, and towns.
  - 1.A.2            Include cities and towns in the planning process for park facilities in areas that may be annexed.
  - 1.A.3            Consider joint agreements with cities and towns for the maintenance and operation of parks facilities in areas that may be annexed.
  - 1.A.4            Identify parks suitable for transfer to cities and towns and consider negotiating with cities and towns for the orderly transfer of those parks to those cities and towns.
  - 1.A.5            Partner with park districts, school districts, cities, towns, and other recreational service providers and coordinate on service delivery.

**Objective PR 1.B**            **Promote coordination among recreation providers outside Snohomish County to efficiently deliver parks and recreation services and to collaborate on issues of shared concern.**

- PR Policies**
- 1.B.1            Coordinate with Skagit and King Counties' cities and towns and with Skagit and King Counties in planning and constructing Regional Trails.
  - 1.B.2            Coordinate with state and federal entities to promote integration of park and recreational facilities and ensure continued public access to parks and recreational facilities.

**GOAL PR 2**                    **Provide diverse recreational opportunities through Neighborhood Parks, Community Parks, Special Use Parks, Regional Parks, and Regional Trails.**

**Objective PR 2.A**      **Maintain and develop a variety of park facilities.**

- PR Policies**      2.A.1      Consider input from residents, stakeholder groups, school districts, parks and recreation districts, cities, and towns in developing and determining maintenance priorities for Snohomish County’s parks and recreation facilities.
- 2.A.2      Explore and develop programs to assist cities and towns in their efforts to acquire Neighborhood Parks within their UGAs.
- 2.A.3      Maintain adopted level-of-service standards by acquiring and developing new parks and park facilities and by expanding the capacities of existing parks and park facilities.
- 2.A.4      Renovate aging park facilities to maintain and improve their existing use. Priority for renovation should be given to park facilities that:
- Require significant maintenance due to facility age,
  - Require or could significantly benefit from energy or water efficiency upgrades,
  - Are heavily used or are significant revenue generators, or
  - Are close to water bodies and do not meet current stormwater standards.
- 2.A.5      Prioritize developing Regional Trails.

**GOAL PR 3**      **Maintain and monitor minimum level-of-service standards for parks and for park facilities that are necessary to support development.**

**Objective PR 3.A**      **Complete an annual “Statement of Assessment” for the Snohomish County CIP to track current level-of-service for park classifications and park facilities that are necessary to support development.**

- PR Policies**      3.A.1      Apply a level-of-service method to: monitor the level-of-service of park facilities necessary to support development; identify priority parks projects that are necessary to support development; and provide a basis for collecting and allocating park impact mitigation fees.
- 3.A.2      The level-of-service necessary to support development is established by measurable units of the following categories of park facilities: active recreation facilities; passive recreation facilities;



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regional trails; waterfront; campsites; and parking spaces. These park facilities contribute to the level-of-service necessary to support development when located in the following classifications of parks: Neighborhood Parks, Community Parks, Regional Parks, and Regional Trails.

3.A.3 Impact fees should be used to: (1) develop park facilities that are categorized as active recreation facilities, passive recreation facilities, regional trails, waterfront, campsites, and parking spaces in Neighborhood Parks, Community Parks, Regional Parks, and Regional Trails; and (2) acquire park properties for Neighborhood Parks, Community Parks, Regional Parks, and Regional Trails.

3.A.4 Review the level-of-service method periodically.

3.A.5 Standards for level-of-service necessary to support development should guide, but not limit, acquiring and developing parks and park facilities.

**Objective PR 3.B Consider improving developed park properties before improving undeveloped park sites.**

**PR Policies** 3.B.1 Acquire park properties and develop park facilities to meet level-of-service standards, priorities identified in the Parks and Recreation Element, priorities identified in other county plans, and emerging needs identified by the Parks Department.

3.B.2 Develop new parks and park facilities when opportune and appropriate even if minimum planning goals are achieved.

**GOAL PR 4 Acquire park properties and develop park facilities that meet existing and projected growth needs of the County and that meet priorities identified in other Snohomish County Plans.**

**Objective PR 4.A Prioritize park property acquisitions and acquire park properties that are consistent with the priorities of the Park and Recreation Element and CIP.**

**PR Policies** 4.A.1 Evaluate potential park acquisitions by considering the priorities identified in the Park and Recreation Element and the Capital Improvement Program.

4.A.2 Acquire, develop, or expand park facilities as identified in the Park and Recreation Element.

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- 4.A.3 Evaluate, pursue, and develop unique, unanticipated acquisition opportunities that are presented to the Parks Department, as appropriate.
  - 4.A.4 Acquire land and develop additional water access with a priority on providing saltwater access.
  - 4.A.5 Work with the Parks Advisory Board to update the acquisition goals and guidelines to reflect priorities in the Park and Recreation Element and Capital Improvement Program.
  - 4.A.6 Use the Snohomish County Parks Advisory Board's acquisition goals and guidelines process and the Parks Advisory Board's recommendations in evaluating potential park acquisitions.
  - 4.A.7 Use the Conservation Futures Program Advisory Board's recommendations when applying funds from the Conservation Futures Tax Fund.

**GOAL PR 5**      **Provide open space and natural areas with appropriate public access to promote understanding and support of the natural environment and of the benefits these lands provide.**

**Objective PR 5.A**      **Manage and maintain open space and natural properties in Parks Department's inventory.**

- PR Policies**
- 5.A.1 Seek opportunities for natural resource enhancement within the Parks Department's inventory.
  - 5.A.2 Explore techniques to manage and protect forest lands in Parks Department's inventory.
  - 5.A.3 Partner with public and private organizations to assist in habitat improvement, monitoring, and research on county park lands.

**GOAL PR 6**      **Support recreation programs and provide programs on a case-by-case basis.**

**Objective PR 6.A**      **Develop and maintain parks and park facilities suitable for recreation programs.**

- PR Policies**
- 6.A.1 Offer recreational programs on a case-by-case basis.

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6.A.2 Support recreation programs provided by external agencies, jurisdictions, and private vendors at Snohomish County parks and park facilities.

6.A.3 Provide recreation programs when they are unique to a park or park facility, they fulfill an identified community need, or they support overall objectives of the Parks Department.

**GOAL PR 7 Assist in preserving the cultural and historic resources of Snohomish County.**

**Objective PR 7.A Propagate the cultural and historic resources of Snohomish County through land acquisition, protection, and interpretation.**

**PR Policies** 7.A.1 Work with communities, historical organizations, and local tribes to identify culturally and historically significant properties appropriate for Snohomish County’s park system.

7.A.2 Provide interpretive opportunities at parks when appropriate and feasible.

**GOAL PR 8 Promote sustainable operation by considering financial, environmental, and social implications of the Parks and Recreation Department’s actions.**

**Objective PR 8.A Consider a variety of innovative funding methods, including, but not limited to, sponsorships, agreements with vendors, public and private partnerships, selling of naming rights, adjustments to user fees, and operational efficiencies.**

**PR Policies** 8.A.1 Prioritize methods such as sponsorships, agreements with vendors, and selling of naming rights over increased user fees for generating revenue.

8.A.2 Provide operational efficiencies by replacing aging infrastructure with updated energy and water efficient components and by implementing naturalization and sustainable operation initiatives when feasible.

**Objective PR 8.B Encourage recreational amenities in Recreation Areas.**

**PR Policies** 8.B.1 Coordinate with other recreational providers within the Recreation Areas and promote opportunities for collaboration.



8.B.2 Consider additional Recreation Areas as promoted by outside groups, or within the department, when they are proposed.

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# EXHIBIT H

## Capital Facilities

A wide array of public services and facilities is needed to properly accommodate and integrate new population growth into existing communities. The Growth Management Act (GMA) places great importance on planning for public facilities, requiring local comprehensive plans to include capital facilities and utilities elements.

All Snohomish County services and facilities are included within the capital facilities element because there are connections and relationships between all capital facilities and population growth whether the facilities are “necessary to support development,” directly related to GMA Goal 12 or not. This section of the plan also addresses certain facilities and services provided by other local public agencies, such as cities and special districts, which serve development within unincorporated areas of the county.

The contents of this chapter reflect requirements and direction from the Growth Management Act, procedural criteria of the Washington Administrative Code and the ~~((countywide planning policies))~~ Countywide Planning Policies (CPPs). ~~((These countywide policies))~~ The CPPs provide the primary mechanism for achieving consistency of this element with the facility plans of the cities.

Other important original sources used in developing this chapter include:

- System plans and policy recommendations from the various provider agencies;
- County studies and plans, such as the Shoreline Management Program, the Solid Waste Management Plan, the Drainage Needs Report ~~((project))~~ and

the six-year Capital Improvement ~~((Plan))~~ Program (CIP); and

- The ~~((Countywide Comprehensive Park))~~ Parks and Recreation ((Plan)) Element, Park Improvement Plan, and joint school capital facilities ((plan, and the Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993))) plans.

The Shoreline Management Program, the Solid Waste Management Plan, the six-year Capital Improvement Program, and the Countywide Comprehensive Park and Recreation Plan are updated on a regular basis.

The projected growth and distribution of population and employment over the next 20 years is the primary driver of capital facility needs. These forecasts determine the amount of additional urban land and the public infrastructure for which planning is needed. Use of the forecasts in all elements of the plan guarantees internal consistency. Most of the facility needs identified in this capital facilities element are relatively unaffected by variations in land use pattern. The county may, in the future, adjust either the level of service standards (for elements where LOS standards are adopted) and/or the facility service guidelines identified for planning purposes for other elements, thereby providing a means to achieve balance and fiscal realism in the required financing program. Modifications to the land use element and corresponding land use map may also be used to achieve the same result. Adjustment of service levels may occur either through amendments to the GPP or the capital facilities plan.



This chapter of the ~~((comprehensive plan))~~ General Policy Plan (including future plan phases and implementation measures that deal with public services and facilities) is intended to carry out and be evaluated against the following fundamental principles:

- Public facilities should be planned to support projected population growth and land use patterns;
- Levels of service standards should be developed for public facilities and services necessary to support development and they should be periodically reassessed as the basis of need for future public facilities;
- Facility service guidelines (used for planning purposes only) should be developed for other elements of this plan and periodically reassessed as one of the factors used to determine the need for future public facilities;
- Public facilities and services within urban growth areas should be provided at levels commensurate with the demands of urban densities and development intensity while reflecting the realities of limited funding resources and prioritization between those facilities and services;
- Public facilities and services within rural areas should be provided at levels reflecting the reduced demands and higher costs of serving these lower density, more dispersed patterns of development;
- Public facility expansion should be financed, in part, from revenues generated by new development as it occurs and contributes to the demand for such expansion;
- Snohomish County should play a major coordinating role in the planning of all regional public facilities that serve both

incorporated and unincorporated areas; and

- Public services and facilities should be provided in an efficient and cost-effective manner.

This element of the plan seeks to put these principles into effect through a series of goals, objectives, policies and implementing strategies which are organized as follows:

- ◆ county facilities and services including:
  - surface water management,
  - solid waste disposal,
  - law and justice,
  - general government,
  - parks and recreation,
  - airport, and
  - land transportation (see transportation element);
- ◆ non-county providers' facilities and services including:
  - public education,
  - fire suppression,
  - sanitary sewer (see utilities element),
  - public water supply (see utilities element); and
- ◆ essential public facilities - siting.

This chapter of the General Policy Plan provides the overall direction and detailed policy guidance for the Capital Facilities Element of the GMA comprehensive plan. The Capital Facilities Element also includes the Capital Facilities Plan and the 6-year Capital Improvement Program. The CIP contains more detailed information concerning the inventory of existing public facilities and a forecast of future needs for these facilities. The CIP presents a six-year program of public improvements that is reviewed, revised and adopted each year as part of the budget process.

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### County Facilities - General

The county functions as a regional and as a local provider of services and facilities depending upon the particular facility or service and area served. The county role as an urban service provider is expected to decline and the cities are to assume the dominant role in most urban services under the goals established by the GMA. The county, however, is expected to play a more important role as a regional service provider. Managing this transition is one of the principal challenges of the GMA and will take many years to achieve.

The county functions as a review agency for some public agencies and as a permitting agency and financial resource for others. These multiple roles make capital facility planning a special challenge for the county. Distinguishing between the several types of public facilities and services which the county may either provide, help plan, help finance, or regulate is necessary when developing goals, objectives, and policies to guide future decision-making.

This chapter will address those facilities for which the county must plan and budget as part of its six-year capital improvement program. They include land transportation (addressed in the transportation element), surface water management, solid waste disposal, law and justice (enforcement, prosecution, correction/detention, and related services), general government, parks and recreation, and the airport. Each of these functions will be considered in a separate section.

Snohomish County is committed to improving the adequacy of public facilities in its own facility planning as well as working with other key providers of public infrastructure, particularly sewer, water and school districts. The county prepares six-year capital improvement programs annual-

ly. This regular review and updating of capital investment has been significantly enhanced to comply with the requirements of the GMA.

The GMA places great importance on local determination of appropriate measures and extent of various facility needs as expressed through the concept of level of service. The county has established level of service (LOS) measures for land transportation, surface water management, and parks facilities necessary to support development, as described in the capital facilities plan and transportation element. The county has established facility service guidelines for other public facilities within the capital plan. These guidelines are for planning purposes only and do not obligate the county to achieve specific projects or service levels. The process used by the county in measuring and establishing levels of service standards for public facilities necessary to support development and guidelines for all other facilities was first presented in a report entitled, Capital Facility Requirements 1994-99 (and to 2013) (Snohomish County, 1994). ~~((An existing LOS for land transportation, park services and surface water facilities was produced as a reference point during the initial planning under the GMA in the early 1990's. This was done by compiling an inventory of existing county facilities and relating that inventory to existing measures of demand, generally the 1992 estimated county population. A similar process was used to develop the guideline ranges for other plan elements. Comparing projected growth in demand with projections of revenues clarifies the difficult trade-offs between desired facilities and revenue enhancements.))~~

This process was developed to be used by the county in evaluating the LOS for land transportation facilities and other facilities considered "necessary to support develop-



ment". Facilities necessary for urban development are distinguished from those necessary for rural development. There is a smaller listing of facilities necessary to support rural development and for some rural facilities, different levels of service. It also established the parameters for the 20-year facilities plan and the six-year financing program delineated in the CIP. These parameters may be revised as the specifics of the six-year financing program are developed. ((The process was further developed in the Capital Facilities Plan/Year 2000, 2001 and 2005 Updates.)) The county will periodically evaluate and refine LOS measures to improve the linkage between land transportation facilities, services and demand and to reflect changing fiscal and jurisdictional circumstances.

A similar process was used to establish the facility service guidelines for the other public facilities of this plan. These guidelines were then used in developing a forecast of future needs, the 20-year facilities plan and the six-year financing program. These guidelines are not prescriptive in nature and constitute only one of many factors to be used in making final decisions regarding facilities to be built or improved. The county will periodically evaluate and refine these guidelines to improve the usefulness of this planning tool in light of changing priorities, fiscal impacts, and inter-jurisdictional cooperation.

Snohomish County prepares annual six-year capital improvement programs (CIPs) to guide capital spending decisions. CIPs are directly linked to a longer term capital facilities plan and to the land use element of the comprehensive plan. They reflect a realistic assessment of future revenues to meet the GMA specifications for the six-year financing program. The CIPs should also reflect an assessment of the fiscal implications of capital projects on the county's operational budget.

~~((Snohomish County has taken advantage of low interest rates and a favorable bond rating in order to incur general obligation bonds and invest the proceeds in administration parking and office facilities. The county is funding the debt service for its new garage (opened in 2004) and administration building (opened in 2005) by redeploying funds that otherwise would have been used to pay office lease space and by utilizing parking revenues. In addition, the county borrowed funds for a much needed jail expansion and is funding the debt service by setting aside a constant stream of current revenues. Additional financing and funding options are discussed in the CFP and CIP.~~

~~Both revenue and general obligation bonds are available to the county for specific capital projects. Enterprise funds such as those supporting solid waste, airport, and surface water management can be used to retire revenue bond debt. User fees can also contribute to a revenue bonding approach.))~~

The GMA expressly gives cities and counties the authority and choice to impose impact fees on new development to help finance capital facility expansions required to serve that new development. This authorization applies to parks, schools, and transportation. Snohomish County has adopted GMA-based impact fee programs for parks, roads, and schools, which are codified at Chapters 30.66A, 30.66B, and 30.66C, respectively. ((The county will be converting its SEPA-based park mitigation program into a GMA-based program.))

The fee programs comply with GMA requirements and conditions concerning their basis in the six-year CIP, appropriate credits for future property tax payments for debt retirement, use of other supplemental funding sources, and use of fee receipts.

An important feature of comprehensive planning under the GMA is the concurrency requirement. This refers to the goal of



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providing adequate public facilities at the time that private development or its direct impacts occur. This means that not only must the long-range plan provide for these necessary public facilities but also that they must be in place or planned to be in place within six years of (concurrent with) development.

This concurrency test must be met for transportation facilities in order for development to proceed. The Transportation Element and Chapter 30.66B SCC define the concurrency management system for Snohomish County's transportation facilities. Concurrency is encouraged but not expressly required for other types of public facilities. A concurrency system under the GMA requires a complete facilities plan and financing program in the capital facilities element in order to support a regulatory program that could result in denial or deferral of development permits. A formal concurrency system is only utilized for the county road system because of the difficulty for counties in meeting these specifications for the numerous independent providers of several important facilities (see the transportation element). Snohomish County (~~may~~) could consider expanding the concept to other public facilities through future amendments to this plan as it gains experience with the administration of concurrency management. A concurrency system for sanitary sewers, public water supply, drainage, and electric power veri-

tably exists because development proponents must demonstrate that such facilities are available to secure development approvals.

A less rigorous form of adequacy test for public facilities other than transportation facilities is needed to address GMA Goal 12. It directs that development not cause the level of service for those facilities and services necessary to support development to decline below established minimum levels. Such a test is utilized in reviewing development applications and updates to the six-year CIP. This generally involves a review of (~~proposals~~) development applications to ascertain their impact upon existing or planned infrastructure systems (~~for development applications~~). The county will require a solution, such as temporary or permanent facility construction by the developer, longer project phasing or build-out periods, or other appropriate measure where added capacity or other facility improvements to systems are needed to support a development proposal.

A form of facility/funding adequacy monitoring occurs each year during the county budget process. "Statements of assessment" are prepared to accompany updates to the CIP. These statements evaluate the adequacy of projected funding and current regulations to meet GMA Goal 12. This process is described in more detail in the Capital Facilities Plan (~~Year 2005 Update~~).

**GOAL CF 1      Develop a carefully planned program of county services and facilities that provides urban service within urban growth areas, rural service outside UGAs, and is within the county's financial capacity.**

**Objective CF 1.A      Establish, monitor, and maintain level of service standards for county roads (~~and transit~~) and other**

**public facilities and services necessary (~~for~~) to support development and establish facility service guidelines for other county facilities and services. Both LOS standards and facility service guidelines should differentiate between urban and rural areas for appropriate county facilities.**

- CF Policies 1.A.1 The county shall extend facilities and services in a manner which directs future growth to urban growth areas.
- 1.A.2 The county shall periodically evaluate all of its facility types to determine whether they should provide urban or rural service pursuant to the GMA.

**Objective CF 1.B Develop a six-year financing program for capital facilities that meets the requirements of the GMA, achieves the county's levels-of-service objectives for county roads (~~and transit~~) and is within its financial capabilities to carry out.**

- CF Policies 1.B.1 The county shall prepare and adopt, a six-year capital improvement program (pursuant to County Charter) that identifies projects, outlines a schedule, and designates realistic funding sources for all county capital projects.
- 1.B.2 The county shall maintain consistency between the Transportation Element and the Capital Facilities Plan by incorporating the most recently adopted Transportation Improvement Program and Annual Construction Program into the 6-year CIP.
- 1.B.3 The county shall work with public and private providers of capital facilities and utility infrastructure to promote improved practices and standards to a level that would enhance economic development in the county.
- 1.B.4 The county shall actively pursue public/private partnerships for investment in the infrastructure needed to serve the Cathcart site, in part, through negotiation of lease, purchase and/or development agreements with development partners. County infrastructure investments at Cathcart will be reflected in future county capital improvement programs and capital budgets.

**Objective CF 1.C Site county facilities which require urban infrastructure, serve primarily urban populations, and are urban in character within identified urban growth areas (UGAs).**

- CF Policy 1.C.1 The county shall assess the urban character of all facilities (~~(, except regional facilities,))~~) for which it requires a new site and shall

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limit its search and selection of sites for urban projects to designated UGAs.

### GOAL CF 2

**Track the spatial distribution of GMA required services relative to population concentrations, population growth forecasts and the county's financial capacity.**

#### Objective CF 2.A

**Track and compare changes over time in established levels of service standards for land transportation and other public facilities and services necessary for development.**

#### CF Policy 2.A.1

The county should map the distributions of GMA-required services and facilities when the capital facilities plan is updated relative to the current population and note the financial capacity of the county or service district to provide the facility or service as stated in a current and adopted capital improvement program. All changes in levels of service of services or facilities necessary to support development should be documented in a county maintained database.

### Surface Water Management

Surface water management encompasses the structural and nonstructural work related to the public, health and safety aspects of capturing, conveying and safely discharging rainfall runoff. It also includes the protection and restoration of the natural surface water system that serves the county.

One of the vital facilities used to manage stormwater, particularly in the urban areas, is drainage systems. ~~((The county had inventoried a total of more than 200 miles of drainage ditches and more than 250 miles of drainage pipes within its urban growth areas as of August 2004.))~~ This includes both publicly and privately maintained systems. ~~((A backlog of repair work remains to establish an orderly system of public drainage facilities for which the responsibility is clearly established and for which current standards of flood protection are met. This is because the standards for drainage facility construction have varied and facilities for urban drainage~~

~~systems have been pieced together over decades. The estimated drainage infrastructure improvements that are needed is on the order of \$80 million. The system itself is aging and will need systematic replacement in the years ahead, in addition to the needed repairs to bring the system up to standard and resolve associated drainage problems.))~~

Dikes and levees have also been used to control surface water and reduce flooding, primarily along river corridors. ~~((The county is currently responsible for the maintenance of roughly 16 miles of existing dikes and levees.))~~ The federal government and special districts are responsible for maintaining many other dikes and levees in the county, though the responsibility for maintaining up to nine miles of existing dikes and levees is currently uncertain. The system of levees and dikes in the county has been steadily improved as flood hazard plans have been completed and implemented in cooperation with special districts in the county. It is unlikely that extensive new levees will be constructed given the



current threatened status of Puget Sound Chinook Salmon. However, ongoing inspection, maintenance, repair, and incorporation of features that reduce impacts to fish remain important capital work for flood hazard management along the major county rivers.

Overall capital costs may be reduced, to the extent that regulations can preserve the existing functions, corridors, and uses of the county's natural surface water systems. The county is also subject to major federal law with respect to the water quality and habitat of the county's surface water systems.

Discharge of the county's drainage system to the natural surface water system results in the county being subject to the provisions of the federal Clean Water Act: National Pollutant Discharge Elimination System (NPDES) permit program. The county's response to the NPDES permit includes, among other things, the provision of certain improvements, retrofits of existing facilities and programs to improve water quality.

The county is also undertaking a watershed - based planning ~~((that will prioritize areas and projects for aquatic habitat restoration))~~ project pursuant to the County's Phase I Municipal Stormwater Permit. The project will prioritize the Little Bear Creek area and projects for aquatic habitat restoration. This action is a part of the response to the federal Endangered Species Act listing of Puget Sound Chinook Salmon and bull trout.

Ultimately, the system of constructed and natural systems is interrelated and improvements to one part of the system are considered in the context of their benefits and impacts to other parts of the natural and constructed systems. Watersheds are the organizing principle for analyzing such systems, however, the jurisdictional boundaries that exist complicate ongoing overall improvements. This plan encourages the seamless provision of drainage, water quality and habitat improvements across jurisdictional borders to enhance the overall efficiency and effectiveness of public resources applied to this category of work.

The Surface Water Management Division of the county's Public Works Department implements numerous surface water capital facility projects. These projects address surface water problems reported by citizens, such as drainage or water quality complaints, as well as problems identified through basin-wide planning efforts conducted by the county and other agencies. Examples of basin-wide planning efforts that lead to capital facilities include urban stormwater master plans (such as the Drainage Needs Report), watershed plans (such as the French Creek Watershed Management Plan), salmon recovery plans (such as the Draft Snohomish River Basin Salmon Conservation Plan), and flood hazard reduction plans (such as the Stillaguamish River Comprehensive Flood Hazard Management Plan).

**Goal CF 3      Provide for the management of storm, flood, and base surface waters in Snohomish County in a manner that protects public health and safety, wisely uses public finances, and preserves a legacy of beneficial surface water uses for present and future generations.**

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### **Objective CF 3.A**

**Provide a system of drainage that optimizes the use of constructed and natural drainage systems while preserving natural drainage ways and functions.**

- CF Policies**
- 3.A.1 The county shall consider constructing drainage projects that address the higher priority urban flooding problems identified in basin-wide drainage studies and watershed plans, such as the Drainage Needs Reports.
  - 3.A.2 The county shall consider constructing local drainage improvements that address the higher priority local drainage problems identified by citizen drainage complaints.
  - 3.A.3 The county shall consider identifying the life of current public facilities, developing a plan for systematic repair and replacement of facilities, and using the work to guide the standards for use of present and future materials used in stormwater facilities.
  - 3.A.4 The county shall consider identifying the public drainage corridors for which it has responsibility and ensuring that easements accurately convey such responsibility.
  - 3.A.5 The county shall consider constructing improvements that would provide a 2-year standard of flood protection (flooding would occur no more frequently than once every two years at the same location) for constructed public drainage facilities in the urban growth areas of Snohomish County.
  - 3.A.6 The county shall endeavor to maintain its drainage facilities in a manner that preserves the county's initial investment and leaves the facilities in reasonable condition at such time as annexation occurs.

### **Objective CF 3.B**

**Provide a system of flood hazard management that protects public infrastructure investments and minimizes impacts to natural water resources.**

- CF Policies**
- 3.B.1 The county shall attempt to clarify the responsibility (special district, county or federal) for all dikes whose responsibility is uncertain within unincorporated Snohomish County.
  - 3.B.2 The county shall consider systematically maintaining all county-owned dikes. The county shall consider upgrading county-owned dikes where necessary or abandoning them where they no longer provide public service. The county shall consider incorporating habitat-friendly features into county-owned dikes.
  - 3.B.3 The county shall consider implementing a capital improvement strategy that maintains existing facilities, assists private property owners and special districts in addressing river flooding and erosion



hazards, and encourages removal of existing structures from high hazard areas.

3.B.4 The county should encourage setback or removal of structures in high hazard zones such as channel migration zones. The county shall consider identifying funding sources for and/or assisting the removal of structures from high hazard zones.

3.B.5 The county shall consider relocating public roads and other public infrastructure located within floodplains, when feasible, to prevent future damage or loss of facilities.

3.B.6 The county shall consider providing technical assistance, where public interest can be clearly demonstrated, to private landowners and special districts to design bank stabilization structures that meet the environmental criteria of permitting agencies.

3.B.7 The county shall consider sustaining and improving, as new technology emerges, its advance flood warning system to ensure that the public is adequately notified during emergencies, and to ensure that public flood-fighting resources are directed towards public facilities at greatest risk during flood events.

**Objective CF 3.C Provide a system of stormwater treatment and base flow water quality protection to protect water quality and habitat for present and future generations.**

**CF Policies** 3.C.1 The county shall consider developing a program intended to achieve water quality standards for beneficial uses of streams throughout unincorporated Snohomish County surface waters.

3.C.2 The county shall consider a program to construct improvements that would provide stormwater treatment for runoff from county facilities discharging to natural surface waters.

3.C.3 The county shall consider identifying high priority water quality problem areas for targeted water quality capital facilities.

3.C.4 ~~((The county shall consider a program to identify high priority water quality problem areas for targeted water quality capital facilities.))~~  
REPEALED BY ORDINANCE NO. 14-129.

**Objective CF 3.D Provide for the restoration and protection of habitat for present and future generations.**

**CF Policies** 3.D.1 The county shall consider implementing recommendations and constructing improvements in coordination with property owners and other agencies to achieve the 20-year capital improvement goals of adopted watershed basin plans including Salmon Conservation Plans.



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- 3.D.2 The county shall consider correcting the highest priority fish passage problems in unincorporated Snohomish County to improve the conservation of ESA-listed and non-listed salmonid populations.
- 3.D.3 The county should work with federal, state and tribal governments and agencies to fund and construct high priority aquatic habitat restoration projects as defined in WRIA based salmon recovery plans and other planning efforts.
- 3.D.4 The county shall consider implementing smaller stream restoration projects, where possible, with voluntary landowner participation to improve aquatic and riparian functions.
- 3.D.5 The county shall consider acquiring properties, where feasible, for larger restoration projects or for the preservation of critical watershed functions.
- 3.D.6 Habitat restoration projects adjacent to agricultural resource lands should be undertaken in a manner to prevent, if possible, net loss to the agricultural resource lands of the county.

## Objective CF 3.E

**Work with cities and public agencies to prioritize the expenditure of public resources on the drainage, flood hazard, water quality or habitat restoration capital improvement projects using watersheds as the organizing unit.**

## CF Policies

- 3.E.1 The county should work with cities and other public agencies to establish clarity on the public drainage system, local and regional responsibilities for drainage facilities, and conditions for transfer of facilities as annexations occur. This may include joint planning, financing, and development of stormwater projects to mitigate runoff impacts on constructed and natural surface water systems, to reduce damage to adjoining properties, and to improve public safety along roads.
- 3.E.2 The county shall consider the implementation of regional and shared surface water management facilities, planned and financed through public and private partnerships in the Urban Growth Area, to support infill development, to preclude the need for individual on-site facilities, to provide development incentives, to encourage efficient use of land, to mitigate the cumulative impacts of past actions and to maximize the public benefits.
- 3.E.3 The county shall consider developing interlocal agreements with jurisdictions to provide continued maintenance of regional drainage systems and to develop a plan to jointly fund capital projects on a watershed basis.

- 3.E.4 The county shall consider coordinating with local jurisdictions to implement projects that would improve water quality and habitat on a watershed basis.
- 3.E.5 The county shall consider designing, implementing and sustaining a program for adaptive management of construction and maintenance of drainage, water quality, and habitat projects to ensure public funds are used with the highest potential return on the investment.

**Objective CF 3.F Protect county resources and investments by providing technical assistance to private property owners such that private property owner responsibilities for drainage, habitat and water quality are clear; availability of public assistance resources are widely known; permit requirements are readily understood and public investments in drainage, habitat and water quality are not diminished by intentional or unintentional private actions.**

- CF Policies**
- 3.F.1 To protect county resources and investments, the county shall consider providing drainage and water quality investigators and watershed stewards to provide information and agency contacts to private property owners.
  - 3.F.2 The county shall consider developing incentives for private property owners to promote land use practices compatible with county goals for drainage, water quality, and habitat management while respecting the rights of private property owners.

**Solid Waste Disposal**

Solid waste disposal is a primary function of county government. Waste collection is managed at the municipal level. A system of rural drop boxes and transfer stations owned and operated by the county's solid waste division are the intermediary collection points between the waste generators (primarily homes, apartments, and businesses) and the ultimate disposal sites. Many residents in rural areas transport their own solid waste to one of these facilities.

About one-third of the county's solid waste stream is recovered presently through recycling. The remainder is deposited at a landfill outside of the county through a long term contract.

The Public Works Department's solid waste division published its updated Comprehensive Solid and Hazardous Waste Management Plan in January ((2004)) 2013. It looks at intermediate and long-term solutions to solid waste problems which will intensify as the population grows and available land diminishes. Major goals include recovering more of the waste stream through recycling and recovering waste that is escaping the county's solid waste system.

Other forms of waste recovery will also be explored to reduce the residual stream requiring landfill disposal. The primary facility focus is a critical review of existing transfer stations and drop box disposal sites for subsequent expansion and/or enhancement in

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order to facilitate recycling and cost-effective disposal of non-recyclables throughout the county.



<b>GOAL CF 4</b>	<b>Fund services and facilities for solid and moderate-risk waste disposal that result in cost savings and efficient re-use of waste resources.</b>
<b>Objective CF 4.A</b>	<b>Improve the overall county waste reduction and recycling rate <del>((as measured by weight) to 50 percent of the waste stream by the year 2008))</del>.</b>
<b>CF Policies</b>	<p data-bbox="407 527 1438 705">4.A.1 The county shall provide <del>((or))</del>, encourage, <u>and/or support</u> source reduction activities through education <del>((programs))</del>, source reduction programs, <u>and material reuse</u> <del>((for county agencies, support of waste exchange and materials reuse, and promotion of home composting of yard debris))</del>.</p> <p data-bbox="407 726 1438 863">4.A.2 The county shall work to make source-separated recycling opportunities available to all residents in the county and develop strategies for providing comprehensive recycling collection services to businesses.</p>
<b>Objective CF 4.B</b>	<b>Provide a system of environmentally compatible facilities of adequate number, geographic distribution, and capacity to encourage proper disposal of solid and moderate-risk wastes by county residents and businesses.</b>
<b>CF Policies</b>	<p data-bbox="407 1121 1438 1230">4.B.1 The county shall ensure that adequate public and private facilities are operated and equipped to carry out the overall mission of the county's solid <u>and hazardous</u> waste management plan.</p> <p data-bbox="407 1251 1438 1314">4.B.2 The county shall continue to <del>((operate and/or))</del> monitor closed landfills and other solid waste disposal sites to minimize water pollution.</p>
<b>Objective CF 4.C</b>	<b>Make available safe, effective, economical, and environmentally sound disposal techniques for moderate risk waste.</b>
<b>CF Policies</b>	<p data-bbox="407 1488 1438 1619">4.C.1 The county shall encourage best management practices for disposal of household waste, resource waste, and moderate risk waste generated in small quantities by commercial generators and by households.</p> <p data-bbox="407 1640 1438 1787">4.C.2 The county shall work cooperatively with cities, the state Department of Ecology, and the Health District to achieve an environmentally safe and cost-effective solution to the disposal of catch basin wastes and street sweepings.</p>
<b>Objective CF 4.D</b>	<b>Exercise authority to designate disposal locations for all solid waste generated within Snohomish County.</b>

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<b>CF Policies</b>	4.D.1	The county shall designate locations for disposal of all solid waste generated within Snohomish County.
	4.D.2	The county shall retain planning authority for solid waste disposal for Snohomish County geographic areas that are annexed into a city when a portion of such city is located in an adjacent county.

## Law and Justice

The county's law and justice system is a network of services including law enforcement, courts, detention facilities, alternative programs, and prevention programs. These responsibilities are currently fulfilled within the following divisions of county government:

- The Sheriff's Office
- The county's judicial system of courts (Superior Court, including Juvenile Services, and District Court)
- The county's correctional facilities (Superior Court's Juvenile Services Division and the Department of Corrections)
- The Human Services Department
- The Clerk's Office
- The Prosecutor's Office
- The Office of Public Defense (OPD)
- The Medical Examiner's Office

The components of the law and justice system are interrelated. Workload changes in one part of the system tend to influence the rest of the system.

The need for facilities is related to the rates of criminal activity and civil actions initiated. Factors contributing to increasing workload include population growth and continued urbanization of the county, mandatory sentencing legislation at the state level, and other wide-reaching policy changes. ((The impacts are reflected in the following statistics: from 1985 to 1992 the county population increased by 30 percent while the inmate population tripled. A study of correctional space needs

~~conducted in 1989 noted the incarceration rate in 1985 was 0.047 percent. In 2004, the incarceration rate is 0.12 percent. This increase is similar to that of other urban counties in the state of Washington.~~

~~The factors that drove the need for more jail beds also placed additional facility demands on the other components of the county law and justice system. Past studies assessed these needs and found the greatest immediate facilities need in the law and justice system was in the correctional category. These studies also identified a significant deficiency in the medical examiner's space and projected expansion requirements for the superior court.~~

~~The county undertook several capital projects to address those deficiencies and others in the law and justice area. In 1999, a new, state-of-the-art medical examiner facility was completed at the Snohomish County Airport (Paine Field). The county Records Storage Building located in Everett was completed in 2004. The 640-bed expansion and remodel of the county's main jail located on the east end of its central downtown campus in Everett was completed in 2005. A remodel of the Courthouse building and the construction of a new office administration building located at the county's central downtown campus were completed in 2005. The completion of the new administration building allowed the Human Services Department and entire Prosecuting Attorneys Office to be located on Campus. It also provides for the vacation of leased facilities in the downtown area.))~~

The county continues work to address the



need for law and justice facilities(~~(, including a vehicle impound lot and a firearms range)).~~ ~~((It will continue to monitor facility needs in the law and justice system. Future))~~ Past studies of operations and associated space

requirements ~~((would be needed to assess))~~ have resulted in the necessity to address changing facility needs and to identify potential capital and non-capital solutions.

**GOAL CF 5      Develop and implement a coordinated program of facility usage for the departments and agencies which together carry out the county's law and justice functions.**

**Objective CF 5.A      Complete those capital improvement projects necessary to reduce existing space deficiencies in the law and justice facilities.**

**CF Policy      5.A.1**      The county should initiate future studies of operations and associated space requirements that would be needed to assess changing facility needs and identify potential capital and non-capital solutions.

**General Government**

County government provides numerous service and support functions which are performed by professional, administrative, managerial, and clerical staff working within general office space. These functions have been combined within this element because of their common requirement for general office space. All county departments' general office needs that are not addressed under other headings of this section are accounted for in this category.

The primary county agencies that require general government facilities are large departments in the executive branch, such as Public Works, Planning and Development Services and the operating offices with elected officials such as the Assessor, Treasurer and the Auditor. Many of these county operations require customer counter areas to facilitate access by the general public to those services dispensed on-call to customers.

Snohomish County currently utilizes ~~((general))~~ office space for employees involved in general government ~~((functions))~~ operations in county-owned buildings located at the county's central downtown campus at Rockefeller Avenue and Wall Street in Everett. ~~((The remaining general office space is located in various leased facilities located in the general downtown Everett area.))~~ Airport facilities, parks facilities, correctional facilities, courts and the ~~((sheriff's office))~~ Sheriff's Office are not considered in the category of general government facilities.

~~((The Campus Redevelopment Initiative Project was an effort to meet future space needs, demands and a desire to centralize general government functions at the county's central downtown campus located in Everett to aid in service level measures. The general government space requirements are met until a more extensive future evaluation, based on population estimates and forecasts provided by Snohomish County Long Range Planning Division, is undertaken.~~

~~Snohomish County commenced the planning, design and construction of a new underground parking facility and a new office~~



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administration building in 2001. This planning, design, and construction also involved the demolition of the county's existing Annex building and existing aboveground parking garage located on the county's central downtown campus. The new administration building and new underground parking garage were then constructed on the county's central downtown campus in the general area of where the demolition of the Annex building and parking garage were located. The new underground parking facility was completed in 2004 and the new office administration building was completed in 2005. The county has vacated a majority of

the leased facilities in the downtown Everett area after completion of the new administration building. The construction of the new administration building should meet the general office space growth needs for county employees performing general government functions for the next three to five years.))

More background and specific information is provided in the Capital Facilities Plan – a separate document that is also a component of the county's GMA comprehensive plan.

## GOAL CF 6

**Maintain a long-range capital program to efficiently accommodate the county's projected staffing requirements for the general governmental departments and agencies.**

### Objective CF 6.A

**Update the six-year CIP to include a capital program to efficiently provide quality work space for existing and projected future staffing levels through the year ~~((2025))~~ 2035.**

### Objective CF 6.B

**~~((Redefine county government to meet new))~~ Continue to develop the county role under GMA under the guidelines of the Regional Services Act.**

## ~~((Parks and Recreation~~

~~Snohomish County Parks and Recreation has identified and developed priorities through a cyclical public comprehensive planning process since its inception in the late 1960's. This process seeks input from citizens living in unincorporated Snohomish County, as well as from those in incorporated cities. Cities, school districts, user groups and other stakeholders also assist in the identification of park land and facility needs. Once the needs are identified, strategies for meeting them are developed and prioritized. The Snohomish County Parks~~

~~and Recreation Comprehensive Parks Plan reflects those needs, and is updated every six years. Revised county park plans have been adopted in 1986, 1994 and, most recently, 2001. Regular updates allow Snohomish County Parks and Recreation to stay abreast of local needs and emergent trends, while satisfying the primary eligibility requirement of the Washington State Interagency Committee for Outdoor Recreation – the primary outside funding source available for park and recreation facilities.~~

~~The most recent adoption of a Comprehensive Parks and Recreation Plan update oc~~

curred in December 2001, as a part of the Snohomish County Growth Management Act Comprehensive Plan. The plan explores the changing needs of the urbanizing county, and confirms the ongoing need for regional park land and facilities. Specifically, community parks are needed in urbanizing areas of unincorporated Snohomish County to provide opportunities for active and passive recreational activities for residents of the unincorporated UGAs. In addition, the need for regional non-motorized multipurpose trails identified in previous park plans—including walking, hiking, bicycling, and equestrian use—remains strong.

The expansion of Snohomish County’s park system through the addition of new park lands and developed facilities requires ongoing

ing funding. The Comprehensive Park and Recreation Plan provides the foundation for parkland and facility level-of-service standards specified in the County Capital Facilities Plan. It is also the guidance document for project identification and selection in the county’s 6-year CIP. The primary funding sources available to parks are: local real estate excise taxes and general fund revenues, impact mitigation fees for parks, and outside grant funding which typically is leveraged against the local funding sources. Ongoing maintenance and lifecycle replacement of park infrastructure generates additional funding needs. Finally, park operations require ongoing funding to ensure the safe and enjoyable use of park lands and facilities throughout the county.

~~GOAL CF 7 — Continue to develop and maintain a system of parks to meet the needs of current and future residents for both community and regional recreational opportunities.~~

~~Objective CF 7.A — Acquire parklands and develop recreational facilities to meet existing and projected growth needs in accordance with the guidelines and priorities specified in the Comprehensive Park and Recreation Plan.~~

~~CF Policies — 7.A.1 — Continue to regularly identify and prioritize community and regional park and recreational needs throughout unincorporated Snohomish County, using public input from citizens, stakeholder groups, school districts, park and recreation districts and cities.~~

~~7.A.2 — The county shall use the Comprehensive Park and Recreation Plan as a primary guidance document in determining future projects and developing the 6-year CIP.~~

~~7.A.3 — The county shall place high priority on using existing county park sites to their full potential and best use for passive or active recreation.~~

~~Objective CF 7.B — Implement the capital park acquisition and development priorities, using a wide range of funding sources including park bond issues. Augment local funding~~

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~~with outside sources wherever possible in order to make the most efficient use of revenues.~~

~~CF Policies 7.B.1 The county shall utilize impact fees as authorized under the GMA to help fund the cost of parkland and facilities expansion and as required to serve new development.~~

~~7.B.2 The county shall monitor and adjust, when appropriate, its park impact fee program.~~

~~Objective CF 7.C Monitor and maintain minimum LOS standards, as defined in the Comprehensive Park and Recreation Plan and the CFP, through adequate CIP funding.~~

~~CF Policy 7.C.1 The county shall perform annual assessments of its parkland acquisition and facility development programs as a part of the 6-year CIP.~~

~~Objective CF 7.D Ensure that park lands and facilities are maintained and operated in a safe and efficient manner.)) GOAL CF 7, OBJECTIVE CF 7.A and POLICIES CF 7.A.1 THROUGH 7.A.3, OBJECTIVE 7.B and POLICIES CF 7.B.1 THROUGH 7.B.2, OBJECTIVE 7.C and POLICY CF 7.C.1, AND OBJECTIVE CF 7.D REPEALED BY ORDINANCE NO. 14-129~~

## Airport

~~((The county initiated a planning study of the airport, in 1973, that generated significant public debate and eventually culminated in 1978/79 with the county adopting a Mediated Role Determination (MRD) for Paine Field. The MRD has as its objective to retain and enhance light aircraft general aviation as the dominant aeronautical activity at Paine Field. The MRD encourages the continuation and expansion of aircraft-related industries, business and corporate aviation, public service aviation, air taxi and commuter service. It also strongly discouraged expansion beyond 1978 levels of supplemental/charter air passenger service (per 14 CFR Part 121 SFAR 38-2 pp6), large transport crew training operations, air cargo aviation and military aviation while remain-~~

~~ing compliant with the covenants in deeds and grants of the United States Government.~~

~~The overall goal was to produce consistent plans for both the airport facility and the surrounding community.~~

~~An airport master plan was completed in 1982, following the 1978/79 Mediated Role Determination Policy direction from the county commission and the Paine Field Area Comprehensive Plan was completed in 1983. These documents charted a future for both the airport and the surrounding community that was predicated on a defined role for the airport that features continuation of Boeing's operations and expanding operations for general aviation.~~

~~By 1990, the worsening air traffic situation in the Pacific Northwest had prompted another regional planning effort to address the~~



increasing congestion at Sea-Tac and the failure to develop the new facility in Kitsap County as recommended twenty years earlier.

Recommendations emerging from this regional study suggested re-examining the role of Paine Field and considering it as a reliever facility for Sea-Tac. This disclosure generated considerable concern in the surrounding community, the cities, and the county. The county was at the same time, preparing to update its airport master plan, to address changing FAA regulations, the new planning environment created by the GMA, and the development patterns which have emerged. The Airport Master Plan update was completed in 1995 and was subsequently updated and adopted by the county council in 2002. The Master Plan identifies aviation demand and facility requirements at Paine Field through 2021. Regional Air Service consistent with the 1978/79 Mediated Role Determination for the airport is included in the forecasts and projections and capital facilities to accommodate demand are included in the approved Development Plan (CIP) portion of the Airport Master Plan.)) The Snohomish County Airport at Paine Field is a major economic asset to the county and region. Paine Field comprises 1250 acres with three runways including the 9,010' long Runway 16L-34R which provides service for the largest aircraft in all weather conditions. The Boeing Company operates its wide-body aircraft assembly plant on 1,100 acres adjacent to Paine Field and also leases significant portions of the airport for its operations.

Over 50 businesses operate at the airport with total employment between 35,000 and 40,000. Over 650 general aviation aircraft are based at the airport. The airport is home to significant tourist venues including the Boeing Company tour, Future of Flight, Museum of Flight Restoration Center, the His-

toric Flight Foundation, The Flying Heritage Collection, and Legend Flyers which attract over 250,000 visitors per year.

The Airport Master Plan update was completed in 1995 and was subsequently updated and adopted by the county council in 2002. The Master Plan identifies aviation demand and facility requirements at Paine Field through 2021. Regional Air Service consistent with the 1978/79 Mediated Role Determination (MRD) encouraging General Aviation for the airport is included in the forecasts and projections and capital facilities to accommodate demand are included in the approved Development Plan (CIP) portion of the Airport Master Plan.

The County Executive established a panel in 2006 to review the Mediated Role Determination in light of continuing controversy on whether scheduled passenger airline service should be accommodated at the airport. The panel report stated:

*The community panel process provided an understanding of three fundamental principles:*

- 1. Current federal law does not allow the County to prohibit or limit scheduled passenger air service.*
- 2. Current federal law does not require the County to encourage or subsidize scheduled passenger air service.*
- 3. The County can and should insist that an airline pay its own way and mitigate its impacts.*

*The MRD Document is neither a talisman that wards away scheduled passenger service, nor is it relic consigned to the dustbin of County history. It expresses a policy preferring general aviation and industrial use over scheduled passenger air service. This policy preference is consistent with federal law, grant assurances and deed restrictions.*

**GOAL CF 8      Develop investment strategies for Paine Field to support and enhance its role as a general aviation and industrial commercial facility consistent with the Airport Master Plan.**

**Objective CF 8.A      Maximize utilization of the existing land area at Paine Field to minimize the need for future site expansion.**

- CF Policies**
- 8.A.1      The county shall plan for capital facilities that support the best use of the airport's remaining undeveloped and underutilized areas for airport-related uses that fit within the airport's adopted role.
  - 8.A.2      The county shall identify land acquisition priorities related to airport safety, future airport development, and land use compatibility in accordance with the airport's adopted role.

**Non-County Provided Facilities - General**

Snohomish County plans for, reviews, and permits rural and urban development that depends upon an array of local public agencies for support infrastructure. Among these types of facilities are schools, fire stations, ~~((libraries;))~~ water supply systems, and wastewater collection and treatment facilities.

Providing this infrastructure is the responsibility of an array of public agencies all of which have their own legislative bodies and staffs and operate more or less independently from the county. The challenge for the county's comprehensive plan-CFP is to coordinate these numerous public bodies, and arrive at mutually agreed upon capital facility decisions ~~((concerning level))~~ consistent with the land use element. Level of service, financing strategies, construction timing, and other required components of the capital facilities element are considered in making decisions, especially for those public facilities that are identified in the CFP as necessary to support development.

The county has been able to work closely with the school districts to develop GMA-compliant school capital facility plans ~~((to)).~~

These plans serve as the foundation for the GMA-based school impact fee program that began operating in 1999. Most school districts now participate in this program and prepare GMA capital facilities plans on a biennial basis. These plans are reviewed and adopted by Snohomish County as a part of its capital facilities element.

~~((Public agencies such as school and fire districts may also employ the level of service concept. The collaboration between school districts and the county in the original joint facility planning project, completed in 1997 and in subsequent updates to the district CFP's, has produced service targets for schools relating to building area and site area per student and percentage of capacity in modular classroom space. The county will also work with other facility providers to determine appropriate service measures and standards as a means of better quantifying existing and projected needs.~~

~~School districts have considerable experience with intermediate range capital planning as called for by the GMA. This experience allows them to meet the statutory requirements for the six-year financing program which serves as the basis for the impact fee pro-~~



gram. The joint schools project has produced a six-year financing program for each of the participating districts which are collectively incorporated into this comprehensive plan with each biennial update.))

Impact fees are not part of the financial picture for most of the non-county capital facilities. Sewer and water supply systems have long utilized equity connection fees, hook-up charges, and similar funding mechanisms to recapture capital expenditures from new development.

These represent another form of impact fee, which are briefly discussed in the utilities element, as are other financial issues associated with these systems.

Financial strategies for facilities provided by other public agencies will be formulated by their staffs, consultants, and ultimately adopted by their own governing boards and commissions. The county may participate in these discussions to the extent that it can provide constructive assistance on possible consequences of particular strategies to the county itself.

((The Capital Facilities Plan/Year 2005 Update identifies public facilities and services that are necessary to support development, including some that are provided by other public agencies. Meeting GMA Goal 12 requires the county to monitor its development regulations and provider agency plans, as well as new development proposals. Concurrency review will not be utilized for any non-county facilities, however, an adequacy test will be utilized in reviewing development applications.

This generally involves a review of development proposals to ascertain their impact upon existing or planned infrastructure systems including water supply, wastewater, parks, schools, and stormwater systems. If formal LOS targets and capital facility plans are not yet in place for a particular facility, other data from the provider agency will be used, such as national or regional space standards and existing utilization rates. The county will require that a solution be worked out between the developer and the appropriate facility provider where additional capacity or other improvements are needed to support a development proposal. Solutions may involve temporary or permanent facility construction by the developer, longer project phasing or build-out periods, or other appropriate measures.))

## **GOAL CF 9**

**Coordinate with non-county facility providers such as cities and special purpose districts to support the future land use pattern indicated by this plan.**

### **Objective CF 9.A**

**Establish and sustain interagency planning mechanisms to assure coordinated and mutually supportive capital facility plans from special district and other major non-county facility providers which are consistent with cities' and county comprehensive plans.**



### Public Education

Public education represents a major public investment at both the local and the state level. Fifteen separate school districts in Snohomish County provide a variety of educational programs for the children of our residents. The three large districts of southwest county (Edmonds, Everett and Mukilteo) represent about one half of the county's public school enrollment and serve populations that are predominantly urban and suburban in character. The other twelve districts are generally smaller, more geographically dispersed, and serve a more diverse population including suburban, small town, and rural residents. ~~((All districts except Edmonds, Northshore and Darrington have seen substantial enrollment growth over the past five years, and all (including Edmonds) anticipate more growth over the next ten years. This growth has created significant demands on school facilities resulting in fluctuating average classrooms sizes, widespread use of portable classrooms, and aggressive building programs that may be challenged to keep pace with future need.~~

~~Snohomish County adopted a SEPA based impact mitigation fee program, for schools in 1991 originally referred to as Title 26C. The county replaced the SEPA mitigation program for school facilities in 1999 with a GMA impact fee program, now codified at chapter 30.66C, based on school district capital facilities plans, which are incorporated into the county's comprehensive plan and updated every two years.))~~

Snohomish County ~~((now))~~ operates a GMA-authorized school impact fee program that

~~began ((when the county council adopted Ordinance 97-095)) in 1997 and became fully effective on January 1, 1999. ((This ordinance amended Title 26C to convert the prior school mitigation program under SEPA to a school impact fee program under the GMA.)) The GMA requires that CFPs establish levels of service for all facilities/services that are deemed "necessary to support development." School facilities have been identified as meeting this requirement, ~~((in the 2001 Snohomish County CFP as "necessary to support development,")~~) therefore, each school district has defined levels of service that they will provide for the population they serve. The levels of service have also been referred to as educational program standards or standards of service for schools.~~

School districts must prepare and adopt CFPs that meet the specifications of RCW 36.70A and RCW 82.02.020 to meet the requirements of the impact fee program. A school district's CFP expires two years from the date of its adoption by the county council or when the county council adopts an updated plan that meets GMA requirements.

School districts must submit the CFPs to Snohomish County for adoption as a part of the county's comprehensive plan. ~~((The first CFPs prepared under the new Title 26C were reviewed by the planning commission and adopted by county council in 1998. Title 26C became 30.66C under the Unified Development Code on December 9, 2002. The most recent school CFPs were prepared and adopted in 2004.))~~

**GOAL CF 10      Ensure that county growth and development anticipated under the comprehensive plan can be accommodated by present and future school facilities.**

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<b>Objective CF 10.A</b>		<b>Assist school districts in developing capital facilities plans that clearly depict levels of service and how they will serve existing and projected student enrollments.</b>
<b>CF Policies</b>	10.A.1	The county shall monitor the rate of private residential development and demographic trends and assist the school districts in planning for the expansion of school facility capacity.
	10.A.2	The county shall consider the adequacy of school facilities when reviewing new residential development.
	10.A.3	The county shall review school district capital facility plans and include subsequent periodic updates to determine whether they meet the criteria contained in Appendix F. Those district plans which meet the criteria as determined by the Planning and Development Services Director will become a part of the county comprehensive plan - subject to Council review during the annual comprehensive plan amendment process.
	10.A.4	The county shall monitor and adjust, when appropriate, its school impact fee program as authorized under the GMA to help fund the cost of school expansions required to serve new development. County acceptance of a district plan which proposes the use of impact fees may not by itself constitute complete approval of the proposed impact fees. Approval of impact fees must be secured in accordance with the provisions of county code and state statute in effect at the time.
	10.A.5	The county shall review and consider modifications to <del>((modify))</del> its development regulations as necessary to facilitate school siting within urban growth areas and discourage the location of middle and high schools outside of UGAs.

**Fire Protection**

Fire protection and emergency services are provided by either fire districts or city fire departments. Some cities, not large enough to support their own fire departments, contract for service with surrounding fire districts. There are currently 25 fire districts providing service in Snohomish County. Most do not prepare long range plans but respond to growth demands after the fact. Construction of new district fire stations is often funded by bonds approved by district residents, who thereby determine their acceptable level of service. Identifying a level of service for fire protection is difficult as services vary based upon the resources of the agency providing the services.

Service level standards can be expressed in terms of response times, equipment capacity, personnel training and fire flow. Response time is determined by geographic distribution of stations and access. Equipment capacity may limit ability to respond, for example some departments do not have equipment

that can be effective above three stories. Some districts provide 24 hour trained fire fighter coverage and emergency medical staff. Areas with lower levels of development depend on response from volunteer fire fighters.

One level of fire protection service which is consistent regardless of which agency provides protection is water system fire flow. The levels of fire flow and sprinkler requirements are established in the building and fire codes adopted by the county. Fire flow is not provided for large lot residential development, but it is required for urban levels of development, thereby, making the level of service commensurate with the intensity of development.

Moreover, the requirement for installation of sprinklers and fire resistant construction in new structures is shifting the proportion of calls from fire response to emergency service calls for other emergency situations where aid is required.

**GOAL CF 11      Water supply systems shall provide sufficient fire flow, as established by county development regulations, in order to provide protection at a level of service commensurate with the planned intensity of future development adopted in the comprehensive plan.**

**Objective CF 11.A      Match water system plans for providing fire flow with the future needs required by development as anticipated in the future land use plan.**

**CF Policies      11.A.1      Fire flow standards shall be based on the building and fire codes adopted by the county.**



- 11.A.2 The county shall work with water system owners and fire protection agencies to identify the fire flow capacity and water system improvements needed to provide the level of protection required for planned urban growth.
- 11.A.3 The county shall work with rural water system owners and fire protection agencies to define fire flow and water system improvements needed for rural areas based on desired level of service protection and financial capability.
- 11.A.4 ~~((The county shall periodically review and update for consideration in all rural areas the level of service standard developed in the North Snohomish County Coordinated Water System Plan.))~~ REPEALED BY ORDINANCE NO. 14-129.

**Essential Public Facilities**

The GMA requires that the comprehensive plan of each county planning under RCW 36.70A.040 shall include a process for identifying and siting essential public facilities. The GMA provides that no comprehensive plan or development regulations may preclude the siting of essential public facilities. ~~((With respect to essential public facilities of a regional, statewide or federal nature, if the))~~ If an essential public facility is of a regional, statewide, or federal nature and its location ~~((have))~~ has been evaluated through a state, regional or federal siting process, the county cannot require the sponsor of the facility to go through any local siting process. The GMA allows counties to adopt comprehensive plan policies and development regulations related to the siting of essential public facilities of a local nature as long as those

policies and regulations do not preclude the siting of any such facility. The county may impose reasonable conditions on any local, regional, state, or federal essential public facility. The county can require appropriate and reasonable mitigation of that development as long as the effect of the conditions and/or mitigation does not preclude the siting of the facility.

Essential public facilities include those facilities that are typically difficult to site such as airports, state education facilities, state and regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities.

**GOAL CF 12      Ensure that the county does not preclude the siting of essential public facilities.**

**Objective CF 12.A      Develop and implement a process for siting essential public facilities of a local nature.**

**CF Policies      12.A.1**      The county shall establish a process through its development regulations to identify and site local essential public facilities, consistent with the provisions of the GMA. This process should include:

- a. A definition of these facilities;
- b. An inventory of existing and future facilities;
- c. Economic and other incentives to jurisdictions receiving facilities;
- d. A public involvement strategy;
- e. Assurance that the environment and public health and safety are protected; and
- f. A consideration of alternatives to the facility.

12.A.2 Local essential public facilities shall be sited to support the countywide land use pattern, support economic activities, reduce environmental impacts, provide amenities or incentives, and minimize public costs.

12.A.3 Local essential public facilities shall first be considered for location inside Urban Growth Areas unless it is demonstrated that a non-urban site is the most appropriate location for such a facility. Local essential public facilities located outside of an Urban Growth Area shall be self-contained or be served by urban governmental services in a manner that shall not promote sprawl.

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

12.A.5 The county may impose reasonable conditions and/or mitigation of adverse environmental impacts on approval of a development agreement or other land use approvals as a result of the siting of local, regional, statewide, or federal essential public facilities.

~~((Objective CF 12.B — Identify and secure sites for county facilities that are consistent with the plans of the host community.))~~  
**REPEALED BY ORDINANCE NO. 14-129.**

EXHIBIT I

Amended Ordinance 14-129



# EXHIBIT I

## Utilities

The ((GMA)) Growth Management Act (GMA) requires local comprehensive plans to include a utilities element. Capital facilities planning under GMA involves a significant measure of fiscal and financial planning ((~~analogous to but more rigorous than past capital improvement programming efforts~~)). The utilities element, in contrast, does not require that these important financial issues be addressed directly.

The utilities element was primarily intended to assure proper coordination of public land use planning and infrastructure planning by the non-public system providers such as the natural gas distributors and the telephone companies. ((~~However, for planning units such as counties and many smaller cities, the critical facility systems of water and sewer may also be appropriately placed in the utilities element. Sewer and water are provided by other agencies (special districts or cities) for these jurisdictions.~~)) These agencies have their own independent utility planning and management operations and policy-making boards.

This element does include general policy direction concerning the public water supply and wastewater systems which are critical support infrastructure for urban development. However, the capital facilities plan, which addresses all public facilities necessary "to support development," includes sections devoted to the existing inventory and forecast of future needs for these infrastructure systems. The county has compiled an inventory of these systems with the cooperation of the provider agencies (see the reference to these technical reports in the introduction to this plan).

This utilities element draws heavily from a variety of sources including the multi-county planning policies of Vision 2040, the ((~~countywide planning policies~~)) Countywide Planning Policies, past subarea planning efforts, and the policy recommendations from the provider agencies and various advisory groups formed over the years. These sources supply both guidance and a consistency check for evaluating this element against the other elements of this plan. The set of assumptions and forecasts concerning population and employment growth over the next twenty years have provided the primary indicator of future demand for the systems addressed in this element.

Most of the distribution components of the utility systems are located within road and street rights-of-way, creating a direct link with the transportation element and an indirect link with the land use element. ((~~Some of the transmission facilities, as well as the central processing facilities such as power plants and treatment plants require their own corridors or sites which should be accounted for in the UGA plans and Phase 2 rural/resource land planning. Regional utility corridors to accommodate major links in the power grid or the primary fossil fuel pipelines should also be identified on the "Lands Useful for Public Purpose" and "Open Space" maps within the document.~~)) A major objective of this element is to stimulate advance planning of future corridor needs by utility system planners in order to give adequate notice to local jurisdictions.

### Utility Systems - General

The utility systems of water supply, wastewater collection and treatment, and electric power are widely considered as es-

sential infrastructure to support urban development, and will be treated accordingly in this plan. There are some general goals, objectives, policies, and implementation measures that apply to all three utility systems, and these are presented in this section and the next (~~section~~). Utility-specific issues and corresponding goals, objectives, and policies are discussed in sections to follow.

Snohomish County is not a provider of public water, wastewater or electric power infrastructure, however, as a major land use regulator, (~~but~~) it is well suited to play a leadership role in overall coordination of the provider agencies. The county is also ultimately responsible for water service (water supply) if a water district fails or becomes financially insolvent. The GMA calls upon counties to be regional service providers and inter-jurisdictional infrastructure planning coordination is one such service. The county has assumed this role by managing the preparation of the Coordinated Water System Plan which involved over 25 water system operators in north and east Snohomish County and through its compilation of the countywide sewer and water system inventory.

The county has statutory authority to review and approve sewer and water district comprehensive system plans which providers are required to prepare before undertaking capital projects. Snohomish County will exercise this authority to assure consistency with its own comprehensive plan. County review authority does not extend to municipal systems, but Snohomish County does participate in utility system planning conducted by cities that may impact development in unincorporated areas.

Concurrency review is not currently utilized for non-county facilities, however, an adequacy test for utility infrastructure is utilized by Snohomish County in reviewing development applications. This generally involves a review of development proposals to ascertain their impact upon existing or planned utility systems. (~~The county should require that a solution be worked out between the developer and the appropriate facility provider such as temporary or permanent facility construction by the developer, longer project phasing or build-out periods, or other appropriate measures where additional capacity or other system improvements are needed to support a development proposal.~~)

**GOAL UT 1      Enhance the efficiency and quality of service from utility providers through the review of utility, land use, transportation and natural environment planning documents.**

**Objective UT 1.A      Pursue (~~a more~~) improved coordinated facility planning (~~process~~) processes among the various utility providers serving Snohomish County.**

**UT Policy      1.A.1      The county shall (~~provide~~) perform coordinated and timely (~~review~~) reviews of utility system comprehensive plans, (~~and~~) amendments, and associated environmental documents proposed by the utility providers.**

- 1.A.2 The county shall maintain the “Countywide Utility Inventory Report,” which summarizes key information from the utility system plans prepared by provider agencies.

**Objective UT 1.B Achieve and maintain consistency between utility system expansion plans and planned land use patterns.**

- UT Policies**
- 1.B.1 The county shall map future utility facility and corridor locations on the maps for UGA plans and rural/resource lands where feasible.
  - 1.B.2 The county shall maintain consistency between district utility plans and the county's comprehensive plan; it shall also endeavor to maintain consistency between city utility plans that serve unincorporated areas and the county's comprehensive plan.
  - 1.B.3 The county shall ensure that public facilities are located in compliance with the Shoreline Management ((Master)) Program.

**Public Water Supply**

The relative ease with which small public water systems ((have been)) were established in the past has resulted in numerous public and private water purveyors operating around the county. They range in size from the City of Everett, which operates a regional water supply system that wholesales water to many other systems, to two-household associations which are essentially shared wells. There are also numerous municipal, district, and private systems which may operate supply sources, treatment facilities, storage facilities, or simply the distribution network serving its customers.

~~((Thirteen of the twenty municipalities within Snohomish County operate public water systems for their citizens. The only exceptions are Mukilteo, Lake Stevens, Mill Creek, Edmonds, Mountlake Terrace, Woodway, and Brier, where public water is provided by separate water districts authorized to operate by the city governments. The City of Everett operates a regional water supply system which serves as a principal source for several other cities and water districts. The Everett system provides a major resource for most of urbanized Snohomish County. It is also large~~

~~enough to serve industrial users.))~~ The water purveyors in Snohomish County are primarily cities and water districts, which are both local governmental units with the power to raise revenues through taxes or user charges. Water associations are another (non-governmental) means for citizens to act collectively to operate and maintain a water supply system, particularly smaller systems that are not expecting to expand, and a few medium-sized associations are operating in Snohomish County. Sixteen of the county's twenty cities provide public water supply service directly to their citizens, while the remaining four cities contract with water districts to provide the service.

There are also ten water districts, and a large number of water associations and companies that service Snohomish County citizens. Most of the water companies and associations, however, only serve ten or fewer customers and are not included in the inventory report. Most of these smaller, private associations are accounted for in the North Snohomish County Coordinated Water System Plan.

~~((There are ten districts within Snohomish County providing public water to customers~~



~~within their respective service areas and contracting to provide water service outside of their district's boundaries.))~~ The Tulalip Tribes (~~(operate)~~) operates a public water system within the Tulalip Reservation. Several associations and private companies also operate water supply systems in the county. Some larger private systems are included in this element because of their size, potential for future expansion, and possible conversion to public district status.

The primary source of supply for much of the county is the Sultan River/Spada Lake/Lake Chaplain water works complex operated by the City of Everett. The North Snohomish County Coordinated Water System Plan (CWSP) provides the framework for system planning and resource management for most of the urbanizing areas of the county not served by the Everett system. This major planning effort emerged from state legislation adopted in 1977 which attempts to slow the proliferation of small systems and encourage

consolidation of existing systems to improve the overall management of the state's potable water resources and the health of its citizens.

~~((H))~~ This planning effort has resulted in improved dialogue between large and small providers to rural and small town residents in north and east Snohomish County on such topics as uniform construction standards, level of service in rural areas, and other issues.

The evolution of the water supply network through the state and Snohomish County demonstrates that public water supply systems are not exclusively urban services. This idea is further reinforced by ~~((recent))~~ recurring concerns over increasing levels of natural contaminants in groundwater supplies. The CWSP established the concept of a rural level of service for public water supply systems that is tied to domestic use rather than fire protection. This leads to smaller pipes, greatly reduced storage requirements, and generally less costly systems that can be economically supported in low-density rural areas.

**GOAL UT 2      Work with provider agencies of Snohomish County ~~((and assist them in ensuring))~~ to help ensure the availability of a reliable, high quality water supply for all households and businesses within the county in a manner that is consistent with the comprehensive plan and protection of the natural environment.**

**Objective UT 2.A      ~~((AH))~~ Ensure that all new ~~((residential))~~ developments ~~((should be able to demonstrate the availability of))~~ have a potable water supply meeting state water quality standards ~~((and of))~~ with sufficient capacity to serve domestic requirements.**

**UT Policy      2.A.1      The county shall review ~~((new residential projects))~~ development proposals requiring land use or construction permit approval for the availability of an adequate water supply.**

**Objective UT 2.B**      ~~((Work with))~~ **Assist provider agencies** ~~((to assist them))~~ **in modifying their system plans as required to support the land use element of the comprehensive plan.**

- UT Policies**      2.B.1      The county shall notify provider agencies of potential inconsistencies between their system plans and the comprehensive plan, and shall work with them to find acceptable solutions.
- 2.B.2      The county should continue to work with rural water system operators to achieve level of service and construction standards for rural systems that are consistent with rural densities and service expectations.

**Wastewater Collection and Treatment**

State laws and environmental regulations play a major role in the design and construction of wastewater treatment facilities which create high system costs and special economies of scale. The resulting number of public wastewater collection and treatment systems in Snohomish County is considerably smaller than the number of public water supply systems. Residential densities of at least three dwelling units per acre are generally needed to financially support the construction costs for wastewater collection systems. Similarly, average flows of at least 0.5 million gallons per day are needed to support the construction and operation of secondary treatment facilities.

Conversely, lower flows and rural densities can usually be served, given satisfactory soil and slope conditions, by decentralized disposal systems such as individual septic systems and small package plants. The thresholds noted above support the position that sanitary sewers constitute an urban service that is necessary and appropriate within urban growth areas, but is usually inappropriate outside of them. Sanitary sewers are generally treated as urban facilities.

There are twenty-six providers of wastewater collection and/or treatment service in operation in Snohomish County. ~~((The 1990 U.S.~~

~~Census indicated that approximately 69 percent of the housing units in Snohomish County were served by one of these systems.))~~

The remaining housing units, most of which are in rural areas, are served by individual septic systems. The public systems are all owned and operated by a municipality, a sewer or water district, or King County (METRO).

Sixteen of these systems operate their own treatment facilities, several of which serve portions of other jurisdictions. This results from the importance of topography rather than political boundaries to these systems and a regionalization trend encouraged by the federal government during the 1970s and 1980s through its clean water grants for treatment plant construction and upgrading projects. More centralized approaches frequently makes good financial sense because of the high costs of treatment plant construction and operation.

Only the small rural towns of Index, Gold Bar, and Darrington are not served by municipal sewer systems. The City of Mill Creek is served by the Alderwood Water and Sewer District and the Silver Lake Water and Sewer District. The remaining 16 cities maintain their own collection systems serving all or part of their corporate limits, with 11 also operating their own treatment facilities.



Some of these city systems also extend service to unincorporated residents living within reach of their collection systems and within the established urban growth areas. There are, additionally, currently six sewer and/or water districts within Snohomish County providing wastewater collection to both city and county residents and businesses, four of which also operate treatment plants. The Tulalip (~~Tribe~~) Tribes also operates its own (~~relatively new~~) wastewater treatment plant.

Another important service provider is King County METRO which provides wastewater treatment for sections of south Snohomish County (~~within drainage basins served by its West Point Treatment Plant. This is a major regional facility which serves large areas of northwest King County and north Seattle in addition to the relatively small but growing sections of south Snohomish County. King County METRO has upgraded its two large treatment plants in the last 10 years and is in the process of developing a third plant (Brightwater). The likely location for this plant is near the King/Snohomish County line~~). There are 15 other wastewater treat-

ment plants serving the urban areas within Snohomish County. The Everett and Edmonds plants both serve as regional facilities serving areas and jurisdictions outside of their municipal boundaries. Treatment plants operated by the Alderwood Water and (~~Sewer~~) Wastewater District, Lake Stevens Sewer District, and the (~~Olympus Terrace Sewer District~~) Mukilteo Water and Wastewater District also serve areas within two or more municipal jurisdictions. The remaining treatment plants are city-operated plants serving their individual jurisdictions. The time, expense, and permitting difficulties involved in siting and constructing new wastewater treatment plants will limit the number of new plants built in Snohomish County during the next twenty years. Future increases in demand for wastewater treatment caused by growth and by conversion of existing development from individual systems to public sewers may likely be accommodated by expansion of existing plants or new wastewater treatment technologies.



**GOAL UT 3**      **Work with cities and special districts to produce coordinated wastewater system plans for both incorporated and unincorporated areas within UGAs that are consistent with the land use element (~~((, UGA area plans,))~~) and city plans.**

**Objective UT 3.A**      **Utilize wastewater system plans as a basis for orderly development or expansion within UGAs in accordance with the (~~((countywide planning policies))~~) Countywide Planning Policies.**

**UT Policies**      3.A.1      The county shall review new (~~((residential projects))~~) development proposals within urban growth areas requiring land use or construction permit approval for the availability of an adequate public wastewater collection and treatment system. Package wastewater treatment plants and sanitary sewer systems shall be approved by the State Department of Health.

3.A.2      The county shall only permit new individual wastewater treatment systems (such as septic systems) within UGAs to serve single-family homes on legal lots in existence at the effective date of this plan except as may be provided under development regulations which are consistent with LU Policy (~~((2-B-1))~~) 2.A.1 related to the phased implementation of minimum urban densities within the unsewered portion of UGAs, under limited conditions.

**Objective UT 3.B**      **Discourage inappropriate development patterns and densities in rural areas by restricting public sewer systems outside of designated urban growth areas.**

**UT Policy**      3.B.1      The county shall prohibit new municipal sanitary sewer systems beyond Urban Growth Areas except as allowed under (~~((countywide planning policy))~~) Countywide Planning Policy DP-6.

3.B.2      Snohomish County should encourage the development and use of innovative technologies for the treatment of wastewater that support the comprehensive plan and enhance the environment.

**Electric Power**

All electric power in Snohomish County is provided by Snohomish County Public Utility District #1 (PUD), a special purpose public agency which is governed by an elected Board of Commissioners in accordance with state en-

abling legislation. (~~((The PUD is mandated by state law (as are all other utility districts in Washington) to provide service to everyone in its service area which is the entire county.~~

~~The PUD has joined with other electric power providers in the Puget Sound area to produce a~~

report entitled Regional GMA Utility Report (November 1992). A Model Utilities Element was also developed by Puget Power for consideration by the GMA planning jurisdictions of the region.

These documents were utilized in compiling the original section of the utilities element. Other electric power providers including Puget Power and Seattle City Light, own and maintain major transmission facilities in Snohomish County which serve customers outside the county. Puget Power has prepared a planning document entitled Draft GMA Electrical Facilities Plan (October 1993) which has been particularly useful in preparing this section. The plans of these providers for facilities in Snohomish County must be coordinated with the county's comprehensive plan.)

Electric load forecasting and facility planning is conducted by the PUD as part of its regular planning and management operations. The peak load typically experienced on cold winter days is a primary design consideration in planning new generation, transmission, and the larger distribution facilities. Population and employment forecasts from the PSRC and the state ((OFM)) Office of Financial Management (OFM), which provide the foundation for GMA comprehensive planning, are also utilized by PUD and other providers for electric load forecasting. ((The peak load for the Snohomish County PUD is forecasted to reach 1,517 megawatts by the year 2006 which is about a 13 percent increase over 2004 levels.))

The Snohomish County PUD has a goal of meeting a portion of its projected increase in demand through aggressive conservation programs. These energy conservation investments will also create economic diversification opportunities and keep the money spent on conserva-

tion within the community. ((The PUD initiated development of an Integrated Resource Plan (IRP) in 2004 to evaluate a range of alternatives for its electric resource portfolio. The results will be used to update the PUD long-term strategy for providing reliable, low-cost electric service. The review and evaluation process has not been completed. Specific initiatives will be evaluated by the PUD, within the overall context of the county's comprehensive plan and its implementing regulations.))

Transmission line corridors of Puget Power and Seattle City Light occupy substantial lands within Snohomish County. ((The Puget Power facilities plan includes several upgrades to existing transmission lines and a new substation referred to as the Horse Ranch Transmission Switching Station to be constructed along the north/south corridor at a location southwest of Lake Stevens. Other future)) Future projects outlined by Puget Power to increase capacity and reliability of the regional power grid elements in Snohomish County utilize existing corridors and rights-of-way.

Electromagnetic fields (EMF) are associated with electrical appliances and facilities in general, and high voltage transmission lines, in particular, and have been the subject of considerable, but as yet inconclusive, research by ((the EPA and)) various health organizations. This EMF issue is being closely watched by the industry and by national health and environmental agencies. Snohomish County will also monitor this research for new findings that could impact the comprehensive plan.

## GOAL UT 4

**Assist electric utility providers in fulfilling their public service obligations through plan-**

ning for adequate system capacity to accommodate forecasted growth in a manner that is consistent with the comprehensive plan and protection of the natural environment.

**Objective UT 4.A**

**Update the utilities element at least every five years to reflect changing regulatory conditions, electric load forecasts, and technology in cooperation with the provider agencies.**

**UT Policy 4.A.1**

The county shall indicate the general location of existing and proposed major components of the electric system on the maps for UGA plans and rural/resource lands.

**Objective UT 4.B**

**Site transmission and major distribution corridors and substations to minimize potential adverse societal, environmental, and economic impacts on the community.**

**UT Policies 4.B.1**

The county shall encourage the joint use of utility corridors consistent with limitations of applicable law and prudent utility practice.

**4.B.2**

The county shall coordinate in the long term its roadway projects and other capital facility projects with planned electrical system expansions and extensions where shared sites or rights-of-way may be appropriate.

**((Private (franchise) Utility Systems—  
General**

~~Changes in state and federal regulations as well as advances in technology can produce significant modifications in utility system design which can, in turn, impact land use patterns and alter compatibility issues. The state is in the best position to monitor the regulatory and technological environment and provide early warning to local governments of these potential impacts. However, the counties may also be able to contribute to this effort and Snohomish County is prepared to participate in this endeavor.~~

~~The county, like most public agencies, has planning, design, construction management, and development review functions dispersed~~

~~among several departments and divisions. In order to reduce the opportunities for inconsistencies that this division of functions and responsibilities invites, the county will explore administrative and management mechanisms that can cut across traditional departmental lines to produce more comprehensive and internally consistent project reviews for both public facility projects and private development proposals with public utility components.))~~

**Natural Gas**

Natural gas is an energy resource whose historic role in the Pacific Northwest has been relatively small because of the abundance and low cost of hydroelectric power. That situation has changed with the region's grow-



ing awareness of hydroelectric power's limitations. Natural gas could have an expanding role in the Puget Sound region as a domestic space and water heating medium.

Natural gas is delivered to customers by means of pipelines usually located with other public infrastructure within street rights-of-way. Natural gas is produced and delivered by private companies subject to federal and state regulation. Natural gas companies are not required by statute to make their product available to all potential customers like electric utilities. This results in a market driven utility which must have a firm customer base before it will extend service into an area. Older neighborhoods that were developed without natural gas infrastructure must organize and demonstrate to the gas company that sufficient demand exists for the service to justify the expense of extending new lines.

Commitments from developers and builders to provide gas connections to new homes, apartments, and businesses are generally easier to arrange, particularly as the cost of electric energy continues to rise. Most developments in southwest Snohomish County near a supply pipeline are connected to the natural gas distribution network.

The principal distributor of natural gas in Snohomish County is Puget Sound Energy (PSE). The area in which it may provide service (Certified Boundary Area) includes all of the southwest UGA and extends north to Marysville, northeast to Granite Falls, and southeast along SR-2 to Gold Bar. PSE purchases natural gas from the Williams Northwest Pipeline Company whose principal line runs north and south through Snohomish County, east of Lake Stevens, and connects major gas fields in British Columbia with major demand centers to the south. PSE takes

its supply from gate stations located along the Northwest pipeline where pressures are reduced and from which the gas is transmitted to PSE's major demand centers via intermediate pressure lines. Pressures are further reduced at several town border stations before the gas is distributed to customer service lines.

### Telecommunications

Telecommunications networks are privately owned, publicly regulated utilities that are driven by market forces more than statutory requirements. The principal system providers in Snohomish County are Verizon (telephone) and Comcast (cable TV). Major system components include switching gear and satellite receiving stations for signal processing. These may be characterized by small to medium sized buildings and receiving towers which may have some limited environmental effects on neighboring properties.

Potentially significant issues for telecommunications planning concern emerging technologies and their impact on facility ((~~networks~~)) networks, and the importance of the information highway in federal infrastructure planning and investment decisions. It is too early to tell exactly how these changing circumstances may affect local comprehensive planning. ((~~Advances in cellular technology and deregulation of the telephone industry are already starting to have significant affects on system configuration and further changes seem inevitable. Telecommuting may become a viable alternative to traditional commuting for a significant number of workers. These changes could have a major impact on the next generation of land use and transportation plans.~~))

**GOAL UT 5                      Enhance the efficiency and quality of utility service by coordinating facility planning**

**among the various private utility purveyors serving Snohomish County.**

**Objective UT 5.A Utilize existing transportation and utility corridors to accommodate necessary transmission system expansions.**

**UT Policy 5.A.1** The county shall promote, where feasible, the co-location of public and private utility distribution facilities in shared trenches, and coordinate construction timing to minimize disruptions and costs.

**Objective UT 5.B Facilitate utility system design practices that maximize user options and minimize the frequency and duration of service disruptions.**

**UT Policy 5.B.1** The county shall establish standards and regulations which permit the development of alternative energy and communications infrastructure.

**Objective UT 5.C Accommodate regional utility corridors and facilities through the siting process for essential public facilities.**

**Objective UT 5.D Achieve and maintain consistency between private utility system expansion plans and planned land use patterns.**

**UT Policies 5.D.1** (~~Where feasible, the~~) The county (~~shall~~) should identify future private utility facility and corridor locations on the maps for UGA plans and rural/resource lands.

**5.D.2** The county shall maintain consistency between private utility system plans and the county's comprehensive plan.

**5.D.3** The county (~~shall~~) should ensure that private utilities are located in compliance with the Shoreline Management (~~Master~~) Program.

EXHIBIT J

Amended Ordinance 14-129



# EXHIBIT J

## Economic Development

### ~~((A Shared Vision – the Economic Environment))~~

Snohomish County views economic development as an organizing principle of urban activity. People need to have living wage jobs and income to *afford* to live in a community. Economic development ~~((is also a measure of))~~ contributes to quality of life: services, facilities, jobs, urban design and other features that make Snohomish County a place where people *want* to live and work.

~~((The county is emerging from a bedroom and bedroom building economy focused on a small number of industries into a sustainable, resilient, diverse, recession proof economy. The new economy includes large numbers of small businesses that generate the majority of jobs in the county. The county is focusing policy decisions and implementing actions on supporting and facilitating this economy for the future.))~~

A healthy economic environment requires a ~~((shared))~~ long-term vision of Snohomish County's future ~~((The vision generated must be grounded in reality in order to survive the cyclical nature of the economy.))~~ that is flexible enough to serve the community in ~~((both))~~ periods of growth and recession ~~((;))~~ and is open to periodic review and refinement. ~~((This vision also extends to the responsibility of the community to provide employment, housing, and supportive services to individuals and families with special needs.))~~

Snohomish County has significant economic advantages and opportunities including: a superior deep water port, rail facilities, airports, regional transportation nodes – all of which ~~((give))~~ position the county ~~((access to))~~ competitively for national and interna-

tional trade – renewable resources, leading edge industries, ~~((an independent well educated))~~ a highly skilled business management and labor force, ~~((opportunities))~~ a fertile environment for the development of businesses and industries in support of ~~((aerospace and high technology))~~ the region's advanced manufacturing and high-tech employers, and ~~((a strong competitive advantage because of the))~~ high quality of life that ~~((has been a major part of))~~ makes Snohomish ~~((County's reputation and attractiveness))~~ County an attractive and desirable location.

~~((The first step on the quality of life ladder is the opportunity to secure living wage employment. Other steps include affordable housing, well designed communities, quality health care, access to parks and open space, and educational and cultural opportunities.~~

~~As Snohomish County moves through the twenty-first century, it must secure its role as regional resource in a society that is increasingly dependent on accurate, timely, and quick accessible information. Snohomish County recognizes the need for systems designed to share information. There is an ongoing restructuring of work in progress. In a service oriented society there are greater opportunities for telecommuting and home-based, independent employment.))~~

Although forecasts project significant future job growth in the service sector, traditional industrial and commercial development ~~((while playing a smaller role.))~~ represent a substantial part of the economic future of Snohomish County. This type of ~~((industrial))~~ development requires substantially greater infrastructure availability and faces substantial scrutiny by the community due to its real or potential impacts on the environment. ~~((The real challenge is to find))~~ Finding ways

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to provide for and encourage this ~~((type of))~~ development while maintaining the quality of the environment, minimizing the impact on infrastructure, and avoiding pricing industrial and commercial development out of this market, is an important challenge.

Efforts to compile specific actions to further Snohomish County's economic development vision have been conducted, ~~((most recently by the Executive's Citizen Cabinet in 2004. These))~~ resulting in recommendations that focus on:

- Regulatory Reform - removing barriers that prevent businesses from getting things done;
- Taxes and Fee Structure - demonstrating and rationalizing the value of government services to people and business;
- Physical Infrastructure - implementing needed improvements; and
- Human Capital - education, training and other human services.

The county ~~((already))~~ has a good track record of cooperation on economic development with cities, including using the public facility district mechanism and establishing tourism promotion areas.

The county's efforts to focus and enlist support for maintaining and enhancing agriculture ~~((are))~~ also serve as a model for other sectors of the economy.

~~((The county is forming an interdepartmental Economic Development Team to organize a countywide approach to economic development. The team will coordinate county assets — property, skills, organizations to further the county's economic goals.))~~ The Office of Economic Development was established to coordinate county resources with other agencies and municipalities to further the goals, objectives, and policies of this chapter.

The Economic Development Element is closely tied to other sections of the plan:

Transportation and utilities providing the infrastructure to support economic development activities;

~~((Land use: providing))~~ Providing sufficient land zoned to accommodate ~~((the))~~ a variety of employment needs and urban centers for higher density mixed use development;

~~((Resource lands: opportunities))~~ Opportunities for economic activities in resource land (agriculture, forestry, and mineral) as well as recreational and tourist pursuits in these lands ~~((; and mineral extraction));~~

~~((Housing: affordable))~~ Affordable housing ~~((in functionally organized communities))~~ for a variety of workforce households;

Human services and workforce training to improve workforce productivity; and

~~((Natural Environment:))~~ A healthy natural environment draws tourism and recreation dollars ~~((into))~~ to Snohomish County ~~((; and)).~~

~~((The description of the economy is found in Appendix A — County Profile.))~~

In addition to the comprehensive plan elements, the Consolidated Plan, prepared by Snohomish County for HUD eligible activities, provides grants to build communities and support residents to participate in their communities.

### **~~((Broader Context))~~**

The economy in Snohomish County relates closely to the Puget Sound Region, Washington State, and ~~((trade with))~~ other states and nations around the world. These broader relationships play an ever greater role in the county's economy, particularly as it relates to trade.

The goals, objectives and policies describe how Snohomish County is working to facilitate the provision of jobs and the enhancement of a healthy economy.



<b>GOAL ED 1</b>	<b><del>((Promote the maintenance and enhancement of))</del> <u>Maintain and enhance</u> a healthy economy.</b>
<b>Objective ED 1.A</b>	<b>Snohomish County shall endeavor to provide a good quality of life for residents and business – recognizing that business can thrive only in a healthy community.</b>
<b>Objective ED 1.B</b>	<b>Snohomish County shall balance economic and environmental concerns – recognizing that a healthy environment is essential to quality of life.</b>
<b>Objective ED 1.C</b>	<b>Snohomish County shall recognize and address the needs of small and minority owned businesses as well as larger, established enterprises.</b>
<b>GOAL ED 2</b>	<b>Provide a planning and regulatory environment which facilitates growth of the local economy.</b>
<b>Objective ED 2.A</b>	<b>Develop and maintain a regulatory system that is fair, understandable, coordinated and timely.</b>
<b>ED Policies</b>	
2.A.1	Snohomish County shall <u>work to</u> ensure that <del>((revisions to))</del> the Snohomish County Code <del>((results in a more))</del> is <u>an</u> understandable, accessible, and user friendly document <del>((which eliminates unnecessary and clarifies confusing code provisions))</del> .
2.A.2	Snohomish County should stress predictability but maintain enough flexibility in the Comprehensive Plan and development codes to allow for timely response to unanticipated and desirable developments.
2.A.3	To ensure timeliness, responsiveness, and increased efficiency, the county shall develop and maintain a program of periodic review of the <del>((permit process system))</del> <u>permitting process</u> to eliminate unnecessary administrative procedures that do not respond to legal requirements for public review and citizen input.
<b>GOAL ED 3</b>	<b>Encourage the retention and expansion of existing businesses and jobs <del>((and))</del> <u>while working to attract new businesses and jobs.</u></b>
<b>Objective ED 3.A</b>	<b><del>((Assure))</del> <u>Promote and support the availability</u> <del>((and suitability))</del> of <u>suitable</u> land for employment.</b>
<b>ED Policies</b>	
3.A.1	Snohomish County shall analyze the attributes <del>((of))</del> and availability of vacant and redevelopable land for a range of employment uses to meet employment targets adopted in the Comprehensive Plan.



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- 3.A.2 Snohomish County shall ensure a sufficient base of appropriately designated and zoned land for employment targets as delineated in the Future Land Use Map of the Comprehensive Plan. The vitality of the economy calls for large sites as well as parcels suitable for the large number of small businesses ~~((in))~~ within the county.
- 3.A.3 Snohomish County shall strive to provide assistance and incentives for the intensification and re-use of existing employment areas ~~((, both in the))~~ in incorporated and unincorporated areas.
- 3.A.4 ~~((The county shall designate additional land with large parcel capabilities for industrial use in two areas of Snohomish County: North Marysville and Cathart.))~~ REPEALED BY ORDINANCE NO. 14-129.
- 3.A.5 Snohomish County shall ~~((develop))~~ consider developing a program to prescreen industrial sites to facilitate environmental review and subsequent land use approval.
- 3.A.6 Snohomish County shall support existing industry by planning for compatible adjacent land uses.
- 3.A.7 The county shall encourage ~~((water dependent))~~ water-dependent and ~~((related development and use))~~ water-related uses of shorelines as an economic development effort ~~((through the))~~ that is consistent with the Shoreline Management ((Plan)) Act and the county's Shoreline Management Program.

**Objective ED 3.B** ~~**((Assure Economic Development))**~~ **Ensure economic development efforts of the county are coordinated.**

- ED Policies** 3.B.1 Snohomish County shall ~~((develop))~~ consider developing a capital investment strategy to focus investments in existing and planned areas with greatest potential for living wage job creation.
- 3.B.2 Snohomish County shall ~~((target))~~ focus recruitment efforts ~~((on groups of))~~ on those industries that share and provide services and goods to one another (clusters) and other special opportunities consistent with Countywide Planning Policy ED-1.
- 3.B.3 Snohomish County shall analyze and maximize the utilization of its assets, such as property, access to grant and loan funds, organizational capacity, and human resources, to assist in economic development.

**Objective ED 3.C** **Support efforts that partner Snohomish County with other public, ((and)) private, and non-profit economic development entities to advance economic development activities that are consistent with this plan.**

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<b>ED Policies</b>	3.C.1	Snohomish County shall partner with other organizations to promote and enhance the county's national and international trade position, <u>and its attractiveness as an investment destination.</u>
	3.C.2	Snohomish County shall work with public and private and non-profit groups to preserve and nurture the growth of existing local industries and businesses and maintain a business environment conducive to <del>((preserve))</del> <u>preserving and growing</u> jobs at large manufacturers and the <del>((estimated 50,000+))</del> large and small business operations in the county.
	3.C.3	Snohomish County shall encourage retention and expansion of existing industries and attraction of new industries by: <ul style="list-style-type: none"><li>• Partnering with local economic development entities to gauge and respond to changing industry needs.</li><li>• Partnering with cities to ensure seamless planning and encourage retention and attraction of living wage jobs.</li><li>• Partnering with organizations that provide venture capital and technical assistance to startup businesses and existing small and minority-owned businesses.</li></ul>
	3.C.4	<del>((Snohomish County shall work with other public and private and non-profit organizations to implement the appropriate recommendations of the Technology Corridor Study and with the cities and EDC to support the Evergreen Crescent Initiative.))</del> <u>REPEALED BY ORDINANCE NO. 14-129.</u>
	3.C.5	Snohomish County shall <del>((aggressively))</del> market the availability of industrial revenue bond financing through the Pilchuck Development Public Corporation, a public corporation chartered by Snohomish County for the purpose of issuing industrial revenue bonds.
	3.C.6	The county shall encourage, and assist <u>with</u> , the adoption of economic development programs in central business districts in the county.
	3.C.7	The county shall <del>((collaborate on the formation and))</del> <u>continue to support</u> funding of public facility districts <del>((to develop projects such as the Everett Events Center, Snohomish County))</del> <u>at</u> Paine Field <del>((Future of Flight, and centers in))</del> <u>and</u> within the cities of Everett, Lynnwood and Edmonds.

### Objective ED 3.D

**Provide opportunities for job creation through promoting the expansion of existing and future potential port and airport industries and industrial areas.**

<b>ED Policies</b>	3.D.1	Snohomish County shall maximize the growth potential of local port and airport resources through continued commitment of <del>((pub-</del>
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**Amendments to the Economic Development Chapter of the General Policy Plan**

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- ~~lie financial)) resources, improved transportation access to the physical sites, and effective marketing.~~
- 3.D.2 Snohomish County shall promote greater industrial and commercial development at the Paine Field and Arlington airports.
- 3.D.3 Snohomish County shall institute appropriate zoning and infrastructure for sites which have potential as business distribution and warehousing parks because they maintain excellent transportation linkages to the Port of Everett, Paine Field, or the Arlington Airport.
- 3.D.4 Snohomish County shall support the expansion of public sector port and airport assets to fully utilize economic development advantages provided by state or federal laws, investigate the creation of foreign trade zones, and consider the creation of a potential Port of Snohomish County.
- 3.D.5 Snohomish County shall prioritize the redevelopment of existing industrial areas and investigate potential incentives that may make redevelopment a greater financial opportunity.
- 3.D.6 ~~((Snohomish County shall support the development of a technology corridor project.))~~ **REPEALED BY ORDINANCE NO. 14-129.**

**GOAL ED 4 Support economic development by providing adequate levels of infrastructure and promoting technological advancements consistent with this plan.**

- ED Policies**
- 4.A.1 The county should target infrastructure funding to support the retention and attraction of living wage jobs.
  - 4.A.2 The county and ~~((the))~~ its cities should investigate the potential for tax revenue sharing to assist in the provision of reasonable levels of public services in unincorporated UGAs.
  - 4.A.3 Snohomish County shall participate in efforts to provide innovative options to finance public infrastructure in support of economic development.
  - 4.A.4 The county shall provide timely demographic, cartographic, employment, permit, and other development related information and data to support public and private sector planning, development, and marketing needs.
  - 4.A.5 Snohomish County shall participate in the preservation of railroad rights of way for future rail transportation needs through such methods as interim trail use or purchase.
  - 4.A.6 Snohomish County will work with public and private providers of utility infrastructure to promote improved practices, standards and



facilities to a level that enhances economic development in the county.

**GOAL ED 5 Support economic development by promoting education and training opportunities for the work force and aligning human service delivery with employment opportunities.**

- ED Policies**      5.A.1      Snohomish County shall participate in the community-wide effort to ~~((encourage creation of a four-year university in))~~ support expansion of public and private colleges and universities offering baccalaureate and master's degrees within Snohomish County and support the community-based economic development programs at Everett and Edmonds Community Colleges.
- 5.A.2      Snohomish County shall encourage and, where feasible, help finance vocational-technical education and skills training opportunities that help retain existing aerospace and advanced manufacturing industries, retrain timber industry workers, integrate training and education with current and projected industrial employment needs, and encourage business/government partnerships in training and education.
- 5.A.3      ~~((The county))~~ Snohomish County ~~((shall support the efforts of the Economic Development Council of Snohomish County, educational institutions, government, and businesses, as described in the recently completed Snohomish County 2010: A Blueprint for Education, Workforce and Economic Development in Snohomish County))~~ will partner with governments, businesses, educational institutions, and other stakeholders to pursue and better align education and training with employment opportunities.

~~((5.A.4 — Snohomish County shall explore the feasibility of using the human service delivery system in the context of economic development.))~~

REPEALED BY ORDINANCE NO. 14-129.

**GOAL ED 6 Encourage sustainable use of resource areas for economic development.**

**Objective ED 6.A Provide policies and programs to help ensure the sustainable ~~((economic))~~ use of timber, agricultural, and mineral resources as well as recycled resources.**

- ED Policies**      6.A.1      Snohomish County shall seek financial assistance through grants and loans to encourage research and development into the production of value-added wood products and provide opportunities and incentives for small businesses and cottage industries that manufac-

## Amendments to the Economic Development Chapter of the General Policy Plan

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- ture value-added wood products and products using regional forestry commodities.
- 6.A.2 The county shall conserve and enhance existing agriculture efforts and support innovative farming approaches as an essential part of local and regional economy and food and farm product supply.
- 6.A.3 The county shall develop designations and codes to encourage the extraction and marketing of mineral resources in an environmentally responsible fashion.
- 6.A.4 Snohomish County shall develop a program of incentives to encourage or maintain local recycling based industries using stockpiled or regionally generated recycled materials.
- 6.A.5 The county shall investigate incentives, tax breaks, or direct subsidies to encourage the development of ecosystem rehabilitation industries.

### Objective ED 6.B

**Promote the growth of tourism resources as a clean, nonpolluting, and sustainable ((~~provider~~)) source of jobs and ((~~markets~~)) economic opportunities in Snohomish County.**

### ED Policies

- 6.B.1 Snohomish County shall ~~((produce, with the participation of the local tourism industry, a))~~ update and implement the strategic tourism work plan to ((identify goals for tourism development and promotion and to determine the appropriate long term application of local convention, performing arts and other funds)) strengthen the county's tourism development and promotion initiatives.
- 6.B.2 Snohomish County shall support ventures in resource tourism and outdoor recreation that are financially viable and environmentally responsible.
- 6.B.3 Snohomish County shall recognize the value of archeological and historic preservation ~~((as))~~ to economic development ((and continue to identify and promote such preservation as a tourism resource)) initiatives. This includes promoting historic resources as a tourism resource, while ensuring alignment with state and federal obligations and best practices in preserving the county's cultural and historic resources.
- 6.B.4 Snohomish County shall provide funding, as appropriate and available, to the Snohomish County arts community to help realize the potential of art as a tourism resource, integrated with other cultural programs.
- 6.B.5 The county shall encourage water-dependent and water-related tourism development and use of shorelines consistent with the Shoreline Management Act.

EXHIBIT K

Amended Ordinance 14-129



# EXHIBIT K

## Natural Environment

Snohomish County's natural features combine to create a unique environmental setting in the Puget Sound Basin. The Cascade Mountains, parts of five major river watersheds, lowland forests, estuaries, marine shorelines, numerous lakes, wetlands, and streams all combine to create the special character that is Snohomish County. These features also contribute to the county's economy and quality of life to its citizens.

Protection of the natural environment is fundamental to achieving and preserving the quality of life for Snohomish County residents. People and businesses choose to locate in Snohomish County due in large part to the quality of the natural environment. The natural environment element of the comprehensive plan provides the framework to realize the vision of thriving communities while protecting and preserving natural resources and the environment. It also provides for protection from various forms of pollution and natural hazards such as flooding, landslides, and other natural disasters. To be effective, in our efforts to protect and enhance the natural environment, the various policies, plans, and programs must be coordinated and focused through a consistent policy framework that has a multi-faceted approach. Our guiding principle is that the cumulative effect of all of the county's programs and efforts should result in no net loss of ecological functions and values consistent with the requirements of state law.

This multi-faceted approach includes planning; intergovernmental coordination; development of regulation; enforcement; and improved protection of ecological functions and

values through non-regulatory incentive-based means, such as voluntary enhancement and restoration, public education and other voluntary activity; and monitoring and adaptive management. The plan provides policies in each of these areas to direct the county's efforts to protect the natural environment of Snohomish County and to achieve the outcome of no net loss of functions and values to the extent mandated by state law.

The need for a rigorous protection program is balanced by providing a fair and equitable distribution of the impacts of regulation, flexibility and clarity in approach, and fast service delivery. The public must be educated to understand the county's regulatory approach and the reasons for the regulation. Vital to the success of the county's program is careful consideration of how the burdens of environmental protection may impact property owners and business. Severe financial impacts, unclear government purposes, or circumstances where a less intrusive means for accomplishing the identified purpose are factors that must be avoided in developing policy and regulation that may adversely affect property rights. In developing policy and regulation affecting property rights, as well as issuing permits, county decision makers must evaluate constitutional principles relating to the taking of property and the application of substantive due process. Tools available to aid this evaluation process include the Washington State Attorney General's Advisory Memorandum on Avoiding Unconstitutional Takings of Private Property.

**GOAL NE 1**      **Continue existing and develop new county plans and programs which establish priorities to protect and enhance the natural environment through a coordinated policy framework to maintain and improve the quality of life for Snohomish County. The policy framework below provides a non-exclusive list of the core priorities and strategies that must be addressed in all plans and programs that affect the natural environment.**

**Objective NE 1.A**      **Balance the protection of the natural environment with economic growth, housing needs and the protection of property rights.**

- NE Policies**
- 1.A.1      Regulatory programs developed for the protection of the natural environment shall provide certainty, clarity, flexibility, efficiency, public outreach and education so that citizens understand the requirements, permits are processed quickly, and alternative approaches that provide equal or greater protection to the environment may be considered.
  - 1.A.2      The ((County)) county shall seek to maintain a sufficient inventory of developable land to meet economic, housing and agricultural needs.
  - 1.A.3      The county shall provide flexibility in policies and programs so as to protect property rights and minimize impacts to development of property.
  - 1.A.4      The county's plans and programs shall not contain provisions that violate federally-protected treaty rights.
  - 1.A.5      The county shall encourage and accommodate economic growth through plans and programs in a manner that minimizes impacts to the natural environment.
  - 1.A.6      The county shall incorporate provisions and incentives for flexibility in environmental plans and programs to promote growth and viability of natural resource industries.
  - 1.A.7      The county shall establish criteria for prioritizing natural resource industry uses and natural environment protection enhancement and/or restoration based on the land's potential for resource productivity, ecological function and investment-to-return ratio.

# EXHIBIT K

**Objective NE 1.B**                    **Accommodate population growth in a manner that maintains and protects elements of the natural environment.**

- NE Policies**      1.B.1      The county shall consider comprehensive land use plan designations and development regulations that take into account:
- (a) environmental sensitivity and ecological functions and values;
  - (b) limitations of ground and surface water quantities; and
  - (c) potential impacts on surface and ground water quality.
- 1.B.2      The county shall consider air pollution and nuisance odors associated with land uses and development in plans and programs to assure compatibility with the surrounding environment, provided that odors occurring as a result of accepted agricultural or forest practices on natural resource lands shall be presumed reasonable and not a nuisance.
- 1.B.3      The county shall consider noise associated with land uses and development in plans and programs to assure compatibility with the surrounding environment, provided that noise occurring as a result of accepted agricultural or forest practices on natural resource lands shall be presumed compatible with the surrounding environment.
- 1.B.4      The county shall plan for growth in a manner that encourages reduction of sprawl, meets GMA housing goals and places employment and residential uses in close proximity to reduce impacts to air quality.

**Objective NE 1.C**                    **Protect and enhance natural watershed processes, wetlands, fish and wildlife habitat conservation areas, shorelines, and water resources with the long-term objective of protecting ecological function and values.**

- NE Policies**      1.C.1      The county shall continue to protect water resources and natural watershed processes by maintaining the quality, rates and supplies of water, sediment, and woody debris through the use of a variety of strategies, such as:
- (a) maintaining the natural hydrologic cycle and minimizing alterations of natural drainage patterns;
  - (b) encouraging alternative impervious surface techniques;
  - (c) providing for the retention of natural vegetation;



- (d) developing and implementing watershed management plans that protect water quality and address non-point pollution and the cumulative effects of land management on ecological systems; and
- (e) utilizing low impact development (LID) techniques and site planning.

1.C.2 The county shall continue to protect and enhance wetlands and fish and wildlife habitat conservation areas through the use of a variety of strategies, such as:

- (a) including best available science in plans and programs;
- (b) supporting the development and implementation of watershed management plans and identifying areas where voluntary restoration and enhancement should be used to improve water quality, water quantity, fish habitat and overall hydrologic function;
- (c) coordinating the use of agricultural resource lands with the protection, restoration and/or enhancement of ecological functions and values;
- (d) developing incentive-based, voluntary restoration and enhancement programs to offset impacts to overall ecological functions and values resulting from development projects or the use of agricultural resource lands and encouraging creative on-site, and reach scale restoration/enhancement proposals that optimize natural and/or agricultural resource values and ecological function; and
- (e) including strategies for monitoring and adaptive management in plans and programs.

1.C.3 The county shall protect and enhance the ecological functions of shorelines through the Snohomish County Shoreline Management Program.

**Objective NE 1.D The county shall protect the health, safety, welfare and the economy of the community by minimizing the risks associated with natural hazards.**

**NE Policies** 1.D.1 The county should consider natural hazards in all land use planning.

1.D.2 The county should develop comprehensive floodplain management plans. Where cities and the county share common floodplains, joint flood hazard planning and interlocal agreements should be used to ensure consistent floodplain management.

1.D.3 The county should develop and update drainage basin plans that document urban flooding problems and potential solutions.

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## General Policy Plan

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- 1.D.4 The county should adopt and implement a Natural Hazards Mitigation Plan to reduce the vulnerability to natural hazards.
- 1.D.5 The county shall develop programs that provide for notification of the presence of geologic hazards.

## GOAL NE 2

**Provide for the protection and encourage restoration of ecological functions and values across the landscape by coordinating planning efforts among jurisdictions and citizens.**

### Objective NE 2.A

**Coordinate and support the adoption of programs to protect, restore and enhance ecological functions with other jurisdictions, agencies, tribes and non-governmental organizations.**

### NE Policies

- 2.A.1 The county should coordinate with and participate in the watershed-based planning processes within the region to provide an ongoing opportunity for tribes, municipalities, regional, state, federal agencies, and nongovernmental organizations to develop compatible environmental protection and restoration approaches.
- 2.A.2 The county should coordinate scientific data collection and monitoring activities with other affected governments, agencies, and tribes, and collaboratively exchange data with such entities. Monitoring data from approved land use applications should also be considered.
- 2.A.3 The county should work with other jurisdictions, agencies, and tribes to protect and enhance water quality at commercial and recreational shellfish beds.
- 2.A.4 The county should coordinate with the state department of fish and wildlife and other agencies and tribes to protect, manage, and monitor habitat for fish and wildlife.
- 2.A.5 The county should work with other jurisdictions and state or federal agencies to ensure adequate flood protection from forestry and development activities outside of county control.
- 2.A.6 The county should participate in regional salmon recovery planning efforts and aggressively pursue funding that can provide multiple environmental benefits.

**GOAL NE 3      Comply with the requirements of state, federal and local laws for protecting and managing critical areas, shorelines, and water.**

**Objective NE 3.A      Develop regulatory policies that apply to elements of the natural environment.**

- NE Policies**      3.A.1      The county shall designate and protect critical areas including fish and wildlife habitat conservation areas, wetlands, critical aquifer recharge areas, frequently flooded areas and geologically hazardous areas and include best available science in the development of programs, policies and regulations relating to critical areas.
- 3.A.2      The county shall establish development regulations that offer flexibility in site design to accommodate innovative solutions for critical area protection where site constraints or critical area characteristics warrant use of a creative approach. Flexibilities may be considered on a site-by-site basis. Examples of innovative options include but are not limited to buffer width averaging, on- or off-site enhancement or restoration projects, use of best management practices, or a combination of creative solutions.
- 3.A.3      The county shall evaluate immediate and cumulative effects on the natural environment, critical areas, shorelines and buildable land inventory when formulating development regulations, including but not limited to, stormwater management, clearing, and grading.
- 3.A.4      The county shall evaluate the level of risk of damage or injury to people, property and the environment when formulating development regulations.
- 3.A.5      The county shall design development regulations to avoid or minimize impacts to the ecological functions and values of critical areas.
- 3.A.6      The county should generally require that mitigation for impacts to the natural environment be located in the following sequential order of preference: on-site, in the same sub-basin, in the same watershed, or in another appropriate ecosystem.
- 3.A.7      The county shall consider a variety of strategies for the permanent protection of critical areas.
- 3.A.8      The county shall consider the recommendations contained in watershed management plans and salmon recovery plans in drafting development regulations.

**Objective NE 3.B      Designate and protect fish and wildlife habitat conservation areas and wetlands pursuant to the Growth Management Act.**



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## General Policy Plan

NE Policies		
	3.B.1	Vegetated areas in and adjacent to wetlands and fish and wildlife habitat conservation areas shall be established to protect their ecological functions and values and include special consideration for the protection of water-dependent and riparian-dependent fish and wildlife.
	3.B.2	The county should maintain a fish and wildlife corridor map for critical habitat.
	3.B.3	The county shall adopt special provisions for the protection of unique wetlands such as bogs, fens, estuarine wetlands, coastal lagoon wetlands, wetlands with old growth forests, and wetlands with unique or rare wildlife or plant communities.
	3.B.4	The county shall adopt vegetation retention standards to protect fish and wildlife habitat conservation areas and limit the use of invasive and non-native plant species that may adversely impact such habitat.
	3.B.5	The county shall protect state and federal officially designated threatened and endangered species and their habitat conservation areas, as prescribed by state and federal law.
	3.B.6	The county should develop a legislative approval process for the purpose of nominating and protecting species and habitats of local importance.
	3.B.7	The county shall protect critical saltwater habitats such as eelgrass and kelp beds, shellfish areas, forage fish spawning areas and coastal lagoons.
	3.B.8	The county shall include special consideration to conserve, protect and enhance anadromous fish and their habitat in policies and regulations.
	3.B.9	The county should adopt a water typing system and wetland classification system consistent with state guidelines.
	3.B.10	The county shall require that alterations to wetlands and fish and wildlife habitat conservation areas be avoided or minimized to protect ecological functions and values consistent with the GMA's requirement of ensuring no net loss of the functions and values of critical areas.

### Objective NE 3.C

### **Designate and protect critical aquifer recharge areas pursuant to the Growth Management Act.**

NE Policies		
	3.C.1	The county shall establish a groundwater management program to protect groundwater quality, assure groundwater quantity, and provide efficient management of water resources for meeting future needs while protecting existing water rights.

3.C.2 The county shall establish development regulations that include a variety of strategies for protecting groundwater.

**Objective NE 3.D Designate and protect frequently flooded areas pursuant to the Growth Management Act.**

**NE Policies** 3.D.1 To protect public health, safety and welfare, the county shall preserve natural floodplain and watershed processes to:

- (a) Maintain natural flood storage capacity;
- (b) Preserve natural drainage and conveyance systems;
- (c) Avoid increases in flood elevations; and
- (d) Prevent downstream flooding.

3.D.2 The county shall allow only those developments and land uses in floodplains that are compatible with floodplain processes.

3.D.3 The county should meet the requirements of the National Flood Insurance Program.

3.D.4 The county should participate in the National Flood Insurance Program Community Rating System (CRS).

3.D.5 The county should incorporate new science and analysis of flood hazards into its regulations and mapping as they become available, including accounting for increases in future flood flows, sea level rise and tsunami risk.

3.D.6 Flood regulations should allow for volume of on-site or in-floodplain excavation to offset volume or fill.

3.D.7 The county should promote ~~((the Cooperative Bank Stabilization Program and other similar))~~ programs that assist private landowners with projects that reduce damage from stream and river bank erosion and flooding ~~((on their properties))~~.

**Objective NE 3.E Designate and protect geologic hazard areas pursuant to the Growth Management Act.**

**NE Policies** 3.E.1 The county should avoid development in landslide hazard areas and minimize development in erosion hazard areas commensurate with the level of risk.

3.E.2 The county shall develop regulations that are consistent with geologic constraints and the All Hazards Vulnerability Assessment and the Snohomish County Natural Hazards Mitigation Plan.

3.E.3 The county shall require that development proposals include where appropriate a geotechnical assessment of the site's susceptibility to known geologic hazards.

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	3.E.4	The county shall require that development standards incorporate practices and techniques to reduce potential damage from seismic, tsunami, mine, erosion, landside and volcanic hazards.
	3.E.5	The county should only allow development in the channel migration zone that has a low risk to public health, safety and property.
<b>Objective NE 3.F</b>		<b>Protect ecological functions of shoreline natural resources through the Snohomish County Shoreline Management Program.</b>
<b>NE Policies</b>	3.F.1	The county's Shoreline Management Program shall address no net loss of ecological functions of shoreline resources, provide opportunities for public access to shoreline areas and promote water dependent uses and development which cannot be located anywhere else.
	3.F.2	The county shall develop shoreline environment designations that are based on existing use patterns, and the biological and physical character of the shoreline.
	3.F.3	Critical areas in those areas subject to the jurisdiction of the Shoreline Management Act shall be regulated consistent with critical areas outside of shorelines.
<b>Objective NE 3.G</b>		<b>Adopt regulations and development standards as required by the Forest Practices Act (chapter 76.09 RCW).</b>
<b>NE Policies</b>	3.G.1	The county shall develop regulations for Class IV General forest practices and for conversion option harvest plans.
	3.G.2	The county shall develop a process and criteria for lifting forest practices moratoria, which shall include public notification and procedures for appeals and public hearings.
	3.G.3	County forest practice regulations shall be consistent with critical areas and shoreline regulations to the maximum extent possible.
<b>Objective NE 3.H</b>		<b>Comply with the county's Phase I Municipal Stormwater Permit issued by the Washington State Department of Ecology pursuant to the Clean Water Act and the National Pollutant Discharge Elimination System (NPDES).</b>
<b>NE Policies</b>	3.H.1	The county shall protect properties and water from adverse impacts by eliminating illicit discharges and sediment transport, and regulating stormwater and land disturbing activity to reduce the discharges of pollutants and impacts to receiving waters.



- 3.H.2 The county shall develop inspection and enforcement procedures to prevent water quality degradation.
- 3.H.3 The county shall adopt programs, development regulations and standards regulating drainage and land disturbing activity that require low impact development techniques, where feasible, consistent with the Phase I Municipal Stormwater Permit.
- 3.H.4 REPEALED BY AMENDED ORDINANCE NO. 14-070.
- 3.H.5 The county shall adopt comprehensive site planning requirements that minimize land disturbing activity and promote on-site storm-water management on new development and redevelopment project sites.
- 3.H.6 The county shall adopt water pollution control requirements intended to ensure that receiving waters, groundwater, and storm-water in Snohomish County meet or exceed state water quality standards.

**Objective NE 3.I      Develop and implement an enforcement program to protect, and prevent and remediate damage to, the natural environment.**

- NE Policies**
- 3.I.1 The county should establish inspection and enforcement priorities based on health, safety and welfare; the environmental significance of the violations; the impact to ecological functions and values; and the impacts on public resources.
  - 3.I.2 The county should establish an enforcement system that imposes penalties and fines commensurate with the severity of the violation. For minor violations that do not significantly harm the environment or endanger public health and safety, enforcement should focus on educating landowners on regulatory requirements rather than monetary penalties. The amount of penalties and fines should increase with the severity of the violation.
  - 3.I.3 The county should impose punitive consequences on flagrant or repetitive violators.
  - 3.I.4 The county shall require that remediation in code enforcement actions be focused on restoration of ecological functions and values compromised by the violation.
  - 3.I.5 The county should coordinate its environmental enforcement efforts with other regulatory agencies to ensure that enforcement actions are effective in quickly remediating damage to the natural environment.

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### **GOAL NE 4**

**Balance the goals of protecting elements of the natural environment while promoting the long-term viability of commercial agriculture.**

#### **Objective NE 4.A**

**Provide flexibility in regulations to provide protection of the natural environment while recognizing the need to promote viability in the commercial agricultural industry.**

#### **NE Policies**

- 4.A.1 The county shall allow innovative strategies that protect surface and groundwater quality, minimize impacts to wetlands and fish and wildlife habitat conservation areas on land used for commercial agriculture such as encouraging the use of farm conservation plans or best management practices equivalent to those set forth in the NRCS Field Office Technical Guide (FOTOG Manual, most recent edition).
- 4.A.2 The county shall require that the implementation of strategies described in policy NE 4.A.1 occurs within a reasonable period of time.
- 4.A.3 The county should develop and pursue funding resources and provide technical assistance to implement strategies described in policy NE 4.A.1.
- 4.A.4 The county should consider establishing a permit assistance center to assist farmers in complying with natural environment regulations.
- 4.A.5 The county shall protect agricultural lands of long-term commercial significance from the impacts of upland development.
- 4.A.6 The county shall develop and implement actions to conserve agricultural resource lands and restore ecological functions and values, seeking to increase both ecological and agricultural and resource viability and productivity.

#### **Objective NE 4.B**

**Use incentives to encourage protection of the natural environment and the continued operation of working farms.**

#### **NE Policies**

- 4.B.1 Wetland and habitat mitigation banks should not be allowed on land that meets the criteria for agricultural lands of long-term commercial significance.
- 4.B.2 The county should provide technical assistance to manage, maintain or enhance critical areas on or in proximity to lands used for commercial agriculture.

- 4.B.3 The county should consider incentives for farming practices that protect elements of the natural environment.

**GOAL NE 5 Improve and protect ecological functions and values of the natural environment through non-regulatory programs.**

**Objective NE 5.A Implement environmental restoration, enhancement and acquisition plans.**

- NE Policies**
- 5.A.1 The county should eliminate human-made barriers to fish passage, such as blocking culverts and broken tide-gates; prevent the creation of new barriers; and provide for natural rates of the transport of water, sediment and organic matter.
- 5.A.2 The county shall support efforts to maintain and restore natural stream bank conditions and achieve improved stream bank functions in each sub-basin while protecting critical facilities and infrastructure.
- 5.A.3 The county shall, where appropriate, restore and enhance ecological functions on lands owned and managed by the county. Properties acquired for habitat conservation should be managed to preserve and enhance ecological functions and values while providing recreational opportunities.
- 5.A.4 The county should develop acquisition and conservation easements programs directed at lands that have unique ecological values or cannot be protected by any other methods.
- 5.A.5 The county shall aggressively seek funding from state, federal, private and other sources to implement restoration, enhancement, and acquisition projects.
- 5.A.6 The county shall leverage opportunities for restoration, enhancement, and acquisition to maximize the benefits realized from funding attained, through the following:
- (a) prioritizing funding of those projects that provide maximum benefit to the environment;
  - (b) working with other jurisdictions to maximize opportunities to restore across jurisdictional boundaries; and
  - (c) targeting enhancement and restoration to achieve the goal of no net loss of ecological functions and values, consistent with state law requirements.
- 5.A.7 The county should consider the recommendations contained in the watershed management plans and salmon recovery plans as the basis for prioritizing restoration and enhancement projects.



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### **Objective NE 5.B**

**Provide incentives for voluntary environmental restoration, enhancement and protection.**

- NE Policies**
- 5.B.1 The county should create a separate and expedited review process that would facilitate and reduce the costs of environmental restoration or enhancement projects that are independent of mitigation for development activity.
- 5.B.2 The county shall promote innovative land use techniques, where appropriate, such as transfer and purchase of development rights and other incentives for voluntary practices to protect the natural environment.
- 5.B.3 The county shall, where possible, provide incentives for protection of critical areas such as, designating lands permanent open space, conservation easements, donations to land trusts or similar organizations, and open space tax incentives.
- 5.B.4 The county shall develop incentives to voluntarily protect or enhance:
- (a) aquatic ecosystems and aquifers;
  - (b) existing or degraded habitat areas;
  - (c) native top soils;
  - (d) water quality through use of low impact development techniques;
  - (e) a healthy diversity of native plants and plant communities; and
  - (f) rare plant species listed by the state department of natural resources' natural heritage program.
- 5.B.5 The county should encourage and create incentives for connection of areas of native vegetation within and between land parcels through the adoption of development regulations such as the rural cluster subdivision ordinance and through voluntary programs.
- 5.B.6 The county should encourage citizens to be water resource stewards through participation in decision-making, volunteer activities, and technical assistance programs.

### **GOAL NE 6**

**Educate citizens regarding the natural environment and encourage voluntary environmental protection and stewardship.**

### **Objective NE 6.A**

**Provide programs for education about the natural environment.**

- NE Policies**
- 6.A.1 The county shall develop public education programs to increase understanding of, and best management practices for, stream habitat, wetlands, stormwater management, water quality, lake stewardship, marine shoreline processes and habitats, and other aspects of the natural environment.
  - 6.A.2 The county shall develop an education program aimed at informing landowners about regulatory applicability and required provisions for protecting critical areas.
  - 6.A.3 The county shall provide ongoing education and information to floodplain residents on flood preparedness and recovery in order to help them avoid preventable losses.
  - 6.A.4 The county shall develop public and agency awareness of geologic hazards and development practices that increase the risk of damage to life, natural resources, and property from seismic, volcanic, landslide, tsunami, and erosion hazards.
  - 6.A.5 The county should assemble and distribute information concerning emergency management procedures relating to volcanic, tsunami and seismic hazards.
  - 6.A.6 The county should provide citizens with information concerning species and habitats and voluntary methods for protecting and restoring habitat areas.

**Objective NE 6.B Provide programs and opportunities for voluntary environmental protection and stewardship.**

- NE Policies**
- 6.B.1 The county shall encourage voluntary protection and restoration of natural areas and assist in establishing stewardship programs to allow citizens to participate in the protection and preservation of ecologic systems important in their own communities. This effort may include participation in environmental planning and programs, volunteer activities, monitoring projects, and technical assistance and education programs.
  - 6.B.2 The county should encourage voluntary programs for businesses and residents to decrease use of hazardous products that contribute to nonpoint contamination of groundwater and surface water, especially those products applied to yards and gardens.
  - 6.B.3 The county should promote the use and salvage of native plant species for use in landscaping, buffers, and revegetation projects.

**GOAL NE 7 Monitor elements of the natural environment and use adaptive management strategies to protect the natural environment.**

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### **Objective NE 7.A**

**Develop and implement a monitoring program to assess the effectiveness of the county's approach to protection of the natural environment.**

**NE Policies**      7.A.1

The county shall develop a monitoring program which establishes a baseline from which to evaluate ecological functions and values, identifies measurable variables indicative of changes in ecological functions, and establishes performance measurement standards.

7.A.2

The monitoring program should focus on elements of the natural environment that are most at risk of net loss of ecological functions and values or have less certainty that ecological functions and values will be maintained over time.

7.A.3

The county shall regularly monitor shoreline conditions and habitat improvements to provide information which can be used to evaluate the cumulative impacts of shoreline and upland development.

7.A.4

The county should consider the recommendations contained in watershed management plans, salmon recovery plans, NPDES requirements, NRCS standards or other relevant science-based plans as guidelines for developing the monitoring program. Data from approved land use applications should also be considered.

7.A.5

The county should pursue funding sources for the monitoring program.

### **Objective NE 7.B**

**Develop and implement an adaptive management strategy to adjust county programs as necessary.**

**NE Policies**      7.B.1

If monitoring results indicate that the goal of no net loss has not been achieved, the county shall consider strengthening elements of the multi-faceted approach.

7.B.2

The county shall periodically evaluate and update natural environment protection programs to ensure consistency with best available science.

## **GOAL NE 8**

**Protect public health and safety by minimizing the potential for physical injury and property damage.**

### **Objective NE 8.A**

**Reduce the potential for physical injury and property damage from natural hazards.**

**NE Policies**      8.A.1

The county should develop and maintain a regional flood information and warning program.

8.A.2

The county shall periodically analyze county-owned flood control structures for public benefit, consistency with adopted flood hazard



management plans, and the potential for those structures to cause damage downstream, and modify, maintain or abandon the structures based on such analysis.

8.A.3 The county shall reduce the number of existing flood damage prone structures through acquisition, relocation, incentives, and regulation.

8.A.4 The county should develop a prioritized set of actions that, when implemented, will provide increased public safety and reduced national flood protection insurance rate for county residents.

### Objective NE 8.B

**Promote and enhance regional air quality by reducing air pollution emissions associated with land uses and transportation in accordance with national, state, regional, and local policies and standards.**

#### NE Policies

8.B.1 The county shall operate a burn permit program consistent with Puget Sound Clean Air Agency regulations and compatible with county goals and objectives, which will manage burn ban areas consistent with the adopted urban growth areas of the county.

8.B.2 The county shall adopt development regulations that minimize or eliminate nuisance odors through the use of best available control technologies, provided that odors occurring as a result of accepted agricultural or forest practices on natural resource lands shall be presumed reasonable and not a nuisance.

8.B.3 The county shall require development activities to minimize dust, provided that dust occurring as a result of accepted agricultural or forest practices on natural resource lands shall be presumed reasonable and not a nuisance.

8.B.4 The county shall provide solid and yard waste disposal opportunities at a reasonable cost to discourage the burning of yard debris outside of no burn zones and illegal burning of garbage in all zones.

8.B.5 The county shall, where possible, require construction projects to provide for on-site wood waste recycling to preclude the need to burn debris outside of no burn zones.

8.B.6 The county should offer incentives to help reduce the use of single occupancy vehicles to reduce air emissions.

8.B.7 The county should coordinate with regional bodies such as the Puget Sound Clean Air Agency, the Puget Sound Regional Council, and tribes to attain national, state, and regional air quality goals and to leverage federal and state programs and funding that promote clean air protection and enhancement.

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<b>Objective NE 8.C</b>		<b>Minimize the exposure of citizens to the dangers of excessive noise.</b>
<b>NE Policies</b>	8.C.1	The county shall administer rules and regulations established regarding acceptable noise levels based on state and federal standards.
	8.C.2	County regulations may require, where appropriate, buffering or other noise mitigation measures to be incorporated into development proposals.
	8.C.3	The county shall take appropriate steps to mitigate noise impacts at airports consistent with recommendations of the Federal Aviation Administration in the FAR Part 150 Noise Study.
<b>GOAL NE 9</b>		<b>Promote energy conservation and recycling to reduce detrimental effects on the natural environmental and human health and safety.</b>
<b>Objective NE 9.A</b>		<b>Recycle and reuse water.</b>
<b>NE Policies</b>	9.A.1	The county shall develop plans and programs for the reuse, recycling, and treatment of water.
	9.A.2	County facilities shall be designed, operated and maintained to ensure recycling of water occurs to the maximum extent possible.
	9.A.3	The county should promote the use of low impact development designs to encourage the reuse of water.
<b>Objective NE 9.B</b>		<b>Conserve nonrenewable energy resources while promoting the development and utilization of new and renewable energy resources.</b>
<b>NE Policies</b>	9.B.1	The county should adopt plans and regulations that require site planning and building design to promote energy conservation and reduce demand.
	9.B.2	The county shall encourage transportation alternatives such as, the expansion of transit service, carpools and vanpools to reduce consumption of fossil fuels.
	9.B.3	The county shall adopt and enforce the Washington State Energy Code for new construction.
<b>Objective NE 9.C</b>		<b>Provide safe, efficient and cost effective disposal of solid waste while encouraging waste prevention, reduction, and recycling.</b>
<b>NE Policies</b>	9.C.1	The county shall develop plans and programs for the management of solid waste generated within Snohomish County.

- 9.C.2 The county shall be responsible for the disposal of solid waste generated within Snohomish County.
- 9.C.3 County facilities shall be designed, operated and maintained to ensure recycling is available and occurs when technically and economically feasible.
- 9.C.4 County offices and facilities shall set an example in waste prevention, reduction and recycling.
- 9.C.5 The county shall encourage waste prevention, reduction, and recycling of solid waste when technically and economically feasible.
- 9.C.6 The county shall design, maintain or retrofit solid waste facilities to prevent contaminated storm water run-off from the facility for the purpose of preventing water pollution.
- 9.C.7 The county shall site new solid waste handling facilities in a manner which will minimize impacts on the natural environment while providing essential solid waste disposal services.



# EXHIBIT K

## General Policy Plan

### Climate Change and Sustainability

Greenhouse gases, global warming and projected impacts on the climate create new challenges to implementing the Growth Management Act. A number of climate change impacts have been recorded over the 20<sup>th</sup> century, and the trends are projected to continue. Research indicates that the burning of fossil fuels and the conversion of land from its natural state are the primary human causes of climate change. Planning for transportation, open space, and resource lands under GMA can influence local fossil fuel dependence and land conversion to reduce the county's greenhouse gas emissions. Likewise, GMA planning for infrastructure and future growth are appropriate means of preparing for and adapting to predicted climate change impacts. While scientific understanding of climate change continues to grow, the county recognizes the prudence of

planning for projected impacts. The county will move forward cautiously and responsibly to reduce greenhouse gas emissions and ensure its citizens are prepared to respond and adapt to climate change impacts.

These policies are one element of the county's response to climate change. Other elements include a study of climate change impacts to the county and its infrastructure and a stakeholder involvement process to help the county chart a course of action. This response is in step with state actions on a climate response strategy. The state's Climate Advisory Team, which includes Snohomish County, is tasked with reducing emissions, identifying measures to adapt to climate change, developing clean energy jobs, and moving toward energy independence.

## GOAL NE 10

**Help sustain Snohomish County's economy, environment and communities by minimizing greenhouse gas emissions and supporting clean energy development.**

### Objective NE 10.A

**Adopt practices for Snohomish County government services and operations that minimize greenhouse gas emissions.**

- |                    |        |                                                                                                                                                             |
|--------------------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>NE Policies</b> | 10.A.1 | Identify and implement technologies to improve the efficiency of Snohomish County buildings and service vehicles.                                           |
|                    | 10.A.2 | Identify and implement operational and purchasing policies and practices that reduce emissions, support energy conservation and efficient use of resources. |
|                    | 10.A.3 | Pursue options and incentives to reduce the vehicle miles traveled by Snohomish County employees in both their commuting and job-related activities.        |
|                    | 10.A.4 | Achieve green building certification for new county buildings and major renovation projects whenever appropriate and feasible.                              |

	10.A.5	Inventory the county’s greenhouse gas emissions and develop and implement a plan to minimize emissions.
<b>Objective NE 10.B</b>		<b>Develop strategies for Snohomish County communities that support sustainability and minimize greenhouse gas emissions.</b>
<b>NE Policies</b>	10.B.1	Incorporate the most current scientific consensus on climate change into the county’s planning processes.
	10.B.2	Establish land use patterns that minimize transportation-related greenhouse gas emissions and encourage the preservation of resource lands, open space and habitat.
	10.B.3	Support market development for alternative fuels and clean energy sources.
	10.B.4	Encourage climate-friendly businesses and business practices and a clean energy economy.
	10.B.5	Seek to reduce vehicle miles traveled by encouraging expanded availability and use of public transportation through planning, partnerships, investments and incentives.
	10.B.6	Adopt development regulations that foster energy conservation, environmental enhancement, recycling and waste reduction.
	10.B.7	Investigate long-term strategies to address waste management within Snohomish County’s borders to reduce emissions from the transport of waste, increase reuse and recycling and foster sustainable practices.
	10.B.8	Develop education and incentive programs related to climate change and sustainability so that citizens, businesses and others can make informed decisions.
	10.B.9	Support intergovernmental planning regarding climate change and sustainability and coordinate local efforts with regional, state and federal efforts.
	10.B.10	Incorporate principles of sustainability and “green building” design - as set forth in “Leadership in Energy and Environmental Design” (LEED) certification - for development of the county Cathcart site. Ensure that this development will serve as a model for “green” building and sustainable neighborhood development in Snohomish County.
	10.B.11	Incorporate energy-conserving and climate-friendly construction and development techniques within all development activity at the county Cathcart site.

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### General Policy Plan

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#### **GOAL NE 11**

**Help sustain Snohomish County's economy, environment and communities by responding and adapting to the impacts of climate change.**

#### **Objective NE 11.A**

**Improve the county's preparedness to respond to climate change.**

#### **NE Policies** 11.A.1

Work with community stakeholders, establish partnerships and organize resources to coordinate a response to the projected impacts of climate change.

#### 11.A.2

Periodically assess Snohomish County's vulnerability to climate change, based on the most current scientific consensus, and utilize the findings and community priorities to guide policy development and infrastructure investments.

#### 11.A.3

Incorporate measures that account for, mitigate and monitor the expected impacts of climate change in planning for economic, environmental, and community health.

#### 11.A.4

Implement strategies and monitor progress to protect the county's natural resources and systems from the projected impacts of climate change.

#### **Objective NE 11.B**

**Strengthen the county's ability to adapt to climate change impacts.**

#### **NE Policies** 11.B.1

Incorporate adaptive management for climate change, in response to the most current scientific consensus, into future comprehensive plans and development regulations.

#### 11.B.2

Develop strategies to encourage a diversified and sustainable economy that is resilient to the impacts of climate change.

#### 11.B.3

Develop incentives that encourage citizens to reduce the adverse impacts from climate change to their lives and communities.

#### 11.B.4

Promote the efficient use, conservation and protection of water resources.



EXHIBIT L

Amended Ordinance 14-129

# EXHIBIT L

## Interjurisdictional Coordination

Intergovernmental or interjurisdictional coordination has been described as “a meaningful effort to bring all parties together to identify concerns, discuss issues, examine solutions, resolve problems, and employ joint approaches, where appropriate, to manage the uncoordinated and unplanned growth posing a threat to the environment, economic development and high quality of life in the state.” (Working Together - A Guide to Intergovernmental Coordination Under the Growth Management Act, State of Washington DCD, July 1992). Such cooperative efforts between jurisdictions can lead to increased efficiency in the preparation of plans, provision of public services, annexations and incorporations, and many other activities by minimizing conflicts and duplications.

There are many planning and regional growth management issues such as transportation and water quality management that transcend jurisdictional boundaries. The lack of a range of housing opportunities near employment centers, public facility sizing, and scheduling of transportation improvements concurrent with development are all issues that could be better managed through a coordinated approach.

The development of unincorporated land adjacent to cities has created a number of complex issues. When cities seek to extend their corporate boundaries through annexation without coordination with the county, they may find it difficult to provide public services to this new land at appropriate urban service levels because of: incompatible lot sizes; road alignments; utility line sizes; and differing design standards typical of these more rural areas. If unincorporated, urbanizing areas remain under the county's jurisdiction,

there often is pressure for the county to provide additional urban services that may be cost prohibitive. Once areas are annexed, the county faces a loss of tax revenues that may exceed the former costs of servicing the area, may have been dedicated to amortizing capital facilities in the area, and may reduce the county's ability to provide regional services.

Annexations and incorporations may affect county programs such as stormwater management or financing of transportation improvements if the land removed by annexation no longer contributes financially to the program. Special purpose districts are also affected by annexations and transition measures need to be considered as service providers change.

Snohomish County and its cities, towns, and the Tulalip Tribes recognize the benefits of coordinated planning. The cities, county and Tribes continue to participate in Snohomish County Tomorrow (SCT), a joint planning process through which goals have been formulated to guide the development and revision of local comprehensive plans. These goals form the basis for the countywide planning policies which were also developed through SCT. SCT has been instrumental in developing annexation policies which are used by the county and the cities.

The county and the cities realize that coordinated planning is beneficial in updating comprehensive plans for the unincorporated areas around cities, and particularly along identified transit emphasis corridors and within designated urban centers and urban villages. The county and cities are exploring urban transition options that would result in improved regulatory consistency between

jurisdictions over standards for land use development in the UGAs.

The county’s Southwest Urban Growth Area (SWUGA) includes nine cities and unincorporated county land. Urban-level services within UGAs should ultimately be provided by cities. Dividing the SWUGA into separate Municipal Urban Growth Areas (MUGAs) will facilitate coordinated planning between the cities and Snohomish County. The delineation and adoption of initial MUGA boundaries by the county council allows the county to plan for the development of these urban areas in coordination

with the city they are most likely to join in the future. MUGAs which have been established within the SWUGA will continue to help ensure predictability for residents and businesses in the unincorporated areas as to the municipality that will eventually become their urban services provider.

The following goals, objectives and policies provide general policy direction for continued and improved interjurisdictional coordination.

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

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

**IC Policies      1.A.1**      The county shall continue participation in Snohomish County Tomorrow to reconcile, monitor and, if necessary, adjust population and employment growth targets and to resolve possible inconsistency between the local jurisdictions' plans.

1.A.2      The county shall work with cities, transit agencies, utility providers and other stakeholders, including private citizens to develop more detailed plans where local conditions and interests demand it - particularly within designated centers and transit emphasis corridors.

**Objective IC 1.B      Work with cities and towns to provide for the orderly transition of unincorporated to incorporated areas within UGAs.**

**IC Policies      1.B.1**      The county shall work with cities in planning for orderly transfer of service responsibilities in anticipation of potential or planned annexations or incorporations within UGAs.

1.B.2      In newly annexed areas within UGAs, the county shall continue to provide regional services while the cities provide urban services.

1.B.3      The county shall seek interlocal agreements with the cities to establish a process for transferring authority over pending projects, permits, and records and establishes reciprocal impact mitigation for



# EXHIBIT L

## General Policy Plan

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transportation, parks, and schools prior to potential or planned annexations or incorporations.

- 1.B.4 The county shall not support any proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominantly outside of Snohomish County unless and until an annexation agreement has been signed by the county and said district or city. Such agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public services delivery, facilities financing, transportation planning, concurrency management, solid waste management, and any other similar jurisdictional issues identified by the county. Such agreement should be approved prior to city acceptance of an annexation petition.
- 1.B.5 The county and affected cities should collaborate on the development of appropriate urban design measures, such as: pedestrian, bicycle and transit orientation; compatibility and access among adjacent developments; appropriate open spaces and gathering places; adequate landscaping; and streetscapes and parking arrangements.
- 1.B.6 The county should consider interlocal agreements with cities to coordinate county and municipal planning under GMA within UGAs. These planning processes should emphasize public participation and the role of elected officials in local decision-making. Such interlocal agreements may address the following interjurisdictional issues:
- (a) Transition processes for planning and development projects and capital facilities projects;
  - (b) Provision of clear, adequate public participation processes;
  - (c) Provision for fiscal equity between the county and the cities and identification of funding sources, fees, and revenue sharing;
  - (d) Coordination between and delineation of tasks and schedules for staff, planning commissions and councils in the review, adoption and appeal process;
  - (e) Development of application procedures and determination of applicable regulations and standards to be used;
  - (f) Solid waste management and planning authority; and
  - (g) Other issues such as SEPA review, appeals, transportation concurrency, surface water, and public safety.

### Objective IC 1.C

**Ensure that county and city development regulations are consistent within UGAs.**

- IC Policies**      1.C.1      The county shall seek interlocal agreements with the cities which identify development standards for each UGA.
- 1.C.2      The county should work with cities to determine the city's role in the review of applications for development within the unincorporated portions of UGAs.
- Objective IC 1.D**      **Promote interjurisdictional planning and implementation of capital facilities.**
- IC Policy**            1.D.1      The county shall seek the participation of cities when planning and financing capital facilities, particularly as part of center and/or corridor planning within UGAs.
- Objective IC 1.E**      **Re-evaluate and, as required, modify MUGA boundaries to facilitate county planning for the development of these urban areas.**
- IC Policies**        1.E.1      The MUGA boundaries shall be as adopted by the county and shown in Map 3. The county and the cities within the SWUGA shall, when necessary, modify MUGA boundaries for the purposes of allocating population (Appendix D) as required by GMA and delineating future annexation areas for each of the nine cities in the SWUGA.
- 1.E.2      Inconsistencies which result in overlapping MUGAs between cities or gap areas which are not included in any city's MUGA should be reconciled between the affected cities within Snohomish County and the county as soon as is practical. "Affected cities" may also include cities located outside of Snohomish County only at such time interlocal agreements between the cities and Snohomish County have been adopted.
- 1.E.3      MUGA boundaries shall be reevaluated on a periodic basis and adjustments made as needed through the county's Comprehensive Plan amendment process.
- 1.E.4      MUGA boundaries congruent with the SWUGA boundary may be amended by agreement and action by the county and geographically affected cities following consultation with the cities, consistent with 1.E.3.
- 1.E.5      MUGA boundaries that are not congruent with the SWUGA boundary may be amended by agreement and action by the affected cities and the county, consistent with 1.E.3.
- 1.E.6      Interlocal agreements executed by the county and a city shall define terms of the transfer of responsibilities for planning and/or development within a city's established MUGA boundary.
- 1.E.7      The county shall seek interlocal agreements with the cities to establish a process for all project and permit transfers, record transfers and

# EXHIBIT L

## General Policy Plan

reciprocal impact mitigation for transportation, parks, and schools within the city's MUGA prior to potential or planned annexations or incorporations.

**Objective IC 1.F**      **Cooperate with local jurisdictions to access and distribute regional financial resources.**

**IC Policies**      1.F.1      The county shall coordinate with cities to investigate the potential for sharing of tax revenue to assist in the provision of equitable levels of public services within the county.

1.F.2      The county shall join with local jurisdictions in consortia for the purpose of attracting and distributing regional financial resources such as community development block grants, emergency shelter grants, and HOME investment partnerships program grants.

**Objective IC 1.G**      **Promote and support public health initiatives in collaboration with partner agencies and community stakeholders.**

**IC Policies**      1.G.1      The county should work with community stakeholders to promote increased access to and consumption of healthy and locally grown foods.

1.G.2      The county should coordinate with the Snohomish Health District and other community stakeholders on initiatives which promote physical activity and a greater understanding of the relationships between the built environment, transportation, and human health in Snohomish County.



EXHIBIT M

Amended Ordinance 14-129

# EXHIBIT M

## Glossary - Appendix E

### Acronyms

<b>BLR</b>	Buildable Land Report	<b>ESA</b>	Endangered Species Act
<b>CAR</b>	Critical Area Regulations	<b>F &amp; R</b>	Forest and Recreation
<b>CF</b>	Commercial Forest	<b>FAA</b>	Federal Aviation Administration
<b>CFP</b>	Capital Facilities Plan	<b>FAC</b>	Forest Advisory Committee
<b>CIP</b>	Capital Improvement Program	<b>FAR</b>	Floor Area Ratio
<b>CLG</b>	Certified Local Government	<b>FAZ</b>	Forecast and Analysis Zones
<b>CPP</b>	Countywide Planning Policies	<b>FCC</b>	Fully Contained Community
<b>CRC</b>	Clearview Rural Commercial	<b>FEIS</b>	Final Environmental Impact Statement
<b>CRS</b>	Community Rating System	<b>FEMA</b>	Federal Emergency Management Agency
<b>CTR</b>	Commute Trip Reduction	<b>FLUM</b>	Future Land Use Map
<b>CWSP</b>	Coordinated Water System Plan	<b>FTA</b>	Forest Transition Area
<b>DEIS</b>	Draft Environmental Impact Statement	<b>GC</b>	General Commercial
<b>DNR</b>	Washington State Department of Natural Resources	<b>GIS</b>	Geographic Information System
<b>DNR</b>	Drainage Needs Report	<b>GMA</b>	Growth Management Act
<del><b>(DPO)</b></del>	<del>Development Phasing Overlay</del>	<b>GMACP</b>	Growth Management Act Comprehensive Plan
<b>DPW</b>	Department of Public Works	<b>GMCC</b>	Growth Management Coordinating Committee
<b>EDC</b>	Snohomish County Economic Development Council	<b>GPO</b>	Growth Phasing Overlay
<b>EDDS</b>	Engineering Design and Development Standards	<b>GPP</b>	General Policy Plan
<b>EIS</b>	Environmental Impact Statement	<b>HOV</b>	High Occupancy Vehicle
<b>EMF</b>	Electromagnetic Fields	<b>HUD</b>	Housing and Urban Development
<b>EPA</b>	Federal Environmental Protection Agency	<b>IRP</b>	Integrated Resource Plan
<b>ESA</b>	Environmentally Sensitive Area	<b>ISTEA</b>	Intermodal Surface Transportation Efficiency Act

<b>IUGA</b>	Interim Urban Growth Areas	<b>PSRC</b>	Puget Sound Regional Council
<b>LCF</b>	Local Commercial Farmland	<b>PUD</b>	Public Utility District No. 1 of Snohomish County
<b>LDRR</b>	Low Density Rural Residential	<b>RA</b>	TDR Receiving Area
<b>LF</b>	Local Forest	<b>RCF</b>	Riverway Commercial Farmland
<b>LID</b>	Local Improvement District	<b>RCW</b>	Revised Code of Washington
<b>LID</b>	Low Impact Development	<b>RD</b>	Rural Diversification
<b>LOS</b>	Level of Service	<b>RFS</b>	Rural Freeway Service
<b>LU</b>	Land Use	<b>RI</b>	Rural Industrial
<b>MAZ</b>	Micro Analysis Zone	<b>RR</b>	Rural Residential
<b>MC</b>	Mineral Conservation	<b>RTA</b>	Regional Transit Authority
<b>MOU</b>	Memorandum of Understanding	<b>RUC</b>	Reservation Urban Commercial
<b>MUGA</b>	Municipal Urban Growth Area	<b>RUSA</b>	Rural Utility Service Area
<b>NPDES</b>	National Pollutant Discharge Elimination System	<b>RUTA</b>	Rural/Urban Transition Area
<b>OAHP</b>	Washington State Office of Archaeology and Historic Preservation	<b>SA</b>	TDR Sending Area
<b>OFM</b>	Washington State Office of Financial Management	<b>SCC</b>	Snohomish County Code
<b>OPD</b>	Office of Public Defense	<b>SCS</b>	Soil Conservation Service
<b>PAC</b>	Snohomish County Tomorrow Planning Advisory Committee	<b>SCT</b>	Snohomish County Tomorrow
<b>PCB</b>	Planned Community Business	<b>SEPA</b>	State Environmental Policy Act
<b>PDR</b>	Purchase of Development Rights	<b>SNOTRAN</b>	Snohomish County Transportation Authority
<b>PE</b>	Population Employment	<b>SOV</b>	Single Occupancy Vehicle
<b>P/IU</b>	Public / Institutional Use	<b>SWM</b>	Surface Water Management
<b>P/OS</b>	Parks / Open Space	<b>SWUGA</b>	Southwest Urban Growth Area
<b>PDR</b>	Purchase of Development Rights	<b>TDM</b>	Transportation Demand Management
<b>PRD</b>	Planned Residential Development	<b>TDR</b>	Transfer of Development Rights
<b>PSCAA</b>	Puget Sound Clean Air Agency	<b>TE</b>	Transportation Element
<b>PSCOG</b>	Puget Sound Council of Governments	<b>TSA</b>	Transportation Service Areas
<b>PDS</b>	Snohomish County Planning and Development Services	<b>UC</b>	Urban Commercial
		<b>UCF</b>	Upland Commercial Farmland
		<b>UGA</b>	Urban Growth Area



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<b>UH</b>	Urban Horticulture	<b>WDFW</b>	Washington State Department of Fish and Wildlife
<b>UHDR</b>	Urban High Density Residential	<b>WNG</b>	Washington Natural Gas
<b>UI</b>	Urban Industrial	<b>WRIA</b>	Water Resource Inventory Area
<b>ULDR</b>	Urban Low Density Residential	<b>WSDOT</b>	Washington State Department of Transportation
<b>UMDR</b>	Urban Medium Density Residential		
<b>UR</b>	Urban Residential		
<b>USDA</b>	United States Department of Agriculture		
<b>VMT</b>	Vehicle Miles Traveled		
<b>VPA</b>	Visual Preference Assessment		
<b>WAC</b>	Washington Administrative Code		

## Definitions

**Accessory dwelling unit:** An additional living unit, including separate kitchen, sleeping and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot.

**Active recreational uses:** Leisure time activities, usually of a more formal nature and performed with others, often requiring equipment and taking place at prescribed places, sites or fields.

**Adaptive reuse:** The utilization of an older building which is no longer suited for its original purpose, but may be modified and reused for a different purpose such as housing. A common example is the conversion of older public school buildings to rental or condominium apartments.

**Adequate public facilities:** Facilities that have the capacity to serve development without decreasing levels of service below locally established minimums. (WAC 365-195-210)

**Adit:** An almost horizontal entrance to a mine.

**Affordable housing:** Residential housing that is rented or owned by a person or household whose monthly gross housing costs, including utilities other than telephone, do not exceed thirty (30%) percent of the household's gross monthly income. (WAC 365-195-210)

**Agricultural Land:** Land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf and seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and has long-term commercial significance for agricultural production (RCW 36.70A.030).

**Annexation:** The act of incorporating an area into the domain of a city.

**Aquatic ecosystem:** The complex of an ecological community growing or living in, or frequenting water and its environment and functioning as a unit in nature. Aquatic ecosystems specifically include, but are not limited to, surface and groundwater.

**Aquifer:** A body of rock, sediment, sand or gravel that is able to store and conduct significant quantities of groundwater.

**Aquifer recharge areas:** Areas where surface water is able to permeate the soil and is conducted to aquifers for storage.

**Arterial roadways:** A class of roadway serving major movements of traffic not served by freeways. Arterial roadways are functionally classed depending on the degree to which they serve through traffic.

Principal arterials are primarily for traffic movement and secondarily for access to abutting properties. Intersections are ordinarily at-grade with traffic control and geometric design features that expedite safe through traffic movement. This class of roadway tends to carry heavier traffic loads and therefore has four to seven lanes and extends for long distances (examples: 164th Street SW/SE and Airport Road SW).

Minor arterials offer a balance between through traffic movement and direct access to abutting properties. Intersections are at-grade with traffic control and geometric design features that emphasize movement of traffic over access to land. This class of roadway tends to carry substantial traffic loads on two to five lanes and extends for significant distances (examples: 180th Street SW and 228th Street SW).

Collector arterials serve to collect and distribute traffic from and to neighborhoods and commercial areas and connect it to minor and major arterials. This class of road provides direct access to land and features more driveways and lower speeds. Traffic loads are ordinarily lower than on principal and minor arterials, therefore these roadways tend to have two lanes. (examples: North Road and Lake Stevens Road).

**Assisted housing:** Owner-occupied or rental housing which is subject to restrictions on rents or sales prices as a result of one or more project based government subsidies. Assisted housing

does not include holders of non-project based Section 8 Certificates.

**Available public facilities:** Means that facilities or services that are in place or that a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development. (WAC 365-195-210)

**Average daily traffic:** The average number of vehicles passing a specified point on a roadway during a 24-hour period. This number can be averaged over several days or over an entire year.

**Best management practices:** Physical, structural, or managerial practices which have gained general acceptance for their ability to prevent or reduce environmental impacts.

**Buffer:** An area contiguous with a critical area that is required for the integrity, maintenance, function and stability of the critical area.

**Candidate species:** See **Species classification**.

**Capital facilities:** Public structures, improvements, pieces of equipment or other major assets, including land, that have a useful life of at least 10 years. Capital facilities are provided by and for public purposes and services. For the purposes of the Capital Facilities element, capital facilities are surface water management, solid waste disposal, law and justice, general government, parks and recreation, airport, transportation, education, fire protection, sanitary sewer and public water supply systems.

**Capital improvement:** Land, improvements to land, structures (including design, permitting and construction), initial furnishings and selected equipment.

**Capital Improvement Program (CIP):** A plan which matches the costs of capital improvements to anticipated revenues and a timeline. CIPs are usually prepared for six or more years, updated annually and coordinated with the comprehensive planning process.



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

**Certified local government:** A local government that has been certified to carry out the purposes of the National Historic Preservation Act.

**Cluster development:** A development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, individual or jointly owned open space, and preservation of environmentally sensitive areas.

**Commercial Forest Land:** Land primarily devoted to growing trees for long term commercial timber production on land that can be economically and practically managed for such production, including Christmas trees, subject to the excise tax imposed under RCW 84.33.100 through 84.33.140, and that has long-term commercial significance. (RCW 36.70A.030)

**Commute Trip Reduction (CTR):** The use of measures which reduce vehicle miles traveled (VMT) and the proportion of single-occupant vehicles (SOVs) for commuter travel, while promoting and marketing travel by alternative modes. See also Transportation Demand Management (TDM).

**Comparison shopping:** Shopping for items which are subject to longer term rather than daily consumption and which are available in locations near other similar businesses such as in city centers, malls, and strip commercial developments. Typical comparison goods include items such as clothing, furniture, appliances, general merchandise and many specialty items. These items are typically bought on multi-purpose trips that have several shopping objectives, and often are compared and priced from store to store.

**Comprehensive floodplain management plan:** A flood hazard reduction plan prepared by Snohomish County including comprehensive flood control management plans prepared pursuant to RCW 86.12 and RCW 86.26.

**Comprehensive plan:** A generalized coordinated land use policy statement of the governing body of a county or city adopted pursuant to the Growth Management Act (RCW 36.70A.030). Snohomish County's comprehensive plan includes the General Policy Plan, the Future Land Use Map, several detailed UGA plans, the Rural/Resource Plan, and several functional plans such as the Capital Facilities Plan, the Transportation Element, and the Countywide Comprehensive Parks and Recreation Plan.

**Concurrency:** Means that adequate public improvements or strategies are in place at the time of development. For transportation improvements, concurrency means that a financial commitment is in place to complete the improvements or strategies within six years. (WAC 365-195-210)

**Conditional use:** A land use permitted by the county zoning code in a particular zone after review by the county hearing examiner and the granting of a conditional use permit which imposes specific performance standards needed to ensure that the use will be compatible with other permitted uses in the vicinity.

**Congestion management:** A process whereby multi-modal solutions to critical traffic congestion problems are identified, coordinated among affected jurisdictions and programmed for funding or implementation. Solutions are wide ranging and could involve physical improvements to the arterial network, traffic signalization, transit service enhancements, programs to reduce commuter travel, and travel information systems.



**Connected village:** The internal and external connections of the Center emphasize walking, bicycling and traveling by bus.

**Conservation:** The planned management of natural resources.

**Conservation Easement:** A non-possessory interest of a holder in real property imposing limitations or affirmative obligations in perpetuity on the use of real property, the purposes of which include retaining or protecting natural, scenic, or open-space values of real property, assuring its availability for agricultural, forest, recreational, or open-space use, protecting historic resources, maintaining or enhancing air or water quality, preserving the historical, architectural, archeological, or cultural aspects of real property.

**Consistency:** Means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. (WAC 365-195-210)

**Conversion Option Harvest Plan:** A voluntary plan developed by the landowner and approved by the local government entity indicating the limits of timber harvest areas, road location and open space. (WAC 222-16-010)

**Cottage housing:** A development of detached dwellings which has the following characteristics:

- Each unit is of a size and function suitable for a single person or very small family;
- Each unit has the construction characteristics of a single-family house;
- The density is typically 7 to 12 units per acre;
- All units are located on a commonly owned piece of property;
- The development is designed with a coherent concept and includes: shared usable open space, off-street parking, access within the site and from the site, amenities such as a multipurpose room, workshop, garden, and coordinated landscaping.

**Countywide:** All of incorporated and unincorporated Snohomish County.

**Countywide planning policies:** Written policy statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted. (RCW 36.70A.210)

**Critical areas:** Includes the following areas and ecosystems: wetlands; areas with critical recharging effect on aquifers used for potable water; fish and wildlife habitat conservation areas; frequently flooded areas; and geologically hazardous areas. (RCW 36.70A.030)

**Cultural resources:** Includes sites, structures, objects, or remains, which convey historical, architectural or archaeological information of local, state or national significance. On occasion, communities give recognition to respected elders and artists as “cultural resources” for their role in passing on the collective culture of the community.

**Cultural tourism:** Tourism which focuses on cultural and historical sites and activities.

**Density:** The number of families, persons, or housing units per acre or square mile.

**Development regulations:** Any controls placed on development or land use activities by the county including, but not limited to, zoning ordinances, subdivision ordinances, and binding site plan ordinances. (RCW 36.70A.030)

**Development Right:** The quantified right to improve a parcel of property measured in residential dwelling units or square footage of commercial, light industrial or office space based on the zoning classification of the parcel.

**Drift:** A horizontal passage underground which follows a vein of mineral resources.

**Ecosystem:** The complex of an ecological community and its environment functioning as a unit in nature.

**Ecosystem rehabilitation industries:** Businesses such as wetland plant nurseries and wetland and stream restoration companies that

# EXHIBIT M

re-establish natural environmental conditions where there has been degradation.

**Endangered species:** See **Species classification**.

**Environmental impact statement (EIS):** A document intended to provide impartial discussion of significant environmental impacts which may result from a proposed development project or programmatic action. The purpose of the EIS document is to provide the government decision makers with information to be considered prior to determining a project's acceptability.

**Erosion:** The removal and loss of soil by the action of water, ice, or wind.

**Erosion hazard areas:** Areas containing soils which, according to the US Department of Agriculture Soil Conservation Service's Soil Classification System, may experience severe to very severe erosion.

**Essential public facilities:** Facilities that are typically difficult to site, such as airports, state education facilities, and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities and group homes. (RCW 36.70A.200)

**Extremely low-income:** A household whose income does not exceed thirty percent of the county median income.

**Facilities:** The physical structure or structures in which a service is provided.

**Fair housing:** Access to housing unhindered by discrimination based on race or color, national origin, religion, sex, familial status, sexual orientation or handicap.

**Fair share housing:** The concept that affordable and special needs housing should be proportionately distributed within the county, rather than concentrated in a few locations. An alloca-

tion methodology and guidelines were accepted by Snohomish County Tomorrow in January, 1994.

**FAR Part 150:** Federal regulation governing the process of conducting a noise exposure and land use compatibility study establishing existing and future noise contours and a list of feasible noise abatement alternatives.

**Fire flow:** The amount of water volume needed to provide fire suppression. Adequate fire flows are based on industry standards, typically measured in gallons per minute.

**Fiscal impact:** The fiscal costs and constraints of implementing policies or regulations.

**Fish and wildlife habitat conservation areas:** Areas identified as being of critical importance to the maintenance of fish, wildlife, and plant species, including: areas with which endangered, threatened, and sensitive species have a primary association; habitats and species of local importance; commercial and recreational shellfish area; kelp and eelgrass beds, herring and smelt spawning areas; naturally occurring ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat; waters of the state; lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity, or private organization; state natural area preserves and natural resource conservation areas. (WAC 365-190-080)

**Floodplain:** Land adjoining a river, stream, watercourse, ocean, bay or lake having a one percent chance of being inundated in any given year with flood waters resulting from the overflow of inland or tidal waters and/or the unusual and rapid accumulation of surface runoff from any source.

**Frequently flooded areas:** See **Floodplain**.

**Geologically hazardous areas:** Areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not



suited to the siting of commercial, residential, or industrial development consistent with public health and safety concerns. (RCW 36.70A.030)

**Goal:** A general condition, ideal situation or achievement that reflects societal values or broad public purposes.

**Greenbelt:** A predominantly open area that may be cultivated or maintained in a natural state surrounding development or used to separate land uses.

**Gross housing costs:** Rent and utility costs for renters and principal, interest, taxes, insurance, and homeowner's association fees (if applicable) for homeowners.

**Groundwater:** All water that is located below the surface, more specifically subsurface water below the water table.

**Groundwater recharge:** The process of absorption and addition of water to a layer of soil, rock, or sediment.

**Group housing:** Group living arrangements for people with special needs such as developmental disabilities or mental illness.

**Growth management coordinating committee (GMCC):** A committee which consists of elected officials, planning commission members and citizens who are appointed by the county and a city to review comprehensive plans for unincorporated urban growth areas and to make recommendations to the county and city planning commissions.

**Growth phasing overlay:** An overlay designation on the Future Land Use Map that delineates areas of inconsistency between the underlying GPP land use designations and the land use designations of the existing subarea comprehensive plans along the UGA boundaries for the purposes of Policy LU 2.A.7.

**Hazardous waste:** All dangerous and extremely hazardous waste, including substances composed of both radioactive and hazardous components.

**Headway:** Frequency of service in terms of minutes between arriving vehicles.

**High capacity transit:** Any transit technology that ~~((operates on separate right-of-way and))~~ functions to ~~((move large numbers of passengers at high speeds,))~~ carry high volumes of passengers quickly and efficiently, and preferably on exclusive or semi-exclusive rights-of-way, such as ((busways,)) bus rapid transit, light rail, ((and)) commuter rail, and passenger-only ferries.

**High occupancy vehicle (HOV):** A vehicle containing more than a single occupant such as an automobile with several passengers (carpool), a bus, vanpool, or a train. An HOV lane is a road lane dedicated for use of HOVs and transit vehicles only.

**Home occupation:** Any activity carried out for gain by a resident, conducted as an accessory use in the resident's dwelling unit.

**Homestead parcel:** A parcel of land within an agricultural area, having reduced lot area and lot width requirements.

**Household:** All persons who occupy a housing unit that is intended as separate living quarters and having direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any group of related or unrelated persons who share living arrangements.

**Housing need:** Exists when a household whose income is less than 95 percent of county median household income and pays more than 30 percent of its gross income for gross housing costs.

**Housing relocation assistance program:** Financial assistance provided to households displaced from their homes as a result of a public or, in some cases, private development project.

**Hydrogeologic:** Pertaining to subsurface water and water-bearing rock or sediment layers.



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**Hydroponic farming:** Growing plants in nutrient solutions.

**Impact Fee:** Charges levied by the county against new developments for a pro-rata share of the capital costs of facilities necessitated by the development. The Growth Management Act authorizes imposition of impact fees on new development and sets the conditions under which they may be imposed.

**Implementation measure:** Regulatory and nonregulatory measures used to carry out the plan.

**Infill:** Development of housing or other buildings on vacant sites in already developed areas.

**Infrastructure:** Facilities and services needed to sustain the functioning of an urban area.

**Land assembly:** The combining of two or more adjoining lots into one large tract, usually done to allow construction of larger buildings than could otherwise have been built on the individual smaller lots.

**Land banks:** Acquisition of land for the purpose of reserving it for specified future uses. The land bank concept can include management of existing publicly owned lands, with designated reservations or restrictions for future uses.

**Landslide hazard areas:** Areas potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors.

**Leap frog development:** Development that occurs beyond the location of existing infrastructure and creates scattered urban developments within traditionally low density areas.

**Level of service (LOS):** A measure of public service or capital facility supply that frequently relates to a unit of public demand and is used to establish needs or targets for facility planning purposes (example: 1 courtroom per 25,000

population). Levels of service can vary between urban and rural areas.

**Liquefaction:** The act or process of liquefying, particularly soils taking on the characteristics of liquids due to seismic shaking.

**Load factor:** The ratio or percentage of a transit vehicle's seat capacity being used.

**Local improvement district:** A quasi-governmental organization formed by landowners to finance and construct a variety of physical infrastructure improvements beneficial to the landowners.

**Local road:** A class of roadway with the primary function of providing access to abutting properties. Traffic control is usually limited with slow speeds and numerous driveways. This roadway class typically carries low traffic loads and usually has one or two paved or gravel lanes. (examples: 156th Street SW and 103rd Street SE).

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

**Long-term commercial significance:** Includes the growing capacity, productivity, and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land. (RCW 36.70A.030)

**Lot size averaging:** A design technique which allows one or more lots in a residential subdivision to be undersized by a specified percentage, provided that some lots in the same development are oversized and environmentally sensitive areas are set aside in native growth protection areas.

**Low-income:** A household whose income is between 50 percent and 80 percent of the county median income.

**Main Street Program:** A comprehensive program of urban renewal which focuses on the downtown core of a community, encouraging cooperation among business owners, preservation of historic buildings and architectural elements, and compatible design of new building elements.

**Major public or private developments:** Development on land of 4 acres or more that exceeds a combined gross floor area of 40,000 square feet.

**Manufactured housing:** Factory-assembled structures intended solely for human habitation, installed on a permanent foundation with running gear removed, and connected to utilities on an individual building site.

**Master planned resort:** A self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor and outdoor recreation facilities.(WAC 395-195-210)

**Median income:** The income level that divides the income distribution into two equal parts, one having incomes above the median and the other having incomes below the median. For households and families, the median income is based on the distribution of the total number of units including those with no income.

**Middle income:** A household whose income is between 96% and 120% of the county median income.

**Mine hazard area:** Those areas underlain by, or adjacent to, areas affected by mine workings such as adits, gangways, tunnels, drifts or air shafts.

**Minerals:** Includes gravel, sand, rock, coal and valuable metals.

**Mineral Lands:** Lands primarily devoted to extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.(RCW 36.70A.030)

**Moderate income:** A household whose income is between 81 percent and 95 percent of the county median income.

**Monitored species:** See **Species classification.**

**Multifamily use:** A structure or portion of a structure containing three or more dwelling units.

**Multi-modal:** Two or more modes or methods of transportation. Examples of transportation modes include bicycling, driving an automobile, walking, bus transit or rail.

**Native growth protection areas:** Areas to be left in a substantially natural state, where clearing, grading, filling, building construction or placement, or road construction may not occur. Some fencing, construction and vegetation removal may be permitted.

**Natural resource:** Naturally occurring components of the earth's surface, such as timber, soils, water, or a mineral deposit, which have potential for human use and enjoyment.

**Natural Resource Lands:** Lands useful for agriculture, forestry or mineral extraction or lands which have long-term commercial significance for these land uses.

**Net density:** Refers to the density of development excluding roads, critical areas and required buffers, drainage detention/retention areas, biofilter swales and areas required for public use.

**New fully contained community:** A development proposed outside of existing designated UGAs that is characterized by urban densities, uses and services and meets the criteria of RCW 36.70A.350. (WAC 365-195-210)



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**No Burn Zone:** Areas officially designated by the Puget Sound Air Pollution Control Agency where outdoor burning is prohibited.

**Non-commercial mineral extraction:** Excavations or grading used for forest or farm road construction or maintenance on-site or on contiguous lands and not covered by the Surface Mine Reclamation Act (RCW 78.44).

**Nonmotorized transportation facilities:** There are three classes of bikeways/walkways that can make up a safe system of nonmotorized transportation facilities. These are:

- Off-road separated multi-use paths (Class I) are physically separated from motorized vehicular traffic by an open space or barrier. These paths generally serve multiple users including pedestrians, bicyclists and equestrians. Class I paths include the Centennial Trail from Snohomish to Lake Stevens.
- Bicycle lanes and/or walkways (Class II) are distinguished from the off-road paths in that they are not separated from motorized traffic. Bicycle lanes are designated for exclusive use by bicyclists and are delineated from traffic lanes by a painted stripe. Bicycle lanes can be present with or without walkways. Walkways can be traditional raised sidewalks or extensions of the paved roadway surface and its shoulders with “rumble bars” or raised diagonal polyester markings serving as delineation.
- Bicycle or walkway routes (Class III) are roadways that have been designated by signs as a suggested route for bicyclists. Roadway shoulders, where they are present, serve as informal walkways. Bicycle routes are not delineated with stripes except for a line delineating the shoulder. Bicycle routes are typically found on roadways with shoulders of at least 4 feet wide. Roadway shoulders are generally suitable for a mix of pedestrian

and bicycle use where the volume of pedestrians and bicyclists is low.

**Non-point source pollution:** Pollution that cannot be traced to specific discharge points, including road runoff, agricultural runoff and disposal of household chemicals.

**Normal Forest Practice:** A Forest Practice, as defined by WAC 222.16.010, conducted on any portion of a landowner’s property, assuming that the forest practices would be allowed on that portion of the property by the forest practices rules and regulations regardless of the adjacent land use. A Forest Practice is any activity conducted on or directly pertaining to forest land and relating to growing, harvesting, or processing timber, including but not limited to: road and trail construction, harvesting, precommercial thinning, reforestation, fertilization, prevention and suppression of diseases and insects, salvage of trees, and brush control (WAC 222.16.010).

**Objective:** A desired result of public action that is specific, measurable, and leads to the achievement of a goal.

**Open space corridor:** A linear land use feature that may contain various types of uses that are characterized in the aggregate by the preeminence of natural or man-altered landscape features and a minimal amount of buildings and other man-made above-grade structures. Open space corridors may contain any of the land use categories enumerated in Policy LU 10.A.1.

**Park-and-ride:** A system in which commuters individually drive to a common location, park their vehicles, and continue travel to their final destination via public transit.

**Peak period traffic:** The higher than average portion of daily vehicular traffic that occurs during distinct times of day. Peaks in daily traffic volumes usually occur during the morning (6:30-9:30 a.m.) and evening (3:30-6:30 p.m.) commuter periods. The one hour peaks during



these three hour periods are referred to as a.m. or p.m. peak hour traffic.

**Pedestrian ((friendly development)) oriented:** Development designs that encourage walking by providing site amenities for pedestrians. Pedestrian ((friendly)) oriented environments reduce auto dependence and may encourage the use of public transportation.

**Planned residential development (PRD):** A design technique which allows a land area to be planned and developed as a single entity containing one or more residential clusters or complexes which can include a wide range of compatible housing types. Appropriate small scale commercial, public or quasi-public uses may be included if such uses are primarily for the benefit of the residential development and the surrounding community. A residential density bonus is allowed in exchange for dedication of a minimum amount of passive and active open space for the use and enjoyment of the development's residents.

~~((Planned Transit Station:—A transit station identified in a public transit agency long range or capital plan located along a high capacity transit route.))~~

**Policy:** Action-oriented procedure, activity or decision-making that defines the process by which an objective is achieved.

**Point source pollution:** Pollution that can be traced to a specific discharge source.

**Potable water:** Water suitable for drinking.

**Preferential assessment:** A reduced property tax rate for natural resource lands which is based on current use.

~~((Primary corridor:—Principal arterial roadways that serve designated centers and have design features to accommodate several modes of travel (i.e., transit, auto, bicycle and pedestrian). These design features may include high occupancy vehicle (HOV) lanes, bus pullouts, walkways, bikeways, and signal priority for HOV's, car~~

~~poools, vanpools and buses (examples:—128th Street SW and 164th Street SW).))~~

**Priority species:** Wildlife species of concern to the state Department of Wildlife due to their population status and their sensitivity to habitat alteration. Priority species include those which are listed, or are candidates for listing, by the state as endangered, threatened or sensitive. Uncommon species, including monitored species and some game and non-game species, that are considered to be vulnerable to habitat loss or change or to urbanizing influences are also identified as priority. Priority species lists and maps are maintained by the state Department of Wildlife.

**Public facilities:** Includes streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities and schools. (RCW 36.70A.030)

**Public realm:** Those areas of a Center (whether publicly or privately owned) to which the public has access for formal and/or informal cultural events and recreation activities such as walking, sitting, games and observing wildlife. Examples include parks, public squares or plazas, children's play areas, trails and other publicly accessible open spaces. The public realm does not include streets, sidewalks, rights-of-ways, parking areas, or structures.

**Public services:** Includes fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services. (RCW 36.70A.030)

**Public water system:** Any system of water supply intended or used for human consumption or other domestic uses, including source, treatment, storage, transmission, and distribution facilities where water is being furnished to any community, collection, or number of individuals, but excluding a water system serving one single family residence.

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**Purchase of development rights (PDR):** The one-time purchase of the right to develop resource lands for non-resource purposes. PDR is implemented through a deed restriction.

**Receiving area:** An area that has been zoned as a TDR receiving area pursuant to chapter 30.35A SCC: or designated a receiving area by interlocal agreement, development agreement, or code amendment.

**Receiving site:** A site located within a receiving area that meets the requirements of chapter 30.35A SCC for participation in the TDR program.

**Recreational land:** Means land so designated under RCW 36.70A.170(1) and that, immediately prior to this designation, was designated as agricultural land of long-term significance under RCW 36.70A.170. Recreational land must have playing fields and supporting facilities existing before July 1, 2004, for sports played on grass playing fields.

**Regional service:** A governmental service established by agreement among local governments that delineates the government entity or entities responsible for the service provision and allows for that delivery to extend over jurisdictional boundaries.

**Regional significance:** This term describes growth planning issues and impacts which extend beyond the boundaries of an individual municipal government and require coordinated, multi-jurisdictional supported planning solutions.

**Resource management area:** The tract of land in an FTA cluster subdivision that is not proposed for use as a residential lot, roads, utilities, open space or other uses associated with the residential development.

**Resource protection area:** An area along the boundaries of designated forest lands in which structures may not be located. Resource protection areas need to be recorded in a manner re-

quired by law for covenants running with the land and are considered in calculating the assessed value of the property on which they are located.

**Ridesharing:** Any type of travel where more than one rider occupies or “shares” the same vehicle, such as a carpool, vanpool, or transit vehicle.

**Right-of-way:** Land owned by a government or an easement over the land of another, used for roads, ditches, electrical transmission lines, pipelines, or public facilities.

**Riparian:** Means of, or pertaining to, the banks of rivers, streams or lakes.

**Rural cluster subdivision:** A form of development for single-family residential subdivisions in the rural portions of the county that permits a substantial reduction in lot area and bulk requirements, provided that the remaining undeveloped areas are devoted to open space for the purpose of preserving resource lands and environmentally sensitive features. A residential density bonus is allowed in exchange for dedication of additional open space area.

**Rural infrastructure:** Facilities and services needed to sustain permanent settlement of rural land areas.

**Rural land:** All land located outside of UGAs and not designated as agricultural or forest lands of long-term commercial significance with existing or planned rural services and facilities such as domestic water systems (generally systems without fire flow), rural fire and police protection services and transit services along major arterial routes. New rural residential developments have a maximum net density as determined by the rural residential designations on the Future Land Use Map and by their implementing zones and development regulations designed to maintain rural character.



**Rural/resource plan:** An element of the growth management plan which establishes specific development patterns for rural lands and refines resource land designations and conservation measures. The plan will help implement the rural and resource lands policies of the General Policy Plan by focusing upon selected geographic and topical areas.

**Rural resource transition:** Lands with natural resource values which are located between designated natural resource and rural residential lands.

**Rural/urban transition area:** Means the areas designated Rural Residential-5 or Rural Residential and covered by the Rural/Urban Transition Area overlay designation of the comprehensive plan. The purpose of the Rural/Urban Transition Area is to reserve a potential supply of land for future incorporation into the UGA.

**Sanitary sewer:** Those sewers which carry waterborne wastes from household, industrial and commercial users from the point of origin to the treatment plants for treatment and disposal.

**Scenic resources:** Features of the natural and man-made environment, and their associated viewpoints and sightlines, that are or could be especially prominent and visually accessible to the general public. Such features may include selected forested areas, water bodies and shorelines, mountains and hillsides, wetlands or other wildlife habitat areas, pastoral settings, man-made structures, geological features, or other elements of the visual environment that enjoy prominence by virtue of special characteristics and/or location.

**Seismic hazard areas:** Areas subject to severe risk of damage as a result of earthquake failure, settlement, or soil liquefaction.

**Sending area:** Land designated as a TDR sending area on the future land use map and located within a zone used to implement the sending area designation, as indicated on the official zoning map through the suffix "SA.": or designated a sending area by interlocal agree-

ment, development agreement, or code amendment.

**Sending site:** A site that is located within a TDR sending area and meets the requirements of SCC 30.35A.030 for participation in the TDR program.

**Sense of place:** The successful interaction of design elements - i.e., buildings, street furniture, graphics, interiors, and landscape - resulting in an environment that is coordinated and attracts people on a conscious and subconscious level.

**Sensitive species:** See **Species classification**.

**Shoreline management master program:** A comprehensive management program prepared by the county consisting of goals, policies and regulations and being used for review of permit applications for development along shorelines.

**Snohomish County Tomorrow:** A planning forum of the county, its cities and towns, and Tribal governments that provides coordination on planning issues involving the county and other jurisdictions to meet the requirements of the GMA for coordination and consistency among local comprehensive plans.

**Sole source aquifer:** An EPA designated area that provides 50 percent or more of its drinking water from a definite aquifer, and contamination of the aquifer would pose a significant hazard to public health, and there are no economically feasible alternative sources of drinking water.

**Solid waste:** A general term for discarded materials destined for disposal, but not discharged to a sewer or to the atmosphere.

**SNONET:** A public/private community interactive multi-media network linking Snohomish County citizens, business, education, government and non-profit organizations. SNONET is designed to provide citizens, employees, teachers and students with information and service access, conferencing opportunities, personal development, and educational instruction.



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**Special needs housing:** Affordable housing for persons that require special assistance or supportive care to subsist or achieve independent living, including but not limited to, persons that are frail elderly, developmentally disabled, chronically mentally ill, physically handicapped, homeless, persons participating in substance abuse programs, persons with AIDS, and youth at risk.

**Specialty agriculture/farming:** Includes uses such as specialty animal, vegetable and fruit farms, nursery and turf operations, greenhouse and hydroponic farming, and related farm product processing, retail, and equipment repair in Upland Commercial Farmlands or rural areas.

**Species classification:** State listed species defined below are all native to the state of Washington.

- **Endangered:** A species that is seriously threatened with extermination throughout all or a significant portion of its range within the state. Legally designated in WAC 232-12-014.
- **Threatened:** A species that is likely to become endangered in the foreseeable future throughout a significant portion of its range within the state without cooperative management or the removal of threats. Legally designated in WAC 232-12-001.
- **Sensitive:** A species that is vulnerable or declining and is likely to become endangered or threatened in a significant portion of its range within the state without cooperative management or the removal of threats. Legally designated in WAC 232-14-011.
- **Candidate:** These species are under review by the state Department of Wildlife for possible listing as endangered, threatened or sensitive. A species will be considered for state candidate designation if sufficient scientific evidence suggests that its status may

meet the criteria for endangered, threatened or sensitive in WAC 232-12-297. They are listed in WDW Policy 4802.

- **Monitor:** State monitor species will be managed by the Department of Wildlife, as needed, to prevent them from becoming endangered, threatened or sensitive.

**Stables:** A structure or facility which accommodates horses or other large livestock for boarding and/or breeding purposes and does not include riding academies. Stables are permitted in all designated agricultural and rural lands. The training of horses is also permitted in conjunction with stables as long as the training is limited to the horses being boarded on site.

**Stormwater:** Water that is generated by rainfall and is often routed into drain systems in order to prevent flooding.

**Strip commercial:** An automobile oriented linear commercial development pattern with high volume traffic generating uses, vehicular entrances for each use, a visually cluttered appearance, and no internal pedestrian circulation system.

**Surface waters:** Streams, rivers, ponds, lakes or other waters designated as "waters of the state" by the Washington Department of Natural Resources in WAC 222-16-030.

**Taking:** The appropriation by government of private land for which compensation must be paid.

**Tax increment financing:** A method of paying for public improvements needed to support private development or redevelopment projects. It is implemented by establishing a tax increment district, which is a geographic area within which growth in property tax revenue that results from new development is used to finance public improvements in the district.

**Threatened species:** See **Species classification**.

**Transfer of development rights (TDR):** The process established by chapter 30.35A SCC for transferring certified development rights from a sending site to a receiving site. “TDR” is sometimes used as an adjective to denote relation to the TDR program, as in “TDR certificates,” “TDR program,” “TDR receiving area,” and “TDR sending area.”

**Transit centers:** ~~((Focal points for transit services which may allow connections with other routes))~~ A dedicated transit facility located outside of the public right-of-way where several transit routes converge. A transit center is designed to accommodate several buses at once to permit users easy transfer between transit routes.

**Transit oriented:** An emphasis primarily on access to public transportation, and often incorporating features that encourage pedestrian activity and transit ridership.

**Transit Pedestrian Village:** The area within designated Urban Centers that surrounds an existing or planned high capacity transit station. Transit Pedestrian Villages feature uses that enhance and support the high capacity transit station. Emphasis shall be placed on a compact walkable area that is integrated with multiple modes of transportation.

**Transportation centers:** Facilities providing connections between various modes of travel, particularly transit, serving different origins/destinations or routes. Examples of transportation centers are the current ferry terminals, Everett's proposed downtown transit center or high-capacity transit stations along I-5.

**Transportation demand management strategies (TDM):** Strategies aimed at changing travel behavior rather than expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ridesharing options, parking policies, and telecommuting.

**Transportation service areas (TSA):** TSAs are subareas of the county with boundaries drawn to include transportation facilities primar-

ily serving that TSA. Needed roadway and other transportation improvements needed are identified and prioritized for each TSA.

**Upper income:** A household whose income is greater than 120% of the county median income.

**Urban governmental services:** Those governmental services historically and typically delivered by cities include the storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with rural areas.

**Urban Center:** An area with a mix of high-density residential, office and retail uses with public and community facilities and pedestrian connections located along an existing or planned high capacity transit route.

**Urban growth:** Growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products or fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. “Characterized by urban growth” refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth. (RCW 36.70A.030)

**Urban Growth Areas (UGAs):** Areas designated by the county after consultation with cities, where urban growth will be encouraged and supported by public facilities and services. The urban growth areas include areas and densities sufficient to permit the urban growth that is projected to occur in the county for a 20 year period. Urban growth refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of



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food, other agricultural products or fiber, or the extraction of mineral resources.

**Urban growth boundaries:** The boundary or line marking the limit between the UGAs and rural or resource land areas.

**Urban land:** All land located within UGAs such as residential and employment land; land for public facilities and utilities; and critical areas, open space and greenbelts with existing or planned urban services and facilities such as storm and sanitary sewer system, domestic water systems, street cleaning services, fire and police protection services, and public transit services. New urban residential developments have a minimum net density of 4 dwelling units per acre, except in UGAs adjacent to cities without sanitary sewers. Densities for residential or non-residential developments are higher in specific plan designations or centers.

**Urban reserve area:** An area outside of and adjacent to an urban growth area that may have potential for future employment and mixed land use and designation as an urban growth area.

**Urban Village:** A neighborhood scale mixed-use area with a mix of retail and office uses, public and community facilities, and high-density residential developments. Pedestrian orientation includes circulation, scale and convenience with connections between neighborhoods, communities and other centers. Urban Villages serve several neighborhoods within a radius of about two miles.

**Utilities:** Enterprises or facilities serving the public by means of an integrated system of collection, transmission, distribution, and processing facilities through more or less permanent physical connections between the plant of the serving entity and the premises of the customer. Included are systems for the delivery of natural gas, electricity, telecommunications services, water, and for the disposal of sewage.

**Very low-income:** A household whose income does not exceed 50% of the county median income.

**Watershed:** The region drained by or contributing water to a stream, lake or other body of water.

**Watershed management plan:** A detailed analysis adopted by the county council for a drainage basin pursuant to Title 25 SCC which compares the capabilities and needs for runoff accommodation due to various combination of development, land use, structural and nonstructural management alternatives. The plan recommends the form, location and extent of quantity and quality control measures which would satisfy legal constraints, water quality standards, and community standards, and identifies the institutional and funding requirements for plan implementation.

**Wellhead protection area:** The surface and subsurface area surrounding a well or wellfield that supplies a public water system through which contaminants are likely to pass and eventually reach the water well or wellfield.

**Wetland:** Areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, bogs, marshes, and similar areas.



Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities. However, wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands, if permitted by the county.

**Wildlife habitat:** Predominantly undisturbed areas of natural vegetation and/or aquatic systems used by, and necessary for the survival of wildlife.

**Zero lot line:** Subdivision technique that allows for the placement of a structure on the side yard property line.

**Zoning:** The process by which the county legally controls the use of property and physical configuration of development upon tracts of land within its jurisdiction. Zoning is an exercise of the police power and must be enacted for the protection of public health, safety and welfare.

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## APPENDIX F

### REVIEW CRITERIA FOR SCHOOL DISTRICT CAPITAL FACILITY PLANS

#### **Required Plan Contents**

1. Future Enrollment Forecasts by Grade Span, including:
  - a 6-year forecast (or more) to support the financing program;
  - a description of the forecasting methodology and justification for its consistency with OFM population forecasts used in the county's comprehensive plan.
  
2. Inventory of Existing Facilities, including:
  - the location and capacity of existing schools;
  - a description of educational standards and a clearly defined minimum level of service such as classroom size, school size, use of portables, etc.;
  - the location and description of all district-owned or leased sites (if any) and properties;
  - a description of support facilities, such as administrative centers, transportation and maintenance yards and facilities, etc.; and
  - information on portables, including numbers, locations, remaining useful life (as appropriate to educational standards), etc.
  
3. Forecast of Future Facility Needs, including:
  - identification of new schools and/or school additions needed to address existing deficiencies and to meet demands of projected growth over the next 6 years; and
  - the number of additional portable classrooms needed.
  
4. Forecast of Future Site Needs, including:
  - the number, size, and general location of needed new school sites.
  
5. Financing Program (6-year minimum Planning Horizon)
  - estimated cost of specific construction and site acquisition and development projects proposed to address growth-related needs;
  - projected schedule for completion of these projects; and
  - proposed sources of funding, including impact fees (if proposed), local bond issues (both approved and proposed), and state matching funds.
  
6. Impact Fee Support Data (where applicable), including:
  - an explanation of the calculation methodology, including description of key variables and their computation;
  - definitions and sources of data for all inputs into the fee calculation, indicating that it:
    - a) is accurate and reliable and that any sample data is statistically valid;



b) accurately reflects projected costs in the 6-year financing program; and  
- a proposed fee schedule that reflects expected student generation rates from, at minimum, the following residential unit types: single-family, multi-family/studio or 1-bedroom, and multi-family/2-bedroom or more.

### **Plan Performance Criteria**

1. School facility plans must meet the basic requirements set down in RCW 36.70A (the Growth Management Act). Districts proposing to use impact fees as a part of their financing program must also meet the requirements of RCW 82.02.
2. Where proposed, impact fees must utilize a calculation methodology that meets the conditions and tests of RCW 82.02.
3. Enrollment forecasts should utilize established methods and should produce results which are not inconsistent with the OFM population forecasts used in the county comprehensive plan. Each plan should also demonstrate that it is consistent with the 20-year forecast in the land use element of the county's comprehensive plan.
4. The financing plan should separate projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding. The financing plan and/or the impact fee calculation formula must also differentiate between projects or portions of projects which address existing deficiencies (ineligible for impact fees) and those which address future growth-related needs.
5. Plans should use best-available information from recognized sources, such as the U.S. Census or the Puget Sound Regional Council. District-generated data may be used if it is derived through statistically reliable methodologies.
6. Districts which propose the use of impact fees should identify in future plan updates alternative funding sources in the event that impact fees are not available due to action by the state, county or the cities within their district boundaries.
7. Repealed effective January 2, 2000.

### **Plan Review Procedures**

1. District capital facility plan updates should be submitted to the County Planning and Development Services Department for review prior to formal adoption by the school district.
2. Each school district planning to expand its school capacity must submit to the county an updated capital facilities plan at least every 2 years. Proposed increases in impact fees must be submitted as part of an update to the capital facilities plan, and will be considered no more frequently than once a year.

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3. Each school district will be responsible for conducting any required SEPA reviews on its capital facilities plan prior to its adoption, in accordance with state statutes and regulations.
4. School district capital facility plans and plan updates must be submitted no later than ~~((60))~~ 180 calendar days prior to their desired effective date. ~~((For example, if a district requires its updated plan to take effect on January 1, 2007 in order to meet the minimum updating requirement of item 2. above, it must formally submit that plan no later than October 30, 2006.))~~
5. District plans and plan updates must include a resolution or motion from the district school board adopting the plan before it will become effective.

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Amended Ordinance 14-129



# EXHIBIT O

## Technical Reports– Appendix I

The GMA comprehensive plan, including the General Policy Plan, was prepared using several plans and technical reports as a reference. Several of these reports are required by the GMA and are listed below. These documents are available from the Department of Planning and Development Services and the Department of Public Works.

- Urban Growth Area Residential Land Capacity Analysis (Snohomish County, 1995)
- Employment Land Capacity Analysis in Unincorporated Snohomish County (Snohomish County, 1995)
- Draft Urban Growth Area Land Capacity Analysis (Snohomish County, 2005)
- Snohomish County Housing Needs Analysis (Snohomish County, 1994)
- Draft Snohomish County Housing Needs Analysis (Snohomish County, 2005)
- Transportation Facilities and Services Inventory (Snohomish County, 1992)
- Capital Facility Requirements 1994-1999 (and to 2013), (Henderson/Young, 1994)
- Countywide Utility Inventory Report for Snohomish County - Public Water Supply, Public Wastewater Collection and Treatment Systems, and Public Energy and Telecommunications Systems (Snohomish County, 1995, as amended)
- Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993)
- Comprehensive Solid Waste Management Plan Update (Snohomish County, 1994)
- Countywide Comprehensive Park and Recreation Plan (Snohomish County, 1994)
- Paine Field Master Plan (Snohomish County, 1980)
- Draft Snohomish County Economic Development Strategy (Snohomish County, 1994)
- Snohomish County Groundwater Characterization Study (Snohomish County, 1991)
- 1991 Puget Sound Water Quality Management Plan (Puget Sound Water Quality Authority, 1990)
- Chase Lake Watershed Management Plan (Snohomish County, 1988)
- Scriber Creek Watershed Management Plan (Snohomish County, 1989)
- Silver Creek Watershed Management Plan (Snohomish County, 1989)
- Lunds Gulch Watershed Management Plan (Snohomish County, 1990)
- Stillaguamish Watershed Action Plan (Snohomish County, 1990)
- Snohomish River Comprehensive Flood Control Management Plan (Snohomish County, 1991)
- Draft North Creek Watershed Management Plan (Snohomish County, 1993)
- Draft Swamp Creek Watershed Management Plan (Snohomish County, 1994)
- Volume 1: Snohomish County Stream and Wetlands Survey Map Atlas (Snohomish County, 1986)
- Implementation of Growth Management Act, Snohomish County and Local Jurisdictions (Pentec Environmental, Inc., 1991)
- Evaluation of the Feasibility of a TDR Program - Snohomish County, WA (Redman/Johnston Associates, Ltd., 1993)
- Vision 2020: Growth and Transportation Strategy for the Central Puget Sound Region (Puget Sound Council of Governments, 1990)

- Multicounty Planning Policies for King, Kitsap, Pierce and Snohomish Counties (Puget Sound Regional Council, 1993)
- 1993 Strategic Economic and Investment Plan for Snohomish County (EDC, 1993)
- Urban Centers in Snohomish County (Snohomish County Tomorrow, 1993)
- Working Paper: Land Capacity Methodology for Residential Land (Snohomish County Tomorrow, 1992)
- Snohomish County 2005 Fair Share Housing Allocation Methodology and Guidelines (Snohomish County Tomorrow, 2005)
- Draft 2005 Snohomish County Reasonable Measures Report
- Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities, prepared by ECONorthwest, July 2000
- Recommended Method for Evaluating Local Reasonable Measures Programs, prepared by ECONorthwest, June 2003
- 1997 Snohomish County Tomorrow Growth Monitoring Report
- 1998 Snohomish County Tomorrow Growth Monitoring Report
- 1999 Snohomish County Tomorrow Growth Monitoring Report
- 2000 Snohomish County Tomorrow Growth Monitoring Report
- 2001 Snohomish County Tomorrow Growth Monitoring Report
- 2002 Snohomish County Tomorrow Growth Monitoring /Buildable Lands Report
- 2003 Snohomish County Tomorrow Growth Monitoring Report
- Draft WRIA 5 Stillaguamish Chinook Salmon Recovery Plan, June 2004
- Draft WRIA 7 Snohomish River Basin Salmon Conservation Plan, July 2004
- Draft WRIA 8 Lake Washington/Cedar/Sammamish Watershed Chinook Salmon Conservation Plan, November 2004
- King County Dept. of Natural Resources, Brightwater Regional Wastewater Treatment System Draft and Final Environmental Impact Statement, 2003
- Snohomish County Groundwater Management Plan, Golder and Associates, 1997
- Drainage Needs Report, Snohomish County Surface Water Management, 2000
- Draft SW UGA Green Space Project, Snohomish County PDS, June 2001
- Draft Snohomish County Natural Hazards Mitigation Plan, Snohomish County Department of Public Works, 2004
- SW Snohomish County Phase 1 Report (February 2001)
- SCT Transit Oriented Guidelines (July 1999)
- Flood Insurance Study for Unincorporated Snohomish County with accompanying flood insurance maps, adopted November 8, 1999
- Associated Earth Sciences, Snohomish County Mineral Resource Study, February 8, 1999
- CH2M HILL, Mineral Resource Lands Transportation Study, January, 2005
- “Snohomish County Capital Facilities Plan Year 2001 Update,” Adopted 11/20/2001 by Ordinance 01-190 and amended by Ordinance 01-111, 12/19/2001
- “Snohomish County 2002 – 2007 Capital Improvement Program,” adopted 11/20/2001 by Ordinance 01-089
- “The Art and Science of Designating Urban Growth Areas: Some Suggestions for Criteria and Densities,” Part II, Wash. Department of Community Development, Growth Management Division, March 1992

# EXHIBIT O

## General Policy Plan

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- Integrated Marysville/Lakewood Urban Growth Area Draft Subarea Plan & Draft Supplemental Environmental Impact Statement (DEIS), Bucher, Willis & Ratliff Corp., June 2002, for Snohomish county Planning and Development Services
- Skykomish Valley Area Comprehensive Plan: A Portion of the Snohomish County Comprehensive Plan, October 1, 1980, prepared by the Snohomish County Planning Department
- Southwest County Area Comprehensive Plan: A Portion of the Snohomish County Comprehensive Plan, adopted August, 1967, prepared by Clark, Coleman & Rupeiks for the Snohomish County Planning Department
- Northwest County Area Comprehensive Plan: A Portion of the Snohomish County Comprehensive Plan, adopted by Ordinance 86-071 October 15, 1986, prepared by the Snohomish County Planning and Community Development Department
- Snohomish County GMA Comprehensive Plan Lake Stevens UGA Plan for the Unincorporated Urban Growth Area, adopted by Ordinance 01-073, 12/7/2001
- Snohomish County GMA Comprehensive Plan Mill Creek UGA Plan, a for the Unincorporated Urban Growth Area "A", adopted by Ordinances 98-051 (the Plan) and 98-052 (Areawide Rezoning) effective 8/16/1998
- Snohomish County GMA Comprehensive Plan Mill Creek East UGA Plan, a for the Unincorporated Urban Growth Area, adopted 12/7/2001
- Arlington Area Comprehensive Plan 1975 - 1990, a for the Unincorporated Urban Growth Area, adopted by Ordinance 86-111, 10/29/1986
- City of Arlington Final Comprehensive Plan, prepared by Barrett Consulting Group under the guidance of the Arlington Comprehensive Plan Committee and Arlington City Council. June 1995, and amended by Ordinance # 1123 on 7/1/1996
- Arlington Municipal Airport Master plan Update 1995-2015, prepared by W&H Pacific and LeeAnne Walker for the City of Arlington, November 1996
- Final EIS for City of Bothell Proposed Comprehensive Plan, 11/22/1993, "Imagine Bothell...City of Bothell Comprehensive Plan" adopted by Ordinance # 1599, 7/31/1995
- City of Brier, 2000 Comprehensive Plan Update, Adopted 11/28/2000
- City of Bothell 2001 Water System Comprehensive Plan, prepared by Gray & Osborne
- Darrington Area Comprehensive Plan, adopted April 4, 1979
- Town of Darrington Compressive Plan, first adopted 8/10.1971
- Town of Darrington Water System Plan, prepared by Trepanier Engineering, 10/25/2001
- Snohomish County GMA Comprehensive Plan Gold Bar Subarea Plan, a for the Unincorporated Urban Growth Area, adopted by Ordinance 97-036, effective 6/14/1997
- City of Edmonds Comprehensive Plan, adopted 6/20/1995, amended 12/1/1999
- Final City of Edmonds Comprehensive Water System Update, prepared by R. W. Beck, 1995
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## General Policy Plan

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- GTC Compact Final, Puget Sound Regional Council
- Growing Transit Communities Strategy, Puget Sound Regional Council
- All PSRC Vision 2040 documents (background reports, SEPA documents, adopted documents and attachments)
- All PSRC Transportation 2040 documents (background reports, SEPA documents, adopted documents and attachments)

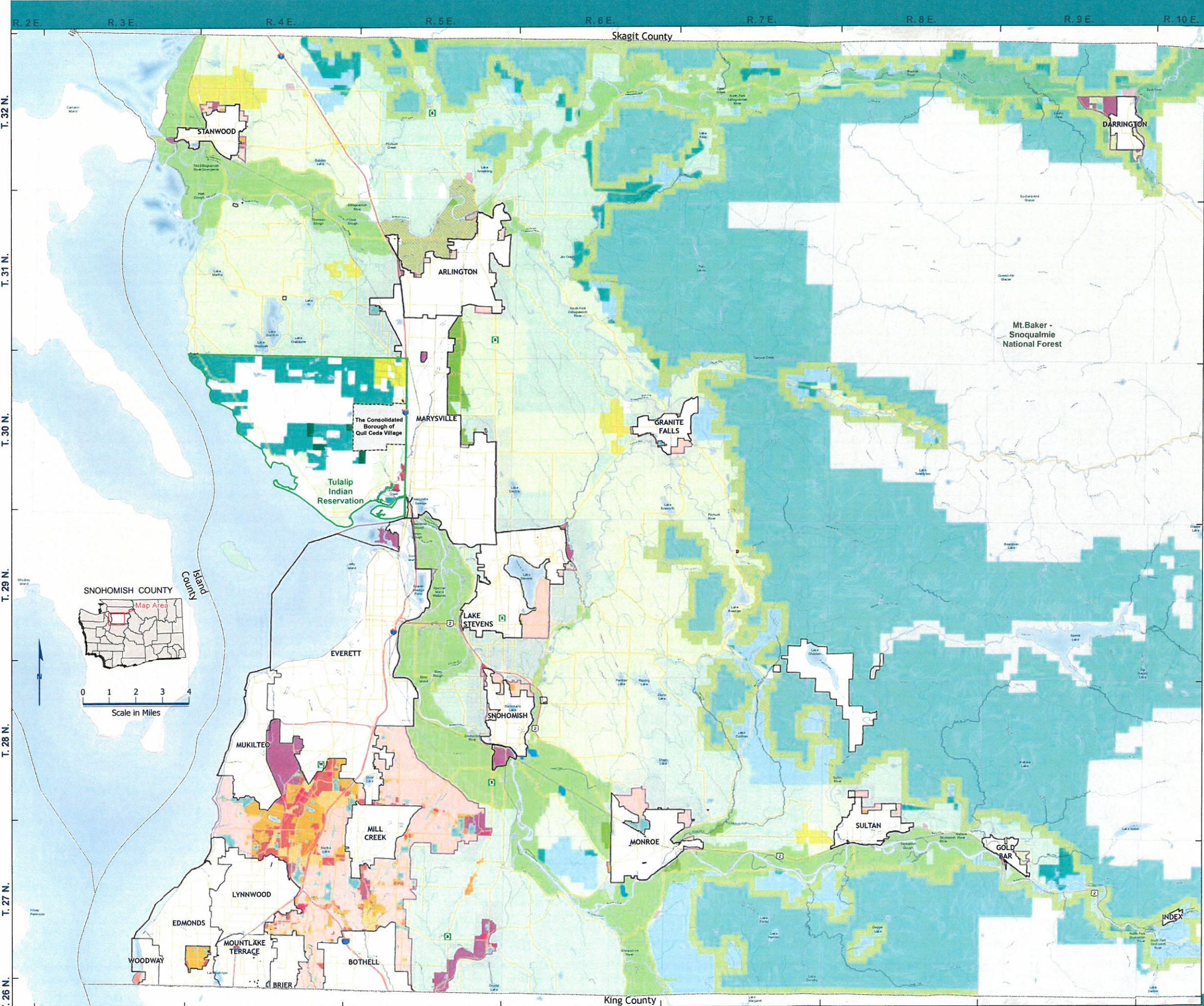


- 2007 & 2012 Buildable Lands Reports (and associated research reports/documentation)
- SCT Growth Monitoring Reports
- 2007 SCT Housing Evaluation Report
- 2014 SCT HO-5 Report
- May 2011 SCT Vision 2040 Preliminary Growth Distribution Working Paper
- 2012 OFM GMA Population Projections Report
- 2013 PSRC Land Use Targets Report and documentation

EXHIBIT P

Amended Ordinance 14-129





# MAP 1

## SNOHOMISH COUNTY

### GMA COMPREHENSIVE PLAN

# FUTURE LAND USE

EFFECTIVE DATE XXXX XX, 2015

### Legend

- County Boundary
  - Urban Growth Boundary
  - Incorporated City Boundary
  - The Consolidated Borough of Quil Ceda Village
  - Tulalip Indian Reservation Bound (Boundary Not Intended to Displace Tidelands)
  - Freeway
  - Arterial Roadway
  - Railway
  - Watercourse
  - Waterbody
- This portion of the Snohomish UGA is under review pursuant to a requested Conditional Letter of Map Revision from the Federal Emergency*

### Future Land Use\*

- Rural Urban Transition Area
- TDR Sending Area - Arlington Program
- National Forest (Includes Some Private and Non-Federal Public Lands)
- Local Forest (Tulalip Only)
- Commercial Forest
- Commercial Forest-Forest Transition Area
- Riverway Commercial Farmland
- Upland Commercial Farmland
- Local Commercial Farmland
- Urban Horticulture
- Low Density Rural Residential (1 DU/20 Acres)
- Rural Residential-10 Resource Transition (1 DU/10 Acres)
- Rural Residential-10 (1 DU/10 Acres)
- Rural Residential- 5 (1 DU/5 Acres)
- Rural Residential- RD (1DU/5 Acres)
- Rural Residential (1 DU/5 Acres Basic)
- Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)
- Urban Low Density Residential (Please See Map 6 of the GPP)
- Urban Medium Density Residential
- Urban High Density Residential
- Urban High Density Residential/ Urban Industrial
- Public/Institutional
- Recreational Land
- Rural Freeway Service
- Clearview Rural Commercial
- Reservation Commercial
- Urban Commercial
- Urban Village
- Transit/Pedestrian Village
- Urban Center
- Rural Industrial
- Urban Industrial
- Manufacturing Industrial Overlay (Paine Field Area)
- Incorporated Cities and Towns
- Tribal Lands, Rights-of-Way, etc.



### SNOHOMISH COUNTY DATA and MAP DISCLAIMER

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.

Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of March 2013.

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

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

\*Determining the number of certified development rights may be subject to requirements in Chapter 30.35A SCC, Transfer of Development Right.

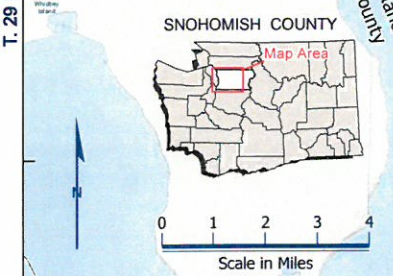




EXHIBIT Q

Amended Ordinance 14-129

## **Growth Targets – Appendix D**

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Appendix D Tables 1-4 are being replaced by Appendix D Tables 1-6  
(June 10, 2015)

**APPENDIX B, Table B-1 - 2025 Population Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the SGT Planning Advisory Committee and SGT Steering Committee and Adopted by the Snohomish County Council.**

Area	2002 Estimated Population	Revised 2025 Population Targets	2002 - 2025 Population Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	134,101	226,794	92,693	92.3%
Arlington UGA	13,920	27,900	13,980	4.6%
Arlington City	13,200	18,150	4,950	1.7%
Unincorporated	640	8,850	8,210	2.9%
Darrington UGA	1,468	2,426	657	0.2%
Darrington Town	1,339	4,940	575	0.2%
Unincorporated	133	245	62	0.0%
Gold Bar UGA	2,847	3,500	653	0.2%
Gold Bar City	2,055	2,437	442	0.2%
Unincorporated	762	1,033	241	0.1%
Granite Falls UGA	2,009	6,970	4,961	1.4%
Granite Falls City	2,708	4,770	2,040	0.7%
Unincorporated	149	2,200	2,051	0.7%
Index UGA (incorporated)	460	400	60	0.0%
Lake Stevens UGA	26,828	46,426	40,207	6.0%
Lake Stevens City	6,540	6,360	1,720	0.0%
Unincorporated	20,100	37,765	17,577	0.2%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	50,820	79,000	28,572	10.3%
Marysville City	27,300	30,737	3,137	3.3%
Unincorporated	23,240	43,863	19,815	7.0%
Monroe UGA	16,240	20,500	10,350	3.7%
Monroe City	14,670	20,540	5,670	2.1%
Unincorporated	1,570	6,050	4,480	1.6%
Snohemish UGA	40,404	44,535	4,344	1.5%
Snohemish City	8,575	9,981	1,406	0.5%
Unincorporated	4,619	4,554	2,935	1.0%
Stanwood UGA	4,470	6,340	4,364	1.5%
Stanwood City	4,005	5,650	1,565	0.6%
Unincorporated	394	3,490	2,799	1.0%
Sultan UGA	4,258	11,110	6,861	2.4%
Sultan City	3,940	6,430	4,280	1.5%
Unincorporated	340	2,929	2,581	0.9%
<b>S.W. County UGA</b>	300,579	539,425	152,346	54.2%
Incorporated S.W.	242,400	309,227	60,737	21.0%
Dothell City (part)	14,430	22,000	7,310	2.7%
Briar City	6,446	7,700	4,945	0.5%
Edmonds City	99,409	144,000	5,420	1.9%
Everett City	96,070	123,000	26,930	9.5%
Lynnwood City	83,930	109,000	9,782	3.5%
Mill Creek City	12,955	16,000	4,024	1.4%
Mills-Terrace City	26,470	22,450	1,060	0.7%
Mukilteo City	18,520	22,000	3,480	1.2%
Woodway Town	300	4,170	460	0.1%
Unincorporated S.W.	138,009	229,898	91,809	32.0%
<b>UGA Total</b>	544,680	769,310	246,239	67.4%
City Total	327,540	420,202	92,662	32.9%
Unincorporated UGA Total	167,140	339,117	152,577	54.2%
FDR Population Reserve	NA	4,300	4,300	1.7%
Potential UGA total	544,680	764,810	250,439	66.9%
<b>Non-UGA Total</b> (Rural-Unincorporated)	413,320	444,634	31,314	11.4%
<b>County Total</b>	620,000	909,450	281,450	100.0%

FDR - Transfer of Development Rights, NA - Not applicable

1 - Rural 2002-2025 population growth is based on estimated rural population growth since 2002, plus 10% of countywide population growth after 2008. City boundaries used for the 2002 estimates and 2025 targets were as of April 1, 2002. See Countywide Planning Policies Appendix A UGA reference map to view the 2002 city boundaries.



**APPENDIX D, Table D-2. Reconciled 2025 Employment Growth Targets for Cities, UGAs and the Rural/Resource Area Recommended by the SGT Planning Advisory Committee (April 13, 2006) and SGT Steering Committee (May 24, 2006). Adopted by the Snohomish County Council on December 20, 2006.**

Area	2002 Estimated Employment	Reconciled 2025 Employment Targets	2002-2025 Employment Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	40,165	60,020	37,523	20.0%
Arlington UGA	8,160	15,360	7,200	5.0%
Arlington City	7,020	14,360	6,420	4.4%
Unincorporated	1,140	1,000	835	-0.6%
Bainbridge UGA	571	625	464	0.1%
Bainbridge Town	321	415	44	-0.0%
Unincorporated	250	210	115	-0.1%
Gold Bar UGA	475	210	35	-0.0%
Gold Bar City	172	210	35	0.0%
Unincorporated	303	0	(2)	-0.0%
Granite Falls UGA	802	2,200	1,390	1.0%
Granite Falls City	802	2,100	1,007	0.9%
Unincorporated	0	91	31	0.1%
Index UGA (unincorporated)	44	70	26	0.0%
Lake Stevens UGA	2,700	6,615	2,010	1.9%
Lake Stevens City	1,164	4,925	541	0.4%
Unincorporated	2,600	4,910	2,174	1.5%
Maltby UGA (unincorporated)	2,107	4,060	2,853	2.0%
Marysville UGA	11,292	24,000	12,710	8.0%
Marysville City	6,309	16,054	7,402	5.2%
Unincorporated	4,983	7,946	5,234	3.6%
Monroe UGA	7,827	12,000	4,700	0.9%
Monroe City	7,500	11,000	4,204	0.9%
Unincorporated	327	1,000	460	0.3%
Snohomish UGA	1,510	6,700	4,000	1.3%
Snohomish City	1,010	4,900	600	0.0%
Unincorporated	500	1,800	1,000	-0.7%
Stanwood UGA	3,001	5,500	2,400	1.7%
Stanwood City	2,850	4,700	1,034	1.2%
Unincorporated	151	800	585	0.4%
Sultan UGA	800	2,000	1,140	0.6%
Sultan City	640	1,970	1,127	0.6%
Unincorporated	160	30	72	0.0%
<b>S.W. County UGA</b>	403,204	258,577	90,373	00.7%
Incorporated S.W.	442,473	219,473	70,930	-03.3%
Bethell City (part)	14,242	15,040	4,500	-0.2%
Brier City	300	400	130	0.1%
Edmonds City	10,300	12,100	1,000	1.0%
Everett City	80,493	130,340	49,047	34.5%
Lynnwood City	22,070	30,550	15,074	10.0%
Mitt Creek City	2,030	4,544	1,654	1.1%
Milka-Tenack City	7,000	8,000	170	0.1%
Mohitca City	0,440	0,450	0,011	0.1%
Woodway Town	50	30	37	0.0%
Unincorporated S.W.	20,227	40,104	19,377	10.4%
<b>UGA Total</b>	206,500	540,205	155,090	32.7%
City Total	477,510	270,740	101,195	70.0%
Unincorporated UGA Total	20,701	81,462	32,701	22.5%
<b>Non-UGA Total (Rural-Unincorporated)</b>	7,500	10,150	10,504	7.3%
<b>County Total</b>	214,000	550,355	164,594	100.0%

Includes full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.  
 Non-UGA total includes employment forecast information provided by Tulalip Tribes to the year 2020, extrapolated to 2025 by Snohomish County. Assumes a total of 10,000 jobs on Tulalip Reservation by 2025 (up from 2,500 total jobs in 2000).  
 City boundaries used for the 2002 estimate and 2025 targets were as of April 1, 2002. See Countywide Planning Policies Appendix A, UGA reference map to view the 2002 city boundaries.

**APPENDIX D, Table D-3—Reconciled 2025 Population Growth Targets for Unincorporated MUGAs Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering Committee (May 24, 2006), as Modified and Adopted by the Snohomish County Council on December 28, 2006. Amended to reflect Bothell/Mill Creek MUGA boundary revisions on July 7, 2010. Amended to reflect the Everett/Smith Island MUGA Revisions and the Everett MUGA/Lake Stickney Gap Boundary Revisions on Sept. 28, 2014.**

<del>Unincorporated MUGAs within SW UGA:</del>	<del>2002 Estimated Population</del>	<del>2025 Population Target</del>	<del>2002-2025 Numeric Change</del>
<del>Bothell</del>	<del>16,836</del>	<del>38,565</del>	<del>13,729</del>
<del>Brier</del>	<del>2,457</del>	<del>3,295</del>	<del>1,138</del>
<del>Edmonds</del>	<del>2,546</del>	<del>4,466</del>	<del>960</del>
<del>Everett</del>	<del>35,898</del>	<del>49,166</del>	<del>13,276</del>
<del>Lynnwood</del>	<del>19,750</del>	<del>34,335</del>	<del>14,577</del>
<del>Mill Creek</del>	<del>27,814</del>	<del>55,232</del>	<del>27,417</del>
<del>Mountlake Terrace</del>	<del>62</del>	<del>405</del>	<del>23</del>
<del>Mukilteo</del>	<del>10,662</del>	<del>14,910</del>	<del>4,248</del>
<del>Paine Field</del>	<del>324</del>	<del>—</del>	<del>(324)</del>
<del>Woodway</del>	<del>1</del>	<del>470</del>	<del>470</del>
<del>Overlap area:</del>			
<del>Larch Way (between Mill Creek &amp; Lynnwood)</del>	<del>2,140</del>	<del>4,300</del>	<del>2,271</del>
<del>Gaps:</del>			
<del>Lake Stickney</del>	<del>4,430</del>	<del>11,864</del>	<del>7,434</del>
<del>Norma Beach</del>	<del>2,826</del>	<del>3,320</del>	<del>494</del>
<del>Silver Firs</del>	<del>11,675</del>	<del>18,080</del>	<del>6,405</del>
<b>Unincorporated MUGA total</b>	<b>433,089</b>	<b>229,000</b>	<b>-91,009</b>

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

APPENDIX D, Table D-4: Reconciled 2025 Employment Growth Targets for Unincorporated MUGAs Recommended by the SCT Planning Advisory Committee (April 13, 2006) and SCT Steering Committee (May 24, 2006). Adopted by the Snohomish County Council on December 20, 2006. Amended to reflect the Everett/Smith Island MUGA Revisions and the Everett MUGA/Lake Stickney Gap Boundary Revisions on Sept. 28, 2011.

Unincorporated MUGAs within SW UGA:	2002 Estimated Employment	2025 Employment Target	2002-2025 Numeric Change
Bethell	752	1,540	788
Brier	117	134	17
Edmonds	190	114	-215
Everett	5,110	7,375	2,257
Lynnwood	2,347	5,488	3,053
Mill Creek	2,888	4,375	1,487
Mountlake Terrace	48	20	-2
Mukilteo	2,807	5,088	2,273
Raine Field	3,720	8,847	5,117
Woodway	13	620	607
<u>Overlap areas:</u>			
Larch Way (between Mill Creek & Lynnwood)	1,486	1,955	469
<u>Gaps:</u>			
Lake Stickney	680	830	141
Norma Beach	90	90	-
Silver Firs	473	3,424	2,951
<b>Unincorporated MUGA total</b>	<b>20,727</b>	<b>40,104</b>	<b>19,377</b>

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



**APPENDIX D, Table 1 - 2035 Population Growth Targets for Cities, UGAs and the Rural/Resource Area**

Area	2011 Population Estimates	2035 Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	<u>161,288</u>	<u>233,097</u>	<u>71,809</u>	<u>30.1%</u>
Arlington UGA	<u>18,489</u>	<u>26,002</u>	<u>7,512</u>	<u>3.2%</u>
Arlington City	<u>17,966</u>	<u>24,937</u>	<u>6,971</u>	<u>2.9%</u>
Unincorporated	<u>523</u>	<u>1,065</u>	<u>541</u>	<u>0.2%</u>
Darrington UGA	<u>1,420</u>	<u>2,161</u>	<u>741</u>	<u>0.3%</u>
Darrington Town	<u>1,345</u>	<u>1,764</u>	<u>419</u>	<u>0.2%</u>
Unincorporated	<u>75</u>	<u>397</u>	<u>322</u>	<u>0.1%</u>
Gold Bar UGA	<u>2,909</u>	<u>3,319</u>	<u>411</u>	<u>0.2%</u>
Gold Bar City	<u>2,060</u>	<u>2,424</u>	<u>364</u>	<u>0.2%</u>
Unincorporated	<u>849</u>	<u>895</u>	<u>47</u>	<u>0.0%</u>
Granite Falls UGA	<u>3,517</u>	<u>8,517</u>	<u>5,000</u>	<u>2.1%</u>
Granite Falls City	<u>3,370</u>	<u>7,842</u>	<u>4,472</u>	<u>1.9%</u>
Unincorporated	<u>147</u>	<u>675</u>	<u>528</u>	<u>0.2%</u>
Index UGA (incorporated)	<u>180</u>	<u>220</u>	<u>40</u>	<u>0.0%</u>
Lake Stevens UGA	<u>33,218</u>	<u>46,380</u>	<u>13,162</u>	<u>5.5%</u>
Lake Stevens City	<u>28,210</u>	<u>39,340</u>	<u>11,130</u>	<u>4.7%</u>
Unincorporated	<u>5,008</u>	<u>7,040</u>	<u>2,032</u>	<u>0.9%</u>
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	<u>60,869</u>	<u>87,798</u>	<u>26,929</u>	<u>11.3%</u>
Marysville City	<u>60,660</u>	<u>87,589</u>	<u>26,929</u>	<u>11.3%</u>
Unincorporated	<u>209</u>	<u>209</u>	-	<u>0.0%</u>
Monroe UGA	<u>18,806</u>	<u>24,754</u>	<u>5,948</u>	<u>2.5%</u>
Monroe City	<u>17,351</u>	<u>22,102</u>	<u>4,751</u>	<u>2.0%</u>
Unincorporated	<u>1,455</u>	<u>2,652</u>	<u>1,197</u>	<u>0.5%</u>
Snohomish UGA	<u>10,559</u>	<u>14,494</u>	<u>3,935</u>	<u>1.7%</u>
Snohomish City	<u>9,200</u>	<u>12,289</u>	<u>3,089</u>	<u>1.3%</u>
Unincorporated	<u>1,359</u>	<u>2,204</u>	<u>846</u>	<u>0.4%</u>
Stanwood UGA	<u>6,353</u>	<u>11,085</u>	<u>4,732</u>	<u>2.0%</u>
Stanwood City	<u>6,220</u>	<u>10,116</u>	<u>3,896</u>	<u>1.6%</u>
Unincorporated	<u>133</u>	<u>969</u>	<u>836</u>	<u>0.4%</u>
Sultan UGA	<u>4,969</u>	<u>8,369</u>	<u>3,399</u>	<u>1.4%</u>
Sultan City	<u>4,655</u>	<u>7,345</u>	<u>2,690</u>	<u>1.1%</u>
Unincorporated	<u>314</u>	<u>1,024</u>	<u>709</u>	<u>0.3%</u>
<b>S.W. County UGA</b>	<u>434,425</u>	<u>582,035</u>	<u>147,610</u>	<u>62.0%</u>
Incorporated S.W.	<u>261,506</u>	<u>363,452</u>	<u>101,946</u>	<u>42.8%</u>
Bothell City (part)	<u>16,570</u>	<u>23,510</u>	<u>6,940</u>	<u>2.9%</u>
Brier City	<u>6,201</u>	<u>7,011</u>	<u>810</u>	<u>0.3%</u>
Edmonds City	<u>39,800</u>	<u>45,550</u>	<u>5,750</u>	<u>2.4%</u>
Everett City	<u>103,100</u>	<u>164,812</u>	<u>61,712</u>	<u>25.9%</u>
Lynnwood City	<u>35,860</u>	<u>54,404</u>	<u>18,544</u>	<u>7.8%</u>
Mill Creek City	<u>18,370</u>	<u>20,196</u>	<u>1,826</u>	<u>0.8%</u>
Mountlake Terrace City	<u>19,990</u>	<u>24,767</u>	<u>4,777</u>	<u>2.0%</u>
Mukilteo City	<u>20,310</u>	<u>21,812</u>	<u>1,502</u>	<u>0.6%</u>
Woodway Town	<u>1,305</u>	<u>1,389</u>	<u>84</u>	<u>0.0%</u>
Unincorporated S.W.	<u>172,919</u>	<u>218,584</u>	<u>45,665</u>	<u>19.2%</u>
<b>UGA Total</b>	<u>595,713</u>	<u>815,132</u>	<u>219,419</u>	<u>92.1%</u>
City Total	<u>412,723</u>	<u>579,419</u>	<u>166,696</u>	<u>70.0%</u>
Unincorporated UGA Total	<u>182,990</u>	<u>235,713</u>	<u>52,723</u>	<u>22.1%</u>
<b>Non-UGA Total</b> (Uninc Rural/Resource Area)	<u>121,287</u>	<u>140,125</u>	<u>18,838</u>	<u>7.9%</u>
<b>County Total</b>	<u>717,000</u>	<u>955,257</u>	<u>238,257</u>	<u>100.0%</u>

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

**APPENDIX D, Table 2 - 2035 Population Growth Targets for Cities and Unincorporated MUGAs within the SW  
County UGA**

Area	2011 Population Estimates	2035 Initial Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	<u>434,425</u>	<u>582,035</u>	<u>147,610</u>	<u>62.0%</u>
Incorporated SW County UGA Total	<u>261,506</u>	<u>363,452</u>	<u>101,946</u>	<u>42.8%</u>
Unincorporated SW County UGA Total	<u>172,919</u>	<u>218,584</u>	<u>45,665</u>	<u>19.2%</u>
<b>Bothell Area</b>	<u>39,760</u>	<u>53,117</u>	<u>13,357</u>	<u>5.6%</u>
Bothell City (part)	<u>16,570</u>	<u>23,510</u>	<u>6,940</u>	<u>2.9%</u>
Unincorporated MUGA	<u>23,190</u>	<u>29,607</u>	<u>6,418</u>	<u>2.7%</u>
<b>Brier Area</b>	<u>8,199</u>	<u>9,327</u>	<u>1,128</u>	<u>0.5%</u>
Brier City	<u>6,201</u>	<u>7,011</u>	<u>810</u>	<u>0.3%</u>
Unincorporated MUGA	<u>1,998</u>	<u>2,315</u>	<u>317</u>	<u>0.1%</u>
<b>Edmonds Area</b>	<u>43,420</u>	<u>49,574</u>	<u>6,155</u>	<u>2.6%</u>
Edmonds City	<u>39,800</u>	<u>45,550</u>	<u>5,750</u>	<u>2.4%</u>
Unincorporated MUGA	<u>3,620</u>	<u>4,024</u>	<u>405</u>	<u>0.2%</u>
<b>Everett Area</b>	<u>145,184</u>	<u>211,968</u>	<u>66,784</u>	<u>28.0%</u>
Everett City	<u>103,100</u>	<u>164,812</u>	<u>61,712</u>	<u>25.9%</u>
Unincorporated MUGA	<u>42,084</u>	<u>47,156</u>	<u>5,072</u>	<u>2.1%</u>
<b>Lynnwood Area</b>	<u>60,632</u>	<u>88,584</u>	<u>27,952</u>	<u>11.7%</u>
Lynnwood City	<u>35,860</u>	<u>54,404</u>	<u>18,544</u>	<u>7.8%</u>
Unincorporated MUGA	<u>24,772</u>	<u>34,180</u>	<u>9,408</u>	<u>3.9%</u>
<b>Mill Creek Area</b>	<u>54,747</u>	<u>67,940</u>	<u>13,193</u>	<u>5.5%</u>
Mill Creek City	<u>18,370</u>	<u>20,196</u>	<u>1,826</u>	<u>0.8%</u>
Unincorporated MUGA	<u>36,377</u>	<u>47,744</u>	<u>11,367</u>	<u>4.8%</u>
<b>Mountlake Terrace Area</b>	<u>20,010</u>	<u>24,797</u>	<u>4,787</u>	<u>2.0%</u>
Mountlake Terrace City	<u>19,990</u>	<u>24,767</u>	<u>4,777</u>	<u>2.0%</u>
Unincorporated MUGA	<u>20</u>	<u>30</u>	<u>10</u>	<u>0.0%</u>
<b>Mukilteo Area</b>	<u>32,545</u>	<u>36,453</u>	<u>3,909</u>	<u>1.6%</u>
Mukilteo City	<u>20,310</u>	<u>21,812</u>	<u>1,502</u>	<u>0.6%</u>
Unincorporated MUGA	<u>12,235</u>	<u>14,641</u>	<u>2,407</u>	<u>1.0%</u>
<b>Woodway Area</b>	<u>1,305</u>	<u>4,361</u>	<u>3,056</u>	<u>1.3%</u>
Woodway Town	<u>1,305</u>	<u>1,389</u>	<u>84</u>	<u>0.0%</u>
Unincorporated MUGA	<u>-</u>	<u>2,972</u>	<u>2,972</u>	<u>1.2%</u>
<b>Paine Field Area (Unincorporated)</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
<b>Larch Way Overlap (Unincorporated)</b>	<u>3,370</u>	<u>5,007</u>	<u>1,637</u>	<u>0.7%</u>
<b>Lake Stickney Gap (Unincorporated)</b>	<u>7,161</u>	<u>9,786</u>	<u>2,625</u>	<u>1.1%</u>
<b>Meadowdale Gap (Unincorporated)</b>	<u>2,695</u>	<u>3,437</u>	<u>742</u>	<u>0.3%</u>
<b>Silver Firs Gap (Unincorporated)</b>	<u>15,398</u>	<u>17,683</u>	<u>2,285</u>	<u>1.0%</u>
<b>County Total</b>	<u>717,000</u>	<u>955,257</u>	<u>238,257</u>	<u>100.0%</u>

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

**APPENDIX D, Table 3 - 2035 Housing Growth Targets for Cities, UGAs and the Rural/Resource Area**

Area	2011 Housing Unit Estimates	2035 Housing Unit Targets	2011-2035 Housing Unit Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	60,509	87,338	26,829	27.4%
Arlington UGA	7,128	10,018	2,890	3.0%
Arlington City	6,931	9,654	2,723	2.8%
Unincorporated	197	364	167	0.2%
Darrington UGA	682	948	266	0.3%
Darrington Town	644	764	120	0.1%
Unincorporated	38	184	146	0.1%
Gold Bar UGA	1,205	1,304	99	0.1%
Gold Bar City	831	924	93	0.1%
Unincorporated	374	380	6	0.0%
Granite Falls UGA	1,412	3,516	2,104	2.1%
Granite Falls City	1,348	3,179	1,831	1.9%
Unincorporated	64	337	273	0.3%
Index UGA (incorporated)	117	127	10	0.0%
Lake Stevens UGA	12,281	17,311	5,030	5.1%
Lake Stevens City	10,470	14,883	4,413	4.5%
Unincorporated	1,811	2,428	617	0.6%
Maltby UGA (unincorporated)	71	71	NA	NA
Marysville UGA	22,709	32,936	10,227	10.4%
Marysville City	22,649	32,876	10,227	10.4%
Unincorporated	60	60	-	0.0%
Monroe UGA	5,838	7,443	1,605	1.6%
Monroe City	5,326	6,526	1,200	1.2%
Unincorporated	512	917	405	0.4%
Snohomish UGA	4,545	6,115	1,570	1.6%
Snohomish City	4,013	5,269	1,256	1.3%
Unincorporated	532	846	314	0.3%
Stanwood UGA	2,634	4,577	1,943	2.0%
Stanwood City	2,586	4,179	1,593	1.6%
Unincorporated	48	398	350	0.4%
Sultan UGA	1,887	2,972	1,085	1.1%
Sultan City	1,752	2,581	829	0.8%
Unincorporated	135	391	256	0.3%
<b>S.W. County UGA</b>	178,958	243,179	64,220	65.6%
Incorporated S.W.	112,679	155,774	43,095	44.0%
Bothell City (part)	6,780	9,782	3,002	3.1%
Brier City	2,226	2,550	324	0.3%
Edmonds City	18,396	21,168	2,772	2.8%
Everett City	44,656	70,067	25,411	26.0%
Lynnwood City	14,947	22,840	7,893	8.1%
Mill Creek City	7,991	8,756	765	0.8%
Mountlake Terrace City	8,643	10,928	2,285	2.3%
Mukilteo City	8,574	9,211	637	0.7%
Woodway Town	466	472	6	0.0%
Unincorporated S.W.	66,279	87,405	21,125	21.6%
<b>UGA Total</b>	239,467	330,517	91,049	93.0%
City Total	169,346	236,736	67,390	68.8%
Unincorporated UGA Total	70,121	93,781	23,659	24.2%
<b>Non-UGA Total</b> (Uninc Rural/Resource Area)	48,973	55,816	6,843	7.0%
<b>County Total</b>	288,440	386,333	97,892	100.0%

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.



**APPENDIX D, Table 4 - 2035 Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County**  
**UGA**

Area	2011 Housing Unit Estimates	2035 Housing Unit Targets	2011-2035 Housing Unit Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	<u>178,959</u>	<u>243,179</u>	<u>64,220</u>	<u>65.6%</u>
Incorporated SW County UGA Total	<u>112,679</u>	<u>155,774</u>	<u>43,095</u>	<u>44.0%</u>
Unincorporated SW County UGA Total	<u>66,280</u>	<u>87,405</u>	<u>21,125</u>	<u>21.6%</u>
<b>Bothell Area</b>	<u>15,738</u>	<u>21,249</u>	<u>5,511</u>	<u>5.6%</u>
Bothell City (part)	<u>6,780</u>	<u>9,782</u>	<u>3,002</u>	<u>3.1%</u>
Unincorporated MUGA	<u>8,958</u>	<u>11,467</u>	<u>2,509</u>	<u>2.6%</u>
<b>Brier Area</b>	<u>3,045</u>	<u>3,431</u>	<u>386</u>	<u>0.4%</u>
Brier City	<u>2,226</u>	<u>2,550</u>	<u>324</u>	<u>0.3%</u>
Unincorporated MUGA	<u>819</u>	<u>881</u>	<u>62</u>	<u>0.1%</u>
<b>Edmonds Area</b>	<u>19,896</u>	<u>22,809</u>	<u>2,913</u>	<u>3.0%</u>
Edmonds City	<u>18,396</u>	<u>21,168</u>	<u>2,772</u>	<u>2.8%</u>
Unincorporated MUGA	<u>1,500</u>	<u>1,641</u>	<u>141</u>	<u>0.1%</u>
<b>Everett Area</b>	<u>61,276</u>	<u>88,848</u>	<u>27,572</u>	<u>28.2%</u>
Everett City	<u>44,656</u>	<u>70,067</u>	<u>25,411</u>	<u>26.0%</u>
Unincorporated MUGA	<u>16,620</u>	<u>18,781</u>	<u>2,161</u>	<u>2.2%</u>
<b>Lynnwood Area</b>	<u>25,249</u>	<u>38,532</u>	<u>13,283</u>	<u>13.6%</u>
Lynnwood City	<u>14,947</u>	<u>22,840</u>	<u>7,893</u>	<u>8.1%</u>
Unincorporated MUGA	<u>10,302</u>	<u>15,692</u>	<u>5,390</u>	<u>5.5%</u>
<b>Mill Creek Area</b>	<u>21,411</u>	<u>26,575</u>	<u>5,164</u>	<u>5.3%</u>
Mill Creek City	<u>7,991</u>	<u>8,756</u>	<u>765</u>	<u>0.8%</u>
Unincorporated MUGA	<u>13,420</u>	<u>17,819</u>	<u>4,399</u>	<u>4.5%</u>
<b>Mountlake Terrace Area</b>	<u>8,652</u>	<u>10,941</u>	<u>2,289</u>	<u>2.3%</u>
Mountlake Terrace City	<u>8,643</u>	<u>10,928</u>	<u>2,285</u>	<u>2.3%</u>
Unincorporated MUGA	<u>9</u>	<u>13</u>	<u>4</u>	<u>0.0%</u>
<b>Mukilteo Area</b>	<u>13,148</u>	<u>15,100</u>	<u>1,952</u>	<u>2.0%</u>
Mukilteo City	<u>8,574</u>	<u>9,211</u>	<u>637</u>	<u>0.7%</u>
Unincorporated MUGA	<u>4,574</u>	<u>5,889</u>	<u>1,315</u>	<u>1.3%</u>
<b>Woodway Area</b>	<u>466</u>	<u>2,005</u>	<u>1,539</u>	<u>1.6%</u>
Woodway Town	<u>466</u>	<u>472</u>	<u>6</u>	<u>0.0%</u>
Unincorporated MUGA	<u>-</u>	<u>1,533</u>	<u>1,533</u>	<u>1.6%</u>
Paine Field Area (Unincorporated)	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
Larch Way Overlap (Unincorporated)	<u>1,155</u>	<u>2,187</u>	<u>1,032</u>	<u>1.1%</u>
Lake Stickney Gap (Unincorporated)	<u>2,850</u>	<u>4,249</u>	<u>1,399</u>	<u>1.4%</u>
Meadowdale Gap (Unincorporated)	<u>956</u>	<u>1,185</u>	<u>229</u>	<u>0.2%</u>
Silver Firs Gap (Unincorporated)	<u>5,117</u>	<u>6,067</u>	<u>950</u>	<u>1.0%</u>
<b>County Total</b>	<u>288,440</u>	<u>386,333</u>	<u>97,892</u>	<u>100.0%</u>

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

**APPENDIX D, Table 5 - 2035 Employment Growth Targets for Cities, UGAs and the Rural/Resource Area**

Area	2011 Employment Estimates	2035 Employment Targets	2011-2035 Employment Growth	
			Amount	Pct of Total County Growth
<b>Non-S.W. County UGA</b>	<u>46,644</u>	<u>93,571</u>	<u>46,927</u>	<u>31.8%</u>
Arlington UGA	<u>8,660</u>	<u>20,884</u>	<u>12,224</u>	<u>8.3%</u>
Arlington City	<u>8,659</u>	<u>20,829</u>	<u>12,170</u>	<u>8.3%</u>
Unincorporated	<u>1</u>	<u>55</u>	<u>54</u>	<u>0.0%</u>
Darrington UGA	<u>500</u>	<u>886</u>	<u>386</u>	<u>0.3%</u>
Darrington Town	<u>498</u>	<u>800</u>	<u>302</u>	<u>0.2%</u>
Unincorporated	<u>2</u>	<u>86</u>	<u>84</u>	<u>0.1%</u>
Gold Bar UGA	<u>223</u>	<u>666</u>	<u>443</u>	<u>0.3%</u>
Gold Bar City	<u>218</u>	<u>661</u>	<u>443</u>	<u>0.3%</u>
Unincorporated	<u>5</u>	<u>5</u>	<u>-</u>	<u>0.0%</u>
Granite Falls UGA	<u>760</u>	<u>2,276</u>	<u>1,516</u>	<u>1.0%</u>
Granite Falls City	<u>759</u>	<u>2,275</u>	<u>1,516</u>	<u>1.0%</u>
Unincorporated	<u>1</u>	<u>1</u>	<u>-</u>	<u>0.0%</u>
Index UGA (incorporated)	<u>20</u>	<u>25</u>	<u>5</u>	<u>0.0%</u>
Lake Stevens UGA	<u>4,003</u>	<u>7,821</u>	<u>3,818</u>	<u>2.6%</u>
Lake Stevens City	<u>3,932</u>	<u>7,412</u>	<u>3,480</u>	<u>2.4%</u>
Unincorporated	<u>71</u>	<u>409</u>	<u>338</u>	<u>0.2%</u>
Maltby UGA (unincorporated)	<u>3,190</u>	<u>6,374</u>	<u>3,184</u>	<u>2.2%</u>
Marysville UGA	<u>12,316</u>	<u>28,113</u>	<u>15,797</u>	<u>10.7%</u>
Marysville City	<u>11,664</u>	<u>27,419</u>	<u>15,755</u>	<u>10.7%</u>
Unincorporated	<u>652</u>	<u>694</u>	<u>42</u>	<u>0.0%</u>
Monroe UGA	<u>7,779</u>	<u>11,781</u>	<u>4,002</u>	<u>2.7%</u>
Monroe City	<u>7,662</u>	<u>11,456</u>	<u>3,794</u>	<u>2.6%</u>
Unincorporated	<u>117</u>	<u>325</u>	<u>208</u>	<u>0.1%</u>
Snohomish UGA	<u>4,871</u>	<u>6,941</u>	<u>2,070</u>	<u>1.4%</u>
Snohomish City	<u>4,415</u>	<u>6,291</u>	<u>1,876</u>	<u>1.3%</u>
Unincorporated	<u>456</u>	<u>650</u>	<u>194</u>	<u>0.1%</u>
Stanwood UGA	<u>3,456</u>	<u>5,723</u>	<u>2,267</u>	<u>1.5%</u>
Stanwood City	<u>3,258</u>	<u>4,688</u>	<u>1,430</u>	<u>1.0%</u>
Unincorporated	<u>198</u>	<u>1,035</u>	<u>837</u>	<u>0.6%</u>
Sultan UGA	<u>866</u>	<u>2,081</u>	<u>1,215</u>	<u>0.8%</u>
Sultan City	<u>862</u>	<u>2,077</u>	<u>1,215</u>	<u>0.8%</u>
Unincorporated	<u>4</u>	<u>4</u>	<u>-</u>	<u>0.0%</u>
<b>S.W. County UGA</b>	<u>187,653</u>	<u>279,479</u>	<u>91,826</u>	<u>62.3%</u>
Incorporated S.W.	<u>163,409</u>	<u>241,271</u>	<u>77,862</u>	<u>52.8%</u>
Bothell City (part)	<u>13,616</u>	<u>18,576</u>	<u>4,960</u>	<u>3.4%</u>
Brier City	<u>319</u>	<u>405</u>	<u>86</u>	<u>0.1%</u>
Edmonds City	<u>11,679</u>	<u>13,948</u>	<u>2,269</u>	<u>1.5%</u>
Everett City	<u>93,739</u>	<u>140,000</u>	<u>46,261</u>	<u>31.4%</u>
Lynnwood City	<u>24,266</u>	<u>42,229</u>	<u>17,963</u>	<u>12.2%</u>
Mill Creek City	<u>4,625</u>	<u>6,310</u>	<u>1,685</u>	<u>1.1%</u>
Mountlake Terrace City	<u>6,740</u>	<u>9,486</u>	<u>2,746</u>	<u>1.9%</u>
Mukilteo City	<u>8,369</u>	<u>10,250</u>	<u>1,881</u>	<u>1.3%</u>
Woodway Town	<u>56</u>	<u>68</u>	<u>12</u>	<u>0.0%</u>
Unincorporated S.W.	<u>24,244</u>	<u>38,209</u>	<u>13,965</u>	<u>9.5%</u>
<b>UGA Total</b>	<u>234,297</u>	<u>373,050</u>	<u>138,753</u>	<u>94.1%</u>
City Total	<u>205,356</u>	<u>325,204</u>	<u>119,848</u>	<u>81.3%</u>
Unincorporated UGA Total	<u>28,941</u>	<u>47,846</u>	<u>18,905</u>	<u>12.8%</u>
<b>Non-UGA Total *</b> (Uninc Rural/Resource Area)	<u>14,693</u>	<u>23,323</u>	<u>8,630</u>	<u>5.9%</u>
<b>County Total</b>	<u>248,990</u>	<u>396,373</u>	<u>147,383</u>	<u>100.0%</u>

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries.

Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

\*- Non-UGA Total includes projected employment on the Tulalip Reservation which is anticipated to reach 13,890 by 2030 according to the Tulalip Tribes' 2009 adopted plan, representing a 7,003 increase over the 2008 jobs estimate of 6,887.

**APPENDIX D, Table 6 - 2035 Employment Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA**

Area	2011 Employment Estimates	2035 Employment Targets	2011-2035 Employment Growth	
			Amount	Pct of Total County Growth
<b>SW County UGA Total</b>	<u>187,653</u>	<u>279,479</u>	<u>91,826</u>	<u>62.3%</u>
Incorporated SW County UGA Total	<u>163,409</u>	<u>241,271</u>	<u>77,862</u>	<u>52.8%</u>
Unincorporated SW County UGA Total	<u>24,244</u>	<u>38,209</u>	<u>13,965</u>	<u>9.5%</u>
<b>Bothell Area</b>	<u>14,996</u>	<u>20,271</u>	<u>5,275</u>	<u>3.6%</u>
Bothell City (part)	<u>13,616</u>	<u>18,576</u>	<u>4,960</u>	<u>3.4%</u>
Unincorporated MUGA	<u>1,380</u>	<u>1,696</u>	<u>316</u>	<u>0.2%</u>
<b>Brier Area</b>	<u>388</u>	<u>476</u>	<u>88</u>	<u>0.1%</u>
Brier City	<u>319</u>	<u>405</u>	<u>86</u>	<u>0.1%</u>
Unincorporated MUGA	<u>69</u>	<u>71</u>	<u>2</u>	<u>0.0%</u>
<b>Edmonds Area</b>	<u>11,835</u>	<u>14,148</u>	<u>2,313</u>	<u>1.6%</u>
Edmonds City	<u>11,679</u>	<u>13,948</u>	<u>2,269</u>	<u>1.5%</u>
Unincorporated MUGA	<u>156</u>	<u>200</u>	<u>44</u>	<u>0.0%</u>
<b>Everett Area</b>	<u>98,989</u>	<u>148,324</u>	<u>49,335</u>	<u>33.5%</u>
Everett City	<u>93,739</u>	<u>140,000</u>	<u>46,261</u>	<u>31.4%</u>
Unincorporated MUGA	<u>5,250</u>	<u>8,324</u>	<u>3,074</u>	<u>2.1%</u>
<b>Lynnwood Area</b>	<u>27,772</u>	<u>48,110</u>	<u>20,338</u>	<u>13.8%</u>
Lynnwood City	<u>24,266</u>	<u>42,229</u>	<u>17,963</u>	<u>12.2%</u>
Unincorporated MUGA	<u>3,506</u>	<u>5,882</u>	<u>2,376</u>	<u>1.6%</u>
<b>Mill Creek Area</b>	<u>7,372</u>	<u>10,279</u>	<u>2,907</u>	<u>2.0%</u>
Mill Creek City	<u>4,625</u>	<u>6,310</u>	<u>1,685</u>	<u>1.1%</u>
Unincorporated MUGA	<u>2,747</u>	<u>3,969</u>	<u>1,222</u>	<u>0.8%</u>
<b>Mountlake Terrace Area</b>	<u>6,740</u>	<u>9,486</u>	<u>2,746</u>	<u>1.9%</u>
Mountlake Terrace City	<u>6,740</u>	<u>9,486</u>	<u>2,746</u>	<u>1.9%</u>
Unincorporated MUGA	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
<b>Mukilteo Area</b>	<u>11,166</u>	<u>15,278</u>	<u>4,112</u>	<u>2.8%</u>
Mukilteo City	<u>8,369</u>	<u>10,250</u>	<u>1,881</u>	<u>1.3%</u>
Unincorporated MUGA	<u>2,797</u>	<u>5,029</u>	<u>2,232</u>	<u>1.5%</u>
<b>Woodway Area</b>	<u>70</u>	<u>246</u>	<u>176</u>	<u>0.1%</u>
Woodway Town	<u>56</u>	<u>68</u>	<u>12</u>	<u>0.0%</u>
Unincorporated MUGA	<u>14</u>	<u>178</u>	<u>164</u>	<u>0.1%</u>
Paine Field Area (Unincorporated)	<u>4,622</u>	<u>8,010</u>	<u>3,388</u>	<u>2.3%</u>
Larch Way Overlap (Unincorporated)	<u>1,630</u>	<u>2,051</u>	<u>421</u>	<u>0.3%</u>
Lake Stickney Gap (Unincorporated)	<u>694</u>	<u>794</u>	<u>100</u>	<u>0.1%</u>
Meadowdale Gap (Unincorporated)	<u>68</u>	<u>114</u>	<u>46</u>	<u>0.0%</u>
Silver Firs Gap (Unincorporated)	<u>1,311</u>	<u>1,891</u>	<u>580</u>	<u>0.4%</u>
<b>County Total</b>	<u>248,990</u>	<u>396,373</u>	<u>147,383</u>	<u>100.0%</u>

**NOTES:** All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area. Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.



EXHIBIT R

Amended Ordinance 14-129



**Snohomish County  
Planning and Development Services**

**Snohomish County  
UGA Land Capacity Analysis  
Technical Report**

**June 10, 2015**

**Snohomish County Planning and Development Services**

**Planning and Technology Division**

This report was updated on June 17, 2015 consistent with the final Future Land Use Map adopted by the Snohomish County Council on June 10, 2015.

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# Snohomish County UGA Land Capacity Analysis Technical Report June 10, 2015

## Introduction

The Growth Management Act (GMA) requires Urban Growth Areas (UGAs) to be reviewed at least every eight years to ensure that they are capable of accommodating the urban growth projected to occur in the county during the succeeding 20-year period. The county's 2015 plan update establishes a new plan horizon that extends to the year 2035. The county and the cities must therefore demonstrate that a sufficient supply of land exists within the UGA to accommodate projected urban growth to the year 2035. Both residential and employment land needs must be evaluated in this assessment of UGA land capacity.

This report describes the results of Snohomish County's updated residential and employment land capacity analysis for the final UGA adopted by the Snohomish County Council on June 10, 2015 as part of the county's 2015 GMA plan review and update. The report compares the estimates of population, housing and employment capacity with the adopted population, housing and employment target projections to 2035 for the UGA in Snohomish County. These comparisons are provided for each city in the county, and each unincorporated UGA using the County Council's updated future land use map adopted on June 10, 2015. The report also compares estimates of additional capacity with the adopted targets for each unincorporated Municipal Urban Growth Area (MUGA) within the SW County UGA.

The analysis is consistent with previous capacity analyses conducted by the county for its original GMA plan adoption in 1995, and for its major plan update in 2005. It is consistent with relevant Washington State Department of Commerce guidance documents for UGA sizing and land capacity analyses. It also continues and builds upon the data sources and methodology developed by the county and cities for the *2002, 2007 and 2012 Snohomish County Buildable Lands Reports*<sup>1</sup>.

The county's previous Buildable Lands Reports analyzed the urban development densities that occurred since adoption of the first GMA comprehensive plans, or since the previous report.

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<sup>1</sup> Technical guidance documents used for this capacity update include Washington State Department of Commerce's report entitled "*Issues in Designating Urban Growth Areas (Part I): Providing Adequate Urban Area Land Supply*," released March 1992; the Snohomish County *Tomorrow Working Paper: Land Capacity Methodology for Residential Land*, released February 1993; Washington State Department of Commerce's report entitled *Buildable Lands Program Guidelines*, released June 2000; the *Recommended Methodology and Work Program for a Buildable Lands Analysis for Snohomish County and its Cities*, prepared by ECONorthwest and released July 2000; and Washington State Department of Commerce's *Urban Growth Area Guidebook*, released September 2012.



Using this information, the reports evaluated the adequacy of the land supply within the UGA to accommodate the remaining portion of the projected urban growth anticipated in adopted plans based on the densities observed under GMA plans and development regulations. In that sense, the Buildable Lands Reports “look back” and compare planned vs. actual urban densities under city and county GMA plans in order to determine whether the original plan assumptions pertaining to assumed densities and the adequacy of the urban land supply to the plan horizon year were accurate (see RCW 36.70A.215).

The current UGA land capacity analysis differs from the GMA Buildable Lands Report requirements by focusing on the reestablishment of a 20-year urban land supply for accommodating the 2035 urban growth targets. As such, it fulfills a separate GMA “show your work” requirement for the sizing of UGAs for projected growth, by demonstrating the adequate provision of land for future population, housing, and employment uses (see RCW 36.70A.110 and RCW 36.70A.115).

Cities in Snohomish County have the same June 30, 2015 GMA deadline as the county for updating their comprehensive plans. As part of their local GMA plan update efforts, each city is responsible for updating its own land capacity analysis for areas within its jurisdiction, while the county has updated its estimates for unincorporated areas within the UGA.

The county and most cities started with the capacity work accomplished for the *2012 Buildable Lands Report* effort, but also supplemented the estimates with any potential additional capacity associated with (1) the longer 2035 timeframe for estimating developable land supply and (2) any updated future land use/zoning designations being considered as part of the 2015 plan updates.

This report includes estimates of additional capacity to the year 2035 within cities, but with many cities still in the process of updating their GMA plans, this capacity report has had to include the best available information from cities as of June 9, 2015<sup>2</sup>. Most of the additional capacity estimates for cities rely upon the correspondence received in early 2015 from cities indicating that they are able to accommodate their initial growth targets (adopted in Appendix B of the Countywide Planning Policies). For the City of Everett, additional documentation was provided that identified land use capacity in the city that exceeded their initial population growth target. For this report, the city capacity estimates for the year 2035 were combined with the county’s 2035 unincorporated UGA capacity results to arrive at a composite (city plus unincorporated) UGA land capacity/growth target comparison.

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<sup>2</sup> Since most cities are still currently in the process of updating their GMA plans in 2015, the city capacity estimates in these tables are subject to further refinement to reflect the outcomes of their formal plan adoption processes. Following the completion of the city 2015 plan updates, the city capacity estimates reflecting adopted city plans will be reviewed during the Snohomish County Tomorrow (SCT) target reconciliation process established under Appendix C of the Countywide Planning Policies.

## Summary of Key Findings

### ***Population (see Tables 1 and 2)***

- Capacity exists within the composite UGA (all cities and unincorporated UGAs combined) for an estimated 281,030 additional persons as of 2011. This is sufficient capacity to accommodate the 2011 – 2035 projected UGA population increase of 219,419.
- All individual cities, unincorporated UGAs, and unincorporated MUGAs (within the SW County UGA) have sufficient population capacity to accommodate their 2035 population growth targets, with the exception of the City of Arlington and the Arlington UGA<sup>3</sup>.

### ***Housing (see Tables 3 and 4)***

- Capacity exists within the composite UGA (all cities and unincorporated UGAs combined) for an estimated 124,365 additional housing units as of 2011. This is sufficient capacity to accommodate the 2011 – 2035 projected UGA housing unit increase of 91,049.
- All individual cities, unincorporated UGAs, and unincorporated MUGAs (within the SW County UGA) have sufficient housing unit capacity to accommodate their 2035 housing growth targets, with the exception of the City of Arlington and the Arlington UGA<sup>4</sup>.

### ***Employment (see Tables 5 and 6)***

- Capacity exists within the composite UGA (all cities and unincorporated UGAs combined) for an estimated 176,341 additional jobs as of 2011. This is sufficient capacity to accommodate the 2011 – 2035 projected UGA employment increase of 138,753.
- All individual cities, unincorporated UGAs, and unincorporated MUGAs (within the SW County UGA) have sufficient employment capacity to accommodate their 2035 employment growth targets.

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<sup>3,3</sup> During the processing of the City of Arlington's Docket XVII proposal (ARL-3) to the County, the City identified reasons for a significantly reduced residential capacity within the City compared with the results shown in the *2012 Buildable Lands Report*. Resolution of this issue has not been completed in time for finalizing this land capacity report. As a result, this report continues to use the density assumptions for the Arlington UGA that are consistent with the *2012 Buildable Lands Report*, adopted by the Snohomish County Council on June 12, 2013. Because the County Council approved the City of Arlington's request (via Motion 14-489) for a deferral of its docket proposal until next year, allowing for additional time for a resolution of this issue, county and city staff will address this shortfall through the target reconciliation process established in Appendix C of the Countywide Planning Policies.

## Methodology

### Summary of Unincorporated UGA Capacity Analysis Enhancements since the *2012 Buildable Lands Report*

The unincorporated UGA capacity analysis uses the results from the *2012 Buildable Lands Report for Snohomish County* as a starting point for the 2015 plan update land capacity analysis. It then introduces two key enhancements that address the new 2035 plan horizon and the updated future land use plan designations adopted by the Snohomish County Council on June 10, 2015.

Please refer to the *2012 Buildable Lands Report for Snohomish County*<sup>5</sup>, adopted by the Snohomish County Council on June 12, 2013, for a detailed description of the methodology used to develop the buildable lands capacity estimates for UGAs as of April 1, 2011. These estimates were developed using a 2025 plan horizon timeframe in order to compare with the adopted 2025 population and employment growth targets in the Countywide Planning Policies for Snohomish County.

For the purposes of estimating UGA population and employment capacity to the new plan horizon year of 2035, the 2012 BLR results (which were applicable only to a 2025 plan horizon) were updated to:

- (1) Add the capacity from parcels not considered to be developable by 2025, but which could be potentially redevelopable or partially-used to support additional development by 2035. By adding 10 years to the plan horizon, during which time urban land market changes could be expected to generate greater demand for more intensified use of the remaining urban land, more parcels could be considered under-utilized and thus candidate sites for redevelopment/additional development.
- (2) Reflect the future land use designation changes within the unincorporated UGA that were adopted by the County Council on June 10, 2015. These changes are intended to support a land use strategy of higher density infill development within the UGA to 2035. These redesignations were located entirely within the unincorporated SW County UGA.

With the exception of the above two enhancements, the methodology for calculating the additional land capacity estimates for the unincorporated UGA to 2035 followed the same approach as documented in the *2012 Buildable Lands Report for Snohomish County*.

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<sup>5</sup> See: <http://snohomishcountywa.gov/1352/Buildable-Lands>



Table 1

2035 Population Growth Targets for Cities and UGAs (from GPP APPENDIX D, Table 1, Adopted by County Council on June 10, 2015)					Population Capacity Estimates		
Area	2011 Population Estimates	2035 Population Targets	2011-2035 Population Growth		2035 Total Population Capacity	Additional 2011-2035 Pop Capacity	Pop Capacity Surplus vs. Shortfall ( )
			Amount	Pct of Total County Growth			
<b>Non-S.W. County UGA</b>	161,288	233,097	71,809	30.1%	237,400	76,112	4,303
Arlington UGA	18,489	26,002	7,512	3.2%	25,703	7,214	(299)
Arlington City	17,966	24,937	6,971	2.9%	24,278	6,312	(659)
Unincorporated	523	1,065	541	0.2%	1,425	902	361
Darrington UGA	1,420	2,161	741	0.3%	2,375	955	214
Darrington Town	1,345	1,764	419	0.2%	1,764	419	0
Unincorporated	75	397	322	0.1%	611	536	214
Gold Bar UGA	2,909	3,319	411	0.2%	3,350	442	31
Gold Bar City	2,060	2,424	364	0.2%	2,424	364	-
Unincorporated	849	895	47	0.0%	927	78	31
Granite Falls UGA	3,517	8,517	5,000	2.1%	8,912	5,396	396
Granite Falls City	3,370	7,842	4,472	1.9%	7,842	4,472	-
Unincorporated	147	675	528	0.2%	1,071	924	396
Index UGA (incorporated)	180	220	40	0.0%	220	40	-
Lake Stevens UGA	33,218	46,380	13,162	5.5%	48,397	15,179	2,017
Lake Stevens City	28,210	39,340	11,130	4.7%	39,340	11,130	-
Unincorporated	5,008	7,040	2,032	0.9%	9,057	4,049	2,017
Maltby UGA (unincorporated)	NA	NA	NA	NA	NA	NA	NA
Marysville UGA	60,869	87,798	26,929	11.3%	87,798	26,929	-
Marysville City	60,660	87,589	26,929	11.3%	87,589	26,929	-
Unincorporated	209	209	-	0.0%	209	-	-
Monroe UGA	18,806	24,754	5,948	2.5%	25,611	6,805	857
Monroe City	17,351	22,102	4,751	2.0%	22,102	4,751	-
Unincorporated	1,455	2,652	1,197	0.5%	3,509	2,054	857
Snohomish UGA	10,559	14,494	3,935	1.7%	15,057	4,498	563
Snohomish City	9,200	12,289	3,089	1.3%	12,289	3,089	-
Unincorporated	1,359	2,204	846	0.4%	2,768	1,409	563
Stanwood UGA	6,353	11,085	4,732	2.0%	11,608	5,255	523
Stanwood City	6,220	10,116	3,896	1.6%	10,116	3,896	-
Unincorporated	133	969	836	0.4%	1,492	1,359	523
Sultan UGA	4,969	8,369	3,399	1.4%	8,369	3,400	1
Sultan City	4,655	7,345	2,690	1.1%	7,345	2,690	-
Unincorporated	314	1,024	709	0.3%	1,024	710	1
<b>S.W. County UGA</b>	434,425	582,035	147,610	62.0%	639,343	204,918	57,307
Incorporated S.W.	261,506	363,452	101,946	42.8%	378,790	117,284	15,338
Bothell City (part)	16,570	23,510	6,940	2.9%	23,510	6,940	-
Brier City	6,201	7,011	810	0.3%	7,011	810	-
Edmonds City	39,800	45,550	5,750	2.4%	45,550	5,750	-
Everett City	103,100	164,812	61,712	25.9%	180,150	77,050	15,338
Lynnwood City	35,860	54,404	18,544	7.8%	54,404	18,544	-
Mill Creek City	18,370	20,196	1,826	0.8%	20,196	1,826	-
Mountlake Terrace City	19,990	24,767	4,777	2.0%	24,767	4,777	-
Mukilteo City	20,310	21,812	1,502	0.6%	21,812	1,502	-
Woodway Town	1,305	1,389	84	0.0%	1,389	84	-
Unincorporated S.W.	172,919	218,584	45,665	19.2%	260,553	87,634	41,969
<b>UGA Total</b>	595,713	815,132	219,419	92.1%	876,743	281,030	61,611
City Total	412,723	579,419	166,696	70.0%	594,098	181,375	14,679
Unincorporated UGA Total	182,990	235,713	52,723	22.1%	282,645	99,655	46,932

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

Unincorporated UGA capacity estimates are based on the County's future land use map adopted by the County Council on June 10, 2015.

City capacity estimates are based on the best available information from cities as of June 9, 2015.

Table 2

2035 Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (from GPP APPENDIX D, Table 2, Adopted by County Council on June 10, 2015)					Population Capacity Estimates		
Area	2011 Population Estimates	2035 Population Targets	2011-2035 Population Growth		2035 Total Population Capacity	Additional 2011-2035 Pop Capacity	Pop Capacity Surplus vs. Shortfall ( )
			Amount	Pct of Total County Growth			
<b>SW County UGA Total</b>	434,425	582,035	147,610	62.0%	639,343	204,918	57,307
Incorporated SW County UGA Total	261,506	363,452	101,946	42.8%	378,790	117,284	15,338
Unincorporated SW County UGA Total	172,919	218,584	45,665	19.2%	260,553	87,634	41,969
Bothell Area	39,760	53,117	13,357	5.6%	58,761	19,002	5,644
Bothell City (part)	16,570	23,510	6,940	2.9%	23,510	6,940	-
Unincorporated MUGA	23,190	29,607	6,418	2.7%	35,252	12,062	5,644
Brier Area	8,199	9,327	1,128	0.5%	9,538	1,339	212
Brier City	6,201	7,011	810	0.3%	7,011	810	-
Unincorporated MUGA	1,998	2,315	317	0.1%	2,527	529	212
Edmonds Area	43,420	49,574	6,155	2.6%	49,840	6,420	265
Edmonds City	39,800	45,550	5,750	2.4%	45,550	5,750	-
Unincorporated MUGA	3,620	4,024	405	0.2%	4,290	670	265
Everett Area	145,184	211,968	66,784	28.0%	234,710	89,526	22,742
Everett City	103,100	164,812	61,712	25.9%	180,150	77,050	15,338
Unincorporated MUGA	42,084	47,156	5,072	2.1%	54,560	12,476	7,404
Lynnwood Area	60,632	88,584	27,952	11.7%	97,902	37,270	9,318
Lynnwood City	35,860	54,404	18,544	7.8%	54,404	18,544	-
Unincorporated MUGA	24,772	34,180	9,408	3.9%	43,498	18,726	9,318
Mill Creek Area	54,747	67,940	13,193	5.5%	75,591	20,844	7,651
Mill Creek City	18,370	20,196	1,826	0.8%	20,196	1,826	-
Unincorporated MUGA	36,377	47,744	11,367	4.8%	55,395	19,018	7,651
Mountlake Terrace Area	20,010	24,797	4,787	2.0%	24,803	4,793	6
Mountlake Terrace City	19,990	24,767	4,777	2.0%	24,767	4,777	-
Unincorporated MUGA	20	30	10	0.0%	36	16	6
Mukilteo Area	32,545	36,453	3,909	1.6%	39,269	6,724	2,815
Mukilteo City	20,310	21,812	1,502	0.6%	21,812	1,502	-
Unincorporated MUGA	12,235	14,641	2,407	1.0%	17,457	5,222	2,815
Woodway Area	1,305	4,361	3,056	1.3%	6,341	5,036	1,980
Woodway Town	1,305	1,389	84	0.0%	1,389	84	-
Unincorporated MUGA	-	2,972	2,972	1.2%	4,952	4,952	1,980
Paine Field Area (Unincorporated)	-	-	-	0.0%	-	-	-
Larch Way Overlap (Unincorporated)	3,370	5,007	1,637	0.7%	7,027	3,657	2,020
Lake Stickney Gap (Unincorporated)	7,161	9,786	2,625	1.1%	12,421	5,260	2,635
Meadowdale Gap (Unincorporated)	2,695	3,437	742	0.3%	3,934	1,239	497
Silver Firs Gap (Unincorporated)	15,398	17,683	2,285	1.0%	19,205	3,807	1,522

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

Table 3

2035 Housing Growth Targets for Cities and UGAs (from GPP APPENDIX D, Table 3, Adopted by County Council on June 10, 2015)					Housing Capacity Estimates		
Area	2011 Housing Unit Estimates	2035 Housing Unit Targets	2011-2035 Housing Unit Growth		2035 Total Housing Capacity	Additional 2011-2035 Hsng Capacity	Hsng Capacity Surplus vs. Shortfall ( )
			Amount	Pct of Total County Growth			
<b>Non-S.W. County UGA</b>	60,509	87,338	26,829	27.4%	89,120	28,611	1,782
Arlington UGA	7,128	10,018	2,890	3.0%	10,013	2,885	(5)
Arlington City	6,931	9,654	2,723	2.8%	9,492	2,561	(162)
Unincorporated	197	364	167	0.2%	521	324	157
Darrington UGA	682	948	266	0.3%	995	313	47
Darrington Town	644	764	120	0.1%	764	120	(0)
Unincorporated	38	184	146	0.1%	231	193	47
Gold Bar UGA	1,205	1,304	99	0.1%	1,326	121	22
Gold Bar City	831	924	93	0.1%	924	93	0
Unincorporated	374	380	6	0.0%	402	28	22
Granite Falls UGA	1,412	3,516	2,104	2.1%	3,617	2,205	101
Granite Falls City	1,348	3,179	1,831	1.9%	3,179	1,831	(0)
Unincorporated	64	337	273	0.3%	438	374	101
Index UGA (incorporated)	117	127	10	0.0%	127	10	0
Lake Stevens UGA	12,281	17,311	5,030	5.1%	18,180	5,899	869
Lake Stevens City	10,470	14,883	4,413	4.5%	14,883	4,413	0
Unincorporated	1,811	2,428	617	0.6%	3,297	1,486	869
Maltby UGA (unincorporated)	71	71	NA	NA	71	-	NA
Marysville UGA	22,709	32,936	10,227	10.4%	32,936	10,227	0
Marysville City	22,649	32,876	10,227	10.4%	32,876	10,227	0
Unincorporated	60	60	-	0.0%	60	-	-
Monroe UGA	5,838	7,443	1,605	1.6%	7,799	1,961	356
Monroe City	5,326	6,526	1,200	1.2%	6,526	1,200	0
Unincorporated	512	917	405	0.4%	1,273	761	356
Snohomish UGA	4,545	6,115	1,570	1.6%	6,307	1,762	192
Snohomish City	4,013	5,269	1,256	1.3%	5,269	1,256	(0)
Unincorporated	532	846	314	0.3%	1,038	506	192
Stanwood UGA	2,634	4,577	1,943	2.0%	4,776	2,142	199
Stanwood City	2,586	4,179	1,593	1.6%	4,179	1,593	0
Unincorporated	48	398	350	0.4%	597	549	199
Sultan UGA	1,887	2,972	1,085	1.1%	2,972	1,085	0
Sultan City	1,752	2,581	829	0.8%	2,581	829	0
Unincorporated	135	391	256	0.3%	391	256	-
<b>S.W. County UGA</b>	178,958	243,179	64,220	65.6%	274,711	95,754	31,534
Incorporated S.W.	112,679	155,774	43,095	44.0%	167,815	55,136	12,041
Bothell City (part)	6,780	9,782	3,002	3.1%	9,782	3,002	0
Brier City	2,226	2,550	324	0.3%	2,550	324	(0)
Edmonds City	18,396	21,168	2,772	2.8%	21,168	2,772	0
Everett City	44,656	70,067	25,411	26.0%	82,108	37,452	12,041
Lynnwood City	14,947	22,840	7,893	8.1%	22,840	7,893	(0)
Mill Creek City	7,991	8,756	765	0.8%	8,756	765	(0)
Mountlake Terrace City	8,643	10,928	2,285	2.3%	10,928	2,285	(0)
Mukilteo City	8,574	9,211	637	0.7%	9,211	637	(0)
Woodway Town	466	472	6	0.0%	472	6	0
Unincorporated S.W.	66,279	87,405	21,125	21.6%	106,897	40,618	19,493
<b>UGA Total</b>	239,466	330,517	91,049	93.0%	363,831	124,365	33,316
City Total	169,346	236,736	67,390	68.8%	248,616	79,270	11,880
Unincorporated UGA Total	70,120	93,781	23,659	24.2%	115,215	45,095	21,436

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable; Unincorporated SWUGA includes Lake Stickney Gap 2035 HU target increase of 390 HU's as a technical correction.

Unincorporated UGA capacity estimates are based on the County's future land use map adopted by the County Council on June 10, 2015.

City capacity estimates are based on the best available information from cities as of June 9, 2015.



Table 4

2035 Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (from GPP APPENDIX D, Table 4, Adopted by County Council on June 10, 2015)					Housing Capacity Estimates		
Area	2011 Housing Unit Estimates	2035 Housing Unit Targets	2011-2035 Housing Unit Growth		2035 Total Housing Capacity	Additional 2011-2035 Hsng Capacity	Hsng Capacity Surplus vs. Shortfall ( )
			Amount	Pct of Total County Growth			
<b>SW County UGA Total</b>	178,958	243,179	64,220	65.6%	274,711	95,754	31,534
Incorporated SW County UGA Total	112,679	155,774	43,095	44.0%	167,815	55,136	12,041
Unincorporated SW County UGA Total	66,279	87,405	21,125	21.6%	106,897	40,618	19,493
Bothell Area	15,738	21,249	5,511	5.6%	23,718	7,979	2,468
Bothell City (part)	6,780	9,782	3,002	3.1%	9,782	3,002	0
Unincorporated MUGA	8,958	11,467	2,509	2.6%	13,935	4,977	2,468
Brier Area	3,045	3,431	386	0.4%	3,560	515	128
Brier City	2,226	2,550	324	0.3%	2,550	324	(0)
Unincorporated MUGA	819	881	62	0.1%	1,010	191	129
Edmonds Area	19,896	22,809	2,913	3.0%	22,923	3,027	115
Edmonds City	18,396	21,168	2,772	2.8%	21,168	2,772	0
Unincorporated MUGA	1,500	1,641	141	0.1%	1,755	255	114
Everett Area	61,276	88,848	27,572	28.2%	104,653	43,377	15,805
Everett City	44,656	70,067	25,411	26.0%	82,108	37,452	12,041
Unincorporated MUGA	16,620	18,781	2,161	2.2%	22,545	5,925	3,764
Lynnwood Area	25,249	38,532	13,283	13.6%	43,257	18,009	4,726
Lynnwood City	14,947	22,840	7,893	8.1%	22,840	7,893	(0)
Unincorporated MUGA	10,302	15,692	5,390	5.5%	20,418	10,116	4,726
Mill Creek Area	21,411	26,575	5,164	5.3%	30,175	8,765	3,601
Mill Creek City	7,991	8,756	765	0.8%	8,756	765	(0)
Unincorporated MUGA	13,420	17,819	4,399	4.5%	21,420	8,000	3,601
Mountlake Terrace Area	8,652	10,941	2,289	2.3%	10,943	2,291	1
Mountlake Terrace City	8,643	10,928	2,285	2.3%	10,928	2,285	(0)
Unincorporated MUGA	9	13	4	0.0%	15	6	2
Mukilteo Area	13,148	15,100	1,952	2.0%	16,207	3,059	1,106
Mukilteo City	8,574	9,211	637	0.7%	9,211	637	(0)
Unincorporated MUGA	4,574	5,889	1,315	1.3%	6,996	2,422	1,107
Woodway Area	466	2,005	1,539	1.6%	3,146	2,680	1,141
Woodway Town	466	472	6	0.0%	472	6	0
Unincorporated MUGA	-	1,533	1,533	1.6%	2,674	2,674	1,141
Paine Field Area (Unincorporated)	-	-	-	0.0%	-	-	-
Larch Way Overlap (Unincorporated)	1,155	2,187	1,032	1.1%	2,956	1,801	769
Lake Stickney Gap (Unincorporated)	2,850	4,249	1,399	1.4%	5,094	2,244	845
Meadowdale Gap (Unincorporated)	956	1,185	229	0.2%	1,402	446	217
Silver Firs Gap (Unincorporated)	5,117	6,067	950	1.0%	6,678	1,561	611

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area; Unincorporated SWUGA includes Lake Stickney Gap 2035 HU target increase of 390 HU's as a technical correction.

Table 5

2035 Employment Growth Targets for Cities and UGAs (from GPP APPENDIX D, Table 5, Adopted by County Council on June 10, 2015)						Employment Capacity Estimates		
Area	2011 Employment Estimates	2035 Employment Targets	2011-2035 Employment Growth		2035 Total Employment Capacity	Additional 2011-2035 Emp Capacity	Emp Capacity Surplus vs. Shortfall ( )	
			Amount	Pct of Total County Growth				
<b>Non-S.W. County UGA</b>	46,644	93,571	46,927	31.8%	109,701	63,057	16,130	
Arlington UGA	8,660	20,884	12,224	8.3%	24,355	15,695	3,471	
Arlington City	8,659	20,829	12,170	8.3%	24,274	15,615	3,445	
Unincorporated	1	55	54	0.0%	81	80	26	
Darrington UGA	500	886	386	0.3%	4,068	3,568	3,182	
Darrington Town	498	800	302	0.2%	2,508	2,010	1,708	
Unincorporated	2	86	84	0.1%	1,560	1,558	1,474	
Gold Bar UGA	223	666	443	0.3%	759	536	93	
Gold Bar City	218	661	443	0.3%	754	536	93	
Unincorporated	5	5	-	0.0%	5	-	-	
Granite Falls UGA	760	2,276	1,516	1.0%	2,592	1,832	316	
Granite Falls City	759	2,275	1,516	1.0%	2,591	1,832	316	
Unincorporated	1	1	-	0.0%	1	-	-	
Index UGA (incorporated)	20	25	5	0.0%	26	6	1	
Lake Stevens UGA	4,003	7,821	3,818	2.6%	7,992	3,989	171	
Lake Stevens City	3,932	7,412	3,480	2.4%	7,412	3,480	-	
Unincorporated	71	409	338	0.2%	580	509	171	
Maltby UGA (unincorporated)	3,190	6,374	3,184	2.2%	8,160	4,970	1,786	
Marysville UGA	12,316	28,113	15,797	10.7%	32,593	20,277	4,480	
Marysville City	11,664	27,419	15,755	10.7%	31,879	20,215	4,460	
Unincorporated	652	694	42	0.0%	714	62	20	
Monroe UGA	7,779	11,781	4,002	2.7%	12,958	5,179	1,177	
Monroe City	7,662	11,456	3,794	2.6%	12,530	4,868	1,074	
Unincorporated	117	325	208	0.1%	428	311	103	
Snohomish UGA	4,871	6,941	2,070	1.4%	7,427	2,556	486	
Snohomish City	4,415	6,291	1,876	1.3%	6,682	2,267	391	
Unincorporated	456	650	194	0.1%	745	289	95	
Stanwood UGA	3,456	5,723	2,267	1.5%	6,437	2,981	714	
Stanwood City	3,258	4,688	1,430	1.0%	4,986	1,728	298	
Unincorporated	198	1,035	837	0.6%	1,451	1,253	416	
Sultan UGA	866	2,081	1,215	0.8%	2,334	1,468	253	
Sultan City	862	2,077	1,215	0.8%	2,330	1,468	253	
Unincorporated	4	4	-	0.0%	4	-	-	
<b>S.W. County UGA</b>	187,653	279,479	91,826	62.3%	300,937	113,284	21,458	
Incorporated S.W.	163,409	241,271	77,862	52.8%	253,394	89,985	12,123	
Bothell City (part)	13,616	18,576	4,960	3.4%	19,116	5,500	540	
Brier City	319	405	86	0.1%	423	104	18	
Edmonds City	11,679	13,948	2,269	1.5%	14,590	2,911	642	
Everett City	93,739	140,000	46,261	31.4%	147,177	53,438	7,177	
Lynnwood City	24,266	42,229	17,963	12.2%	44,185	19,919	1,956	
Mill Creek City	4,625	6,310	1,685	1.1%	6,787	2,162	477	
Mountlake Terrace City	6,740	9,486	2,746	1.9%	10,263	3,523	777	
Mukilteo City	8,369	10,250	1,881	1.3%	10,782	2,413	532	
Woodway Town	56	68	12	0.0%	71	15	3	
Unincorporated S.W.	24,244	38,209	13,965	9.5%	47,543	23,299	9,334	
<b>UGA Total</b>	234,297	373,050	138,753	94.1%	410,638	176,341	37,588	
City Total	205,356	325,204	119,848	81.3%	349,366	144,010	24,162	
Unincorporated UGA Total	28,941	47,846	18,905	12.8%	61,272	32,331	13,426	

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries.

Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors. Unincorporated SWUGA includes Lake Stickney Gap 2035 employment target increase of 100 jobs as a technical correction.

\* - Non-UGA Total includes projected employment on the Tulalip Reservation which is anticipated to reach 13,890 by 2030 according to the Tulalip Tribes' 2009 adopted plan, representing a 7,003 increase over the 2008 jobs estimate of 6,887.

Unincorporated UGA capacity estimates are based on the County's future land use map adopted by the County Council on June 10, 2015. City capacity estimates are based on the best available information from cities as of June 9, 2015.

Table 6

2035 Employment Growth Targets for Cities and Unincorporated MUGAs within the SW County (from GPP APPENDIX D, Table 6, Adopted by County Council on June 10, 2015)					Employment Capacity Estimates		
Area	2011 Employment Estimates	2035 Employment Targets	2011-2035 Employment Growth		2035 Total Employment Capacity	Additional 2011-2035 Emp Capacity	Emp Capacity Surplus vs. Shortfall ( )
			Amount	Pct of Total County Growth			
<b>SW County UGA Total</b>	187,653	279,479	91,826	62.3%	300,937	113,284	21,458
Incorporated SW County UGA Total	163,409	241,271	77,862	52.8%	253,394	89,985	12,123
Unincorporated SW County UGA Total	24,244	38,209	13,965	9.5%	47,543	23,299	9,334
Bothell Area	14,996	20,271	5,275	3.6%	21,260	6,264	989
Bothell City (part)	13,616	18,576	4,960	3.4%	19,116	5,500	540
Unincorporated MUGA	1,380	1,696	316	0.2%	2,144	764	448
Brier Area	388	476	88	0.1%	495	107	19
Brier City	319	405	86	0.1%	423	104	18
Unincorporated MUGA	69	71	2	0.0%	72	3	1
Edmonds Area	11,835	14,148	2,313	1.6%	14,820	2,985	672
Edmonds City	11,679	13,948	2,269	1.5%	14,590	2,911	642
Unincorporated MUGA	156	200	44	0.0%	230	74	30
Everett Area	98,989	148,324	49,335	33.5%	157,982	58,993	9,658
Everett City	93,739	140,000	46,261	31.4%	147,177	53,438	7,177
Unincorporated MUGA	5,250	8,324	3,074	2.1%	10,805	5,555	2,481
Lynnwood Area	27,772	48,110	20,338	13.8%	51,965	24,193	3,855
Lynnwood City	24,266	42,229	17,963	12.2%	44,185	19,919	1,956
Unincorporated MUGA	3,506	5,882	2,376	1.6%	7,780	4,274	1,898
Mill Creek Area	7,372	10,279	2,907	2.0%	12,413	5,041	2,134
Mill Creek City	4,625	6,310	1,685	1.1%	6,787	2,162	477
Unincorporated MUGA	2,747	3,969	1,222	0.8%	5,626	2,879	1,657
Mountlake Terrace Area	6,740	9,486	2,746	1.9%	10,263	3,523	777
Mountlake Terrace City	6,740	9,486	2,746	1.9%	10,263	3,523	777
Unincorporated MUGA	-	-	-	0.0%	-	-	-
Mukilteo Area	11,166	15,278	4,112	2.8%	17,347	6,181	2,069
Mukilteo City	8,369	10,250	1,881	1.3%	10,782	2,413	532
Unincorporated MUGA	2,797	5,029	2,232	1.5%	6,565	3,768	1,536
Woodway Area	70	246	176	0.1%	330	260	84
Woodway Town	56	68	12	0.0%	71	15	3
Unincorporated MUGA	14	178	164	0.1%	259	245	81
Paine Field Area (Unincorporated)	4,622	8,010	3,388	2.3%	8,246	3,624	236
Larch Way Overlap (Unincorporated)	1,630	2,051	421	0.3%	2,640	1,010	589
Lake Stickney Gap (Unincorporated)	694	794	100	0.1%	862	168	68
Meadowdale Gap (Unincorporated)	68	114	46	0.0%	137	69	23
Silver Firs Gap (Unincorporated)	1,311	1,891	580	0.4%	2,177	866	286

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area. Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors. Unincorporated SWUGA includes Lake Stickney Gap 2035 employment target increase of 100 jobs as a technical correction.



## **Detailed Additional Capacity Tables – Unincorporated UGAs**

### **Residential**

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
 Additional Residential Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity				
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	
<b>Non-SW UGAs:</b>																					
Arlington	UNINC	(2) VACANT		SR-MP	6.63	0.001	6.63	0	33	0	0	33	27	0	0	27	74	0	0	74	
		Sum			6.63	0.001	6.63	0	33	0	0	33	27	0	0	27	74	0	0	74	
			(3) PARTUSE		SR-MP	56.211	15.084	41.127	38.63	190	0	0	190	126	0	0	126	352	0	0	352
			Sum		ULDR	25.71	3.407	22.304	17.356	53	0	0	53	35	0	0	35	98	0	0	98
			Sum			81.921	18.491	63.43	55.986	243	0	0	243	162	0	0	162	450	0	0	450
			(4) REDEV		SR-MP	29.637	6.126	23.511	0	108	0	0	108	72	0	0	72	200	0	0	200
		Sum		ULDR	54.042	26.701	27.341	0	96	0	0	96	64	0	0	64	178	0	0	178	
		Sum			83.679	32.828	50.852	0	204	0	0	204	136	0	0	136	378	0	0	378	
		<b>Sum</b>			<b>172.231</b>	<b>51.319</b>	<b>120.912</b>	<b>55.986</b>	<b>480</b>	<b>0</b>	<b>0</b>	<b>480</b>	<b>324</b>	<b>0</b>	<b>0</b>	<b>324</b>	<b>902</b>	<b>0</b>	<b>0</b>	<b>902</b>	
Darrington	UNINC	(2) VACANT		ULDR3	118.982	77.932	41.05	0	111	0	0	111	90	0	0	90	250	0	0	250	
		Sum			118.982	77.932	41.05	0	111	0	0	111	90	0	0	90	250	0	0	250	
			MARKET-READY		ULDR3	13.836	13.836	0	0	2	0	0	2	2	0	0	2	5	0	0	5
			Sum			13.836	13.836	0	0	2	0	0	2	2	0	0	2	5	0	0	5
			Sum			132.818	91.767	41.05	0	113	0	0	113	92	0	0	92	255	0	0	255
			(3) PARTUSE		ULDR3	52.779	12.988	39.791	36.728	93	0	0	93	62	0	0	62	172	0	0	172
		Sum			52.779	12.988	39.791	36.728	93	0	0	93	62	0	0	62	172	0	0	172	
		(4) REDEV		ULDR3	36.4	12.954	23.446	0	59	0	0	59	39	0	0	39	109	0	0	109	
		Sum			36.4	12.954	23.446	0	59	0	0	59	39	0	0	39	109	0	0	109	
		<b>Sum</b>			<b>221.997</b>	<b>117.71</b>	<b>104.288</b>	<b>36.728</b>	<b>265</b>	<b>0</b>	<b>0</b>	<b>265</b>	<b>193</b>	<b>0</b>	<b>0</b>	<b>193</b>	<b>536</b>	<b>0</b>	<b>0</b>	<b>536</b>	
Gold Bar	UNINC	(1) PENDING		ULDR3	0.491	0	0.491	0	2	0	0	2	2	0	0	2	6	0	0	6	
		Sum			0.491	0	0.491	0	2	0	0	2	2	0	0	2	6	0	0	6	
			(2) VACANT		ULDR3	8.763	3.845	4.918	0	28	0	0	28	23	0	0	23	63	0	0	63
			Sum			8.763	3.845	4.918	0	28	0	0	28	23	0	0	23	63	0	0	63
		(3) PARTUSE		ULDR3	2.663	0.227	2.436	2.244	5	0	0	5	3	0	0	3	9	0	0	9	
		Sum			2.663	0.227	2.436	2.244	5	0	0	5	3	0	0	3	9	0	0	9	
		<b>Sum</b>			<b>11.917</b>	<b>4.072</b>	<b>7.845</b>	<b>2.244</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>78</b>	
Granite Falls	UNINC	(1) PENDING		ULDR	0.886	0.413	0.473	0	1	0	0	1	1	0	0	1	3	0	0	3	
		Sum			0.886	0.413	0.473	0	1	0	0	1	1	0	0	1	3	0	0	3	
			(2) VACANT		MR	2.806	0.596	2.21	0	0	18	26	44	0	15	21	36	0	27	25	51
			Sum		ULDR	2.105	0.48	1.625	0	6	0	0	6	5	0	0	5	13	0	0	13
			Sum			4.911	1.076	3.835	0	6	18	26	50	5	15	21	40	13	27	25	65
			MARKET-READY		ULDR	0.967	0.654	0.313	0	1	0	0	1	1	0	0	1	3	0	0	3
Sum					0.967	0.654	0.313	0	1	0	0	1	1	0	0	1	3	0	0	3	
		Sum			5.878	1.73	4.147	0	7	18	26	51	6	15	21	41	16	27	25	68	
		(3) PARTUSE		MR	2.815	0.669	2.146	1.692	0	13	18	31	0	9	12	21	0	16	14	30	
		Sum		ULDR	92.788	18.265	74.522	69.091	248	0	0	248	165	0	0	165	459	0	0	459	
		Sum		UMDR	0.807	0	0.807	0.563	5	0	0	5	3	0	0	3	9	0	0	9	
		Sum			96.41	18.935	77.475	71.345	253	13	18	284	168	9	12	189	468	16	14	498	

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
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Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		(4) REDEV		MR	2.83	0.445	2.386	0	0	20	28	48	0	13	19	32	0	24	22	46
				ULDR	66.316	25.216	41.1	0	148	0	0	148	98	0	0	98	274	0	0	274
				UMDR	2.75	0.592	2.158	0	18	1	0	19	12	1	0	13	33	1	0	35
		Sum			71.896	26.252	45.644	0	166	21	28	215	110	14	19	143	307	26	22	355
		Sum			175.069	47.33	127.739	71.345	427	52	72	551	285	37	52	374	795	68	61	924
Lake Stevens	UNINC	(1) PENDING		ULDR	38.297	10.855	27.442	0	169	0	0	169	169	0	0	169	470	0	0	470
				UMDR	5.361	0.086	5.274	0	58	0	0	58	58	0	0	58	161	0	0	161
		Sum			43.657	10.941	32.716	0	227	0	0	227	227	0	0	227	632	0	0	632
		(2) VACANT		ULDR	14.487	2.801	11.686	0	53	0	0	53	43	0	0	43	119	0	0	119
				UMDR	2.385	1.987	0.398	0	2	1	0	3	2	1	0	2	4	1	0	6
		Sum			16.872	4.788	12.084	0	55	1	0	56	44	1	0	45	124	1	0	125
		MARKET-READY		ULDR	5.804	0	5.804	0	29	0	0	29	28	0	0	28	77	0	0	77
		Sum			5.804	0	5.804	0	29	0	0	29	28	0	0	28	77	0	0	77
		Sum			22.676	4.788	17.888	0	84	1	0	85	72	1	0	73	200	1	0	202
		(3) PARTUSE		ULDR	401.135	74.769	326.366	255.231	1103	0	0	1103	733	0	0	733	2042	0	0	2042
				UMDR	17.273	4.386	12.887	11.281	66	47	0	113	44	31	0	75	122	58	0	180
		Sum			418.409	79.155	339.253	266.512	1169	47	0	1216	777	31	0	809	2164	58	0	2222
		MARKET-READY		ULDR	1.864	0.553	1.31	0.816	3	0	0	3	3	0	0	3	8	0	0	8
		Sum			1.864	0.553	1.31	0.816	3	0	0	3	3	0	0	3	8	0	0	8
		Sum			420.272	79.709	340.564	267.328	1172	47	0	1219	780	31	0	811	2172	58	0	2230
		(4) REDEV		ULDR	90.687	21.145	69.542	0	308	0	0	308	205	0	0	205	570	0	0	570
				UMDR	20.164	2.657	17.507	0	98	74	0	172	65	49	0	114	181	91	0	272
		Sum			110.851	23.801	87.05	0	406	74	0	480	270	49	0	319	752	91	0	842
		MARKET-READY		ULDR	7.868	1.085	6.784	0	32	0	0	32	30	0	0	30	85	0	0	85
				UMDR	2.611	0	2.611	0	15	11	0	26	14	10	0	25	40	19	0	59
		Sum			10.479	1.085	9.395	0	47	11	0	58	45	10	0	55	124	19	0	144
		Sum			121.33	24.886	96.444	0	453	85	0	538	315	60	0	374	876	110	0	986
		Sum			607.936	120.324	487.612	267.328	1936	133	0	2069	1394	92	0	1486	3880	169	0	4049
Monroe	UNINC	(1) PENDING		UR6000	4.243	0	4.243	0	10	0	0	10	10	0	0	10	28	0	0	28
		Sum			4.243	0	4.243	0	10	0	0	10	10	0	0	10	28	0	0	28
		(2) VACANT		R4	30.718	15.364	15.354	0	60	0	0	60	48	0	0	48	135	0	0	135
				Unsewer	4.806	1.578	3.228	0	9	0	0	9	7	0	0	7	20	0	0	20
				UR6000	17.532	4.077	13.454	0	79	13	0	92	64	10	0	74	178	19	0	197
				UR9600	2.661	0	2.661	0	11	0	0	11	9	0	0	9	25	0	0	25
		Sum			55.717	21.019	34.698	0	159	13	0	172	128	10	0	139	357	19	0	377
		MARKET-READY		ULDR	26.981	1.009	25.972	0	155	25	0	180	147	24	0	171	410	44	0	454
				UR6000	25.271	3.606	21.664	0	129	21	0	150	123	20	0	143	341	37	0	378
		Sum			52.251	4.615	47.636	0	284	46	0	330	270	44	0	314	751	80	0	832
		Sum			107.968	25.634	82.334	0	443	59	0	502	398	54	0	452	1109	100	0	1208
		(3) PARTUSE		R4	11.864	2.054	9.809	8.94	34	0	0	34	23	0	0	23	63	0	0	63
				Unsewer	26.463	1.566	24.897	19.281	29	0	0	29	19	0	0	19	54	0	0	54
				UR6000	11.184	0.378	10.806	9.54	54	7	0	61	36	5	0	41	100	9	0	109
				UR9600	24.658	4.584	20.074	15.979	63	0	0	63	42	0	0	42	117	0	0	117
		Sum			74.169	8.583	65.586	53.74	180	7	0	187	120	5	0	124	333	9	0	342



Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		(4) REDEV		R4	77.572	37.375	40.196	0	149	0	0	149	99	0	0	99	276	0	0	276
				UR6000	18.222	1.85	16.371	0	90	14	0	104	60	9	0	69	167	17	0	184
				UR9600	4.552	0.671	3.881	0	9	0	0	9	6	0	0	6	17	0	0	17
		Sum			100.345	39.896	60.449	0	248	14	0	262	165	9	0	174	459	17	0	476
		Sum			286.726	74.114	212.612	53.74	881	80	0	961	693	68	0	761	1929	125	0	2054
Snohomish	UNINC	(2) VACANT		SFRES	12.372	5.203	7.17	0	37	0	0	37	30	0	0	30	83	0	0	83
		Sum			12.372	5.203	7.17	0	37	0	0	37	30	0	0	30	83	0	0	83
		(3) PARTUSE		SFRES	217.522	69.247	148.275	123.14	607	0	0	607	404	0	0	404	1124	0	0	1124
		Sum			217.522	69.247	148.275	123.14	607	0	0	607	404	0	0	404	1124	0	0	1124
		(4) REDEV		SFRES	38.414	12.267	26.147	0	109	0	0	109	72	0	0	72	202	0	0	202
		Sum			38.414	12.267	26.147	0	109	0	0	109	72	0	0	72	202	0	0	202
		Sum			268.308	86.717	181.591	123.14	753	0	0	753	506	0	0	506	1409	0	0	1409
Stanwood	UNINC	(2) VACANT		SR 9.6	30.851	9.124	21.726	0	71	0	0	71	57	0	0	57	160	0	0	160
				ULDR	36.883	5.722	31.161	0	106	0	0	106	86	0	0	86	238	0	0	238
		Sum			67.733	14.846	52.887	0	177	0	0	177	143	0	0	143	398	0	0	398
		MARKET-READY		MR	7.674	1.506	6.168	0	9	76	20	105	9	72	19	100	24	133	22	179
		Sum			7.674	1.506	6.168	0	9	76	20	105	9	72	19	100	24	133	22	179
		Sum			75.407	16.352	59.055	0	186	76	20	282	151	72	19	243	422	133	22	577
		(3) PARTUSE		SR 9.6	34.47	8.73	25.74	21.964	68	0	0	68	45	0	0	45	126	0	0	126
				ULDR	23.629	4.404	19.225	18.258	60	0	0	60	40	0	0	40	111	0	0	111
		Sum			58.099	13.134	44.965	40.221	128	0	0	128	85	0	0	85	237	0	0	237
		(4) REDEV		SR 9.6	81.197	32.304	48.892	0	160	0	0	160	106	0	0	106	296	0	0	296
				ULDR	56.244	26.82	29.424	0	98	0	0	98	65	0	0	65	181	0	0	181
		Sum			137.44	59.124	78.316	0	258	0	0	258	172	0	0	172	478	0	0	478
		MARKET-READY		GC	13.833	0.527	13.306	0	-1	17	36	52	-1	16	34	49	-3	30	40	67
		Sum			13.833	0.527	13.306	0	-1	17	36	52	-1	16	34	49	-3	30	40	67
		Sum			151.273	59.651	91.622	0	257	17	36	310	171	16	34	221	475	30	40	545
		Sum			284.78	89.137	195.643	40.221	571	93	56	720	407	88	53	549	1134	163	63	1359
Sultan	UNINC	(2) VACANT		ULDR	3.101	1.596	1.505	0	4	0	0	4	3	0	0	3	9	0	0	9
				UMDR	4.889	0.792	4.097	0	13	2	0	15	10	2	0	12	29	3	0	32
		Sum			7.99	2.388	5.602	0	17	2	0	19	14	2	0	15	38	3	0	41
		(3) PARTUSE		ULDR	87.729	58.669	29.06	25.942	80	0	0	80	53	0	0	53	148	0	0	148
				UMDR	4.813	1.184	3.63	3.369	10	1	0	11	7	1	0	7	19	1	0	20
		Sum			92.542	59.853	32.69	29.311	90	1	0	91	60	1	0	61	167	1	0	168
		MARKET-READY		ULDR	39.585	3.067	36.518	35.758	115	0	0	115	109	0	0	109	304	0	0	304
		Sum			39.585	3.067	36.518	35.758	115	0	0	115	109	0	0	109	304	0	0	304
		Sum			132.127	62.919	69.208	65.069	205	1	0	206	169	1	0	170	471	1	0	472
		(4) REDEV		ULDR	57.955	26.738	31.217	0	92	0	0	92	61	0	0	61	170	0	0	170
				UMDR	9.934	5.03	4.904	0	13	2	0	15	9	1	0	10	24	2	0	27
		Sum			67.888	31.767	36.121	0	105	2	0	107	70	1	0	71	194	2	0	197

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity					
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total		
<b>Sum</b>					<b>208.006</b>	<b>97.075</b>	<b>110.931</b>	<b>65.069</b>	<b>327</b>	<b>5</b>	<b>0</b>	<b>332</b>	<b>253</b>	<b>4</b>	<b>0</b>	<b>256</b>	<b>703</b>	<b>7</b>	<b>0</b>	<b>710</b>		
<b>Non-SW UGA Subtotals</b>					<b>2236.97</b>	<b>687.798</b>	<b>1549.17</b>	<b>715.801</b>	<b>5675</b>	<b>363</b>	<b>128</b>	<b>6166</b>	<b>4083</b>	<b>289</b>	<b>105</b>	<b>4477</b>	<b>11366</b>	<b>532</b>	<b>124</b>	<b>12021</b>		
<b>SW MUGAs:</b>																						
<b>Bothell</b>	UNINC	(1) PENDING		UCENTER	9.203	6.948	2.255	0	0	274	0	274	0	274	0	274	0	504	0	504		
				UHDR	7.399	0.882	6.517	0	34	46	0	80	34	46	0	80	95	85	0	179		
				ULDR	226.48	41.795	184.685	0	1426	3	100	1529	1426	3	100	1529	3970	6	118	4093		
				UMDR	28.845	7.091	21.754	0	240	0	0	240	240	0	0	240	668	0	0	668		
			Sum	271.927	56.716	215.211	0	1700	323	100	2123	1700	323	100	2123	4733	594	118	5445			
		(2) VACANT				UHDR	26.325	22.838	3.487	0	26	19	0	45	21	15	0	36	58	28	0	87
						ULDR	34.495	13.824	20.672	0	117	0	0	117	94	0	0	94	263	0	0	263
						UMDR	3.551	1.633	1.918	0	18	0	0	18	15	0	0	15	40	0	0	40
						UVILL	1.171	0	1.171	0	0	24	2	26	0	19	2	21	0	36	2	38
						Sum	65.543	38.295	27.248	0	161	43	2	206	130	35	2	166	362	64	2	428
		MARKET-READY				UHDR	17.127	17.127	0	0	1	0	0	1	1	0	0	1	3	0	0	3
						ULDR	0.968	0.532	0.436	0	3	0	0	3	3	0	0	3	8	0	0	8
						UMDR	4.779	0.011	4.768	0	43	2	0	45	41	2	0	43	114	3	0	117
						Sum	22.874	17.67	5.204	0	47	2	0	49	45	2	0	47	124	3	0	128
		Sum	88.417	55.965	32.452	0	208	45	2	255	175	37	2	213	486	67	2	556				
		(3) PARTUSE				UHDR	7.183	1.151	6.032	3.791	24	17	0	41	16	11	0	27	44	21	0	65
						ULDR	327.289	77.094	250.195	173.049	868	0	0	868	577	0	0	577	1607	0	0	1607
						UMDR	42.236	9.965	32.271	23.77	198	3	0	201	132	2	0	134	367	4	0	370
						Sum	376.708	88.21	288.499	200.609	1090	20	0	1110	725	13	0	738	2018	24	0	2042
						MARKET-READY	UHDR	0.577	0	0.577	0.361	2	1	0	3	2	1	0	3	5	2	0
		ULDR	1.126	0.699	0.427	0.269	1	0	0	1	1	0	0	1	3	0	0	3				
		UMDR	10.205	1.434	8.771	8.043	73	4	0	77	69	4	0	73	193	7	0	200				
		Sum	11.908	2.133	9.775	8.672	76	5	0	81	72	5	0	77	201	9	0	210				
		Sum	388.617	90.343	298.274	209.281	1166	25	0	1191	797	18	0	815	2219	33	0	2252				
		(4) REDEV				UCENTER	40.017	13.342	26.675	0	0	931	263	1194	0	619	175	794	0	1139	206	1345
						UHDR	27.482	5.067	22.415	0	128	111	0	239	85	74	0	159	237	136	0	373
						ULDR	185.271	80.641	104.63	0	475	0	0	475	316	0	0	316	879	0	0	879
						UMDR	42.515	4.473	38.041	0	210	16	0	226	140	11	0	150	389	20	0	408
UVILL	3.506					0.913	2.593	0	-5	54	4	53	-3	36	3	35	-9	66	3	60		
Sum	298.79					104.436	194.354	0	808	1112	267	2187	537	739	178	1454	1496	1361	209	3065		
MARKET-READY	UCENTER					5.836	4.403	1.433	0	-3	49	13	59	-3	47	12	56	-8	86	15	92	
ULDR	18.443					2.786	15.657	0	87	0	0	87	83	0	0	83	230	0	0	230		
UMDR	3.388	0.652	2.737	0	21	1	0	22	20	1	0	21	56	2	0	57						
UVILL	21.082	11.696	9.386	0	-9	205	27	223	-9	195	26	212	-24	358	30	365						
Sum	48.75	19.537	29.213	0	96	255	40	391	91	242	38	371	254	446	45	744						
Sum	347.54	123.973	223.567	0	904	1367	307	2578	629	982	216	1826	1750	1806	253	3810						
Sum	1096.5	326.997	769.503	209.281	3978	1760	409	6147	3300	1359	317	4977	9188	2501	373	12062						
<b>Brier</b>	UNINC	(1) PENDING		ULDR	7.629	3.453	4.176	0	32	0	0	32	32	0	0	32	89	0	0	89		
				Sum	7.629	3.453	4.176	0	32	0	0	32	32	0	0	32	89	0	0	89		

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Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLUIZone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		(2) VACANT		ULDR	16.957	14.56	2.397	0	16	0	0	16	13	0	0	13	36	0	0	36
				UMDR	6.276	6.137	0.139	0	2	0	0	2	2	0	0	2	4	0	0	4
		Sum			23.233	20.697	2.536	0	18	0	0	18	15	0	0	15	40	0	0	40
		(3) PARTUSE		ULDR	50.46	17.374	33.086	22.029	106	0	0	106	70	0	0	70	196	0	0	196
				UMDR	16.642	8.204	8.437	7.281	66	3	0	69	44	2	0	46	122	4	0	126
		Sum			67.101	25.579	41.523	29.31	172	3	0	175	114	2	0	116	318	4	0	322
		(4) REDEV		ULDR	22.954	12.448	10.506	0	42	0	0	42	28	0	0	28	78	0	0	78
		Sum			22.954	12.448	10.506	0	42	0	0	42	28	0	0	28	78	0	0	78
		<b>Sum</b>			<b>120.918</b>	<b>62.177</b>	<b>58.741</b>	<b>29.31</b>	<b>264</b>	<b>3</b>	<b>0</b>	<b>267</b>	<b>189</b>	<b>2</b>	<b>0</b>	<b>191</b>	<b>526</b>	<b>4</b>	<b>0</b>	<b>529</b>
<b>Edmonds</b>	<b>UNINC</b>	(1) PENDING		UMDR	1.723	0	1.723	0	18	0	0	18	18	0	0	18	50	0	0	50
		Sum			1.723	0	1.723	0	18	0	0	18	18	0	0	18	50	0	0	50
		(2) VACANT		UMDR	0.619	0	0.619	0	4	0	0	4	3	0	0	3	9	0	0	9
		Sum			0.619	0	0.619	0	4	0	0	4	3	0	0	3	9	0	0	9
		MARKET-READY		UMDR	0.688	0.012	0.676	0	6	0	0	6	6	0	0	6	16	0	0	16
		Sum			0.688	0.012	0.676	0	6	0	0	6	6	0	0	6	16	0	0	16
		Sum			1.307	0.012	1.295	0	10	0	0	10	9	0	0	9	25	0	0	25
		(3) PARTUSE		UMDR	25.425	0.329	25.096	13.211	100	0	0	100	67	0	0	67	185	0	0	185
		Sum			25.425	0.329	25.096	13.211	100	0	0	100	67	0	0	67	185	0	0	185
		(4) REDEV		UCOM	8.036	1.216	6.82	0	0	20	1	21	0	13	1	14	0	24	1	25
				UHDR	5.958	0	5.958	0	9	27	0	36	6	18	0	24	17	33	0	50
				UMDR	27.807	0.643	27.163	0	152	0	0	152	101	0	0	101	281	0	0	281
		Sum			41.801	1.859	39.942	0	161	47	1	209	107	31	1	139	298	58	1	356
		MARKET-READY		UHDR	2.19	0	2.19	0	13	11	0	24	12	10	0	23	34	19	0	54
		Sum			2.19	0	2.19	0	13	11	0	24	12	10	0	23	34	19	0	54
		Sum			43.991	1.859	42.132	0	174	58	1	233	119	42	1	162	332	77	1	410
		<b>Sum</b>			<b>72.445</b>	<b>2.2</b>	<b>70.245</b>	<b>13.211</b>	<b>302</b>	<b>58</b>	<b>1</b>	<b>361</b>	<b>213</b>	<b>42</b>	<b>1</b>	<b>255</b>	<b>593</b>	<b>77</b>	<b>1</b>	<b>670</b>
<b>Everett</b>	<b>UNINC</b>	(1) PENDING		UCENTER	0.07	0	0.07	0	1	0	0	1	1	0	0	1	3	0	0	3
				UHDR	4.814	1.166	3.648	0	21	44	0	65	21	44	0	65	58	81	0	139
				ULDR	145.916	71.615	74.301	0	697	0	0	697	697	0	0	697	1940	0	0	1940
				UMDR	11.634	3.25	8.385	0	61	0	0	61	61	0	0	61	170	0	0	170
		Sum			162.434	76.03	86.404	0	780	44	0	824	780	44	0	824	2172	81	0	2252
		(2) VACANT		UCENTER	2.8	1.698	1.102	0	0	37	10	47	0	30	8	38	0	55	9	64
				UHDR	22.837	4.092	18.745	0	137	95	0	232	111	77	0	187	308	141	0	449
				ULDR	71.915	40.248	31.667	0	172	0	0	172	139	0	0	139	387	0	0	387
				UMDR	6.59	2.898	3.692	0	35	0	0	35	28	0	0	28	79	0	0	79
				UVILL	0.184	0	0.184	0	0	4	0	4	0	3	0	3	0	6	0	6
		Sum			104.326	48.936	55.39	0	344	136	10	490	278	110	8	396	773	202	9	985
		MARKET-READY		UCENTER	6.16	0	6.16	0	0	215	61	276	0	204	58	262	0	376	68	444
				UCOM	10.643	9.353	1.291	0	0	4	1	5	0	4	1	5	0	7	1	8
				UHDR	2.619	0.209	2.41	0	16	12	0	28	15	11	0	27	42	21	0	63
				ULDR	3.451	0	3.451	0	20	0	0	20	19	0	0	19	53	0	0	53
				UMDR	1.163	0	1.163	0	10	0	0	10	10	0	0	10	26	0	0	26
		Sum			24.037	9.562	14.475	0	46	231	62	339	44	219	59	322	122	404	69	595
		<b>Sum</b>			<b>128.363</b>	<b>58.498</b>	<b>69.864</b>	<b>0</b>	<b>390</b>	<b>367</b>	<b>72</b>	<b>829</b>	<b>321</b>	<b>329</b>	<b>67</b>	<b>718</b>	<b>895</b>	<b>606</b>	<b>79</b>	<b>1580</b>



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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		(3) PARTUSE		UHDR	14.84	0.565	14.275	8.793	54	34	0	88	36	23	0	59	100	42	0	142
				ULDR	270.712	106.927	163.785	117.728	610	0	0	610	406	0	0	406	1129	0	0	1129
				UMDR	45.057	2.25	42.807	28.735	219	0	0	219	146	0	0	146	405	0	0	405
				UVILL	0.373	0	0.373	0.068	0	1	0	1	0	1	0	1	0	1	0	1
		Sum			330.982	109.742	221.24	155.324	883	35	0	918	587	23	0	610	1635	43	0	1678
				MARKET-READY UMDR	0.937	0	0.937	0.723	6	0	0	6	6	0	0	6	16	0	0	16
		Sum			0.937	0	0.937	0.723	6	0	0	6	6	0	0	6	16	0	0	16
		Sum			331.919	109.742	222.176	156.047	889	35	0	924	593	23	0	616	1651	43	0	1693
		(4) REDEV		UCENTER	115.62	23.559	92.061	0	-186	3191	890	3895	-124	2122	592	2590	-344	3905	696	4256
				UCOM	17.562	0.938	16.624	0	0	50	10	60	0	33	7	40	0	61	8	69
				UHDR	121.282	6.804	114.478	0	309	542	0	851	205	360	0	566	572	663	0	1235
				ULDR	78.512	31.237	47.275	0	198	0	0	198	132	0	0	132	367	0	0	367
				UMDR	73.836	4.699	69.137	0	343	2	0	345	228	1	0	229	635	2	0	637
				UVILL	12.106	0.057	12.048	0	-50	260	30	240	-33	173	20	160	-93	318	23	249
		Sum			418.918	67.293	351.625	0	614	4045	930	5589	408	2690	618	3717	1137	4949	727	6813
				MARKET-READY UHDR	0.958	0.161	0.796	0	5	4	0	9	5	4	0	9	13	7	0	20
				ULDR	15.415	7.567	7.848	0	38	0	0	38	36	0	0	36	101	0	0	101
				UMDR	0.932	0.151	0.78	0	6	0	0	6	6	0	0	6	16	0	0	16
		Sum			17.304	7.879	9.425	0	49	4	0	53	47	4	0	50	130	7	0	137
		Sum			436.222	75.173	361.049	0	663	4049	930	5642	455	2694	618	3767	1266	4956	727	6950
		Sum			1058.94	319.443	739.494	156.047	2722	4495	1002	8219	2149	3090	685	5925	5983	5686	806	12476
Lake Stickney	UNINC	(1) PENDING		UHDR	17.615	1.105	16.509	0	137	102	0	239	137	102	0	239	381	188	0	569
				UMDR	47.117	7.379	39.739	0	382	0	0	382	382	0	0	382	1063	0	0	1063
		Sum			64.732	8.484	56.248	0	519	102	0	621	519	102	0	621	1445	188	0	1633
		(2) VACANT		UCENTER	0.184	0	0.184	0	0	6	1	7	0	5	1	6	0	9	1	10
				UCOM	1.453	0.565	0.888	0	0	2	0	2	0	2	0	2	0	3	0	3
				UHDR	26.44	8.548	17.892	0	131	95	0	226	106	77	0	182	294	141	0	436
				UMDR	13.988	8.103	5.885	0	55	0	0	55	44	0	0	44	124	0	0	124
		Sum			42.065	17.216	24.849	0	186	103	1	290	150	83	1	234	418	153	1	572
				MARKET-READY UCOM	2.153	0.223	1.93	0	0	6	1	7	0	6	1	7	0	10	1	12
				UHDR	0.869	0	0.869	0	6	4	0	10	6	4	0	10	16	7	0	23
		Sum			3.022	0.223	2.799	0	6	10	1	17	6	10	1	16	16	17	1	34
		Sum			45.086	17.438	27.648	0	192	113	2	307	156	93	2	250	434	171	2	607
		(3) PARTUSE		UHDR	22.744	0.322	22.422	14.048	94	65	0	159	63	43	0	106	174	80	0	254
				UMDR	86.92	25.384	61.537	43.379	366	1	0	367	243	1	0	244	678	1	0	679
		Sum			109.664	25.705	83.959	57.428	460	66	0	526	306	44	0	350	852	81	0	932
				MARKET-READY UMDR	2.563	1.115	1.447	1.084	9	0	0	9	9	0	0	9	24	0	0	24
		Sum			2.563	1.115	1.447	1.084	9	0	0	9	9	0	0	9	24	0	0	24
		Sum			112.227	26.821	85.406	58.512	469	66	0	535	314	44	0	358	875	81	0	956
		(4) REDEV		UCENTER	17.436	0	17.436	0	-5	606	170	771	-3	403	113	513	-9	742	133	865
				UCOM	23.473	2.843	20.631	0	-5	61	11	67	-3	41	7	45	-9	75	9	74
				UHDR	38.293	9.281	29.013	0	145	136	0	281	96	90	0	187	268	166	0	435
				UMDR	37.803	17.25	20.553	0	136	0	0	136	90	0	0	90	252	0	0	252
		Sum			117.005	29.373	87.632	0	271	803	181	1255	180	534	120	835	502	983	142	1626

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			MARKET-READY	UHDR	15.945	3.709	12.236	0	88	66	0	154	84	63	0	146	233	115	0	348
				UMDR	4.945	1.169	3.776	0	33	2	0	35	31	2	0	33	87	3	0	91
			Sum		20.89	4.878	16.012	0	121	68	0	189	115	65	0	180	320	119	0	439
			Sum		137.895	34.251	103.645	0	392	871	181	1444	295	599	120	1014	822	1101	142	2065
			Sum		359.941	86.994	272.947	58.512	1572	1152	183	2907	1285	837	122	2244	3576	1540	144	5260
Lynnwood	UNINC	(1) PENDING		TPV	22.272	3.085	19.187	0	-6	810	168	972	-6	810	168	972	-17	1490	198	1671
				UCENTER	33.663	14.491	19.172	0	-5	764	0	759	-5	764	0	759	-14	1406	0	1392
				UCOM	2.707	0	2.707	0	-2	44	0	42	-2	44	0	42	-6	81	0	75
				UHDR	62.815	14.408	48.408	0	383	304	270	957	383	304	270	957	1066	559	318	1943
				ULDR	4.219	0.721	3.498	0	21	0	0	21	21	0	0	21	58	0	0	58
				UMDR	18.375	1.667	16.709	0	142	10	0	152	142	10	0	152	395	18	0	414
			Sum		144.051	34.371	109.68	0	533	1932	438	2903	533	1932	438	2903	1484	3555	515	5554
		(2) VACANT		TPV	0.587	0	0.587	0	0	20	5	25	0	16	4	20	0	30	5	34
				UCENTER	23.402	13.372	10.03	0	2	345	94	441	2	279	76	356	4	513	89	606
				UCOM	3.257	0.549	2.708	0	0	7	1	8	0	6	1	6	0	10	1	11
				UHDR	22.433	15.134	7.299	0	53	35	0	88	43	28	0	71	119	52	0	171
				ULDR	21.755	19.491	2.263	0	16	0	0	16	13	0	0	13	36	0	0	36
				UMDR	17.936	11.037	6.899	0	60	0	0	60	48	0	0	48	135	0	0	135
			Sum		89.37	59.584	29.786	0	131	407	100	638	106	329	81	515	294	605	95	994
		MARKET-READY		UCENTER	25.448	4.048	21.399	0	0	746	210	956	0	709	200	908	0	1304	235	1539
				UHDR	4.131	2.912	1.22	0	9	6	0	15	9	6	0	14	24	10	0	34
			Sum		29.579	6.96	22.619	0	9	752	210	971	9	714	200	922	24	1314	235	1573
		Sum			118.949	66.544	52.405	0	140	1159	310	1609	114	1043	280	1438	318	1919	330	2567
		(3) PARTUSE		UCENTER	5.652	0.109	5.544	3.758	0	130	36	166	0	86	24	110	0	159	28	187
				UHDR	17.438	1.477	15.961	9.326	59	35	0	94	39	23	0	63	109	43	0	152
				ULDR	60.141	18.001	42.14	29.115	147	0	0	147	98	0	0	98	272	0	0	272
				UMDR	66.613	22.46	44.153	28.086	229	1	0	230	152	1	0	153	424	1	0	425
			Sum		149.845	42.047	107.797	70.286	435	166	36	637	289	110	24	424	805	203	28	1037
		MARKET-READY		ULDR	0.384	0.001	0.383	0.194	1	0	0	1	1	0	0	1	3	0	0	3
			Sum		0.384	0.001	0.383	0.194	1	0	0	1	1	0	0	1	3	0	0	3
		Sum			150.228	42.048	108.18	70.479	436	166	36	638	290	110	24	425	808	203	28	1039
		(4) REDEV		TPV	49.211	5.321	43.89	0	-111	1476	392	1757	-74	982	261	1168	-206	1806	307	1907
				UCENTER	84.404	5.533	78.871	0	-65	2718	742	3395	-43	1807	493	2258	-120	3326	580	3786
				UCOM	17.794	0.958	16.836	0	-1	45	4	48	-1	30	3	32	-2	55	3	56
				UHDR	156.253	18.215	138.038	0	593	668	0	1261	394	447	0	841	1098	822	0	1920
				ULDR	23.255	8.623	14.632	0	65	0	0	65	43	0	0	43	120	0	0	120
				UMDR	40.736	13.358	27.378	0	170	1	0	171	113	1	0	114	315	1	0	316
			Sum		371.653	52.007	319.646	0	651	4908	1138	6697	433	3266	757	4456	1205	6010	890	8105
		MARKET-READY		TPV	2.216	0.001	2.216	0	-5	76	19	90	-5	72	18	86	-13	133	21	141
				UCENTER	40.391	20.312	20.079	0	-49	698	196	845	-47	663	186	803	-130	1220	219	1309
				UCOM	2.845	0.701	2.145	0	-1	7	1	7	-1	7	1	7	-3	12	1	11
			Sum		45.453	21.013	24.44	0	-55	781	216	942	-52	742	205	895	-145	1365	241	1461
		Sum			417.106	73.02	344.086	0	596	5689	1354	7639	381	4008	962	5351	1060	7375	1131	9566
		Sum			830.335	215.983	614.352	70.479	1705	8946	2138	12789	1318	7094	1704	10116	3670	13052	2004	18726
Mill Creek	UNINC	(1) PENDING		P/I	53.41	51.119	2.291	0	96	0	0	96	96	0	0	96	267	0	0	267
				UHDR	86.227	52.719	33.508	0	409	580	0	989	409	580	0	989	1139	1067	0	2206

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
 Additional Residential Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts	Total	SF	MF	Sr. Apts	Total	SF	MF	Sr. Apts	Total
				ULDR	430.303	123.092	307.211	0	2209	0	0	2209	2209	0	0	2209	6150	0	0	6150
				UMDR	32.277	9.009	23.268	0	191	99	0	290	191	99	0	290	532	182	0	714
				UVILL	7.485	0.875	6.61	0	70	0	0	70	70	0	0	70	195	0	0	195
			Sum		609.703	236.814	372.888	0	2975	679	0	3654	2975	679	0	3654	8282	1249	0	9532
		(2) VACANT		UCENTER	6.119	2.846	3.272	0	0	113	32	145	0	91	26	117	0	168	30	198
				UCOM	0.716	0	0.716	0	0	2	0	2	0	2	0	2	0	3	0	3
				UHDR	2.579	0.19	2.389	0	17	12	0	29	14	10	0	23	38	18	0	56
				ULDR	131.028	87.765	43.263	0	253	0	0	253	204	0	0	204	569	0	0	569
				UMDR	4.026	1.64	2.386	0	21	0	0	21	17	0	0	17	47	0	0	47
				UVILL	1.793	1.053	0.74	0	0	16	2	18	0	13	2	15	0	24	2	26
			Sum		146.259	93.494	52.766	0	291	143	34	468	235	115	27	378	654	212	32	899
		MARKET-READY		UCENTER	29.96	13.497	16.464	0	0	575	163	738	0	546	155	701	0	1005	182	1187
				ULDR	9.955	9.032	0.923	0	4	0	0	4	4	0	0	4	11	0	0	11
				UVILL	23.632	5.805	17.827	0	0	391	52	443	0	371	49	421	0	683	58	742
			Sum		63.547	28.334	35.213	0	4	966	215	1185	4	918	204	1126	11	1689	240	1939
			Sum		209.807	121.827	87.979	0	295	1109	249	1653	239	1033	232	1504	665	1901	272	2838
		(3) PARTUSE		UHDR	3.755	0.016	3.74	1.975	12	7	0	19	8	5	0	13	22	9	0	31
				ULDR	444.419	56.871	387.548	270.145	1346	0	0	1346	895	0	0	895	2492	0	0	2492
				UMDR	36.376	8.168	28.208	21.784	186	6	0	192	124	4	0	128	344	7	0	352
				UVILL	13.594	0.605	12.989	9.779	0	215	28	243	0	143	19	162	0	263	22	285
			Sum		498.144	65.659	432.485	303.684	1544	228	28	1800	1027	152	19	1197	2858	279	22	3159
		MARKET-READY		UHDR	4.115	0.141	3.974	3.443	25	18	0	43	24	17	0	41	66	31	0	98
				ULDR	5.949	0.618	5.331	4.214	23	0	0	23	22	0	0	22	61	0	0	61
				UMDR	9.532	2.424	7.108	6.183	55	2	0	57	52	2	0	54	145	3	0	149
			Sum		19.595	3.183	16.412	13.84	103	20	0	123	98	19	0	117	272	35	0	307
			Sum		517.739	68.842	448.897	317.524	1647	248	28	1923	1125	171	19	1314	3131	314	22	3467
		(4) REDEV		UCENTER	25.732	11.011	14.721	0	-11	504	137	630	-7	335	91	419	-20	617	107	703
				UCOM	16.244	1.657	14.587	0	-2	43	8	49	-1	29	5	33	-4	53	6	55
				UHDR	48.244	12.324	35.92	0	183	178	0	361	122	118	0	240	339	218	0	557
				ULDR	123.818	20.77	103.048	0	428	0	0	428	285	0	0	285	792	0	0	792
				UMDR	40.033	11.419	28.615	0	136	8	0	144	90	5	0	96	252	10	0	262
				UVILL	6.665	1.044	5.621	0	-2	123	16	137	-1	82	11	91	-4	151	13	159
			Sum		260.736	58.224	202.512	0	732	856	161	1749	487	569	107	1163	1355	1047	126	2529
		MARKET-READY		UCENTER	5.062	1.525	3.537	0	-1	122	34	155	-1	116	32	147	-3	213	38	249
				UHDR	2.822	0	2.822	0	20	15	0	35	19	14	0	33	53	26	0	79
				UVILL	9.552	1.651	7.902	0	-1	173	23	195	-1	164	22	185	-3	302	26	325
			Sum		17.437	3.176	14.261	0	18	310	57	385	17	295	54	366	48	542	64	653
			Sum		278.173	61.4	216.773	0	750	1166	218	2134	504	864	161	1529	1403	1589	190	3182
			Sum		1615.42	488.884	1126.54	317.524	5667	3202	495	9364	4842	2747	412	8000	13481	5054	484	19018
MTlk Terrace	UNINC	(4) REDEV		UHDR	0.916	0.671	0.245	0	0	1	0	1	0	1	0	1	0	1	0	1
				UMDR	1.709	0	1.709	0	8	0	0	8	5	0	0	5	15	0	0	15
			Sum		2.625	0.671	1.954	0	8	1	0	9	5	1	0	6	15	1	0	16
			Sum		2.625	0.671	1.954	0	8	1	0	9	5	1	0	6	15	1	0	16
Mukilteo	UNINC	(1) PENDING		UCOM	2.313	0	2.313	0	0	0	1	1	0	0	1	1	0	0	1	1
				UHDR	2.293	0	2.293	0	37	0	0	37	37	0	0	37	103	0	0	103
				ULDR-NS	2.562	2.562	0	0	10	0	0	10	10	0	0	10	28	0	0	28
				ULDR-UE	25.112	22.076	3.036	0	12	0	0	12	12	0	0	12	33	0	0	33



Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
				ULDR	28.333	20.896	7.436	0	160	0	0	160	160	0	0	160	445	0	0	445
				UMDR	33.708	4.788	28.92	0	197	41	0	238	197	41	0	238	548	75	0	624
			Sum		94.321	50.323	43.998	0	416	41	1	458	416	41	1	458	1158	75	1	1235
		(2) VACANT		UCENTER	0.955	0	0.955	0	0	32	8	40	0	26	6	32	0	48	8	55
				UCOM	3.097	0.152	2.945	0	0	9	1	10	0	7	1	8	0	13	1	14
				UHDR	0.358	0	0.358	0	2	1	0	3	2	1	0	2	4	1	0	6
				ULDR-NS	33.147	20.975	12.171	0	31	0	0	31	25	0	0	25	70	0	0	70
				ULDR-UE	23.907	23.198	0.709	0	11	0	0	11	9	0	0	9	25	0	0	25
				ULDR	8.921	6.574	2.348	0	16	0	0	16	13	0	0	13	36	0	0	36
				UMDR	1.786	0.752	1.034	0	9	0	0	9	7	0	0	7	20	0	0	20
		Sum			72.172	51.651	20.521	0	69	42	9	120	56	34	7	97	155	62	9	226
		MARKET-READY		UCENTER	4.678	0.281	4.397	0	0	153	43	196	0	145	41	186	0	267	48	315
				ULDR-UE	10.899	9.732	1.167	0	2	0	0	2	2	0	0	2	5	0	0	5
				UMDR	1.035	0.377	0.657	0	6	0	0	6	6	0	0	6	16	0	0	16
		Sum			16.612	10.39	6.222	0	8	153	43	204	8	145	41	194	21	267	48	337
		Sum			88.784	62.041	26.743	0	77	195	52	324	63	179	48	291	176	330	57	563
		(3) PARTUSE		UHDR	1.816	0	1.816	0.842	5	2	0	7	3	1	0	5	9	2	0	12
				ULDR	26.525	4.029	22.497	14.273	69	0	0	69	46	0	0	46	128	0	0	128
				UMDR	88.043	5.74	82.303	45.603	343	0	0	343	228	0	0	228	635	0	0	635
		Sum			116.384	9.769	106.615	60.718	417	2	0	419	277	1	0	279	772	2	0	774
		(4) REDEV		UCENTER	35.891	2.085	33.806	0	-20	1177	327	1484	-13	783	217	987	-37	1440	256	1659
				UCOM	40.341	2.462	37.879	0	-8	112	17	121	-5	74	11	80	-15	137	13	136
				UHDR	14.784	1.15	13.633	0	54	60	0	114	36	40	0	76	100	73	0	173
				ULDR	7.642	2.344	5.298	0	18	0	0	18	12	0	0	12	33	0	0	33
				UMDR	60.895	7.826	53.07	0	336	4	0	340	223	3	0	226	622	5	0	627
		Sum			159.553	15.867	143.686	0	380	1353	344	2077	253	900	229	1381	704	1656	269	2628
		MARKET-READY		UCOM	3.923	0	3.923	0	-1	12	3	14	-1	11	3	13	-3	21	3	22
		Sum			3.923	0	3.923	0	-1	12	3	14	-1	11	3	13	-3	21	3	22
		Sum			163.476	15.867	147.609	0	379	1365	347	2091	252	911	232	1395	701	1677	272	2650
		Sum			462.965	138	324.964	60.718	1289	1603	400	3292	1008	1133	281	2422	2807	2084	330	5222
Meadowdale/ Norma Beach	UNINC	(1) PENDING		ULDR	74.141	29.187	44.954	0	251	0	0	251	251	0	0	251	699	0	0	699
				Unsewer	4.165	4.165	0	0	4	0	0	4	4	0	0	4	11	0	0	11
		Sum			78.306	33.352	44.954	0	255	0	0	255	255	0	0	255	710	0	0	710
		(2) VACANT		ULDR	2.774	2.093	0.68	0	3	0	0	3	2	0	0	2	7	0	0	7
				UMDR	10.538	3.266	7.271	0	66	3	0	69	53	2	0	56	148	4	0	153
				Unsewer	4.26	3.979	0.282	0	3	0	0	3	2	0	0	2	7	0	0	7
		Sum			17.572	9.338	8.233	0	72	3	0	75	58	2	0	61	162	4	0	166
		MARKET-READY		ULDR	6.236	3.357	2.879	0	16	0	0	16	15	0	0	15	42	0	0	42
		Sum			6.236	3.357	2.879	0	16	0	0	16	15	0	0	15	42	0	0	42
		Sum			23.807	12.695	11.112	0	88	3	0	91	73	2	0	76	204	4	0	209
		(3) PARTUSE		ULDR	20.728	4.851	15.877	11.782	62	0	0	62	41	0	0	41	115	0	0	115
				Unsewer	6.097	2.552	3.545	2.768	5	0	0	5	3	0	0	3	9	0	0	9
		Sum			26.825	7.403	19.422	14.55	67	0	0	67	45	0	0	45	124	0	0	124
		MARKET-READY		ULDR	10.432	5.158	5.274	3.889	22	0	0	22	21	0	0	21	58	0	0	58
		Sum			10.432	5.158	5.274	3.889	22	0	0	22	21	0	0	21	58	0	0	58

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
		Sum			37.257	12.561	24.696	18.438	89	0	0	89	65	0	0	65	182	0	0	182
		(4) REDEV		ULDR	5.424	0	5.424	0	22	0	0	22	15	0	0	15	41	0	0	41
				UMDR	7.015	1.979	5.036	0	44	2	0	46	29	1	0	31	81	2	0	84
		Sum			12.439	1.979	10.46	0	66	2	0	68	44	1	0	45	122	2	0	125
				MARKET-READY	1.102	0	1.102	0	5	0	0	5	5	0	0	5	13	0	0	13
		Sum		Sum	1.102	0	1.102	0	5	0	0	5	5	0	0	5	13	0	0	13
		Sum			13.541	1.979	11.561	0	71	2	0	73	49	1	0	50	135	2	0	138
		Sum			152.911	60.587	92.324	18.438	503	5	0	508	442	4	0	446	1232	7	0	1239
Larch Way Overlap	UNINC	(1) PENDING		UCENTER	7.608	0.079	7.529	0	62	168	0	230	62	168	0	230	173	309	0	482
				ULDR	8.096	0.602	7.493	0	54	0	0	54	54	0	0	54	150	0	0	150
				UMDR	1.085	0	1.085	0	19	0	0	19	19	0	0	19	53	0	0	53
			Sum	16.789	0.682	16.107	0	135	168	0	303	135	168	0	303	376	309	0	685	
		(2) VACANT		UCENTER	0.514	0.037	0.477	0	0	16	4	20	0	13	3	16	0	24	4	28
				UHDR	1.331	0	1.331	0	9	6	0	15	7	5	0	12	20	9	0	29
				ULDR	15.633	4.624	11.008	0	64	0	0	64	52	0	0	52	144	0	0	144
			Sum	17.478	4.661	12.816	0	73	22	4	99	59	18	3	80	164	33	4	201	
		MARKET-READY		UCENTER	2.335	0.021	2.314	0	0	80	22	102	0	76	21	97	0	140	25	164
				Sum	2.335	0.021	2.314	0	0	80	22	102	0	76	21	97	0	140	25	164
				Sum	19.813	4.682	15.131	0	73	102	26	201	59	94	24	177	164	173	28	365
		(3) PARTUSE		UCENTER	2.286	0	2.286	1.573	0	53	14	67	0	35	9	45	0	65	11	76
				UHDR	4.572	0	4.572	3.267	22	15	0	37	15	10	0	25	41	18	0	59
				ULDR	107.392	17.882	89.51	60.311	299	0	0	299	199	0	0	199	554	0	0	554
				UMDR	1.08	0	1.08	0.691	5	0	0	5	3	0	0	3	9	0	0	9
			Sum	115.33	17.882	97.448	65.842	326	68	14	408	217	45	9	271	604	83	11	698	
		MARKET-READY		ULDR	0.814	0.368	0.446	0.199	1	0	0	1	1	0	0	1	3	0	0	3
				Sum	0.814	0.368	0.446	0.199	1	0	0	1	1	0	0	1	3	0	0	3
				Sum	116.144	18.25	97.894	66.04	327	68	14	409	218	45	9	272	606	83	11	700
		(4) REDEV		UCENTER	30.413	0.452	29.962	0	-7	1041	291	1325	-5	692	194	881	-13	1274	228	1488
	UHDR		11.219	1.23	9.989	0	51	48	0	99	34	32	0	66	94	59	0	153		
	ULDR		15.309	3.535	11.774	0	46	0	0	46	31	0	0	31	85	0	0	85		
	UMDR		10.154	0	10.154	0	83	4	0	87	55	3	0	58	154	5	0	159		
	Sum	67.096	5.217	61.879	0	173	1093	291	1557	115	727	194	1035	320	1337	228	1885			
MARKET-READY		UCENTER	0.413	0.054	0.359	0	-1	12	3	14	-1	11	3	13	-3	21	3	22		
		Sum	0.413	0.054	0.359	0	-1	12	3	14	-1	11	3	13	-3	21	3	22		
		Sum	67.51	5.271	62.238	0	172	1105	294	1571	114	738	196	1049	318	1358	231	1907		
	Sum	220.255	28.885	191.37	66.04	707	1443	334	2484	526	1045	230	1801	1464	1923	270	3657			
Silver Firs	UNINC	(1) PENDING		ULDR	10.167	4.128	6.039	0	66	0	0	66	66	0	0	66	184	0	0	184
				Sum	10.167	4.128	6.039	0	66	0	0	66	66	0	0	66	184	0	0	184
		(2) VACANT		UCOM	31.972	3.714	28.258	0	0	93	22	115	0	75	18	93	0	138	21	159
				UHDR	18.196	4.715	13.482	0	101	74	0	175	82	60	0	141	227	110	0	337
				UHDR/UI	21.696	2.167	19.529	0	147	107	0	254	119	86	0	205	330	159	0	489
				ULDR	77.258	30.319	46.938	0	272	0	0	272	220	0	0	220	611	0	0	611
				UMDR	40.694	28.27	12.424	0	113	7	0	120	91	6	0	97	254	10	0	264
				UVILL	24.487	10.619	13.868	0	0	305	41	346	0	246	33	279	0	453	39	492

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 Additional Residential Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Housing Unit Capacity (before reductions)				Additional Housing Unit Capacity (after reductions)				Additional Population Capacity			
					Total	Unbuildable	Buildable	Surplus	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total	SF	MF	Sr. Apts.	Total
			Sum		214.304	79.804	134.5	0	633	586	63	1282	511	473	51	1035	1423	871	60	2354
			MARKET-READY	UCOM	3.244	0.26	2.984	0	0	9	2	11	0	9	2	10	0	16	2	18
				ULDR	11.912	4.795	7.117	0	41	0	0	41	39	0	0	39	108	0	0	108
			Sum		15.156	5.056	10.1	0	41	9	2	52	39	9	2	49	108	16	2	126
			Sum		229.459	84.859	144.6	0	674	595	65	1334	550	482	53	1085	1531	886	62	2480
		(3) PARTUSE		ULDR	74.743	32.021	42.722	37.931	216	0	0	216	144	0	0	144	400	0	0	400
			Sum		74.743	32.021	42.722	37.931	216	0	0	216	144	0	0	144	400	0	0	400
			MARKET-READY	ULDR	16.99	10.389	6.6	5.7	31	0	0	31	29	0	0	29	82	0	0	82
			Sum		16.99	10.389	6.6	5.7	31	0	0	31	29	0	0	29	82	0	0	82
		Sum			91.733	42.411	49.322	43.631	247	0	0	247	173	0	0	173	482	0	0	482
		(4) REDEV		ULDR	26.713	8.904	17.809	0	93	0	0	93	62	0	0	62	172	0	0	172
			Sum		26.713	8.904	17.809	0	93	0	0	93	62	0	0	62	172	0	0	172
			MARKET-READY	ULDR	59.9	28.307	31.593	0	185	0	0	185	176	0	0	176	489	0	0	489
			Sum		59.9	28.307	31.593	0	185	0	0	185	176	0	0	176	489	0	0	489
		Sum			86.613	37.211	49.402	0	278	0	0	278	238	0	0	238	661	0	0	661
		Sum			417.972	168.61	249.362	43.631	1265	595	65	1925	1027	482	53	1561	2859	886	62	3807
Woodway	UNINC	(1) PENDING		UVILL	61.047	30.529	30.518	0	0	2640	0	2640	0	2640	0	2640	0	4858	0	4858
		Sum			61.047	30.529	30.518	0	0	2640	0	2640	0	2640	0	2640	0	4858	0	4858
		(2) VACANT		ULDR	36.563	29.281	7.281	0	42	0	0	42	34	0	0	34	94	0	0	94
		Sum			36.563	29.281	7.281	0	42	0	0	42	34	0	0	34	94	0	0	94
		Sum			97.609	59.81	37.799	0	42	2640	0	2682	34	2640	0	2674	94	4858	0	4952
<b>SW MUGA</b>					<b>6508.84</b>	<b>1959.241</b>	<b>4549.59</b>	<b>1043.19</b>	<b>20024</b>	<b>25903</b>	<b>5027</b>	<b>50954</b>	<b>16338</b>	<b>20476</b>	<b>3805</b>	<b>40618</b>	<b>45488</b>	<b>37673</b>	<b>4474</b>	<b>87634</b>
<b>Subtotals</b>																				
<b>Grand Totals</b>					<b>8745.81</b>	<b>2647.039</b>	<b>6098.77</b>	<b>1758.99</b>	<b>25699</b>	<b>26266</b>	<b>5155</b>	<b>57120</b>	<b>20421</b>	<b>20765</b>	<b>3910</b>	<b>45095</b>	<b>56854</b>	<b>38205</b>	<b>4598</b>	<b>99655</b>



## **Detailed Additional Capacity Tables – Unincorporated UGAs**

### **Employment**

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
 Additional Employment Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
<b>Non-SW UGAs:</b>										
<b>Arlington</b>	UNINC	(4) REDEV Sum		BP	10.239	0.838	9.401	0	122	81
					10.239	0.838	9.401	0	122	81
					<b>10.239</b>	<b>0.838</b>	<b>9.401</b>	<b>0</b>	<b>122</b>	<b>81</b>
<b>Darrington</b>	UNINC	(2) VACANT Sum		UI	283.337	77.139	206.199	0	1897	1532
					283.337	77.139	206.199	0	1897	1532
		(3) PARTUSE Sum		UI	2.909	0.01	2.899	2.739	25	17
					2.909	0.01	2.899	2.739	25	17
		(4) REDEV Sum		UI	1.852	0	1.852	0	17	11
					1.852	0	1.852	0	17	11
<b>Sum</b>					<b>288.098</b>	<b>77.149</b>	<b>210.95</b>	<b>2.739</b>	<b>1939</b>	<b>1560</b>
<b>Lake Stevens</b>	UNINC	(2) VACANT Sum		UI	8.631	0.036	8.595	0	105	85
					8.631	0.036	8.595	0	105	85
		(3) PARTUSE Sum		UI	9.493	1.225	8.268	6.953	84	56
					9.493	1.225	8.268	6.953	84	56
		(4) REDEV Sum		UI	51.77	11.888	39.881	0	479	319
					51.77	11.888	39.881	0	479	319
<b>Sum</b>					<b>69.894</b>	<b>13.15</b>	<b>56.744</b>	<b>6.953</b>	<b>668</b>	<b>459</b>
<b>Maltby</b>	UNINC	(1) PENDING Sum		UI	58.599	17.409	41.19	0	423	423
					58.599	17.409	41.19	0	423	423
		(2) VACANT Sum		UI	36.027	13.72	22.307	0	487	393
					36.027	13.72	22.307	0	487	393
		MARKET-READY Sum		UCOM UI	27.983	16.26	11.723	0	190	181
					18.035	4.11	13.925	0	304	289
			46.018	20.369	25.648	0	494	469		

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
		Sum			82.045	34.09	47.955	0	981	863
		(3) PARTUSE		UCOM	8.491	0.353	8.138	6.117	99	66
				UI	99.002	5.62	93.382	60.763	815	542
		Sum			107.493	5.973	101.52	66.88	914	608
		(4) REDEV		UCOM	17.079	0	17.079	0	276	184
				UI	196.971	35.319	161.652	0	3344	2224
		Sum			214.05	35.319	178.731	0	3620	2407
			MARKET-READY	UI	2.923	0.722	2.201	0	48	46
		Sum			2.923	0.722	2.201	0	48	46
		Sum			216.973	36.041	180.932	0	3668	2453
		<b>Sum</b>			<b>465.11</b>	<b>93.513</b>	<b>371.597</b>	<b>66.88</b>	<b>5986</b>	<b>4346</b>
<b>Snohomish</b>	<b>UNINC</b>	(3) PARTUSE		BP	0.477	0	0.477	0.284	5	3
		Sum			0.477	0	0.477	0.284	5	3
		<b>Sum</b>			<b>0.477</b>	<b>0</b>	<b>0.477</b>	<b>0.284</b>	<b>5</b>	<b>3</b>
<b>Stanwood</b>	<b>UNINC</b>	(2) VACANT		LI	14.001	12.335	1.665	0	36	29
		Sum			14.001	12.335	1.665	0	36	29
		(3) PARTUSE		UI	18.705	5.453	13.252	11.874	254	169
		Sum			18.705	5.453	13.252	11.874	254	169
		(4) REDEV		LI	6.812	0.809	6.004	0	127	84
				NB	1.941	0	1.941	0	56	37
				UI	7.582	2.8	4.783	0	102	68
		Sum			16.336	3.609	12.727	0	285	190
			MARKET-READY	GC	13.833	0.527	13.306	0	248	236
				LI	43.533	8.67	34.864	0	745	708
		Sum			57.367	9.197	48.17	0	993	943
		Sum			73.702	12.805	60.897	0	1278	1133
		<b>Sum</b>			<b>106.408</b>	<b>30.594</b>	<b>75.814</b>	<b>11.874</b>	<b>1568</b>	<b>1331</b>



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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
<b>Non-SW UGA Subtotals</b>					<b>940.226</b>	<b>215.244</b>	<b>724.983</b>	<b>88.73</b>	<b>10288</b>	<b>7780</b>
<b>SW MUGAs:</b>										
<b>Bothell</b>	UNINC	(1) PENDING		UCENTER	1.187	0.769	0.418	0	35	35
				ULDR	9.468	6.594	2.875	0	125	125
			Sum		10.655	7.363	3.292	0	160	160
		(2) VACANT		UVILL	1.171	0	1.171	0	11	9
	Sum			1.171	0	1.171	0	11	9	
		(4) REDEV		UCENTER	36.643	10.3	26.343	0	491	327
			UVILL	3.506	0.913	2.593	0	16	11	
	Sum			40.148	11.212	28.936	0	507	337	
		MARKET-READY		UCENTER	5.836	4.403	1.433	0	39	37
			UVILL	21.082	11.696	9.386	0	94	89	
Sum			26.918	16.099	10.819	0	133	126		
<b>Sum</b>		Sum		67.067	27.311	39.756	0	640	464	
<b>Sum</b>				<b>78.893</b>	<b>34.674</b>	<b>44.219</b>	<b>0</b>	<b>811</b>	<b>632</b>	
<b>Edmonds</b>	UNINC	(1) PENDING		UCOM	1.164	0	1.164	0	7	7
			Sum		1.164	0	1.164	0	7	7
		(4) REDEV		UCOM	8.293	0.812	7.481	0	88	59
	Sum			8.293	0.812	7.481	0	88	59	
	<b>Sum</b>			<b>9.456</b>	<b>0.812</b>	<b>8.644</b>	<b>0</b>	<b>95</b>	<b>66</b>	
<b>Everett</b>	UNINC	(2) VACANT		UCENTER	2.8	1.698	1.102	0	30	24
				UCOM	0.178	0	0.178	0	3	2
				UVILL	0.184	0	0.184	0	2	2
	Sum		3.162	1.698	1.464	0	35	28		
		MARKET-READY		UCENTER	6.16	0	6.16	0	166	158
			UCOM	10.643	9.353	1.291	0	21	20	

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
			Sum		16.804	9.353	7.451	0	187	178
		Sum			19.966	11.051	8.915	0	222	206
		(3) PARTUSE		UCENTER	23.936	0.644	23.292	8.182	221	147
				UVILL	0.373	0	0.373	0.068	1	1
		Sum			24.309	0.644	23.665	8.25	222	148
		(4) REDEV		UCENTER	114.493	23.889	90.604	0	1969	1309
				UCOM	19.779	0.938	18.841	0	266	177
				UI	249.627	117.442	132.185	0	4071	2707
				UVILL	11.453	0.057	11.395	0	114	76
		Sum			395.351	142.326	253.025	0	6420	4269
		<b>Sum</b>			<b>439.626</b>	<b>154.021</b>	<b>285.605</b>	<b>8.25</b>	<b>6864</b>	<b>4623</b>
<b>Lake Stickney</b>	<b>UNINC</b>	(1) PENDING		UHDR	1.134	0	1.134	0	50	50
		Sum			1.134	0	1.134	0	50	50
		(2) VACANT		UCENTER	0.184	0	0.184	0	5	4
				UCOM	1.754	0.734	1.02	0	16	13
		Sum			1.938	0.734	1.204	0	21	17
			MARKET-READY	UCOM	2.153	0.223	1.93	0	31	29
		Sum	Sum		2.153	0.223	1.93	0	31	29
		Sum			4.09	0.956	3.134	0	52	46
		(4) REDEV		UCENTER	17.436	0	17.436	0	454	302
				UCOM	26.85	3.756	23.093	0	314	209
		Sum			44.286	3.756	40.529	0	768	511
		<b>Sum</b>			<b>49.51</b>	<b>4.713</b>	<b>44.797</b>	<b>0</b>	<b>870</b>	<b>607</b>
<b>Lynnwood</b>	<b>UNINC</b>	(1) PENDING		TPV	8.125	1.847	6.278	0	81	81
				UCENTER	4.212	0.049	4.164	0	46	46
				UHDR	15.973	4.656	11.317	0	305	305
				UI	0.494	0.047	0.447	0	2	2
		Sum			28.805	6.599	22.206	0	434	434
		(2) VACANT		UCENTER	20.249	10.219	10.03	0	271	219
				UCOM	3.257	0.549	2.708	0	43	35

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
				UI	10.829	6.685	4.144	0	127	103
		Sum			34.335	17.453	16.883	0	441	356
			MARKET-READY	UCENTER	25.448	4.048	21.399	0	577	548
				UI	5.8	4.978	0.821	0	25	24
		Sum			31.248	9.027	22.221	0	602	572
		Sum			65.583	26.479	39.104	0	1043	928
		(3) PARTUSE		UCENTER	9.651	0.109	9.542	5.652	152	101
		Sum			9.651	0.109	9.542	5.652	152	101
			MARKET-READY	UCENTER	16.179	1.629	14.551	11.579	1018	1018
		Sum			16.179	1.629	14.551	11.579	1018	1018
		Sum			25.83	1.737	24.093	17.231	1170	1119
		(4) REDEV		UCENTER	81.194	5.001	76.193	0	1890	1257
				UCOM	17.254	0.598	16.656	0	222	148
				UI	4.081	0.848	3.232	0	100	67
		Sum			102.529	6.447	96.082	0	2212	1471
			MARKET-READY	UCENTER	40.391	20.312	20.079	0	542	515
				UCOM	2.845	0.701	2.145	0	35	33
		Sum			43.237	21.012	22.224	0	577	548
		Sum			145.766	27.459	118.306	0	2789	2019
		<b>Sum</b>			<b>265.984</b>	<b>62.275</b>	<b>203.709</b>	<b>17.231</b>	<b>5436</b>	<b>4500</b>
<b>Mill Creek</b>	UNINC	(1) PENDING		P/I	29.04	0.673	28.368	0	125	125
				ULDR	16.285	2.293	13.992	0	88	88
				UMDR	11.142	6.296	4.846	0	68	68
				UVILL	5.606	0.875	4.73	0	27	27
		Sum			62.073	10.137	51.937	0	308	308
		(2) VACANT		UCENTER	6.119	2.846	3.272	0	88	71
				UCOM	0.716	0	0.716	0	12	10
				UVILL	1.793	1.053	0.74	0	7	6
		Sum			8.627	3.899	4.728	0	107	86
			MARKET-READY	UCENTER	29.96	13.497	16.464	0	444	422



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					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
				UVILL	23.632	5.805	17.827	0	178	169
		Sum			53.592	19.301	34.291	0	622	591
		Sum			62.219	23.2	39.019	0	729	677
		(3) PARTUSE		UI	13.328	7.843	5.485	5.333	96	64
		Sum		UVILL	13.594	0.605	12.989	9.779	98	65
		Sum			26.922	8.448	18.474	15.113	194	129
		(4) REDEV		UCENTER	25.111	10.947	14.164	0	299	199
				UCOM	18.411	2.324	16.086	0	177	118
				UI	29.191	8.319	20.872	0	604	402
				UVILL	6.665	1.044	5.621	0	51	34
		Sum			79.377	22.634	56.743	0	1131	752
			MARKET-READY	UCENTER	5.062	1.525	3.537	0	84	80
				UI	13.245	0.189	13.057	0	390	371
				UVILL	9.552	1.651	7.902	0	79	75
		Sum			27.86	3.364	24.496	0	553	525
		Sum			107.237	25.999	81.239	0	1684	1277
		<b>Sum</b>			<b>258.453</b>	<b>67.784</b>	<b>190.669</b>	<b>15.113</b>	<b>2915</b>	<b>2392</b>
<b>Mukilteo</b>	UNINC	(1) PENDING		UCOM	10.159	1.591	8.567	0	44	44
				UI	14.354	2.483	11.872	0	195	195
				UMDR	2.033	0	2.033	0	46	46
		Sum			26.546	4.074	22.472	0	285	285
		(2) VACANT		UCENTER	0.955	0	0.955	0	26	21
				UCOM	3.348	0.152	3.196	0	51	41
				UI	34.322	8.248	26.074	0	804	649
		Sum			38.626	8.401	30.225	0	881	711
			MARKET-READY	UCENTER	4.678	0.281	4.397	0	119	113
				UI	3.333	1.384	1.95	0	61	58
		Sum			8.011	1.665	6.346	0	180	171
		Sum			46.637	10.066	36.572	0	1061	882
		(3) PARTUSE		UCOM	8.476	0.416	8.059	0.087	2	1
				UI	1.221	0	1.221	0.792	14	9

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Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
		Sum			9.697	0.416	9.281	0.88	16	11
		(4) REDEV		UCENTER	35.891	2.085	33.806	0	812	540
				UCOM	35.61	2.267	33.343	0	446	297
				UI	67.031	13.484	53.548	0	1447	962
		Sum			138.532	17.835	120.698	0	2705	1799
				MARKET-READY	3.923	0	3.923	0	55	52
				UCOM	5.426	0.347	5.079	0	156	148
		Sum		UI	9.349	0.347	9.001	0	211	200
		Sum			147.881	18.182	129.699	0	2916	1999
		<b>Sum</b>			<b>230.761</b>	<b>32.738</b>	<b>198.023</b>	<b>0.88</b>	<b>4278</b>	<b>3177</b>
<b>Larch Way Overlap</b>	UNINC	(1) PENDING		UCENTER	7.608	0.079	7.529	0	22	22
		Sum			7.608	0.079	7.529	0	22	22
		(2) VACANT		UCENTER	0.514	0.037	0.477	0	13	10
		Sum			0.514	0.037	0.477	0	13	10
				MARKET-READY	2.335	0.021	2.314	0	63	60
		Sum		UCENTER	2.335	0.021	2.314	0	63	60
		Sum			2.85	0.058	2.791	0	76	70
		(3) PARTUSE		UCENTER	32.141	1.828	30.313	15.684	423	281
		Sum			32.141	1.828	30.313	15.684	423	281
		(4) REDEV		UCENTER	29.917	0.452	29.465	0	664	442
		Sum			29.917	0.452	29.465	0	664	442
				MARKET-READY	0.413	0.054	0.359	0	10	10
		Sum		UCENTER	0.413	0.054	0.359	0	10	10
		Sum			30.33	0.506	29.824	0	674	451
		<b>Sum</b>			<b>72.929</b>	<b>2.471</b>	<b>70.458</b>	<b>15.684</b>	<b>1195</b>	<b>825</b>
<b>Paine Field</b>	UNINC	(1) PENDING		UI	45.418	1.833	43.585	0	114	114
		Sum			45.418	1.833	43.585	0	114	114
		(2) VACANT		UI	261.465	123.581	137.885	0	4246	4034

Snohomish County 2015 Plan Update -- Adopted by County Council on June 10, 2015  
 Additional Employment Capacity for Unincorporated UGAs (using Dec-13-2012 city boundaries)

Jun-17-2015

Uninc UGA/MUGA	Jurisdiction	Land Status	Market Ready	FLU/Zone	Acres				Additional Employment Capacity	
					Total	Unbuildable	Buildable	Surplus	Before Reductions	After Reductions
		Sum			261.465	123.581	137.885	0	4246	4034
		<b>Sum</b>			<b>306.884</b>	<b>125.414</b>	<b>181.47</b>	<b>0</b>	<b>4360</b>	<b>4148</b>
<b>Silver Firs</b>	UNINC	(1) PENDING		P/I	62.176	18.028	44.148	0	9	9
				UI	189.408	48.136	141.272	0	100	100
		Sum			251.584	66.164	185.42	0	109	109
		(2) VACANT		UCOM	31.972	3.714	28.258	0	456	368
				UI	39.776	8.204	31.572	0	972	785
				UVILL	24.487	10.619	13.868	0	139	112
		Sum			96.236	22.537	73.698	0	1567	1265
			MARKET-READY	UCOM	3.244	0.26	2.984	0	48	46
		Sum	Sum		3.244	0.26	2.984	0	48	46
		Sum			99.48	22.798	76.682	0	1615	1311
		<b>Sum</b>			<b>351.063</b>	<b>88.961</b>	<b>262.102</b>	<b>0</b>	<b>1724</b>	<b>1420</b>
<b>Woodway</b>	UNINC	(1) PENDING		UVILL	61.047	30.529	30.518	0	242	242
		Sum			61.047	30.529	30.518	0	242	242
		<b>Sum</b>			<b>61.047</b>	<b>30.529</b>	<b>30.518</b>	<b>0</b>	<b>242</b>	<b>242</b>
<b>SW MUGA</b>					<b>2124.61</b>	<b>604.392</b>	<b>1520.21</b>	<b>57.158</b>	<b>28790</b>	<b>22632</b>
<b>Subtotals</b>										
<b>Grand Totals</b>					<b>3064.83</b>	<b>819.636</b>	<b>2245.2</b>	<b>145.89</b>	<b>39078</b>	<b>30412</b>



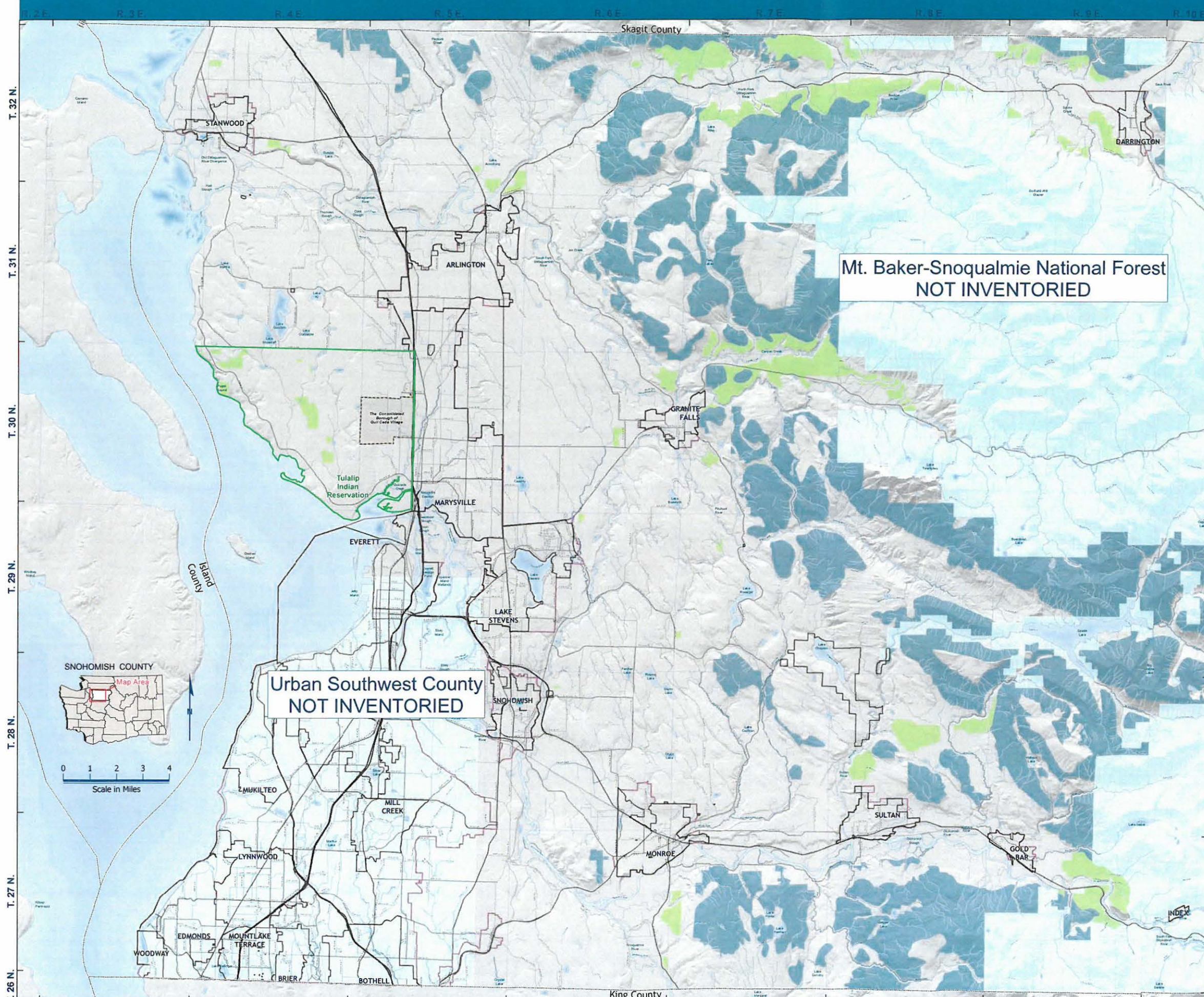
EXHIBIT S

Amended Ordinance 14-129

Mineral Resource Lands Map



MAP 2  
**SNOHOMISH COUNTY**  
**GMA COMPREHENSIVE PLAN**  
**MINERAL**  
**RESOURCE LANDS**  
**MINERAL RESOURCE OVERLAY (MRO)**  
**EFFECTIVE DATE XXXX XX, 2015**



**Legend**

-  Bedrock Deposits (110,058 Acres)
-  Sand and Gravel Deposits (19,905 Acres)
-  Areas Not Inventoried
-  County Boundary
-  Urban Growth Area Boundary
-  The Consolidated Borough of Quil Ceda Village
-  Tulalip Indian Reservation Boundary (Boundary Not Intended to Display Tidelands)
-  Freeway
-  Highway/Thoroughfare
-  Arterial
-  Major Streets
-  Ramp
-  Railway
-  Type "S"
-  Type "F"
-  Types "Np" and "Ns"
-  Waterbody



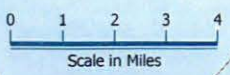
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For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.



Mt. Baker-Snoqualmie National Forest  
 NOT INVENTORIED

Urban Southwest County  
 NOT INVENTORIED



EXHIBIT T

Amended Ordinance 14-129

Municipal Urban Growth Areas Map



**SNOHOMISH COUNTY DATA and MAP DISCLAIMER**

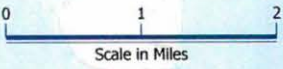
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**Note: MUGA Boundaries shown on this map are for reference purposes only and are intended to depict areas associated with the GPP Appendix D initial population and employment targets.**

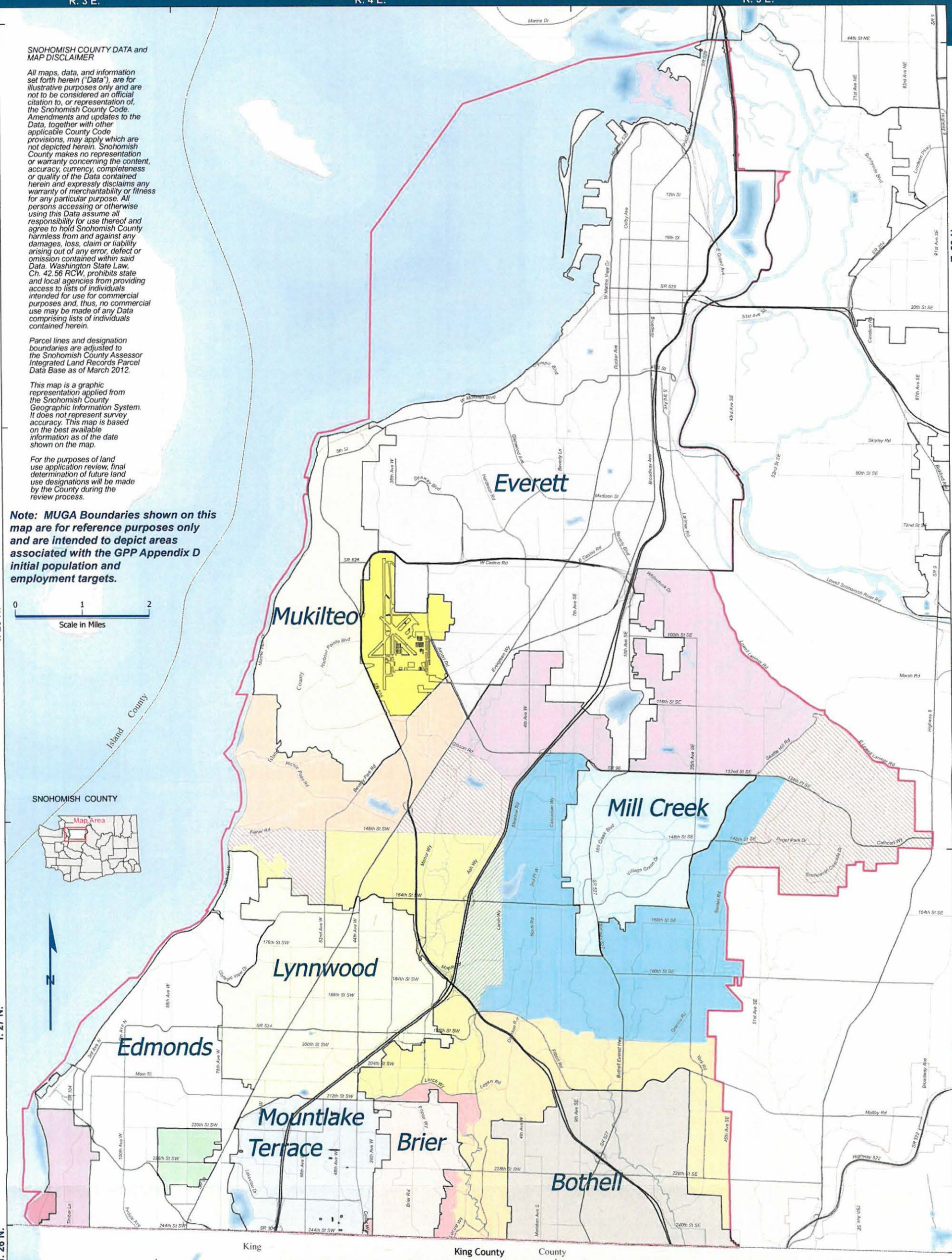


**SNOHOMISH COUNTY**



T. 29 N.  
T. 28 N.  
T. 27 N.  
T. 26 N.

T. 29 N.  
T. 28 N.  
T. 27 N.  
T. 26 N.



**MAP 3**  
**SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN**  
**MUNICIPAL URBAN GROWTH AREAS**  
EFFECTIVE DATE XXXX XX, 2015

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

NOTE: Paine Field is not assigned to a city at the request of the County.





EXHIBIT U

Amended Ordinance 14-129

Open Space Corridors and Greenbelt Areas Map



# MAP 4 SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN OPEN SPACE CORRIDORS AND GREENBELT AREAS

EFFECTIVE DATE XXXX XX, 2015

## Legend

- County Boundary
  - Urban Growth Boundary
  - Incorporated City Boundary
  - The Consolidated Borough of Quil Ceda Village
  - U. S. National Forest Land
  - Tulip Indian Reservation Boundary (Boundary Not Intended to Display Tidelands)
  - Railway
  - Freeway
  - Arterial Roadway
  - Watercourse
  - Waterbody
- This portion of the Snohomish UGA is under review pursuant to a requested Conditional Letter of Map Revision from the Federal Emergency Management Agency.*
- Forest Land (Snohomish County GMA Comprehensive Plan Ordinance 94-125)
  - Agricultural Land (Snohomish County GMA Comprehensive Plan Ordinance 94-125)
  - Snohomish County Park Lands (Developed)
  - Snohomish County Park Lands (Undeveloped)
  - City Parks and/or Designated Public Open Space
  - Density Fringe
  - WA DNR Managed State Trust Lands
  - WA State Parks and Recreation Commission
  - WA State Department of Wildlife Lands
  - US National Forest Lands Used for Forest Service Activities
  - US Wilderness Area
  - US Dept. of Defense
  - City of Everett Water Supply (watershed only)
  - Cemeteries
  - Community College Campuses
  - Public School Sites
  - Golf Courses: County, City, Private
  - Existing Snohomish County Trail Lands
  - Proposed Snohomish County Trail Lands
  - Proposed Community Trail
  - City of Everett Water Pipeline Corridors
  - Buried Petroleum Pipeline Corridors
  - Major Electric Power Transmission Corridors



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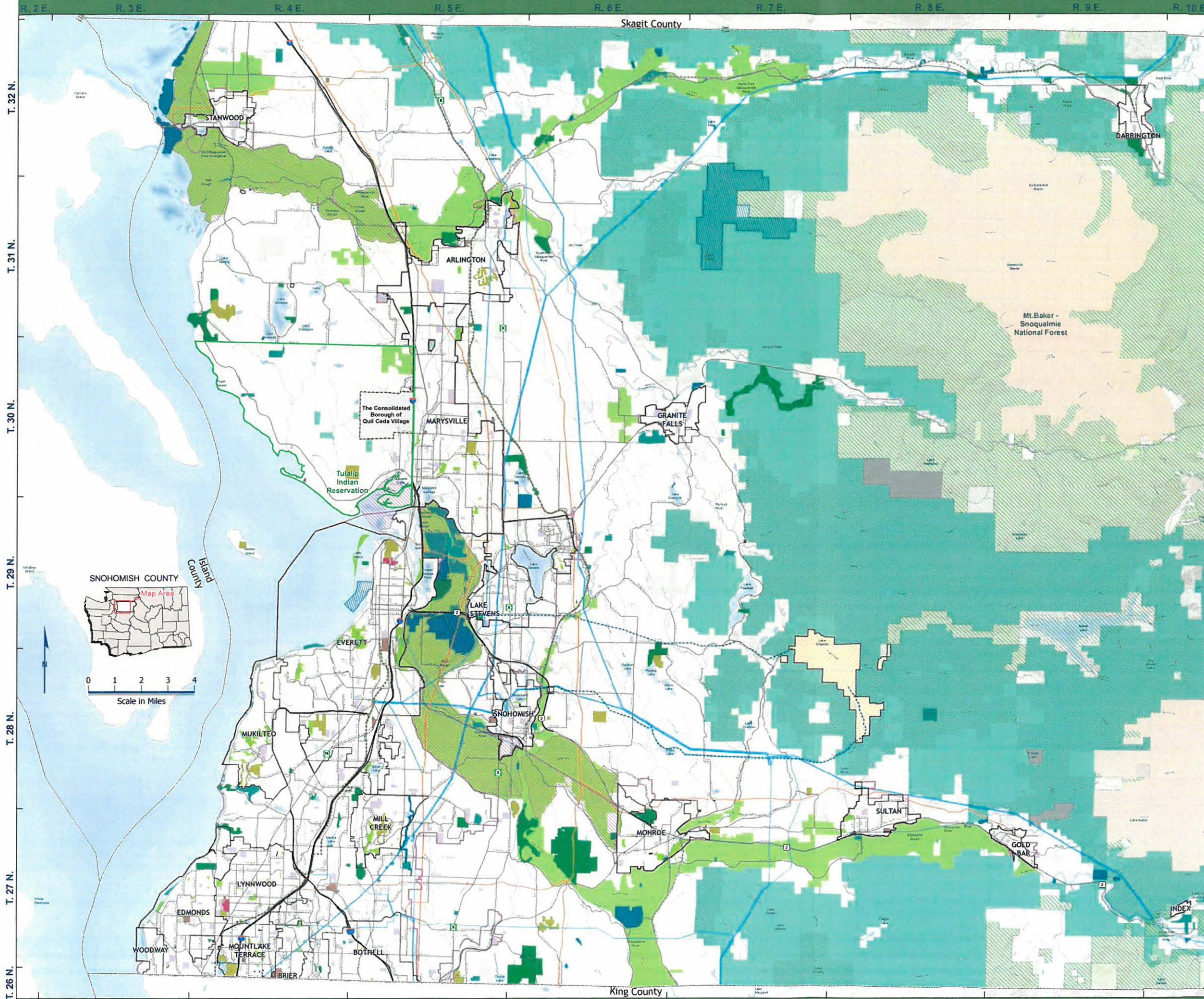




EXHIBIT V

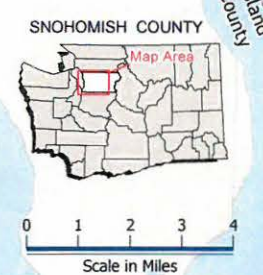
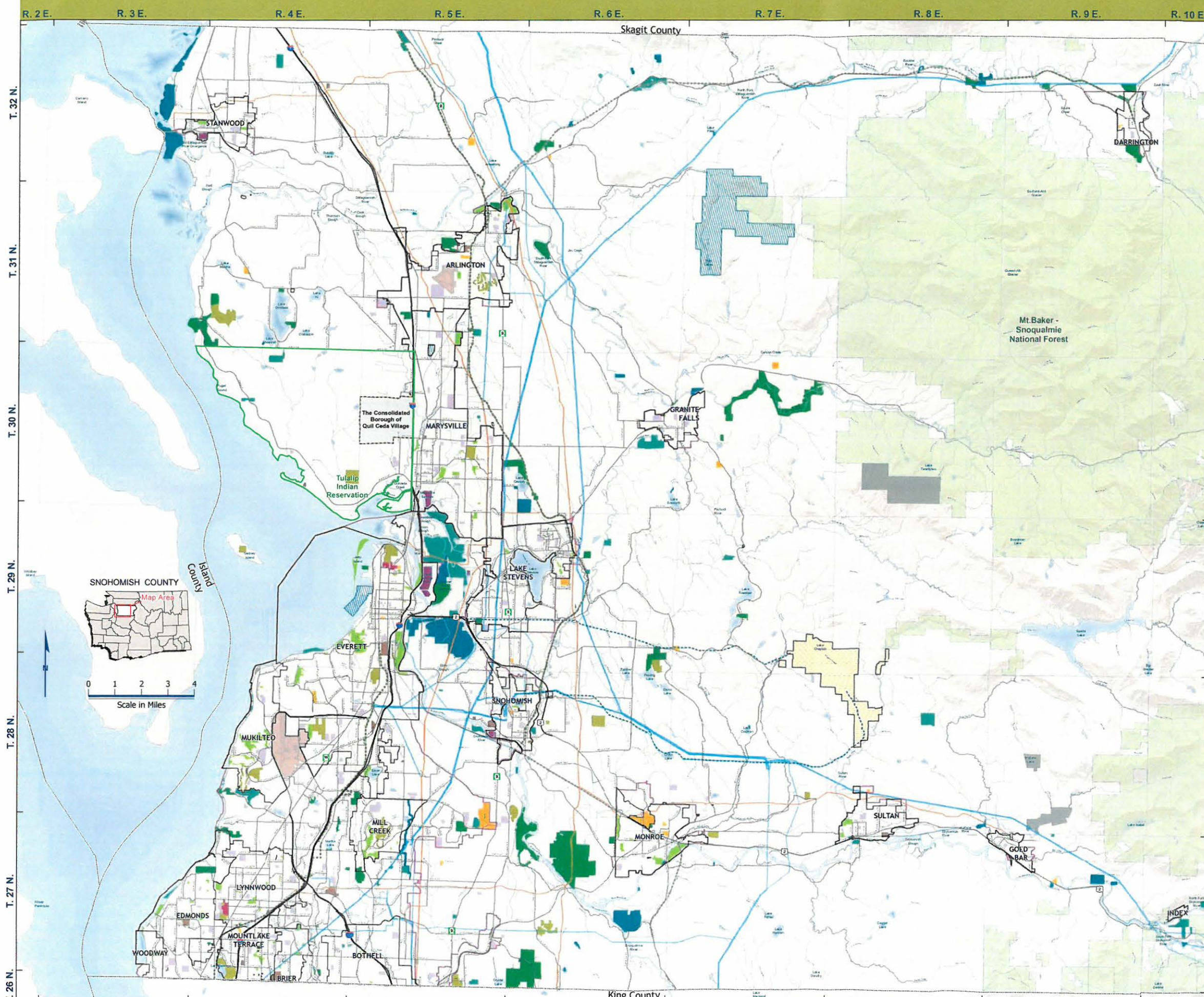
Amended Ordinance 14-129

Lands Useful for Public Purpose Map



# MAP 5 SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN LANDS USEFUL FOR PUBLIC PURPOSE

EFFECTIVE DATE XXXX XX, 2015



## Legend

- County Boundary
  - Urban Growth Boundary
  - Incorporated City Boundary
  - The Consolidated Borough of Quil Ceda Village
  - U. S. National Forest Land
  - Tulalip Indian Reservation Bound (Boundary Not Intended to Displace Tidelands)
  - Railway
  - Freeway
  - Arterial Roadway
  - Watercourse
  - Waterbody
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- City Parks and/or Designated Public Open Space
  - Snohomish County Park Lands (Developed)
  - Snohomish County Park Lands (Undeveloped)
  - WA State Parks and Recreation Commission
  - WA State Department of Wildlife Lands
  - US Dept. of Defense
  - City of Everett Water Supply (watershed only)
  - Cemeteries
  - County or State Facility
  - Community College Campuses
  - Public School Sites
  - Paine Field and Arlington Airports
  - Golf Courses: County, City, Private
  - Public Sewage Treatment Plants
  - Existing Snohomish County Trail Lands
  - Proposed Snohomish County Trail Lands
  - Proposed Community Trail
  - City of Everett Water Pipeline Corridors
  - Buried Petroleum Pipeline Corridors
  - Major Electric Power Transmission Corridors



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EXHIBIT W

Amended Ordinance 14-129

Supplemental Designations of ULDR Areas Map



