

1 Adopted: October 12, 2016
2 Effective: November 10, 2016

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5
6 SNOHOMISH COUNTY COUNCIL
7 SNOHOMISH COUNTY, WASHINGTON

8
9 AMENDED ORDINANCE NO. 16-078

10
11 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE COUNTYWIDE
12 PLANNING POLICIES FOR SNOHOMISH COUNTY CONSISTENT WITH THE 2035
13 RECONCILED GROWTH TARGET RECOMMENDATION OF SNOHOMISH COUNTY
14 TOMORROW
15

16 WHEREAS, the Growth Management Act (GMA), RCW 36.70A.210(2), requires
17 the legislative authority of each county which is subject to the GMA's comprehensive
18 planning requirements to adopt a countywide planning policy (CPP) framework in
19 cooperation with the cities and towns within that county; and
20

21 WHEREAS, RCW 36.70A.210 also requires that the CPPs govern
22 interjurisdictional consistency of county and city planning efforts and implementation of
23 GMA requirements for designating urban growth areas (UGAs), including the
24 establishment of 20-year growth allocations used as the basis for designating UGAs;
25 and
26

27 WHEREAS, Snohomish County (county) adopted revised CPPs through
28 Amended Ordinance Nos. 11-011, 11-015 and 11-021 effective June 24, 2011; through
29 Ordinance No. 12-070 effective November 10, 2012; through Amended Ordinance No.
30 13-032 effective June 30, 2013; through Ordinance No. 14-006 effective April 27, 2014;
31 and through Ordinance No. 14-031 effective June 16, 2014; and
32

33 WHEREAS, CPP GF-5 requires that the cities and county engage in the
34 cooperative planning process of Snohomish County Tomorrow (SCT) to establish a
35 subcounty allocation of projected growth for coordination of city and county growth
36 management plans, using the State Office of Financial Management's (OFM) population
37 projections for Snohomish County and the numeric guidance provided by the Puget
38 Sound Regional Council's (PSRC) Vision 2040 Regional Growth Strategy (RGS) as a
39 starting point for this effort; and
40

41 WHEREAS, CPP GF-5 and Appendix C require that the Snohomish County
42 Council (county council) consider the recommendation of the SCT Steering Committee
43 on the subcounty allocation of growth for cities, unincorporated UGAs, unincorporated
44 municipal urban growth areas (MUGAs), and the rural/resource area of the county, and
45 adopt 20-year initial growth targets into Appendix B of the CPPs; and
46

1 WHEREAS, the county council considered the March 27, 2013 recommendation
2 of the SCT Steering Committee and adopted Amended Ordinance No. 13-032 on June
3 12, 2013, amending Appendix B of the Countywide Planning Policies to include initial
4 2035 growth targets for cities, unincorporated urban growth areas, unincorporated
5 municipal urban growth areas, and the rural/resource area; and
6

7 WHEREAS, the county council amended the General Policy Plan (GPP) of
8 Snohomish County's GMA Comprehensive Plan, including the growth targets for cities,
9 unincorporated urban growth areas, unincorporated municipal urban growth areas and
10 the rural/resource area, by adopting Amended Ordinance 14-129 on June 10, 2015; and
11

12 WHEREAS, not all of the growth targets adopted by the county council on June
13 10, 2015, were consistent with those adopted by Snohomish County cities in their local
14 GMA comprehensive plans; and
15

16 WHEREAS, following adoption of updated county and city GMA plans, CPP GF-5
17 requires SCT to engage in a growth target reconciliation process to review
18 discrepancies between city and county adopted targets contained in the local GMA
19 plans, and to recommend a set of reconciled population, housing and employment
20 targets to the county council to replace the initial 2035 targets in Appendix B of the
21 CPPs; and
22

23 WHEREAS, the SCT Planning Advisory Committee (PAC) on March 10, 2016,
24 recommended several reconciled target changes to the 2035 population and housing
25 targets to the SCT Steering Committee, including amendments to the Municipal Urban
26 Growth Area (MUGA) growth target tables in Appendix B and MUGA map in Appendix A
27 to reflect updated city boundary reference information and the recent Meadowdale Gap
28 agreement between the cities of Lynnwood and Mukilteo; amendments to the UGA
29 reference map in Appendix A to reflect updated city and UGA boundaries; amendments
30 to CPPs DP-1 and DP-2 to mirror the UGA safety factor revisions adopted in the
31 county's GMA comprehensive plan by the county council on June 10, 2015; and
32 amendments to CPPs GF-5, DP-1, DP-2, and Appendices D & E to update current
33 buildable lands report references and to reflect changes to GMA timelines enacted by
34 the Legislature in 2011; and
35

36 WHEREAS, the SCT Steering Committee reviewed the PAC's recommendation
37 on March 23, 2016, and took action on April 27, 2016, to transmit the PAC's
38 recommendation to the county council for consideration and adoption into the CPPs;
39 and
40

41 WHEREAS, Countywide Planning Policy GF-5 requires that the county council
42 consider the recommendation of the SCT Steering Committee and replace Appendix B
43 of the Countywide Planning Policies with a reconciled 2035 population, housing and
44 employment allocation for cities, unincorporated urban growth areas, unincorporated
45 municipal urban growth areas and the rural/resource area; and
46

1 WHEREAS, on October 12, 2016, the county council held a public hearing, after
2 proper notice, to receive public testimony and consider the entire record related to the
3 SCT-recommended 2035 growth target reconciliation proposed amendments to the
4 CPPs contained in this ordinance; and
5

6 WHEREAS, following the public hearing, the county council deliberated on the
7 proposed amendments contained in this ordinance;
8

9 NOW, THEREFORE, BE IT ORDAINED:
10

11 Section 1. The county council adopts the following findings in support of this ordinance:
12

- 13 A. The foregoing recitals are adopted as findings as if set forth fully herein.
14
- 15 B. Following major updates to GMA comprehensive plans by the county and cities
16 required by the GMA every eight years under RCW 36.70A.130(3), Policy GF-5
17 and Appendix C of the CPPs call for a process involving SCT to reconcile
18 differences between county and city adopted growth targets.
19
- 20 C. The SCT Planning Advisory Committee started a review in January 2016 of
21 discrepancies between city and county adopted targets in the updated local
22 plans, and recommended on March 10, 2016, a set of reconciled population,
23 housing and employment targets for cities, unincorporated UGAs and MUGAs,
24 and the rural/resource area to the SCT Steering Committee.
25
- 26 D. On April 27, 2016, the SCT Steering Committee reviewed and recommended to
27 the county council the PAC's 2035 reconciled growth targets for adoption into the
28 CPPs.
29
- 30 E. The reconciled 2035 targets recommended by SCT focused on resolving the
31 relatively small population capacity shortfalls identified in the updated plans of
32 four cities (Brier, Gold Bar, Granite Falls and Snohomish). The updated plans for
33 all four cities indicated that surplus population capacity existed for their entire
34 (incorporated plus unincorporated lands) UGA or MUGA.
35
- 36 F. The 2035 reconciled targets recommended by SCT involved a reassignment of
37 the city target shortfalls to the associated unincorporated UGA or MUGA for the
38 four affected cities.
39
- 40 G. The total SCT-recommended 2035 population shift from the four cities to the
41 unincorporated UGA or MUGA amounted to 425 persons, a relatively small
42 number compared with the total projected 2035 countywide population of
43 955,257. The corresponding 2035 housing unit shift recommended by SCT
44 amounted to 174 units.
45

1 H. The SCT-recommended amendments to the 2035 growth targets contained in
 2 Appendix B of the CPPs would revise the 2035 population targets, compared
 3 with the current Appendix D targets in the county’s GPP, updated on June 10,
 4 2015, as follows:

	Current GPP Appendix D Adopted 2035 Population Target	Proposed CPP Appendix B Reconciled 2035 Population Target	Difference
Brier Area	9,327	9,327	0
Brier City	7,011	6,972	-39
Unincorporated MUGA	2,315	2,354	+39
Gold Bar UGA	3,319	3,319	0
Gold Bar City	2,424	2,406	-18
Unincorporated	895	913	+18
Granite Falls UGA	8,517	8,517	0
Granite Falls City	7,842	7,624	-218
Unincorporated	675	893	+218
Snohomish UGA	14,494	14,494	0
Snohomish City	12,289	12,139	-150
Unincorporated	2,204	2,354	+150

5
 6 I. The SCT-recommended amendments to the 2035 growth targets contained in
 7 Appendix B of the CPPs would revise the 2035 housing unit targets, compared
 8 with the current Appendix D targets in the county’s GPP, updated on June 10,
 9 2015, as follows:

	Current GPP Appendix D Adopted 2035 Housing Unit Target	Proposed CPP Appendix B Reconciled 2035 Housing Unit Target	Difference
Brier Area	3,431	3,431	0
Brier City	2,550	2,536	-14
Unincorporated MUGA	882	896	+14
Gold Bar UGA	1,304	1,304	0
Gold Bar City	924	917	-7
Unincorporated	380	387	+7

Granite Falls UGA	3,516	3,516	0
Granite Falls City	3,179	3,090	-88
Unincorporated	337	425	+88
Snohomish UGA	6,115	6,115	0
Snohomish City	5,269	5,204	-64
Unincorporated	846	911	+64

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- J. The SCT reconciled growth target recommendation includes amendments to reflect the recent agreement between the cities of Lynnwood and Mukilteo regarding the Meadowdale Gap area. This agreement resulted in the reassignment of the Meadowdale Gap area (previously unclaimed by any city in the SW UGA), and the entirety of its 2035 population, housing and employment growth targets, to the Lynnwood MUGA.
- K. The SCT reconciled growth target recommendation also amends the Municipal Urban Growth Area map in Appendix A of the CPPs to reflect the recent agreement between the cities of Lynnwood and Mukilteo regarding the Meadowdale Gap area. Accordingly, the entirety of the Meadowdale Gap area is shown as part of the Lynnwood MUGA in the amended map.
- L. The SCT reconciled growth target recommendation includes updated UGA and MUGA reference maps in Appendix A of the CPPs which reflect updated city and UGA boundaries, as well as city boundaries as of December 13, 2012 – the date used for development of the Appendix B 2035 growth targets for incorporated and unincorporated areas.
- M. At the time of the April 27, 2016, SCT Steering Committee recommendation on the 2035 reconciled growth targets, final growth targets for the City of Arlington and its UGA were unresolved due to differences in future density assumptions used by city and county staff in estimating additional residential capacity as part of the processing of the City of Arlington’s Docket XVII proposal (ARL3) with the county. Consequently, SCT recommended that the 2035 targets in Appendix B of the CPPs for the Arlington UGA be kept unchanged until such time as the capacity issues were resolved. On May 10, 2016, the City of Arlington requested that its ARL3 proposal be withdrawn from the county’s Final Docket XVII. Subsequent to the city’s request to withdraw its docket proposal, revised capacity information from the city indicated that the city and its unincorporated UGA could accommodate the 2035 population and housing targets currently contained in Appendix B of the CPPs within the current Arlington UGA boundaries through consideration of reasonable measures to increase capacity within the city. The City of Arlington’s revised employment capacity estimates also indicated that the city and its unincorporated UGA could accommodate the 2035 employment targets currently contained in Appendix B of the CPPs within the current Arlington UGA boundaries.

1
2 N. The SCT reconciled growth target recommendation includes proposed
3 amendments to CPP DP-1 and DP-2 that mirror amendments to UGA safety
4 factor policy contained in GPP LU Policy 1.A.1 adopted by the county council
5 during the 2015 update of the county's GPP. GPP LU Policy 1.A.1 states (with
6 the relevant portion addressing the UGA safety factor shown in bold font):
7

8 UGAs shall contain sufficient land capacity for a variety of land uses and
9 densities, including green belts and open space, in suitable locations to
10 accommodate at least 91.5% of the county's 20-year population and
11 employment projections. **No expansion of the UGA that increases**
12 **population or employment capacity shall be permitted if the resulting**
13 **total additional population capacity within the Snohomish County**
14 **composite UGA as documented by both City and County**
15 **comprehensive plans would exceed the total 20-year forecasted UGA**
16 **population growth by more than 15 percent.** A portion of the 20-year
17 forecast UGA population may be reserved for allocation to Transfer of
18 Development Rights (TDR) receiving areas.
19

20 These changes were made to recognize that the safety factor limit of 15% for
21 surplus capacity of the composite UGA is more appropriately applied when UGA
22 expansions to create additional capacity are being considered, but not at other
23 times when the UGA is not being expanded for additional population or
24 employment capacity (such as during the county's 2015 plan update). The intent
25 of the limit on surplus capacity, consistent with GMA requirements, is to prohibit
26 oversizing the UGA. It is not intended to restrain capacity increases inside the
27 UGA.
28

29 O. The SCT reconciled growth target recommendation includes various
30 housekeeping amendments to CPP GF-5, GF-7, DP-1, DP-2, and Appendix D &
31 E to add updated references to the 2012 buildable lands report and to reflect
32 changes to GMA timelines enacted in 2011 after the last major CPP review and
33 update. Most of these amendments relate to the shift of the mandatory UGA
34 review to an 8 year cycle (rather than every 10 years), and the completion of a
35 buildable lands report every 8 years (instead of every 5 years).
36

37 The SCT reconciled growth target recommendation is consistent with the Puget
38 Sound Regional Council's (PSRC) Multicounty Planning Policies (MPPs), in
39 particular the development pattern goal, based on the Regional Growth Strategy
40 (RGS):
41

42 Goal: The region, countywide planning bodies, and local jurisdictions will
43 work together to set population and employment growth targets consistent
44 with the regional vision.
45

1 MPP-DP-3: Use consistent countywide targeting processes for allocating
 2 population and employment growth consistent with the regional vision,
 3 including establishing: (a) local employment targets, (b) local housing
 4 targets based on population projections, and (c) local housing and
 5 employment targets for each designated regional growth center.
 6

7 MPP-DP-4: Accommodate the region’s growth first and foremost in the
 8 urban growth area. Ensure that development in rural areas is consistent
 9 with the regional vision.
 10

11 P. The SCT reconciled growth target recommendation is consistent with the PSRC’s
 12 Regional Growth Strategy, which was used to guide the 2035 growth allocation
 13 process for the 2015 GMA plan updates. The RGS shifts the distribution of
 14 future population growth more towards cities with regional growth centers –
 15 metropolitan (Everett) and core cities (Lynnwood, Bothell) – and away from the
 16 unincorporated UGA than has been the case in the past. The reconciled
 17 population targets recommended by SCT does not significantly alter the county’s
 18 consistency with the RGS since it shifts only two-tenths of one percent of the
 19 2011-2035 countywide population growth share from small cities to the
 20 unincorporated UGA (compared with the current Appendix D targets in the
 21 county’s GPP, updated on June 10, 2015), as can be seen below:
 22

Regional Geography ¹ :	Percent share of 2011-2035 Countywide Population Growth	
	Current GPP Appendix D Distribution	Proposed CPP Appendix B Distribution
Metropolitan city	25.9%	25.9%
Core cities	10.7%	10.7%
Larger cities	26.7%	26.7%
Small cities	6.7%	6.5%
All cities	70.0%	69.8%
Unincorporated UGA	22.1%	22.3%
Non-UGA	7.9%	7.9%

23
 24 Q. The SCT reconciled growth target recommendation is consistent with the
 25 Countywide Planning Policies, in particular Policy GF-5 and Appendix C, which
 26 states under Appendix C – Growth Target Procedure Steps for GF-5 (Target
 27 Reconciliation excerpt):
 28

29 2. Target Reconciliation: Once the GMA comprehensive plan updates of
 30 jurisdictions in Snohomish County are adopted, the Snohomish County
 31 Tomorrow (SCT) process shall be used to review and, if necessary, adjust

¹ 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)

1 the population, housing, and employment growth targets contained in
2 Appendix B of the CPPs.

- 3
- 4 a. The County and cities shall jointly review the preferred growth alternatives
5 in adopted local comprehensive plans for discrepancies with the target
6 allocation associated with the County's preferred plan alternative.
7
- 8 b. Based on the land supply, permitted densities, capital facilities, urban
9 service capacities and other information associated with the preferred
10 growth alternatives of adopted local comprehensive plans, the Planning
11 Advisory Committee (PAC) of SCT shall recommend to the SCT Steering
12 Committee a reconciled 20-year population, housing, and employment
13 allocation.
14
- 15 c. The SCT Steering Committee shall review and recommend to the county
16 council a reconciled 20-year population, housing, and employment
17 allocation. Substantial consideration shall be given to the plan of each
18 jurisdiction, and the recommendation shall be consistent with the GMA
19 and the CPPs.
20
- 21 d. The county council shall consider the recommendation of the Steering
22 Committee and shall replace Appendix B of the CPPs with a reconciled
23 20-year population, housing, and employment allocation.
24

25 R. Procedural requirements.

- 26
- 27 1. The environmental impacts of this proposal are within the range of impacts
28 analyzed in the draft environmental impact statement (DEIS) and final
29 environmental impact statement (FEIS) prepared during the Update to the
30 GMACP in 2015. No new probable significant adverse environmental impacts
31 from this proposal have been identified. Therefore, State Environmental
32 Policy Act (SEPA) requirements with respect to this non-project action have
33 been met through the issuance on June 24, 2016, of Addendum No. 7 to the
34 FEIS for the 2015 Update to the GMACP.
35
- 36 2. The public participation process used in the adoption of this ordinance has
37 complied with all applicable requirements of the GMA and the SCC.
38
- 39 3. The Washington State Attorney General last issued an advisory
40 memorandum, as required by RCW 36.70A.370, in December of 2015 entitled
41 "Advisory Memorandum: Avoiding Unconstitutional Takings of Private
42 Property" to help local governments avoid the unconstitutional taking of
43 private property. The process outlined in the State Attorney General's 2015
44 advisory memorandum was used by Snohomish County in objectively
45 evaluating the regulatory changes proposed by this ordinance.
46

1 S. The ordinance is consistent with the record as set forth in the SCT Planning
2 Advisory Committee recommendation report on 2035 growth target reconciliation,
3 dated March 10, 2016.
4

5 Section 2. The county council makes the following conclusions:
6

7 A. The proposal complies with all requirements of Washington State law and county
8 code.
9

10 B. The proposal is consistent with the policies of the MPPs.
11

12 C. The proposal is consistent with the policies of the CPPs.
13

14 D. The proposed amendments to the CPPs satisfy the procedural and substantive
15 requirements of the GMA.
16

17 E. All SEPA requirements with respect to this non-project action have been satisfied.
18

19 F. This proposal does not result in an unconstitutional taking of private property for a
20 public purpose and does not violate substantive due process guarantees.
21

22 G. The county has complied with state and local public participation requirements by
23 broadly disseminating the proposed amendments and providing opportunities for
24 written comments and public hearing after public notice.
25

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

31 Section 4. The contents of Appendix B – Growth Targets of the CPPs, last amended by
32 Ordinance No. 14-006 on April 16, 2014, are repealed and replaced with Exhibit A to
33 this ordinance, which is attached hereto and incorporated by reference into this
34 ordinance as if set forth in full.
35

36 Section 5. The contents of Appendix A – UGA & MUGA Boundary Maps of the CPPs,
37 last amended by Amended Ordinance No. 13-032 on June 12, 2013, are repealed and
38 replaced with Exhibit B to this ordinance, which is attached hereto and incorporated by
39 reference into this ordinance as if set forth in full.
40

41 Section 6. The Development Patterns Chapter of the CPPs, adopted by Amended
42 Ordinance 11-011 on June 1, 2011, is amended as indicated in Exhibit C to this
43 ordinance, which is attached hereto and incorporated by reference into this ordinance
44 as if set forth in full.
45

1 Section 7. The General Framework Policies Chapter of the CPPs, adopted by
2 Amended Ordinance 11-011 on June 1, 2011, is amended as indicated in Exhibit D to
3 this ordinance, which is attached hereto and incorporated by reference into this
4 ordinance as if set forth in full.

5
6 Section 8. The contents of Appendix D – Reasonable Measures of the CPPs, adopted
7 by Amended Ordinance 11-011 on June 1, 2011, is amended as indicated in Exhibit E
8 to this ordinance, which is attached hereto and incorporated by reference into this
9 ordinance as if set forth in full.

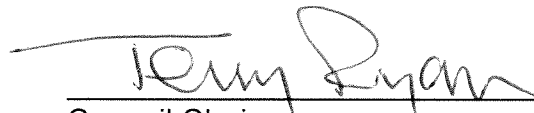
10
11 Section 9. The contents of Appendix E – Procedures for Buildable Lands Reporting in
12 Response to GF-7 of the CPPs, adopted by Amended Ordinance 11-011 on June 1,
13 2011, is amended as indicated in Exhibit F to this ordinance, which is attached hereto
14 and incorporated by reference into this ordinance as if set forth in full.

15
16 Section 10. The county council directs the code reviser to update SCC 30.10.050
17 pursuant to SCC 1.02.020(3).

18
19 Section 11. Severability and Savings. If any section, sentence, clause or phrase of this
20 ordinance shall be held to be invalid by the Growth Management Hearings Board, or
21 unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality
22 shall not affect the validity or constitutionality of any other section, sentence, clause or
23 phrase of this ordinance. Provided, however, that if any section, sentence, clause or
24 phrase of this ordinance is held to be invalid by the Board or court of competent
25 jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective
26 date of this ordinance shall be in full force and effect for that individual section,
27 sentence, clause or phrase as if this ordinance had never been adopted.

28
29
30 PASSED this 12th day of October, 2016.

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33 SNOHOMISH COUNTY COUNCIL
34 Snohomish County, Washington

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38 _____
39 Council Chair

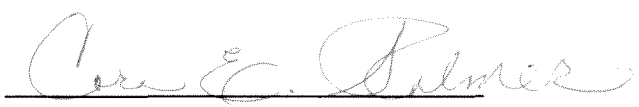
40 ATTEST:

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42 
43 _____
44 Clerk of the Council

- 1 APPROVED
- 2 EMERGENCY
- 3 VETOED

DATE: 10/31/16


Snohomish County Executive

10 ATTEST:
11
12 
13

16 Approved as to form only:
17
18
19 _____
20 Deputy Prosecuting Attorney

Exhibit A

Amended Ordinance No. 16-078

Amendment to the Countywide Planning Policies
Appendix B – Growth Targets

UGA and MUGA Reconciled Population, Housing and Employment Growth Targets
Tables 1-6

EXHIBIT A

APPENDIX B, Table 1 - 2035 Reconciled 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
Non-S.W. County UGA	161,288	233,097	71,809	30.1%
Arlington UGA	18,489	26,002	7,512	3.2%
Arlington City	17,966	24,937	6,971	2.9%
Unincorporated	523	1,065	541	0.2%
Darrington UGA	1,420	2,161	741	0.3%
Darrington Town	1,345	1,764	419	0.2%
Unincorporated	75	397	322	0.1%
Gold Bar UGA	2,909	3,319	411	0.2%
Gold Bar City	2,060	2,406	346	0.1%
Unincorporated	849	913	65	0.0%
Granite Falls UGA	3,517	8,517	5,000	2.1%
Granite Falls City	3,370	7,624	4,254	1.8%
Unincorporated	147	893	746	0.3%
Index UGA (incorporated)	180	220	40	0.0%
Lake Stevens UGA	33,218	46,380	13,162	5.5%
Lake Stevens City	28,210	39,340	11,130	4.7%
Unincorporated	5,008	7,040	2,032	0.9%
Maltby UGA (unincorporated)	NA	NA	NA	NA
Marysville UGA	60,869	87,798	26,929	11.3%
Marysville City	60,660	87,589	26,929	11.3%
Unincorporated	209	209	-	0.0%
Monroe UGA	18,806	24,754	5,948	2.5%
Monroe City	17,351	22,102	4,751	2.0%
Unincorporated	1,455	2,652	1,197	0.5%
Snohomish UGA	10,559	14,494	3,935	1.7%
Snohomish City	9,200	12,139	2,939	1.2%
Unincorporated	1,359	2,354	996	0.4%
Stanwood UGA	6,353	11,085	4,732	2.0%
Stanwood City	6,220	10,116	3,896	1.6%
Unincorporated	133	969	836	0.4%
Sultan UGA	4,969	8,369	3,399	1.4%
Sultan City	4,655	7,345	2,690	1.1%
Unincorporated	314	1,024	709	0.3%
S.W. County UGA	434,425	582,035	147,610	62.0%
Incorporated S.W.	261,506	363,413	101,907	42.8%
Bothell City (part)	16,570	23,510	6,940	2.9%
Brier City	6,201	6,972	771	0.3%
Edmonds City	39,800	45,550	5,750	2.4%
Everett City	103,100	164,812	61,712	25.9%
Lynnwood City	35,860	54,404	18,544	7.8%
Mill Creek City	18,370	20,196	1,826	0.8%
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Mukilteo City	20,310	21,812	1,502	0.6%
Woodway Town	1,305	1,389	84	0.0%
Unincorporated S.W.	172,919	218,623	45,704	19.2%
UGA Total	595,713	815,132	219,419	92.1%
City Total	412,723	578,994	166,271	69.8%
Unincorporated UGA Total	182,990	236,138	53,148	22.3%
Non-UGA Total (Uninc Rural/Resource Area)	121,287	140,125	18,838	7.9%
County Total	717,000	955,257	238,257	100.0%

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

AMENDED ORDINANCE NO. 16-078
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE COUNTYWIDE PLANNING POLICIES FOR
SNOHOMISH COUNTY CONSISTENT WITH THE 2035 RECONCILED GROWTH TARGET RECOMMENDATION OF
SNOHOMISH COUNTY TOMORROW

EXHIBIT A

APPENDIX B, Table 2 - 2035 Reconciled Population Growth Targets for Cities and MUGAs within the SW County UGA				
Area	2011 Population Estimates	2035 Population Targets	2011-2035 Population Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	434,425	582,035	147,610	62.0%
Incorporated SW County UGA Total	261,506	363,413	101,907	42.8%
Unincorporated SW County UGA Total	172,919	218,623	45,704	19.2%
Bothell Area	39,760	53,117	13,357	5.6%
Bothell City (part)	16,570	23,510	6,940	2.9%
Unincorporated MUGA	23,190	29,607	6,418	2.7%
Brier Area	8,199	9,327	1,128	0.5%
Brier City	6,201	6,972	771	0.3%
Unincorporated MUGA	1,998	2,354	356	0.1%
Edmonds Area	43,420	49,574	6,155	2.6%
Edmonds City	39,800	45,550	5,750	2.4%
Unincorporated MUGA	3,620	4,024	405	0.2%
Everett Area	145,184	211,968	66,784	28.0%
Everett City	103,100	164,812	61,712	25.9%
Unincorporated MUGA	42,084	47,156	5,072	2.1%
Lynnwood Area	63,327	92,022	28,695	12.0%
Lynnwood City	35,860	54,404	18,544	7.8%
Unincorporated MUGA	27,467	37,617	10,150	4.3%
Mill Creek Area	54,747	67,940	13,193	5.5%
Mill Creek City	18,370	20,196	1,826	0.8%
Unincorporated MUGA	36,377	47,744	11,367	4.8%
Mountlake Terrace Area	20,010	24,797	4,787	2.0%
Mountlake Terrace City	19,990	24,767	4,777	2.0%
Unincorporated MUGA	20	30	10	0.0%
Mukilteo Area	32,545	36,453	3,909	1.6%
Mukilteo City	20,310	21,812	1,502	0.6%
Unincorporated MUGA	12,235	14,641	2,407	1.0%
Woodway Area	1,305	4,361	3,056	1.3%
Woodway Town	1,305	1,389	84	0.0%
Unincorporated MUGA	-	2,972	2,972	1.2%
Paine Field Area (Unincorporated)	-	-	-	0.0%
Larch Way Overlap (Unincorporated)	3,370	5,007	1,637	0.7%
Lake Stickney Gap (Unincorporated)	7,161	9,786	2,625	1.1%
Silver Firs Gap (Unincorporated)	15,398	17,683	2,285	1.0%
County Total	717,000	955,257	238,257	100.0%

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

AMENDED ORDINANCE NO. 16-078
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE COUNTYWIDE PLANNING POLICIES FOR
SNOHOMISH COUNTY CONSISTENT WITH THE 2035 RECONCILED GROWTH TARGET RECOMMENDATION OF
SNOHOMISH COUNTY TOMORROW

EXHIBIT A

APPENDIX B, Table 3 - 2035 Reconciled 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
Non-S.W. County UGA	60,509	87,340	26,831	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	917	86	0.1%
Unincorporated	374	387	13	0.0%
Granite Falls UGA	1,412	3,516	2,104	2.1%
Granite Falls City	1,348	3,090	1,742	1.8%
Unincorporated	64	425	361	0.4%
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	5,204	1,191	1.2%
Unincorporated	532	911	379	0.4%
Stanwood UGA	2,634	4,578	1,944	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%
S.W. County UGA	178,958	243,179	64,221	65.6%
Incorporated S.W.	112,679	155,760	43,081	44.0%
Bothell City (part)	6,780	9,782	3,002	3.1%
Brier City	2,226	2,536	310	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	87,419	21,141	21.6%
UGA Total	239,466	330,519	91,052	93.0%
City Total	169,346	236,563	67,217	68.7%
Unincorporated UGA Total	70,120	93,955	23,835	24.3%
Non-UGA Total (Uninc Rural/Resource Area)	48,973	55,816	6,844	7.0%
County Total	288,439	386,334	97,895	100.0%

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries; NA = not applicable.

AMENDED ORDINANCE NO. 16-078
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE COUNTYWIDE PLANNING POLICIES FOR
SNOHOMISH COUNTY CONSISTENT WITH THE 2035 RECONCILED GROWTH TARGET RECOMMENDATION OF
SNOHOMISH COUNTY TOMORROW

EXHIBIT A

APPENDIX B, Table 4 - 2035 Reconciled Housing Growth Targets for Cities and 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
SW County UGA Total	178,958	243,179	64,221	65.6%
Incorporated SW County UGA Total	112,679	155,760	43,081	44.0%
Unincorporated SW County UGA Total	66,279	87,418	21,140	21.6%
Bothell Area	15,738	21,249	5,511	5.6%
Bothell City (part)	6,780	9,782	3,002	3.1%
Unincorporated MUGA	8,958	11,467	2,509	2.6%
Brier Area	3,045	3,431	387	0.4%
Brier City	2,226	2,536	310	0.3%
Unincorporated MUGA	819	896	77	0.1%
Edmonds Area	19,896	22,809	2,913	3.0%
Edmonds City	18,396	21,168	2,772	2.8%
Unincorporated MUGA	1,500	1,641	141	0.1%
Everett Area	61,276	88,848	27,572	28.2%
Everett City	44,656	70,067	25,411	26.0%
Unincorporated MUGA	16,620	18,781	2,161	2.2%
Lynnwood Area	26,205	39,716	13,511	13.8%
Lynnwood City	14,947	22,840	7,893	8.1%
Unincorporated MUGA	11,258	16,876	5,618	5.7%
Mill Creek Area	21,411	26,575	5,165	5.3%
Mill Creek City	7,991	8,756	765	0.8%
Unincorporated MUGA	13,420	17,819	4,400	4.5%
Mountlake Terrace Area	8,652	10,941	2,289	2.3%
Mountlake Terrace City	8,643	10,928	2,285	2.3%
Unincorporated MUGA	9	13	4	0.0%
Mukilteo Area	13,148	15,100	1,952	2.0%
Mukilteo City	8,574	9,211	637	0.7%
Unincorporated MUGA	4,574	5,889	1,315	1.3%
Woodway Area	466	2,004	1,538	1.6%
Woodway Town	466	472	6	0.0%
Unincorporated MUGA	-	1,532	1,532	1.6%
Paine Field Area (Unincorporated)	-	-	-	0.0%
Larch Way Overlap (Unincorporated)	1,155	2,187	1,033	1.1%
Lake Stickney Gap (Unincorporated)	2,850	4,249	1,399	1.4%
Silver Firs Gap (Unincorporated)	5,117	6,067	950	1.0%
County Total	288,439	386,334	97,895	100.0%

NOTE: All estimates and targets above are based on December 13, 2012 city boundaries; MUGA = Municipal Urban Growth Area.

AMENDED ORDINANCE NO. 16-078
 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE COUNTYWIDE PLANNING POLICIES FOR
 SNOHOMISH COUNTY CONSISTENT WITH THE 2035 RECONCILED GROWTH TARGET RECOMMENDATION OF
 SNOHOMISH COUNTY TOMORROW

EXHIBIT A

APPENDIX B, Table 5 - 2035 Reconciled 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
Non-S.W. County UGA	46,644	93,571	46,927	31.8%
Arlington UGA	8,660	20,884	12,224	8.3%
Arlington City	8,659	20,829	12,170	8.3%
Unincorporated	1	55	54	0.0%
Darrington UGA	500	886	386	0.3%
Darrington Town	498	800	302	0.2%
Unincorporated	2	86	84	0.1%
Gold Bar UGA	223	666	443	0.3%
Gold Bar City	218	661	443	0.3%
Unincorporated	5	5	-	0.0%
Granite Falls UGA	760	2,276	1,516	1.0%
Granite Falls City	759	2,275	1,516	1.0%
Unincorporated	1	1	-	0.0%
Index UGA (incorporated)	20	25	5	0.0%
Lake Stevens UGA	4,003	7,821	3,818	2.6%
Lake Stevens City	3,932	7,412	3,480	2.4%
Unincorporated	71	409	338	0.2%
Maltby UGA (unincorporated)	3,190	6,374	3,184	2.2%
Marysville UGA	12,316	28,113	15,797	10.7%
Marysville City	11,664	27,419	15,755	10.7%
Unincorporated	652	694	42	0.0%
Monroe UGA	7,779	11,781	4,002	2.7%
Monroe City	7,662	11,456	3,794	2.6%
Unincorporated	117	325	208	0.1%
Snohomish UGA	4,871	6,941	2,070	1.4%
Snohomish City	4,415	6,291	1,876	1.3%
Unincorporated	456	650	194	0.1%
Stanwood UGA	3,456	5,723	2,267	1.5%
Stanwood City	3,258	4,688	1,430	1.0%
Unincorporated	198	1,035	837	0.6%
Sultan UGA	866	2,081	1,215	0.8%
Sultan City	862	2,077	1,215	0.8%
Unincorporated	4	4	-	0.0%
S.W. County UGA	187,653	279,479	91,826	62.3%
Incorporated S.W.	163,409	241,271	77,862	52.8%
Bothell City (part)	13,616	18,576	4,960	3.4%
Brier City	319	405	86	0.1%
Edmonds City	11,679	13,948	2,269	1.5%
Everett City	93,739	140,000	46,261	31.4%
Lynnwood City	24,266	42,229	17,963	12.2%
Mill Creek City	4,625	6,310	1,685	1.1%
Mountlake Terrace City	6,740	9,486	2,746	1.9%
Mukilteo City	8,369	10,250	1,881	1.3%
Woodway Town	56	68	12	0.0%
Unincorporated S.W.	24,244	38,209	13,965	9.5%
UGA Total	234,297	373,050	138,753	94.1%
City Total	205,356	325,204	119,848	81.3%
Unincorporated UGA Total	28,941	47,846	18,905	12.8%
Non-UGA Total * (Uninc Rural/Resource Area)	14,693	23,323	8,630	5.9%
County Total	248,990	396,373	147,383	100.0%

NOTES: All estimates and targets above are based on December 13, 2012 city boundaries.

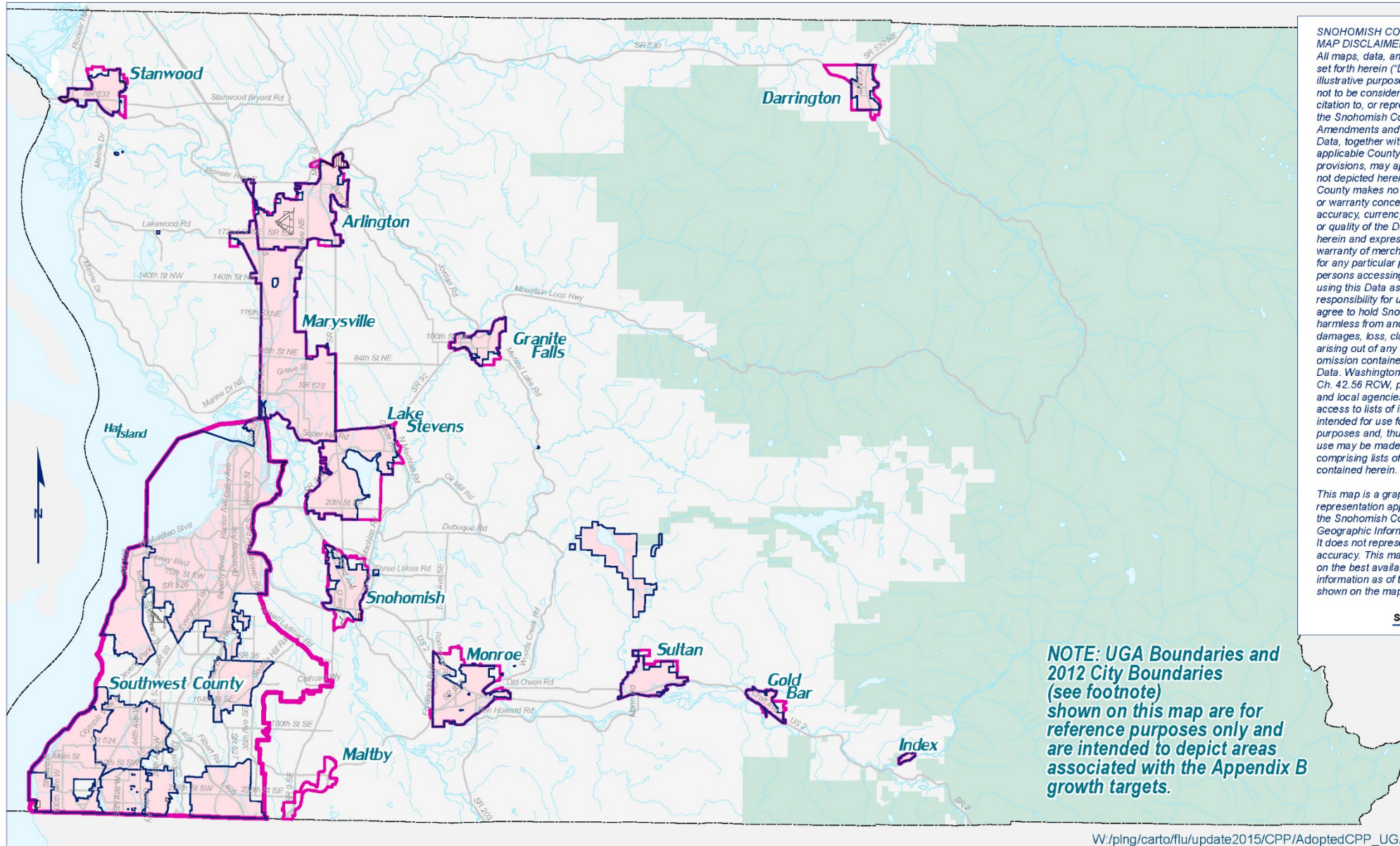
Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

* - 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.

Exhibit B


Amended Ordinance No. 16-078

Amendment to the Countywide Planning Policies
Appendix A – UGA & MUGA Boundary Maps



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.

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.



NOTE: UGA Boundaries and 2012 City Boundaries (see footnote) shown on this map are for reference purposes only and are intended to depict areas associated with the Appendix B growth targets.

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- Southwest Urban Growth Area (SWUGA) Boundary
- Other Urban Growth Area (UGA) Boundary
- County Boundary
- Incorporated City Area (Annexed After Dec. 13, 2012)
- Incorporated City Boundary (Current)
- National Forest

URBAN GROWTH AREA (UGA) BOUNDARIES

Appendix A – CPP Snohomish County Effective Date:

December 13, 2012 city boundaries are shown on this map since city boundaries as of that date were used to develop the Appendix B growth targets for incorporated and unincorporated areas.

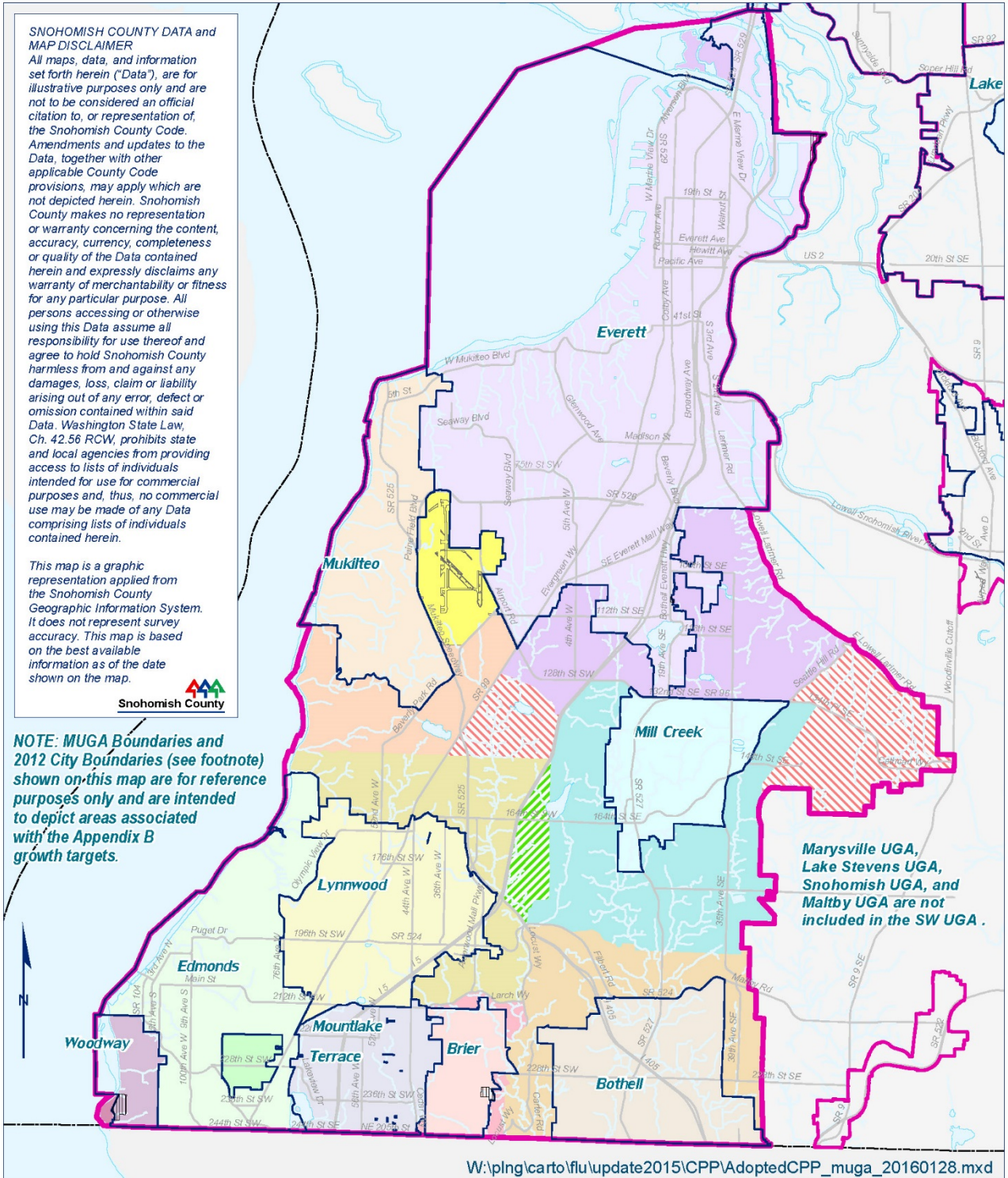
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This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.



NOTE: MUGA Boundaries and 2012 City Boundaries (see footnote) shown on this map are for reference purposes only and are intended to depict areas associated with the Appendix B growth targets.

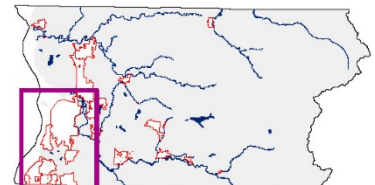


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MUNICIPAL URBAN GROWTH AREA (MUGA) BOUNDARIES

Appendix A – CPP Southwest Snohomish County Effective Date:

	Paine Field Area		City of Brier		County Boundary
	City of Mukilteo		Brier MUGA		Incorporated City Area (Annexed After Dec. 13, 2012)
	Mukilteo MUGA		City of Bothell		Incorporated City Boundary (Current)
	City of Everett		Bothell MUGA		Southwest Urban Growth Area (SWUGA) Boundary
	Everett MUGA		City of Edmonds		Other Urban Growth Area (UGA) Boundary
	City of Lynnwood		Edmonds MUGA		
	Lynnwood MUGA		City of Woodway		
	City of Mill Creek		Woodway MUGA		
	Mill Creek MUGA		Gap Area Not Claimed by Any City		
	City of Mountlake Terrace		Overlap Area Claimed by the Cities of Mill Creek and Lynnwood		
	Mountlake Terrace MUGA				



Map Area Enlarged

NOTE: December 13, 2012 city boundaries are shown on this map since city boundaries as of that date were used to develop the Appendix B growth targets for incorporated and unincorporated areas.

NOTE: Paine Field is not assigned to a city at the request of the County.

Exhibit C

Amended Ordinance No. 16-078

Amendment to the Development Patterns Chapter of the Countywide Planning Policies

EXHIBIT C

DEVELOPMENT PATTERNS

The physical form, location, and servicing of development throughout Snohomish County are vitally important if we are to achieve livable places that are environmentally sustainable, economically viable, and socially responsible for the long-term future. The following countywide planning policies (CPPs) provide guidance for concentrating growth into existing Urban Growth Areas (UGAs), and ensuring that such growth occurs in a variety of healthy, accessible and well-designed communities that are connected with an efficient transportation network.

Development Patterns Goal

The cities, towns, and Snohomish County will promote and guide well-designed growth into designated urban areas to create more vibrant urban places while preserving our valued rural and resource lands.

Urban Growth Areas and Land Use

State Context

The Growth Management Act (GMA) establishes a framework for coordinated and comprehensive planning to help local communities manage their growth. The GMA calls for UGAs where growth will be encouraged and supported with adequate facilities and urban services (RCW 36.70A.110). Areas outside the UGAs are reserved for non-urban uses such as rural and resource lands (RCW 36.70A.070(5)).

Regional Context

VISION 2040 is a strategy for using the region's land more efficiently and sustainably. It identifies existing urban lands as central to accommodating population and employment growth. In particular, VISION 2040 directs development to regional growth centers and, to a lesser extent, other centers and compact urban communities. It seeks to limit growth on rural lands. VISION 2040 recognizes that unincorporated urban lands are often similar in character to cities they are adjacent to, calling for them to be affiliated with adjacent cities for joint planning purposes and future annexation.

VISION 2040 recognizes that compact development creates vibrant, livable, and healthy urban communities. Such communities offer economic opportunities for all. They also provide housing and transportation choices. This reduces demand for inefficient forms of transportation that contribute to air pollution and greenhouse gas emissions. Further, VISION 2040 supports brownfield and contaminated site clean-up as well as the development of compact communities and centers with high levels of amenities.

EXHIBIT C

Local Context

The County designates UGAs per RCW 36.70A.110. The designation of UGAs must be coordinated between the county and cities per RCW 36.70A.100. This document provides the process and criteria for considering expansion of UGAs to accommodate the projected growth. While a change to an established UGA is most often expected to result in an expansion, in some instances a change to a UGA may instead be an adjustment, correction, or even a constriction.

- DP-1** The County shall maintain Urban Growth Areas (UGAs), as shown on the map in Appendix A, that:
- ~~a.~~ ~~When aggregated at the time of 10-year updates, shall include additional capacity to accommodate at least 100%, but no more than 115%, of the County's adopted 20-year urban allocated population growth projection;~~
 - ~~((b))~~a. Include all cities in Snohomish County;
 - ~~((e))~~b. Can be supported by an urban level of service consistent with capital facilities plans for public facilities and utilities;
 - ~~((d))~~c. Are based on the best available data and plans regarding future urban growth including new development, redevelopment, and infill;
 - ~~((e))~~d. Have identifiable physical boundaries such as natural features, roads, or special purpose district boundaries when feasible;
 - ~~((f))~~e. Do not include designated agricultural or forest land unless the city or County has enacted a program authorizing transfer or purchase of development rights;
 - ~~((g))~~f. Have been evaluated for the presence of critical areas;
 - ~~((h))~~g. Where possible, include designated greenbelts or open space within their boundaries and on the periphery of the UGA to provide separation from adjacent urban areas, rural areas, and resource lands;
 - ~~((i))~~h. Should consider the vision of each jurisdiction regarding the future of their community during the next 20 years;
 - ~~((j))~~i. Are large enough to ensure an adequate supply of land for an appropriate range of urban land uses to accommodate the planned growth; and
 - ~~((k))~~j. Support pedestrian, bicycle and transit compatible design.
- DP-2** An expansion of the boundary of an individual Urban Growth Area (UGA) that results in a net increase of residential, commercial or industrial land capacity shall not be permitted unless:
- a. The expansion is supported by a land capacity analysis adopted by the County Council pursuant to RCW 36.70A.110;
 - b. The resulting 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;
 - c. The expansion otherwise complies with the Growth Management Act;

EXHIBIT C

- ~~((e))~~d. Any UGA expansion should have the support of affected cities. Prior to issuing a decision on a UGA boundary change, the County shall consult with affected cities and give substantial weight to a city's position on the matter. If the County Council approves an expansion or contraction of a UGA boundary that is not supported by an affected city, it shall include in its findings how the public interest is served by the UGA expansion or contraction despite the objection of an affected city; and
- ~~((d))~~e. One of the following conditions is met:
1. The expansion is a result of the most recent buildable lands review and evaluation required by RCW 36.70A.215 and performed per policy GF-7 following the procedures in Appendix E.
 2. The expansion is a result of the review of UGAs at least every ~~((ten))~~eight years to accommodate the succeeding twenty years of projected growth, as projected by the State Office of Financial Management, and adopted by the County as the 20-year urban allocated population projection as required by RCW 36.70A.130(3).
 3. Both of the following conditions are met for expansion of the boundary of an individual UGA to include additional residential land:
 - (a) Population growth in the UGA (city plus unincorporated UGA) since the start of the twenty-year planning period, equals or exceeds fifty percent of the additional population capacity estimated for the UGA at the start of the planning period. Acceptable sources of documentation are the most recent Snohomish County Tomorrow (SCT) Growth Monitoring Report (GMR) or the buildable lands review and evaluation (Buildable Lands Report [BLR]), and
 - (b) An updated residential land capacity analysis conducted by city and County staff for the UGA confirms the accuracy of the above finding using more recent residential capacity estimates and assumptions, and any new information presented at public hearings that confirms or revises the conclusions is considered.
 4. Both of the following conditions are met for expansion of the boundary of an individual UGA to include additional employment land:
 - (a) Employment growth in the UGA (city plus unincorporated UGA) since the start of the twenty-year planning period, equals or exceeds fifty percent of the additional employment capacity in the UGA at the start of the planning period. Acceptable sources of documentation are the most recent SCT GMR or the buildable lands review and evaluation (BLR), and
 - (b) An updated employment land capacity analysis conducted by city and County staff for the UGA confirms the accuracy of the above finding using more recent employment capacity estimates and assumptions.

EXHIBIT C

5. The expansion will correct a demonstrated mapping error.¹
6. Schools (including public, private and parochial), churches, institutions and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans should be located in an urban growth area. In the event that it is demonstrated that no site within the UGA can reasonably or logically accommodate the proposed facilities, urban growth area expansions may take place to allow the development of these facilities provided that the expansion area is adjacent to an existing UGA.
7. In UGAs where the threshold in Condition 4 has not been reached, the boundary of an individual UGA may be expanded to include additional industrial land if the expansion is based on the criteria contained in RCW 36.70A.365 for the establishment of a major industrial development. This assessment shall be based on a collaborative County and city analysis of large developable industrial site needs in relation to land supply. "Large developable industrial sites" may include land considered vacant, redevelopable, and/or partially-used by the Buildable Lands Program (per GF-7 and Appendix E of these CPPs) and may include one or more large parcels or several small parcels where consolidation is feasible.
8. The expansion will result in the realization of a significant public benefit as evidenced by Transfer of Development Rights (TDR) to the expansion area from Agriculture or Forest lands designated as TDR sending areas. The expansion area shall not be a designated forest or agricultural land of long-term significance.
9. The expansion will permanently preserve a substantial land area containing one or more significant natural or cultural feature(s) as open space adjacent to the revised UGA boundary and will provide separation between urban and rural areas. The presence of significant natural or cultural features shall be determined by the respective legislative bodies of the county and the city or cities immediately adjacent to the proposed expansion, and may include, but are not limited to, landforms, rivers, bodies of water, historic properties, archeological resources, unique wildlife habitat, and fish and wildlife conservation areas.
10. The expansion is a response to a declaration by the County Executive, or the County Council by resolution, of a critical shortage of affordable housing which is incurable in a timely manner by the implementation of reasonable measures or other instrumentality reasonably available to the jurisdiction, and the expansion is reasonably calculated to provide affordable housing.

¹ The type of errors that this policy intends to correct are cases where the UGA line incorrectly bisects an existing building or parcel, where it inadvertently and incorrectly follows an arbitrary feature such as a section line, or where the boundary is on the wrong side of a right-of-way that is expected to be annexed by a city.

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11. The expansion will result in the economic development of lands that no longer satisfy the designation criteria for natural resource lands and the lands have been redesignated to an appropriate non-resource land use designation. Provided that expansions are supported by the majority of the affected cities and towns whose UGA or designated MUGA is being expanded and shall not create a significant increase in total employment capacity (as represented by permanent jobs) of an individual UGA, as reported in the most recent Snohomish County Tomorrow Growth Monitoring Report in the year of expansion.

- DP-3** Following consultation with the affected city or cities, the County may adjust urban growth areas – defined in this policy as concurrent actions to expand an Urban Growth Area (UGA) in one location while contracting the same UGA in another location – without resulting in a net increase of population or employment land capacity. Such action may be permitted when consistent with adopted policies and the following conditions:
- a. The area being removed from the UGA is not already characterized by urban development, and without active permits that would change it to being urban in character; and
 - b. The land use designation(s) assigned in the area removed from the UGA shall be among the existing rural or resource designations in the comprehensive plan for Snohomish County.
- DP-4** The County and cities shall use consistent land capacity analysis methods as approved by the Snohomish County Tomorrow Steering Committee.
- DP-5** The County and cities shall adopt comprehensive plans and development regulations (RCW 36.70A.040). In Urban Growth Areas (UGAs), such plans and regulations shall:
- a. Achieve urban uses and densities;
 - b. Provide for urban governmental services and capital facilities sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth; and
 - c. Permit the urban growth that is projected to occur in the succeeding twenty-year period (RCW 36.70A.110(2)).

The County shall adopt such plans and regulations for its unincorporated territory. Each city shall adopt such plans and regulations for territory within its city limits. Additionally, cities may adopt such plans and proposed development regulations for adjacent unincorporated territory within its UGA or Municipal UGA (MUGA) to which the city has determined it is capable of providing urban services at some point in the future, via annexation.

When amending its comprehensive plan, the County shall give substantial consideration to the city's adopted plan for its UGA or MUGA. Likewise, the

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affected city shall give substantial consideration to the County's adopted plan for the same area.

However, nothing in this policy shall limit the authority of the County to plan for and regulate development in unincorporated territory for as long as it remains unincorporated, in accordance with all applicable county, state and federal laws. Similarly, nothing in this policy shall limit the authority of cities to plan for territory in and adjacent to their current corporate limits and to regulate development in their current corporate limits, in accordance with all applicable city, county, state and federal laws.

- DP-6** Sanitary sewer mains shall not be extended beyond Urban Growth Areas (UGAs) into rural areas except when necessary to protect basic public health and safety and the environment, and when such sewers are financially supportable at rural densities and do not result in the inducement of future urban development outside of UGAs. Sewer transmission lines may be developed through rural and resource areas to meet the needs of UGAs as long as any extension through resource areas does not adversely impact the resource lands. Sanitary sewer connections in rural areas are not allowed except in instances where necessary to protect public health and safety and the environment. Sanitary sewer mains are prohibited in resource areas.
- DP-7** City and County comprehensive plans should locate employment areas and living areas in close proximity in order to maximize transportation choices and minimize vehicle miles traveled and to optimize use of existing and planned transportation systems and capital facilities.
- DP-8** The County and cities shall coordinate their comprehensive plans (RCW 36.70A.100). Coordination in unincorporated territory planned by both the County and a city means that each plan should provide for the orderly transition of unincorporated to incorporated areas, including appropriate urban design provisions, by:
- a. Creating a safe and attractive urban environment that enhances livability; and
 - b. Balancing actions necessary to meet the requirement of achieving urban uses and densities with the goal of respecting already established neighborhoods.

When amending its comprehensive plan, the County shall give substantial consideration to the city's adopted plan for its UGA or MUGA. Likewise, the affected city shall give substantial consideration to the County's adopted plan for the same area.

However, nothing in this policy shall limit the authority of the County to plan for and regulate development in unincorporated territory for as long as it remains unincorporated, in accordance with all applicable county, state and federal laws. Similarly, nothing in this policy shall limit the authority of cities to plan for

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territory in and adjacent to their current corporate limits and to regulate development in their current corporate limits, in accordance with all applicable city, county, state and federal laws.

Centers and Compact Urban Communities

- DP-9** Local plans should identify centers as designated by the Regional Growth Strategy presented in VISION 2040. Jurisdictions in which regional growth centers and manufacturing and industrial centers are located shall provide land use policies and infrastructure investments that support growth levels and densities consistent with the regional vision for these centers.
- DP-10** The County and cities shall coordinate the designation and planning of urban centers with transit service and other providers to promote well-designed and transit oriented developments that enhance economic development opportunities, address environmental goals, and reduce vehicle miles traveled.
- DP-11** The County and cities should revise development regulations and incentives, as appropriate, to encourage higher residential densities and greater employment concentrations in Urban Growth Areas.
- DP-12** Urban Growth Areas should provide for sufficient levels of development and developable or redevelopable land so that adequate sources of public revenue and public facilities are available to support the projected population and employment growth in Snohomish County consistent with GF-5 and the growth targets in Appendix B. In addition, the allowed density should support transit services and the efficient utilization of infrastructure.
- DP-13** The County and cities should integrate the desirable qualities of existing residential neighborhoods when planning for urban centers and mixed-use developments. Jurisdictions should adopt design guidelines and standards for urban centers to provide for efficient site design that integrates building design, transportation facilities, and publicly accessible open spaces.
- DP-14** The County and cities should promote and focus new compact urban growth in urban centers and transit emphasis corridors.
- DP-15** The County and cities should adopt policies, development regulations, and design guidelines that allow for infill and redevelopment of appropriate areas as identified in their comprehensive plans.
- DP-16** Jurisdictions should encourage the use of innovative development standards, design guidelines, regulatory incentives, and applicable low impact development measures to provide compact, high quality communities.

Unincorporated Urban Growth Areas

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- DP-17** City comprehensive plans should have policies on annexing the areas in their unincorporated Urban Growth Area / Municipal Urban Growth Area.
- DP-18** In the Southwest Urban Growth Area (SWUGA), Municipal Urban Growth Areas shall be maintained as a part of these Countywide Planning Policies for the purposes of allocating growth as required by the Growth Management Act and CPP GF-5 and shall be portrayed on the map in Appendix A and documented in County and city comprehensive plans.
- DP-19** Where the Municipal Urban Growth Area (MUGA) map in Appendix A portrays agreement – meaning in places that do not include areas of gap, overlap, or other special notation – the MUGAs shall be used to designate future annexation areas for each of the nine cities in the Southwest Urban Growth Area. An interlocal agreement should be executed by the County and city addressing transition of services.
- DP-20** Where Municipal Urban Growth Area (MUGA) gaps and overlaps occur, the affected cities are encouraged to negotiate a solution and, if needed, to use a mediation process to fill gaps and resolve overlaps before proceeding with a proposed action to annex. The following guidance is provided for reconciling overlapping MUGAs and MUGA gaps:
- a. Overlapping MUGAs and MUGA gaps may be reconciled between the affected cities and in consultation with the County. As used in this policy, the term “affected cities” means cities that are adjacent to MUGAs located in Snohomish County. For cities located in Snohomish County, “affected cities” include cities identified on the map in Appendix A that have MUGAs in common, as “overlaps” and cities that have incorporated boundaries or designated MUGAs adjacent to “gap” areas on the map. Cities having no territory in Snohomish County only qualify as “affected cities” after adoption of interlocal agreement(s) pursuant to Countywide Planning Policy JP-3 and Appendix F.
 - b. Amendments to MUGA boundaries that occur in conjunction with changes to the outer Southwest UGA boundary may take place through agreement and action by the County and affected cities following consultation with the cities.
 - c. Amendments to MUGA boundaries that are internal to the Southwest UGA boundary may take place through agreement and action by the affected cities following consultation with the County.
 - d. When an agreement is reached under (a), (b), or (c), the County Council shall consider the recommendation of the Snohomish County Tomorrow Steering Committee on the proposed changes to the MUGA boundary and may amend the MUGA map in Appendix A.
- DP-21** Where jurisdictions are unable to reach agreement under DP-20, it is not necessary for affected cities to resolve overlapping Municipal Urban Growth Areas (MUGAs) or MUGA gaps as a precondition to proposing annexation of

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property in the MUGA gap or overlap. In such cases, the established annexation processes under state law will guide city boundary decisions.

- DP-22** Paine Field represents a unique situation in the Southwest Urban Growth Area, as it is a County-administered regional essential public facility. Any proposal to annex Paine Field is not subject to DP-20 and requires an approved agreement with the County prior to proceeding with any action to annex.

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Rural Land Use and Resource Lands

This sub-section of the Development Patterns section meets three purposes. First, it includes the countywide response to GMA requirements. Second, it includes policies to support parts of the regional plan, VISION 2040, that go beyond state mandates. Third, it provides policies for issues that are specific to Snohomish County and its cities.

State Context

GMA distinguishes between Rural Lands and Resource Lands. In rural areas, there is a mix of low intensity uses including; housing, agriculture, forested areas, recreation, and appropriately scaled business and services, often following historic development patterns. Resource Lands are primarily for agriculture, forestry, or mineral extraction. Other activities on resource lands are to be of a subordinate nature.

Regional Context

VISION 2040 identifies rural lands as permanent and vital parts of the region. It recognizes that rural lands accommodate many activities associated with natural resources, as well as small-scale farming and cottage industries. VISION 2040 emphasizes the preservation of these lands and acknowledges that managing rural growth by directing urban development into designated urban lands helps to preserve vital ecosystems and economically productive lands.

VISION 2040 identifies that natural resource lands—forest, agricultural, and mineral lands—are crucial to the region’s sustainability. It recognizes that the loss of these lands—along with their productivity—has impacts on the environment, including air and water quality and quantity, our economy, and ultimately the health of the region’s people.

Local Context

Beyond the guidance in GMA and VISION 2040, these CPPs give direction for coordination of local issues outside of the UGA that may arise between jurisdictions.

The objective of these policies is to ensure a future that maintains the non-urban character of rural areas, an active resource economy, and prosperous rural cities.

- DP-23** The County shall establish low intensities of development and uses in areas outside of Urban Growth Areas to preserve resource lands and protect rural areas from sprawling development.
- DP-24** Density and development standards in rural and resource areas shall be based on accommodating the projected population and employment growth not allocated to the urban growth areas, consistent with GF-5 and the growth targets in Appendix B.

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- DP-25** The County shall establish, in rural and resource areas, infrastructure and road standards that are consistent with appropriate development patterns and densities in rural and resource areas to maintain rural character.
- DP-26** Domestic water supply systems may be developed in rural and resource areas to meet the needs of rural areas. Water sources and transmission lines may be developed in rural and resource areas to meet the needs of urban growth areas.
- DP-27** The county may permit rural clustering in accordance with the Growth Management Act.
- DP-28** The County and cities should meet the demand for new commercial activity and services as well as new industrial job base in Urban Growth Areas (UGAs) with limited exceptions as identified below. Outside of UGAs, the County should limit commercial and industrial development consistent with GMA and the Regional Growth Strategy, by allowing for:
- a. Resource-based and resource supportive commercial and industrial uses;
 - b. Limited convenience commercial development serving the daily needs of rural area residents;
 - c. Home-based businesses;
 - d. Low traffic and employment enterprises that benefit from a non-urban location due to large lots, vegetative buffers, etc; and,
 - e. Maintenance of the historical locations, scale, and character of existing commercial services and industrial activities.
 - f. Resource-dependent tourism and recreation oriented uses provided they do not adversely impact adjoining rural and resource uses.
- DP-29** The County shall develop strategies and programs to support agricultural and forest activities.
- a. Strategies should reduce conversion pressures on all resource lands and on rural lands with resource-based activities and may include redesignation of rural land to resource land.
 - b. Programs may include transfer of development rights, purchase of development rights, and other conservation incentives that encourage the focus of growth in the Urban Growth Areas.
- DP-30** Jurisdictions should encourage the use of transfer of development rights (TDR), purchase of development rights, and conservation incentives. The objective is to focus growth in the Urban Growth Areas while lessening development pressure on rural and resource areas. Specific steps regarding TDR include:
- a. Designating additional TDR sending and receiving areas;
 - b. Developing zoning incentives to use TDR in urban areas not already designated as receiving areas;

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- c. Coordinating with efforts to establish a regional TDR program; and
- d. Ensuring that an area designated as a TDR receiving area by the County remains a receiving area after annexation or that the city provides an equivalent capacity for receiving TDR certificates elsewhere in the city when the County and the affected cities have adopted an interlocal agreement addressing the TDR program.

Exhibit D

Amended Ordinance No. 16-078

Amendment to the General Framework Policies Chapter of the Countywide Planning
Policies

EXHIBIT D

General Framework Policies

The following policies expand on the Central Principles (previous page) and provide a framework and a foundation for the topic-specific policies in the rest of this document. They acknowledge the role of the GMA and VISION 2040 in setting the goals and direction (particularly regarding sustainability) for the CPPs. They also achieve the need to plan for projected growth (population and employment) and the prerogative of each jurisdiction in the County to conduct its local planning in a manner that responds to local situations and issues.

- GF-1** The Countywide Planning Policies (CPPs) guide development of policies in local plans per RCW 36.70A.210. This guidance allows for flexibility in local interpretation; however, local policies shall be free of contradictions or conflicts with the CPPs.
- GF-2** Through Snohomish County Tomorrow and adoption by the County Council, the process for updating the Countywide Planning Policies shall be collaborative and participatory. This process should include regional service providers, state agencies, other tribal governments, and citizen input.
- GF-3** Decisions on land use, transportation, and economic and social infrastructure should consider and include ways to reduce greenhouse gas emissions and provide for “soft” solutions to address both traditional needs as well as emerging challenges. Soft solutions should emphasize:
- a. Integrated planning;
 - b. Adaptive management;
 - c. Efficiency and resiliency;
 - d. Minimize single use, maximize re-use; and
 - e. Minimize the need for treatment by minimizing the level of pollution.
- GF-4** The Countywide Planning Policies shall be consistent with VISION 2040 and the Regional Growth Strategy. To be consistent means that they shall be absent of conflicts or contradictions with the regional planning or transportation objectives. The policy response to the growth strategy focuses on issues of interest to Snohomish County jurisdictions and some flexibility in detail is possible while retaining overall consistency per RCW 36.70A.100 and WAC 365-196-510.
- GF-5** Subcounty allocation of projected growth shall be established for purposes of conducting the ~~(ten)~~eight-year UGA review and plan update required by the Growth Management Act at RCW 36.70A.130(3). This allocation shall occur through a cooperative planning process of Snohomish County Tomorrow and be consistent with the Countywide Planning Policies. The allocation shall include cities (within current city boundaries), unincorporated Urban Growth Areas (UGAs), unincorporated Municipal Urban Growth Areas (MUGAs),

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and the rural/resource area of Snohomish County. The subcounty allocation shall use the most recent Office of Financial Management population projections for Snohomish County and the Puget Sound Regional Council's Regional Growth Strategy (RGS) as the starting point for this process. The process shall consider each community's vision and its regional role as described in the RGS. The process shall ensure flexibility for jurisdictions in implementing the RGS. Such implementation shall seek compatibility with the RGS, considering levels of infrastructure investment, market conditions, and other factors that will require flexibility in achieving growth allocations. The subcounty allocation of projected growth shall be depicted as a set of "growth targets," and shall be shown in Appendix B of the countywide planning policies. The growth targets shall indicate the amount of growth each jurisdiction is capable of accommodating over the 20-year planning period, as described in its comprehensive plan. The growth target development process in Snohomish County shall use the procedures in Appendix C, which call for the following steps:

- a. Initial Growth Targets;
- b. Target Reconciliation; and
- c. Long Term Monitoring.

GF-6 Ensure that the final population allocation for Urban Growth Areas supports the Regional Growth Strategy as provided for in VISION 2040. This shall include assigning at least ninety percent (90%) of the county's future population growth after 2008 to urban areas.

GF-7 Maintain the review and evaluation program, which includes an annual data collection component, pursuant to RCW 36.70A.215 ("Buildable Lands Program"). Complete the evaluation component required by the Buildable Lands Program at least once every ~~(five)~~eight years. This evaluation may be combined with the review and evaluation of County and city comprehensive land use plans and development regulations required by RCW 36.70A.130(1), and the review of Urban Growth Areas required by RCW 36.70A.130(3).

- a. Use the procedures report in Appendix E for the Buildable Lands Program.
- b. A list of reasonable measures that may be used to increase residential, commercial and industrial capacity in UGAs, without adjusting UGA boundaries, is contained in Appendix D. The County Council shall use the list of reasonable measures and guidelines for review contained in Appendix D to evaluate all UGA boundary expansions proposed pursuant to DP-2.

Exhibit E

Amended Ordinance No. 16-078

Amendment to Appendix D – Reasonable Measures of the Countywide Planning
Policies

EXHIBIT E

Appendix D – Reasonable Measures

Guidelines for Review

The County Council has adopted the attached list of Reasonable Measures and the following guidance, pursuant to Countywide Planning Policy (CPP) GF-7.

A. Applicable Policies.

As a component of the on-going monitoring of growth and development undertaken through a county-wide collaborative process, the Growth Monitoring Report and Buildable Lands Report required under statute, starting with the first report issued in January 2003, ~~((and))~~ the second in October 2007, and the third in June 2013, contain information on the buildable land capacity of Snohomish County cities and urban areas to accommodate future growth.

Several consistency problems were found in the second and third report. Therefore, the affected jurisdictions need to adopt and implement reasonable measures implementation programs. In UGAs where a consistency problem has been found (e.g. not achieving urban densities or a lack of sufficient capacity), GMA (RCW 36.70A.215) and Countywide Planning Policy GF-7 direct cities and the county to consider “reasonable measures,” other than expanding Urban Growth Areas (UGAs), to resolve the inconsistency.

The County Council shall use the guidance in this Appendix and its list of reasonable measures to evaluate proposed expansions of UGAs. CPP GF-7 provides that, once this Appendix and the list are adopted, “the County Council shall use the list of reasonable measures to evaluate all UGA boundary expansion proposals consistent with CPPs GF-7 and DP-2.”

B. Mechanism for Local Review and Adoption of Reasonable Measures.

The appropriate forum for consideration and adoption of reasonable measures is the adoption of individual County and city comprehensive plans and implementing regulations. Through these public processes, measures appropriate for each jurisdiction are evaluated and incorporated into plan policies, and implementing regulations.

Beginning with the updates to be completed in 2004 and 2005, each jurisdiction (the relevant city and the county) will demonstrate its consideration of reasonable measures in its comprehensive plan or, at its discretion, in a separate report. Each plan’s environmental review or adoption documents will report on the sufficiency of the reasonable measures specified in its plan or report. ECONorthwest has provided optional useful steps in its final report: *Document development trends; Identify and analyze current and proposed reasonable measures; and, Determine sufficiency.*

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C. Evaluation.

The County Executive and Council's evaluation of UGA expansion proposals under CPP DP-2 shall include findings that the jurisdiction has made a determination of consideration of UGA expansion requests.

D. Consultation with Snohomish County Tomorrow.

The County Council adopted this list of Reasonable Measures and guidance after considering the recommendation of the Snohomish County Tomorrow Steering Committee, as provided in CPP GF-7.

E. Review and Evaluation Program.

Annual monitoring of growth and development information, including any reasonable measures programs, occurs through Snohomish County Tomorrow's (SCT) annual Growth Monitoring Report, and/or the SCT Housing Evaluation Report, regular updates of buildable lands reports, and other updates of those reports produced for review processes undertaken by a city or the county.

Jurisdictions should review and update their reasonable measures programs and finding of sufficiency at least every ~~((five))~~eight years in conjunction with the buildable lands review or their comprehensive plan update.

Detailed descriptions of the reasonable measures and the optional evaluation methodology are contained in the final report by ECONorthwest titled "Phase II Report: Recommended Method for Evaluating Local Reasonable Measures Programs," June 2003 (Final Report).

The attached list of reasonable measures are a part of this Appendix D.

**EXHIBIT E
Reasonable Measures List**

- Directly applicable
- ◐ Partially applicable

Measures to increase density	Applicability of Measure									
	Increases densities	Increases redevelopment	Increases infill	Changes housing type/ increases options	Provides affordable housing	Economic Development	Make efficient use of infrastructure	Ensure efficient land uses	Urban design/form	Prevents development in critical areas
Measures that increase Residential Capacity										
Permit Accessory Dwelling Units (ADUs) in single family zones.	◐		●	◐	●		●			
Provide Multifamily Housing Tax Credits to Developers	●		●	●	◐		◐	●		
Provide Density Bonuses to Developers	●	◐	◐	◐	◐		●	●		
Transfer/Purchase of Development Rights	●	◐	◐	◐			◐			
Allow Clustered Residential Development	◐			●			◐	◐		●
Allow Co-housing	◐	◐	◐	◐	●					
Allow Duplexes, Townhomes, and Condominiums	◐		◐	●	●		◐			
Increase Allowable Residential Densities	●				◐					
Mandate Maximum Lot Sizes	●						◐	●		
Mandate Minimum Residential Densities	●						◐	●		
Reduce Street Width Standards	●						◐	●		
Allow Small Residential Lots	●				●		◐	●		
Encourage Infill and Redevelopment	●	●	●				◐	●		
Enact an inclusionary zoning ordinance for new housing developments	◐			◐	●					
Plan and zone for affordable and manufactured housing development	◐			●	●					
Measures that increase Employment Capacity										
Develop an Economic Development Strategy						●				◐
Create Industrial Zones		◐				●				
Zone areas by building type, not by use	●					●				
Develop or strengthen local brownfields programs		●	●							
Measures that support increased densities										
Encourage the Development of Urban Centers and Urban Villages	●	◐	◐	◐	◐	◐				

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- Directly applicable
- ◐ Partially applicable

Measures to increase density	Applicability of Measure									
	Increases densities	Increases redevelopment	Increases Infill	Changes housing type/ increases options	Provides affordable housing	Economic Development	Make efficient use of infrastructure	Ensure efficient land uses	Urban design/form	Prevents development in critical areas
Allow Mixed Uses	◐	◐	◐	◐	◐			●	●	
Encourage Transit-Oriented Design	◐			◐	◐	◐	●	●		
Downtown Revitalization	◐	●	●	◐	◐	●	◐			
Require Adequate Public Facilities	◐						●			
Specific Development Plans	◐	◐	◐	◐	◐	◐	◐			◐
Encourage Transportation-Efficient Land Use	◐			◐	◐	◐	◐			
Urban Growth Management Agreements	◐						◐	●		◐
Create Annexation Plans	◐						◐	●		◐
Encourage developers to reduce off-street surface parking	◐						◐	◐		
Implement a program to identify and redevelop vacant and abandoned buildings	◐	●				◐	◐			
Concentrate critical services near homes, jobs, and transit							●	●		
Locate civic buildings in existing communities rather than in Greenfield areas							◐	◐		
Implement a process to expedite plan and permit approval for smart growth projects	◐	◐	◐	◐	◐	◐	◐	◐		◐
Measures to mitigate the impact of density										
Design Standards									●	
Urban Amenities for Increased Densities									●	
Conduct community visioning exercises to determine how and where the community will grow									●	
Other Measures										
Mandate Low Densities in Rural and Resource Lands								●		
Urban Holding Zones								●		
Capital Facilities Investments							●	●		
Environmental Review and Mitigation Built into the Subarea Planning Process	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐

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- Directly applicable
- ◐ Partially applicable

Measures to increase density	Applicability of Measure									
	Increases densities	Increases redevelopment	Increases Infill	Changes housing type/ increases options	Provides affordable housing	Economic Development	Make efficient use of infrastructure	Ensure efficient land uses	Urban design/form	Prevents development in critical areas
Partner with nongovernmental organizations to preserve natural resource lands										●

Exhibit F

Amended Ordinance No. 16-078

Amendment to Appendix E – Procedures for Buildable Lands Reporting in Response to
GF-7 of the Countywide Planning Policies

EXHIBIT F

Appendix E – Procedures for Buildable Lands Reporting in Response to GF-7

Procedures Report

Use the procedures report that has been accepted and recommended by the Snohomish County Tomorrow (SCT) Steering Committee and adopted by the County Council. The procedures report used by local jurisdictions shall address the following issues:

1. Multi-year work program and schedule;
2. Jurisdictional responsibilities for data collection, analysis, and reporting;
3. ~~((Five))~~Eight-year buildable lands review and evaluation methodology, including a methodology for establishing an accurate countywide baseline inventory of commercial and industrial lands;
4. Annual data collection requirements;
5. Coordinated interjurisdictional data collection strategy;
6. Definitions and relationships of key urban land supply terms and concepts, including market availability factor and the UGA safety factor;
7. Content of the ~~((five))~~eight-year buildable lands review and evaluation report;
8. Criteria and timelines for consistency and inconsistency determinations based on the review and evaluation results; and
9. Process for public involvement during preparation and finalization of the ~~((five))~~eight-year buildable lands reports.

Resolving Inconsistencies in Collection and Analysis of Data

In the event of a dispute among jurisdictions relating to inconsistencies in collection and analysis of data, the affected jurisdictions shall meet and discuss methods of resolving the dispute. In the event a successful resolution cannot be achieved, the SCT Steering Committee shall be asked to meet and resolve the matter. In such instances, the Steering Committee co-chairs will make every effort to ensure that all Steering Committee jurisdictions are present and in attendance, and that the affected jurisdictions are provided with proper notice of such discussion. Nothing in this policy shall be construed to alter the land use power of any Snohomish County jurisdiction under established law.