

COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



AMENDED ORDINANCE NO. 94-125
ADOPTING THE SNOHOMISH COUNTY
GROWTH MANAGEMENT ACT
COMPREHENSIVE PLAN

WHEREAS, the Growth Management Act, Chapter 36.70A RCW (hereinafter the GMA) requires Snohomish County (hereinafter the County) to adopt a comprehensive land use plan which will accommodate the next 20 years of population and employment growth in a manner consistent with the requirements of the GMA; and

WHEREAS, the county conducted a broadly-based public involvement and review process for the plan which consisted of numerous public hearings, meetings and workshops; and

WHEREAS, the executive branch of the county prepared a draft GMA Comprehensive Plan to be adopted as the comprehensive land use plan under the GMA; and

WHEREAS, the Snohomish County Planning Commission reviewed the preliminary draft and authorized broad distribution of the draft plan for public review; and

WHEREAS, the planning commission held hearings from April 19 to November 8, 1994, on the draft GMA Comprehensive Plan; and

WHEREAS, during the review process of the plan, the county took considerable comment and testimony from citizens, public officials, municipalities, committees, agencies and interest groups; and

WHEREAS, the Snohomish County Council held public hearings from December, 1994 through June, 1995 to consider Ordinance No.s 94-113 through 94-125; and

WHEREAS, the county council considered the entire hearing record including the planning commission's recommendation, and written and oral testimony submitted during the council hearings; and

WHEREAS, the county has conducted an environmental review of the plan according to the provisions of the State Environmental Policy Act, Chapter 43.21C RCW by issuing Draft and Final Environmental Impact Statements (EIS) and two addenda to the Draft EIS addressing the impacts of more detailed transportation and capital facilities elements; and

WHEREAS, the goals, objectives, policies, implementation measures, and map of the GMA Comprehensive Plan will constitute the county's comprehensive plan under the GMA; and,

WHEREAS, the GMA Comprehensive Plan as adopted will provide policy direction to ongoing and future planning efforts and future development regulations which, when adopted, will implement the GMA Comprehensive Plan and GMA goals;

NOW, THEREFORE, BE IT ORDAINED:

Section 1. The Snohomish County Council makes the following findings of fact:

A. General.

1. The GMA Comprehensive Plan was developed from the countywide planning policies adopted as Ord. 93-004 and from Vision 2020, the Regional Growth and Transportation Strategy for the Central Puget Sound Region adopted in October, 1990, by the Puget Sound Council of Governments, predecessor to the Puget Sound Regional Council (PSRC).
2. The planning commission heard more than 36 hours of public testimony on the General Policy Plan (GPP) portion of the GMA Comprehensive plan at eight public hearings held at four locations throughout the county from April to June 1994. The planning commission also held public hearings on the Transportation Element, the Capital Facilities plan, and the Urban Growth Area portions of the plan.
3. The planning commission reviewed and considered more than 370 documents which were received as input to the General Policy Plan from citizens, interest groups and organizations, public officials, municipalities, committees, agencies and county staff and are all part of the commission's hearing record.
4. Citizens, interest groups, agencies, cities and the press were notified of the planning commission's public hearings by means of legal notices, newspaper display ads, news releases, letters, and a notice sent to more than 5,000 individuals and organizations. The various notices were given in accordance with Snohomish County Code (SCC) §32.05.020(1)(a), Chapter 42.30 RCW, and bylaws of the Snohomish County Planning Commission.
5. The planning commission reviewed and considered the Draft Environmental Impact Statement (EIS) and two addenda to the Draft EIS addressing the impacts of more detailed transportation and capital facilities elements. These documents were prepared and circulated for review in accordance with the State Environmental Policy Act and Title 23 SCC (the Snohomish County Environmental Policy Ordinance). The planning commission and the county council also reviewed and considered comments to the Draft EIS and the addenda submitted by state and local agencies and the public. The county council reviewed and considered the Final EIS.

6. The county council reviewed and considered the "Fiscal Impact Analysis of the Countywide Planning Policies for Snohomish County and the Snohomish County Comprehensive Plan - General Policy Plan" (FIA), adopted November 1994. The FIA examined the impacts on county finances of population and employment growth, urban growth areas, and the potential annexation of urban growth areas to cities over the twenty year planning period.
7. The planning commission and the county council reviewed and considered four plan alternatives: Regional Centers, Diversified Centers, Urban Infill and Current Trends, as described in the General Policy Plan and the Draft Environmental Impact Statement.
8. The planning commission voted unanimously to recommend to the county council approval of the Snohomish County Comprehensive Plan - General Policy Plan, as amended by the planning commission. The text of the planning commission's amendments to the draft General Policy Plan is included in a document entitled "Snohomish County Comprehensive Plan - General Policy Plan, Snohomish County Planning Commission Recommendation," dated July 26, 1994;
9. The county council held public hearings on the planning commission's recommendations on December 12 and 19, 1994, and on January 10 and 18, February 13 and 27, March 1, 6, 8, 13, 22, 28 and 29, April 12, 17, 19, 24, and 26, May 15 and 23, and June 12 and 28, 1995. The hearings were widely publicized through the public media. Individual mailed notice was sent to over 8,000 individuals and groups, and the county council received over 700 written exhibits in the hearing record.

B. Public Participation.

1. The Draft GMA Comprehensive Plan was broadly disseminated and contained alternative proposals. The public was given opportunity to comment orally and in writing. Numerous public informational presentations were made by county staff.
2. Citizen input in the development of the Draft GMA Comprehensive Plan was provided through more than 20 advisory committees (listed in the General Policy Plan on pages IN-6 and IN-7) which have been active at various times during the county's three year GMA planning process.
3. The advisory committees and special interest groups for forestry, agricultural and mineral lands met numerous times and developed specific comments on the designations and policies of the GMA Comprehensive Plan. The record indi-

cates that the planning commission fully considered the input from these groups in developing its recommendations.

4. The planning commission served as the focal point for public input during review of the Draft GMA Comprehensive Plan. The general public, cities and the citizen advisory groups, including growth management coordinating committees and the Rural Forum, reviewed the draft plan and made recommendations directly to the planning commission during the public hearing process.
5. Snohomish County initiated its own visioning process to obtain local citizen input on the concepts presented in Vision 2020, the regional growth and transportation strategy. The visioning process consisted of an informational bulletin sent to 154,000 registered county voter households, nine visual preference assessment workshops, and a telephone survey concerning growth management, development, and public financing. The results of the visioning process were received and reviewed by the planning commission.
6. Snohomish County conducted a series of economic development strategy and action plan workshops to solicit a collective vision of Snohomish County's economic future and generate strategies to define the role of county government in achieving this vision. This effort was coordinated with the Snohomish County Economic Development Council's "Strategic Economic and Investment Plan for Snohomish County" (1994) and its results were incorporated into the General Policy Plan's economic development element.
7. Snohomish County conducted public scoping meetings to define the scope of the Draft Environmental Impact Statement.
8. The county also conducted public workshops for the Transportation Element of the GMA Comprehensive Plan.
9. The county council heard public testimony on the GMA Comprehensive Plan during the course of the public hearings held between December 1994 and January 1995, with the record kept open for additional written testimony through February 3, 1995. After the close of public testimony the council deliberated on the record at further public hearings held from February through June, 1995.

C. Content of the General Policy Plan.

1. Population Forecasting.

The GMA Comprehensive Plan is based on the 20-year population projection provided to the county by the state office of financial management. The distribution of these forecasts to subareas of the county is consistent with Vision 2020, the regional growth and transportation strategy, and the countywide planning policies.

2. Land Use Element.

The General Policy Plan contains a land use element which includes interrelated and consistent land use goals that form the basis of the county's land use strategy.

- a. The record indicates that the Diversified Centers alternative was supported by the majority of written and verbal testimony before the county council. Population, housing and employment growth will be directed toward designated centers and the UGAs of southwest county and outlying cities, with the southwest county UGA accommodating 59 percent and non-southwest county UGAs accommodating 26 percent of the county's 20-year population growth. The remaining 15 percent of the growth is forecasted to occur within currently rural areas of the county. Most future job growth (approximately 96 percent) would also be directed toward the urban growth areas of the county.

Based upon information received from each jurisdiction, the county reviewed its initial growth allocation (Snohomish County Tomorrow Planning Advisory Committee target), and reallocated approximately 20,000 of the population growth and 5,000 of the job growth from cities in southwest county where additional capacity is limited, to outlying UGAs where additional capacity is available and where cities have indicated a preference for higher growth targets. This population and employment allocation is shown in Appendix D of the General Policy Plan.

b. Urban Growth Areas.

- (1) Based on information in the record provided by the cities, the county council finds that the cities within Snohomish County are not able to accommodate the 20-year growth projected by the state office of financial management.
- (2) The GMA Comprehensive Plan designates urban growth areas outside cities in unincorporated areas which are characterized by urban

growth or are adjacent to territory already characterized by urban growth.

- (3) The county council finds that there is sufficient land capacity within the designated UGAs to accommodate the population and employment forecasts.
- (4) The General Policy Plan directs that more detailed land use plans be prepared for UGAs, that centers be developed and that minimum densities be implemented in UGAs. Such actions will provide additional land capacity for development within UGAs.
- (5) The county council finds that the initial population and employment target reconciliation, the forecast and land capacity monitoring, the up-to 15% safety factor recommended by the Executive for accommodating additional residential population, and subsequent plan amendment processes described by the General Policy Plan's Population and Employment chapter will ensure an adequate land supply throughout the 20-year planning period. The total additional population capacity within the Snohomish County composite UGA as documented by both city and county comprehensive plans shall not exceed the total 20-year forecasted UGA population growth by more than 15 percent.
- (6) The Maltby Industrial Area is designated in the plan as the Maltby Employment Area and will continue the existing industrial/commercial designation and policies in the CMC and North Creek Area Comprehensive plans. The area is also designated as an urban reserve that will be studied for future inclusion in a UGA. The county will review and refine this designation through a more detailed plan for the Maltby Employment Area and adjacent areas through a public process involving area citizens, property owners, and the City of Woodinville.
- (7) The plan provides for the designation of urban reserve areas outside of UGAs. These areas are intended to set aside a supply of land for employment and mixed land uses for possible future inclusion in a UGA. The policies provide direction for the designation of urban reserve areas and conditions for their future inclusion in a UGA.. Urban reserve area boundaries shall not include designated farm or forest lands.

- c. **Land Use Map.** The Future Land Use Map attached to the General Policy Plan identifies urban growth areas, natural resource designated lands, and the location and extent of uses of land as required by GMA..

- d. **Rural Lands.** The rural policies, revised densities, and designations in the General Policy Plan constitute the rural element required by the GMA (Subsection 36.70A.070(5) RCW). Rural residential densities range from 1 to 2 dwelling units per acre, to 1 dwelling per 20 acres on non-resource lands. The higher residential densities of 1 to 2 dwelling units per acre apply to lands which have been historically designated or zoned for this density. This designation will be evaluated further in the rural/resource plan. No additional rural areas have been designated for this density.
 - (1) In areas that are designated on existing subarea plans at densities of up to four dwelling units per acre but located outside of the recommended urban growth area, the planned densities were reduced by the county council to rural densities to prevent further urban development outside the urban growth area.

 - (2) The county council supports the GPP policy regarding rural clustering for new lot development in rural areas based on the following findings:
 - (a) Clustering will assist in protecting rural character by preserving open space.
 - (b) Clustering will preserve the potential for redevelopment of land in rural areas if urban growth areas need to be expanded in the future to accommodate urban growth in the long term.
 - (c) Clustering impacts rural land as little as possible.
 - (d) Clustering preserves land owners' ability to develop land in the future and minimizes the reduction of the land's economic use.
 - (e) Clustering assists in providing affordable housing in rural areas for the people who work in those areas.
 - (f) Clustering reduces the cost of providing needed roads, facilities, and other infrastructure.

 - (3) Based upon testimony and the entire record before the county council, certain local and agricultural designations in the Lakewood area have been deleted, and a portion of this area has been added to the joint Arlington/Smokey Point/Marysville Urban growth Area. Land use designations chosen for this area are based upon long-standing previous comprehensive plan and zoning designations allowing a range of

development density from 1/2 acre to 2.3 acre lots. Designations for the Lakewood area are consistent with previous county council actions concerning the Lakewood area.

e. Natural Resource Lands.

- (1) The natural resource lands goals, objectives, and policies and the designations for agricultural, forest, and mineral lands designate lands that have long-term significance as resource lands, encourage the development of programs to support existing resource-based industry, and ensure that adjacent land uses do not interfere with resource-based activities.

3. Housing Element.

The General Policy Plan contains a housing element which contains goals, objectives, policies, and implementation measures that are consistent with the goals and requirements of the GMA and the countywide planning policies.

- a. An inventory and analysis of existing and projected housing needs was prepared by the county. The goals, objectives and policies are based on the "Snohomish County Housing Needs Analysis" (November 1994), as well as the legal requirements of the GMA, the countywide planning policies, the recommended procedural criteria in WAC 365-195-310, and the results of continuous public input.
- b. The land use and housing element of the General Policy Plan include policies and objectives that require the county to maintain an adequate supply of appropriately zoned, developable land suitable for a broad range of housing types and economic segments of the community.
- c. The measures identified in the General Policy Plan make adequate provision for the existing and projected housing needs of all economic segments of the community and will result in the implementation of "Snohomish County Tomorrow Fair Share Housing Methodology and Guidelines" (January 1994) over the 20-year GMA planning period. The fair share housing methodology was developed and accepted by Snohomish County Tomorrow to help cities and the county meet their GMA requirements for the adequate provision of housing.

4. Transportation Element.

- a. The GMA Comprehensive Plan contains a transportation element that includes goals, objectives, policies and implementation measures, including provisions for a concurrency management system and a financial strategy.
- b. A more detailed transportation element supplements the Transportation section of the General Policy Plan. This transportation element provides information on specific transportation program and project recommendations and is entitled "Transportation Element for the Snohomish County Comprehensive Plan". The Transportation section of the General Policy Plan and the Transportation Element for the Snohomish County Comprehensive Plan comply with the transportation requirements of the GMA (RCW 36.70A.070(6)). Together, they adopt and/or provide:
 - (1) The policy basis for implementing the transportation element in a manner that is consistent with the land use element under the Diversified Centers alternative;
 - (2) the land use assumptions on which travel demand forecasts are based and transportation system improvement needs are determined;
 - (3) an inventory of transportation facilities and services;
 - (4) the level of service (LOS) standards for arterials and transit routes and standards for access and transit compatibility to serve as a gauge to judge transportation system performance in meeting improvements needs, and as a basis for determining transportation and land development concurrency;
 - (5) actions necessary to allow transportation facilities and services to meet the LOS standards,
 - (6) identification of transportation system needs to meet current and future travel demand; and
 - (7) a multi-year finance strategy that balances needs against available funding.

5. Capital Facilities Element.

The General Policy Plan's goals, objectives, policies and implementation measures provide the basis for the development of more detailed capital facilities programs in subsequent stages of growth management planning.

- a. The county has completed an inventory of existing county facilities and has related that inventory to existing measures of demand in a report entitled "Capital Facilities Requirements 1994-99 (and to 2013) for Snohomish County."
- b. The county has prepared annual six-year capital improvement programs (CIPs) to guide capital spending decisions. Future CIPs developed on the basis of this plan element will be a direct link to a longer term facilities plan which will be directly linked to the land use element of the comprehensive plan. Future CIPs will reflect a realistic assessment of future revenues to meet GMA specifications for the six-year financing program. Future CIPs will incorporate an assessment of the fiscal implications of capital projects on the county's operational budget.
- c. The General Policy Plan provides overall policy guidance for the area-specific policies, facility plans, and the financing program components which will follow as part of the next phase of planning under GMA.
- d. A capital facilities plan supplements the Capital Facilities Plan. This capital plan addresses all major capital facilities provided directly by Snohomish County and is entitled "1995-2000 Capital Plan for Snohomish County."
- e. The capital facilities plan is built upon an inventory of existing facilities and an assessment of existing and potential service guidelines to forecast future needs over the next twenty years. The plan also includes a specific financing program to fund planned facility expansions over the next six years, as well as longer term financing strategies, all as required by the GMA for the capital facilities element of the comprehensive plan.
- f. Where individual project planning is sufficiently advanced to permit it, the plan also indicates general or specific locations for proposed capital projects, as well as the additional capacity that will be added by the project, as required by the GMA.
- g. The 1995-2000 Capital Plan for Snohomish County was reviewed by the planning commission at a public meeting on October 3, 1994, and recommended for approval following a public hearing on November 8, 1994 .

6. Utilities Element.

The General Policy Plan contains general goals, objectives, policies, and implementation measures that apply to the utility systems of natural gas, telecommunications, water supply, wastewater collection and treatment, and electric power. The plan will facilitate overall coordination of provider agencies. The General Policy Plan's goals, objectives, policies and implementation measures provide the basis for the development of more detailed utilities planning in subsequent stages of growth management planning.

- a. The county has compiled an inventory of major sewer and water systems with the cooperation of the provider agencies (see pages IN-13 through IN-14 of the General Policy Plan).
- b. Development of an integrated utilities plan with 32 major public water suppliers and 26 providers of wastewater collection and/or treatment services was not feasible in this stage of growth management planning due to the large number of providers and the resulting complex coordination requirements. UGA level plans to be undertaken in the next phase of GMA planning will include coordinated system plans for public water supply and sanitary sewers.
- c. The adopted countywide planning policies call for the county and cities to jointly develop an essential public facilities siting process via the Snohomish County Tomorrow (SCT) cities and county review process. A draft siting process has been reviewed by the SCT and a final siting process will be adopted after further review. The draft process is included for illustrative purposes only as Appendix B to the General Policy Plan. It offers two alternative processes to a local jurisdiction: use of a new process with review by the Snohomish County Tomorrow forum; or use of the affected jurisdiction's existing local land use siting process.

7. Economic Development Element.

The General Policy Plan contains an economic development element which provides a collective vision of the county's economic future. The goals, objectives, and policies in the economic development element are consistent with and support the Snohomish County Economic Developments Council's Strategic Economic and Investment Plan for Snohomish County.

8. Natural Environment Element.

The General Policy Plan contains a natural environment element which contains general environmental goals, objectives and policies; and goals, objectives, and policies relating to specific environmental features.

- a. The goals, objectives, and policies for the natural environment are designed to promote environmental protection and good stewardship practices through public education and involvement; incentive, acquisition, and voluntary programs; land use planning and regulation; environmental monitoring; and intergovernmental cooperation.
- b. The plan contains goals, objectives and policies addressing Environmentally Sensitive Areas (ESAs) and GMA critical areas under the following headings: aquatic ecosystems; vegetation, fish and wildlife; flood hazard areas; and geologically hazardous areas.
- c. The plan also contains goals, objectives, and policies on air quality, energy, noise, and solid and hazardous waste.

9. Interjurisdictional Coordination.

The General Policy Plan contains an interjurisdictional coordination element whose goals, objectives, and policies provide general policy direction for continued and improved interjurisdictional coordination.

10. Countywide Comprehensive Park and Recreation Plan.

The Countywide Comprehensive Park and Recreation plan was adopted as part of the county's GMA comprehensive plan pursuant to the state GMA on December 28, 1994 by Motion 94-428. A copy of the motion adopting the plan is included as Appendix G to the General Policy Plan.

11. Private Property Rights.

The "State of Washington Attorney General's Recommended Process for Evaluation of Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property" issued pursuant to RCW 36.70A.370, was utilized in the preparation of the county's GMA comprehensive plan.

12. Other Required and Supporting Documents.

The introduction to the General Policy Plan lists additional required and supporting documents to the GMA comprehensive plan. These documents are part of the hearing record. Copies of the county GMA comprehensive plan and supporting documents may be obtained from the Department of Planning and Development Services, 4th Floor, Snohomish County Administration Building, Everett, WA 98201.

13. Urban Growth Areas.

Final Urban Growth Areas are established by separate ordinances adopted concurrently with this ordinance. Urban growth area goals, policies and objectives are set forth in the General Policy Plan and the areas are designated on the Future Land Use Map. Urban Growth Areas are established by the following ordinances:

- a. Ord. 94-113 Town of Darrington
- b. Ord. 94-114 City of Gold Bar
- c. Ord. 94-115 City of Granite Falls
- d. Ord. 94-116 Town of Index
- e. Ord. 94-117 City of Lake Stevens
- f. Ord. 94-119 City of Monroe
- g. Ord. 94-120 Cities of Arlington and Marysville and the Unincorporated Smokey Point Area
- h. Ord. 94-121 City of Snohomish
- i. Ord. 94-122 City of Stanwood
- j. Ord. 94-123 Cities of Bothell, Brier, Edmonds, Everett, Lynnwood, Mill Creek, Mountlake Terrace, Mukilteo and Woodway
- k. Ord. 94-124 City of Sultan

Ord. 94-118, which would establish an Urban Growth Area for the Maltby Industrial Area, has not been adopted for the reason that the county council, as part of its adoption of the GMA comprehensive plan, directs that additional study and public involvement occur for this area during development of detailed urban growth area plans and the rural/resource plan. This area is called the Maltby Employment Area, and is designated on the Future Land Use Map as the Maltby Employment Area and as urban reserve.

Section 2. Based on the foregoing findings of fact, the Snohomish County Council makes the following conclusions:

A. General.

1. Snohomish County has conducted its proceedings for adoption of the GMA Comprehensive Plan under authority and in accordance with the requirements of state law and county code.
2. Notices of public hearings were given in accordance with state law, county code, and the bylaws of the Snohomish County Planning Commission.
3. The environmental impacts of the GMA Comprehensive Plan have been reviewed in accordance with Chapter 43.21C RCW and Title 23 SCC and has been adequately mitigated.
4. The fiscal impacts of the GMA Comprehensive Plan have been identified and can be mitigated by implementing the policies and mitigation measures of the GPP.
5. The statutorily required takings analysis has been utilized in the preparation of the GMA Comprehensive Plan pursuant to RCW 36.70A.370 (Attorney General's Recommended Process).
6. This ordinance is enacted pursuant to the state mandates contained in the Growth Management Act, Chapter 36.70A. RCW.

B. Public Participation.

Snohomish County has conducted its public participation process and its procedure in a manner consistent with the county code and the goals and requirements of the GMA, RCW 36.70A.140.

1. There has been early and continuous public participation in the development of the GMA Comprehensive Plan.
2. There has been broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provisions for open discussion, communications programs, information services, and consideration of and response to public comments.
3. The planning commission and the county council have fully considered citizen input in making their recommendation and decision on the GMA Comprehensive Plan.

C. Consistency and Coordination.

The county council finds that the GMA Comprehensive Plan is consistent with and has been coordinated with the planning documents of regional planning bodies and local jurisdictions within Snohomish County.

1. The GMA Comprehensive Plan conforms with Vision 2020, the regional growth and transportation strategy and the multi-county policies adopted by the Puget Sound Regional Council. Consistency and conformity with these policies ensures coordination with the GMA plans of King, Kitsap, and Pierce counties.
2. The GMA Comprehensive Plan is consistent with and coordinated with the vision and goals developed collaboratively through the Snohomish County Tomorrow process. The Plan is also consistent with the countywide planning policies for Snohomish County and is internally consistent. Consistency and conformity with the Snohomish County Tomorrow goals and with the countywide planning policies help ensure consistency with the plans developed by other jurisdictions planning under the GMA within Snohomish County.
3. The distribution of the 20-year population projection provided to the county by the state office of financial management is consistent with regional plans and the countywide planning policies.
4. The target reconciliation process described in the GMA Comprehensive Plan for population and employment growth and adopted as an amendment to the countywide planning policies will result in coordinated and consistent planning among Snohomish County jurisdictions as required by the GMA.

D. Contents of the Plan.

1. The GMA Comprehensive Plan establishes a comprehensive framework of goals, objectives, policies and implementation measures which constitute the first phase of comprehensive planning under the GMA and provides direction for more detailed functional plans and more detailed land use plans of unincorporated urban growth areas and rural/resource areas.
2. The GMA Comprehensive Plan contains all the mandatory elements under the GMA and is consistent with and furthers the goals of the GMA as shown in Table C-1 of Appendix C of the plan.
 - a. The land use element is consistent with the countywide planning policies, meets the mandatory requirements of the GMA and furthers all of the goals of the GMA.

- (1) The designation of urban growth areas in the General Policy Plan is consistent with the requirements of GMA and the decisions of the Central Puget Sound Growth Management Hearings Board to date.
 - (2) The Diversified Centers Alternative of the General Policy Plan best meets the goals and intent of the GMA.
 - (3) The urban centers goals, objectives, and policies of the GMA Comprehensive Plan, as amended by the planning commission, are consistent with regional plans and countywide planning policies. Urban centers are located in areas where significant population and employment growth can be supported, a community focal point can be provided, and transit use, bicycling and walking can be encouraged.
 - (4) The Future Land Use Map of the General Policy Plan is consistent with the goals, objectives and policies of the plan.
 - (5) The rural policies and designations in the General Policy Plan are consistent with the GMA and the countywide planning policies.
 - (6) The natural resource lands goals, objectives, and policies and the designations for agricultural, forest, and mineral lands are consistent with the GMA's goal to maintain and enhance natural resource-based industries.
- b. The housing element is consistent with the goals and requirements of the GMA and the countywide planning policies
 - c. The transportation element is consistent with GMA goals and requirements and with the countywide planning policies.
 - d. The capital facilities element is consistent with the goals of the GMA and the countywide planning policies.
 - (1) The "1995-2000 Capital Plan for Snohomish County" is consistent with the policy direction established in the GMA Comprehensive Plan for both land use and capital facilities.
 - (2) The capital plan advances the goals of the GMA and the GMA Comprehensive Plan by:
 - (a) combining all county-provided facilities, including roads, into a single capital plan for comprehensive planning purposes;

- (b) consolidating the findings of several resource documents into a single document;
 - (c) identifying funding sources and strategies for all proposed projects; and
 - (d) examining both intermediate and long-range needs, as well as future study requirements.
- (3) The capital plan reflects best available information on facility needs and revenue sources at the time of its preparation. This plan will be updated at least every two years to reflect changing conditions affecting growth rates and revenues, as well as improvements in facility needs analysis resulting from future studies called for in the GMA Comprehensive Plan.
- (4) Future updates of the capital plan will be accompanied by a reassessment of any affected portions of the land use element to maintain continued consistency between these elements of the comprehensive plan.
- e. The utilities element is consistent with the goals of the GMA and the county-wide planning policies. An essential public facilities draft siting process is referred to in the utilities element.
 - f. The economic development element is consistent with the goals of the GMA and the countywide planning policies.
 - g. The natural environment element is consistent with the goals of the GMA and with the countywide planning policies.
 - h. The interjurisdictional coordination element is consistent with the goals of the GMA and with the countywide planning policies

Section 3. The county council bases its findings of fact and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits.

Section 4. Based on the foregoing findings and conclusions, the county council hereby adopts the Snohomish County GMA Comprehensive Plan required by the Growth Management Act consisting of the General Policy Plan and Future Land Use Map, the Transportation Element, and the Capital Facilities Element. Attached hereto as Exhibit A is the General Policy Plan element of the comprehensive plan. As part of the GMA Comprehensive Plan, the county council hereby adopts the agricultural, forest land and mineral land designations shown in the Future Land Use map attached to the General Policy Plan and shown in parcel specific detail on a set of county asses-

sor's maps, attached hereto as Exhibit B. As part of the GMA Comprehensive Plan, the county council also adopts the Transportation Element, attached hereto as Exhibit C, and the Snohomish County 1995-2000 Capital Plan, attached hereto as Exhibit D. The Countywide Comprehensive Park and Recreation Plan, adopted by Motion 94-428, is a part of the GMA Comprehensive Plan, and is attached hereto as Exhibit E.

Section 5. The county council hereby repeals the interim forest land designations and the "Interim Forest Land Conservation Plan" adopted and amended by county council motions 92-283 and 94-210 and the interim agricultural land designations and the "1993 Interim Agricultural Conservation Plan" adopted by county council motion 93-145. (Chapters I through III of the "Interim Forest Land Conservation Plan" and Chapters III and IV and Appendices A and B of the "1993 Interim Agricultural Conservation Plan" remain technical resource documents that were used in the preparation of the General Policy Plan.)

Section 6. With the exception of Section Three, Chapter V, entitled "Transition Areas," the county council hereby repeals the "Agricultural Preservation Plan, Snohomish County Washington" (1983). Section Three, Chapter V, entitled "Transition Areas" shall remain a part of Snohomish County's comprehensive plans previously adopted under the Planning Enabling Act, Chapter 36.70 RCW.

Section 7. The county council hereby declares that the GMA Comprehensive Plan is a "subsequently revised CMC Comprehensive Plan" as required by Policy C11 of the county's existing Cathcart-Maltby-Clearview Area Comprehensive Plan. The designations of the GMA Comprehensive Plan for the Master Plan Community shall be used to determine densities for master plan development applications unless such designations conflict with provisions of the applicable master plan and rezone contract, in which case the master plan and rezone contract shall control.

Section 8. The introduction to the General Policy Plan describes the relationship of the GMA Comprehensive Plan to existing subarea comprehensive plans. The policies and land use designations of existing subarea plans, where consistent with the GMA Comprehensive Plan, will continue to be used in the review of development applications until they are replaced by applicable Urban Growth Area or rural/resource subarea plans.

Although the existing subarea comprehensive plans are not part of the county's GMA Comprehensive Plan, they represent a long history of plan development and together provide the foundation for the county's GMA Comprehensive Plan. They provide the necessary refinement and detail in those areas where they are consistent with the county's GMA Comprehensive Plan. Inconsistencies will be resolved as described in the General Policy Plan text (see, for example, Introduction and Land Use policies LU 2.A.6 through LU 2.A.9). The GMA Comprehensive Plan will control over any conflict between subarea plan and GMA Comprehensive Plan, even where an existing subarea plan is referenced in the zoning code or other development regulation.

In all cases, existing or future development regulations adopted pursuant to the requirements of GMA will provide guidance in the review of development applications. Since these regulations implement the goals, policies and objectives of the county's GMA Comprehensive Plan, they will provide direction for development permit decisions and supersede any policy direction provided for a specific topic in existing subarea comprehensive plans.

Existing zoning and other development regulations in Snohomish County not adopted pursuant to the Growth Management Act remain in effect until changed by subsequent adopted development regulations, except as provided in the GMA Comprehensive Plan

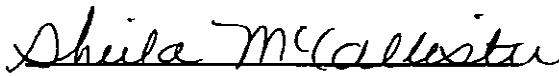
Section 10. The GMA Comprehensive Plan adopted by this ordinance is applicable to development applications determined by the county to be complete on or after the effective date of this ordinance.

Section 11. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

DATED this 28th day of June, 1995.

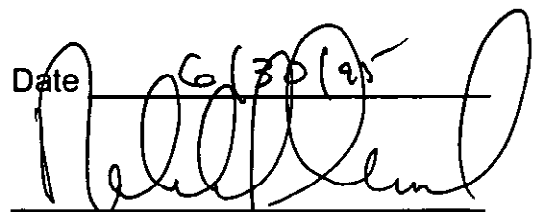
ATTEST:

Snohomish County, Washington


Asst. Clerk of the County Council


Chair, County Council

- () Approved
- () Emergency
- () Vetoed

Date 6/30/95

County Executive