

1 Adopted: February 3, 2016
2 Effective: February 18, 2016

3
4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

6
7 ORDINANCE NO. 15-105
8

9 RELATING TO GROWTH MANAGEMENT; ADOPTING TEXT AMENDMENTS TO THE
10 FUTURE LAND USE MAP SECTION OF THE LAND USE CHAPTER OF THE GENERAL
11 POLICY PLAN, AN ELEMENT OF THE COMPREHENSIVE PLAN, TO RESOLVE AN
12 APPEAL FILED WITH THE GROWTH MANAGEMENT HEARINGS BOARD
13

14 WHEREAS, the Snohomish County Council (“county council”) adopted on June 10,
15 2015, Amended Ordinance No. 14-129, titled “Relating to Mandatory Updates of the Snohomish
16 County Growth Management Act Comprehensive Plan, Pursuant to RCW 36.70A.130; Adopting
17 Text, Policy, and Map Amendments to the General Policy Plan, an Element of the
18 Comprehensive Plan; and Adopting an Urban Growth Area Land Capacity Analysis;” and
19

20 WHEREAS, on August 28, 2015, Ginger Amundson, Paul and Sharon Sheppard, Martin
21 Robinett, and the Mountain Loop Conservancy (collectively “Petitioners”) filed a petition for
22 review with the Growth Management Hearings Board (“Board”) alleging violations of the
23 Growth Management Act (GMA) and the State Environmental Policy Act (SEPA) in the
24 county’s adoption of Amended Ordinance No. 14-129, as well as alleging failures to act; and
25

26 WHEREAS, Petitioners and the county engaged in settlement discussions to determine
27 whether they could resolve the issues raised by Petitioners without a Board hearing; and
28

29 WHEREAS, RCW 36.70A.130(2)(b) allows a county or city to amend its comprehensive
30 plan more than once a year to resolve an appeal filed with the Board or with a court; and
31

32 WHEREAS, the county has agreed to consider adopting legislation that amends the
33 Future Land Use Map section of the Land Use Chapter of the General Policy Plan (GPP) of the
34 county’s Comprehensive Plan (GMACP), which may resolve the pending appeal filed by
35 Petitioners; and
36

37 WHEREAS, the proposed amendments to the Future Land Use Map section of the Land
38 Use Chapter of the GPP set forth in Exhibit A of this ordinance revert some text back to
39 language that existed prior to its amendment in Amended Ordinance No. 14-129; and
40

41 WHEREAS, on February 3, 2016, the county council held a public hearing after proper
42 notice, and considered public comments and the entire record related to the proposal contained in
43 this ordinance;
44

1
2 NOW, THEREFORE, BE IT ORDAINED:
3

4 Section 1. The county council makes the following findings:
5

- 6 A. The county council adopts and incorporates the foregoing recitals as findings as if set
7 forth fully herein.
8
- 9 B. This is a proposal to amend a portion of the Future Land Use Map section of the Land
10 Use Chapter of the GPP to revert that language back to the language as it existed prior to
11 its amendment in Amended Ordinance No. 14-129. The amendments do not affect any
12 goals, objectives or policies. Only text that could be useful in interpreting the Future
13 Land Use Map is affected.
14
- 15 C. This ordinance is consistent with the requirements of RCW 36.70A.130 concerning the
16 timing of amendment of a comprehensive plan because the purpose of this ordinance is to
17 resolve an appeal of a comprehensive plan filed with the Board, as allowed by RCW
18 36.70A.130(2)(b).
19
- 20 D. This ordinance conforms with the GMA, maintains consistency with the Multi-County
21 Planning Policies (MPPs) and the Countywide Planning Policies (CPPs), and maintains
22 internal consistency with the GMACP. The amendments from Amended Ordinance No.
23 14-129 that are being undone in this ordinance were for the purpose of deleting outdated
24 information, improving readability, clarifying language, and updating terminology only.
25
- 26 E. The amendments in the GPP text adopted by Amended Ordinance No. 14-129 that are
27 being reversed by this ordinance were not intended to create a substantive change in
28 policy direction or in the way the Future Land Use Map was interpreted. Likewise, the
29 amendments in the GPP text contained in this ordinance are not intended to create a
30 substantive change in policy direction or in the way the Future Land Use Map is
31 interpreted.
32
- 33 F. Procedural requirements.
34
- 35 1. This ordinance is a Type 3 legislative action pursuant to SCC 30.73.010.
36
 - 37 2. This ordinance is consistent with the procedural requirements of state law and
38 chapter 30.73 SCC.
39
 - 40 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was
41 transmitted to the Washington State Department of Commerce for distribution to
42 state agencies on November 25, 2015.
43

- 1 4. SEPA requirements with respect to this non-project action have been satisfied
2 through Addendum No. 1 dated December 30, 2015, to the Final Environmental
3 Impact Statement for the Snohomish County Comprehensive Plan 2015 Update.
4
- 5 5. The public participation process used in the adoption of this ordinance complied
6 with all applicable requirements of the GMA and the SCC.
7
- 8 6. As required by RCW 36.70A.370, the Washington State Attorney General last
9 issued an advisory memorandum in December of 2006 entitled “Advisory
10 Memorandum: Avoiding Unconstitutional Takings of Private Property” to help
11 local governments avoid the unconstitutional taking of private property. The
12 process outlined in the State Attorney General’s 2006 advisory memorandum was
13 used by the County in objectively evaluating the regulatory changes proposed by
14 this ordinance.
15

16 G. This ordinance is consistent with the record.

- 17
- 18 1. This ordinance amends a portion of the Future Land Use Map section of the Land
19 Use Chapter of the GPP to undo certain amendments that were made to that
20 section of the GPP in Amended Ordinance No. 14-129. The purpose of these
21 amendments is to resolve the Board challenge filed by Petitioners.
22
- 23 2. The proposed amendments revive the following language that was deleted in
24 Amended Ordinance No. 14-129:
 - 25
 - 26 i. The heading “Interpreting the Future Land Use Map;”
 - 27 ii. The reference to “urban and rural residential, commercial, and industrial”
28 land use designations in the first paragraph;
 - 29 iii. The following statements: “The county completed areawide rezones in
30 rural areas to make the zoning map consistent with the rural plan
31 designations and their density and lot size requirements. Within urban
32 residential plan designations, the county will continue to adopt zoning to
33 ensure consistency with future land use map designations;”
 - 34 iv. The reference to property owners requesting rezones “to higher urban
35 residential densities” consistent with “the GPP Future Land Use Map;”
 - 36 v. The following statement: “Within UGAs, implementing zoning may be
37 further limited in the designations described below;”
 - 38 vi. The reference to “within the applicable General Policy Plan” discussing
39 the Forestry and Recreation zone;
 - 40 vii. The statement that property owners may request “this zoning
41 classification, and their requests will be considered as provided for under
42 existing policies and regulations.”
43

- 1
2 3. The proposed amendments delete the following language that was added in
3 Amended Ordinance No. 14-129:
4 i. The reference to “Title 30 SCC, and the implementing zones identified
5 below for the FLUM” in the sentence concerning property owner rezone
6 requests;
7 ii. The subheading “Floating Zones;”
8 iii. The reference to “for any of the FLUM” designations discussing the
9 Forestry and Recreation zone;
10 iv. The statement that property owners may request “a rezone to F&R
11 consistent with applicable GPP policies and Title 30 SCC.”
12

13 Section 2. The county council makes the following conclusions:

- 14
15 A. This ordinance is proposed for the purpose of resolving a challenge to the county’s
16 comprehensive plan filed with the Board by Petitioners.
17
18 B. This ordinance conforms with the GMA, as required in RCW 36.70A.130(2)(b), and
19 maintains consistency with the MPPs, CPPs, and the GMACP.
20
21 C. This ordinance is consistent with Washington State law and the SCC.
22
23 D. The county has complied with all SEPA requirements with respect to this non-project
24 action.
25
26 E. The amendments proposed by this ordinance do not result in an unconstitutional taking of
27 private property for a public purpose.
28

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

33 Section 4. The Future Land Use Map section of the Land Use Chapter of the GPP, last
34 amended by Amended Ordinance No. 14-129 on June 10, 2015, is amended as indicated in
35 Exhibit A to this ordinance, which is attached hereto and incorporated by reference into this
36 ordinance as if set forth in full.
37

38 Section 5. The county council directs the Code Reviser to update SCC 30.10.060
39 pursuant to SCC 1.02.020(3).
40

41 Section 6. Severability and Savings. If any section, sentence, clause or phrase of this
42 ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), or
43 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall
44 not affect the validity or constitutionality of any other section, sentence, clause or phrase of this
45 ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is


1 held to be invalid by the Board or court of competent jurisdiction, then the section, sentence,
2 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and
3 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
4 adopted.

5
6 PASSED this 3rd day of February, 2016.


7
8 SNOHOMISH COUNTY COUNCIL
9 Snohomish County, Washington

10
11 
12 Terry Ryan, Council Chair

13
14 ATTEST:

15
16 
17 _____
18 Debbie Eco, CMC
19 Clerk of the Council

20
21 APPROVED
22 EMERGENCY
23 VETOED

24
25 DATE: 2/8/16
26 
27 _____
28 Dave Somers
29 County Executive

30
31 ATTEST:

32
33 
34 _____

35
36 Approved as to form only:

37
38 _____
39 Deputy Prosecuting Attorney

40
41
42
43
44
45 D-27

EXHIBIT A
Ordinance No. 15-105

Future Land Use Map

Interpreting the Future Land Use Map

The 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 and specific designations of urban, rural, and resource land uses.

Implementing Zoning

The appropriate implementing zoning classifications for the 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 and the GPP Future Land Use Map ((, Title 30 SCC, and the implementing zones identified below for the FLUM)). 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 ((a rezone to F & R consistent with applicable GPP policies and Title 30 SCC)) this zoning classification, and their requests will be considered as provided for under existing policies and regulations.

Mineral Conservation (MC) zone is not identified as an implementing zone for any FLUM designations. Properties already zoned MC may develop as provided for under applicable GPP policies and Title 30 SCC.

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 FLUM. The allowable density for a development will be determined by the provisions of 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.A.1.

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 and Lake Stevens UGAs. Within these UGAs, implementing zoning shall be limited in the designations described below.

Lake Stevens Urban Low Density Residential - Limited (ULDR-L (4)): 4 dwelling units per acre. Like the ULDR designation, the ULDR-L (4) designation allows mostly detached housing development on larger lot sizes in the Lake Stevens UGA. This designation is applied to areas along South Lake Stevens Road, north of Lake 205 and southeast of the intersection of 131th Avenue NE and 16th St NE. The implementing zoning in these areas is confined to the lowest density urban zones because of environmental constraints and difficulties 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 35th Avenue SE, north of the Seattle City Light utility corridor and west of the Village Center/Urban Center designation. This area is relatively free of existing development, with the exception of scattered single-family residences, one single-family plat and a mobile home park. It is located adjacent to an existing transit route on 35th Avenue SE, and generally consists of large parcels. Although the Tambark Creek riparian corridor divides this area, the area east of the corridor is directly adjacent to higher densities within the Urban Village designation, where single-family development at slightly higher densities will complement the urban village. The area west of the riparian corridor is directly adjacent to the transit route on 35th Avenue SE, and has enough contiguous undeveloped area to ensure that future development will have consistent densities. The existing manufactured home park would provide a well-established, compatible alternative to single family housing in this area. Implementing zone: R-7,200.

Commercial and Industrial Designations

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

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

Urban Industrial (UI). This designation identifies industrial 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 regionally-designated employment areas. MICs are intended to include intensive, concentrated manufacturing and industrial land uses which are not easily mixed with other uses. Notwithstanding the Vision 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 Title 30 SCC consistent with federal aviation policies and grant obligations.

OTHER URBAN DESIGNATIONS

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 re-designations of land added to a UGA under the P/IU designation are subject to the applicable requirements of LU 1.A.10 for residential, commercial, or industrial UGA expansions. Where land added to a UGA is designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-9,600. When applied to land designated P/IU concurrent with or prior to a UGA expansion, these implementing zones shall allow only churches, 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.

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 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.

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 Tran-sition) (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 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 designated Recreational Land in accordance with RCW 36.70A.170(1). The designation is implemented through 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.

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

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

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

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

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

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