

COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



AMENDED ORDINANCE NO. 96-074
ADOPTING MAP AND TEXT AMENDMENTS TO THE
GROWTH MANAGEMENT ACT
COMPREHENSIVE PLAN

WHEREAS, the Snohomish County Council adopted a GMA Comprehensive Plan on June 28, 1995; and

WHEREAS, the GMA requires the county to adopt development regulations that are consistent with the county's adopted GMA Comprehensive Plan; and

WHEREAS, the Central Puget Sound Growth Management Hearings Board issued a Finding of Noncompliance on November 3, 1995 (*Hensley, et al v. Snohomish County*, Case No. 95-3-0043 (*Hensley II*)) and directed the County to adopt its zoning code as a GMA development regulation; and

WHEREAS, several appellants filed appeals to various provisions of the plan with the Central Puget Sound Growth Management Hearings Board (*Sky Valley, et al. v. Snohomish County*, Consolidated Case No. 95-3-0068c, (*Sky Valley*)); and

WHEREAS, the Board issued a Final Decision and Order in *Sky Valley* on March 12, 1996, and an Order on Motions to Reconsider and Correct on April 15, 1996, and directed the county to reconsider and amend, if necessary, some portions of the text and maps of its GMA Comprehensive Plan; and

WHEREAS, the Central Puget Sound Growth Management Hearings Board issued a Finding of Noncompliance in *Sky Valley* on November 5, 1996, and set a new compliance date of December 2, 1996; and

WHEREAS, the Snohomish County Planning Commission held hearings on July 16, 23, and 25, 1996, on draft text and map amendments; and

WHEREAS, the Snohomish County Council held public hearings on October 14, 21, 28, and 30, and November 4, 6, 18, 25 and 27, 1996, to consider the Planning Commission's recommendations; 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.

NOW, THEREFORE, BE IT ORDAINED:

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

A. GENERAL.

1. The Central Puget Sound Growth Management Hearings Board (Board) found the County's GMA Comprehensive Plan to generally be in compliance with the goals and requirements of the GMA, except for some provisions which the Board remanded directing the County to comply with the Board's Order by September 6, 1996. After holding a compliance hearing, the Board issued a ruling on November 5, 1996 extending the compliance date to December 2, 1996.

2. The Board remanded the following to the County:

A. The plan and future land use map, with instructions for the County to "show its work" with regard to the amount, locations and rationale for its rural residential designations and to delete those provisions or otherwise amend the Plan to assure that any rural designations of less than 5 acres will not constitute a pattern of urban growth. The County was also instructed to show that, wherever a 5-acre pattern is placed next to a UGA, appropriate measures will be taken to assure that flexibility will be retained to permit the potential future expansion of the UGA. The County was further instructed to include in the Plan sufficient policy direction and parameters to assure that any future residential clustered development will constitute compact rural development rather than urban growth.

B. The plan, with direction to identify open space corridors within and between UGAs.

C. The utilities element of the plan, with instructions to indicate the general location, proposed location, and capacity of all existing and proposed utilities.

D. The Maltby Employment Area of the plan, with instructions to delete it from the rural area, or designate it as a UGA.

E. The plan, with instructions to identify lands useful for public purposes pursuant to RCW 36.70A.150.

F. The final forest designations, with instructions to show how the reduction in designated forest lands was consistent with the plan.

G. Plan Policy LU 8.A.4, with instructions to amend it so that landowner intent is not the sole criteria [sic] for removal of designated forest lands.

H. Plan Policy TR 5.A.1, with instructions to amend it to clarify that a development is subject to concurrency requirements even where an affected service or facility has been

found to be at its ultimate capacity.

3. Prior to both the planning commission hearings and council hearings, citizens, interest groups, agencies, cities/towns and the press were notified of the planning commission's and county council's public hearings by means of published legal notices, display ads in Snohomish County weekly newspapers, a news conference, news releases, and more than 125,000 individual mailed notices. The individual notices were sent to taxpayers of record and site addresses for properties that are potentially affected by, or in the vicinity of, the proposed changes in urban and rural zoning. The various notices were sent and published in accordance with Snohomish County Code, applicable state law, and the by-laws of the planning commission.

4. The planning commission held three hearings in 1996 on proposed amendments to the county's GMA Comprehensive Plan prepared in response the Board's orders in the *Sky Valley* and *Hensley II* decisions and received oral testimony from numerous individuals and organizations. The planning commission also received and reviewed and considered documents which were submitted by citizens, interest groups and organizations and are all part of the commission's hearing record.

5. The county council held public hearings in 1996 on eight ordinances, including those recommended by the planning commission and three alternative ordinances, on October 14, 21, 28 and 30, and November 4, 6, 18, 19, 25, and 27. The council also had five briefing sessions held September 4, 10, 17, 24 and 30. The hearings were widely publicized through the media. The council received and considered oral testimony from approximately 115 individual and group representatives on October 14, 21, and 28. The written record was left open until November 8 and re-opened for additional comments from November 18-22. The county council received and considered over 1300 written documents submitted by citizens, interest groups and organizations and all are a part of the council's hearing record.

6. Addenda No. 4 (July 5, 1996) and 6 (November 22, 1996) to the Final Environmental Impact Statement (FEIS) for the Snohomish County Comprehensive Plan were prepared for the proposal to satisfy SEPA requirements. The addenda describe the proposed comprehensive plan and development regulation amendments contained in Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075, and 96-076, and analyze their impacts. The amendments adopted in the listed ordinances are within the range of alternatives and scope of analysis contained in the FEIS. The addenda performed the function of keeping the public apprised of the refinement of the original comprehensive plan proposal by adding new information. The council concludes that SEPA compliance has been satisfied by these documents.

7. The amendments to the comprehensive plan and development regulations adequately respond to the specified compliance directives stated in the *Sky Valley* and *Hensley II* decisions of the Central Puget Sound Growth Management Hearings Board.

8. The record and findings developed by the county in adoption of Ordinance 94-125 (adopting the GMA Comprehensive Plan) support the amendments proposed for adoption in this ordinance and are hereby incorporated by reference.

B. GOALS OF THE GROWTH MANAGEMENT ACT (GMA).

The Snohomish County Council has considered and used as guidelines the planning goals of the Growth Management Act as set out at RCW 36.70A.020 in developing the comprehensive plan amendments and development regulations adopted in Amended Ordinance Nos: 96-071, 96-073, 96-074, 96-075, and 96-076. In determining the appropriate policy for GMA legislation in Snohomish County, the council has been guided by the planning goals and has balanced them in a manner which reflects the unique circumstances in and characteristics of Snohomish County, as set out in more detail below.

1. Goal 1: ENCOURAGE URBAN GROWTH IN URBAN AREAS. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075, and 96-076 further the GMA's goal of encouraging development in urban areas, which states: "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner." The council adopts the following findings and conclusions related to RCW 36.70A.020(1):

A. The plan and code amendments regarding urban residential designations require residential densities in the urban growth areas of no less than 4 dwelling units per acre, in accordance with the Board's decision in *Bremerton v. Kitsap County*, Case No. 95-3-0039 at 1200 (Final Decision and Order 10/95).

B. The new land use designations in the urban residential areas will promote urban growth in the urban areas, and encourage development in areas where public facilities and services exist or can be provided in an efficient manner.

C. The plan amendments specify appropriate implementing zones for each of the urban residential, commercial and industrial land use designation categories. This will help to encourage urban growth in the urban areas by providing more predictability and consistency in plan implementation in the permitting process.

D. The creation of the growth phasing overlay on the land use designation map, the chart at LU-41, and amended plan policy LU 2.A.7 will help to focus urban growth in other parts of the urban growth areas where adequate public facilities exist or can be provided.

E. The new land use designations in the rural residential areas, which do not allow development at higher levels than 1 unit per 5 acres unless a clustering method of development is used to preserve rural character, will allow urban growth to occur only in the urban areas.

F. The county is completing subarea plans in conjunction with each individual city to jointly agree on appropriate land use designations in the unincorporated area within each city's UGA.

G. The new Urban Commercial designation in the southeast quadrant of the intersection of East Hewitt Avenue and Cavaleros Road is located within the Lake Stevens UGA and is consistent with the three subarea land use plan alternatives that are currently being studied in the Lake Stevens UGA subarea planning process under the GPP and GMA. Two of the alternatives propose a commercial/employment designation for this site. The third alternative proposes a residential plan designation that could also be implemented through a commercial zone. This plan designation change therefore does not preclude any subarea plan options, is supported by the City of Lake Stevens, and will serve the county's and city's long planning goals and policies. The site is currently within the sewer service area of the Lake Stevens Sewer District and has a public water supply. The commercial plan designation will be implemented through a two step zoning and site planning process that will include a concomitant agreement between the County and the land owners to ensure that development is consistent with the GMA comprehensive plan. The Urban Commercial designation is consistent with the goals, objectives and policies of the GPP, specifically with Objective PE 1.A, Policies PE 1.A.1 and 2, Objective ED 1.A, Goal ED 2, and Policy ED 2.A.1.

H. The new Urban Commercial designation in the southeast quadrant of the intersection of 4th Street NE. and SR-9 is located within one half mile of the intersection of SR-204 and SR-9 and generally within the Activity Center designation of the GPP Future Land Use Map. The plan change is an expansion of the existing Urban Commercial plan designation at Frontier Village. This expansion is consistent with policy language in the Snohomish/Lake Stevens Area Comprehensive Plan which allows for expansion of commercial uses from 4th Street NE. south to the new Meridian Street. The extension of Meridian Street from SR-9 to the east is part of a solution to improve the road system in the Frontier Village area. This plan designation change is supported by the City of Lake Stevens and will serve the county's and city's long planning goals and policies. The Urban Commercial designation is consistent with the goals, objectives and policies of the GPP, specifically with Objective PE 1.A, Policies PE 1.A.1 and 2, Objective ED 1.A, Goal ED 2, and Policy ED 2.A.1.

I. The creation of the Maltby UGA in Amended Ordinance 96-073 will encourage urban growth in the area of the UGA, and recognizes the significant existing urban development which has already occurred within the area of the UGA.

2. Goal 2: REDUCTION OF SPRAWL. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075, and 96-076 further the GMA's goal of reducing sprawl, which states: "Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development." The council adopts the following findings and conclusions related to RCW 36.70A.020(2):

A. GMA and Board Requirements for Rural Residential Lands

1. The GMA requires that the Rural Element of the GPP “shall permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities and uses and may also provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate rural uses not characterized by urban growth.” RCW 36.70A.070(5).
2. The Central Puget Sound Growth Management Hearings Board (Board) has indicated that rural character, as that term is used in RCW 36.70A.070(5), has two components: functional and visual.
3. The Board has indicated that the functional element of rural character refers to the necessity of a rural setting for the activity. If a proposed use on rural lands will be interfered with by traffic, light, noise, etc. from a proposed use, then that use is incompatible with rural lands.
4. The Board has indicated that the visual element of rural character refers to the visual attributes of the rural landscape. If the visual character of the rural landscape is unduly disrupted or altered by a proposed use, then that use is incompatible with the rural lands. Site and building design have a great deal to do with the degree to which any given use blends in with the rural landscape rather than sticks out. The Board has indicated that assuring that the visual component of rural character is maintained requires an assessment of the visual character of the area and could be administered through a combination of design guidelines and discretionary permit approval.
5. According to the Board’s definition of rural character, any proposed use and development in the rural area must be assessed to determine whether they are consistent with the functional and visual aspect of the rural character of the rural areas of the county.
6. Residential uses are appropriate uses for the rural areas. However, the Board has ruled that only certain densities are permissible in the rural areas under the GMA. Specifically, the Board has ruled that a pattern of lot sizes of 10 acres or more is clearly rural, and that as a general rule, a new land use pattern that consists of between 5 and 10 acre lots is an appropriate land use, provided that
 - the number, location and configuration of lots does not constitute urban growth;
 - does not present an undue threat to large-scale natural resource lands, such as forest lands and critical areas;
 - will not thwart the long-term flexibility to expand the UGA; and
 - will not otherwise be inconsistent with the goals and requirements of the Act.

7. The Board has stated that as a general rule, any new land use pattern that consists of lots smaller than 5 acres would constitute urban growth and is therefore prohibited in rural areas. The Board has stated that while there are exceptions to this rule, the exceptions are few.

8. The Board has also stated that wherever a 5-acre pattern is placed next to a UGA, appropriate measures should be taken to assure that flexibility will be retained to permit the potential future expansion of the UGA.

9. The Board has specifically endorsed the concept of clustering in the rural areas and encouraged the County to retain the concept, with instructions to provide sufficient policy direction and parameters to assure that future clustered development in the rural area constitutes compact rural development rather than urban growth. The GMA also endorses the use of clustering as an innovative land use management technique.

10. The county has filed an appeal of the Final Decision and Order in the *Sky Valley* case and the Finding of Noncompliance in the *Hensley II* decision. As to the appeal in *Sky Valley*, the county believes that the Board erred in applying general rules related to rural densities, instead of considering the evidence on the record before it. By adopting these ordinances and attempting in good faith to comply with the Board's orders, the county is in no way waiving its right to appeal the Board's decisions.

B. Rural Character in Snohomish County

1. The Rural Element of the GMA Comprehensive Plan, as adopted June 28, 1995 (hereafter 1995 Plan), was the result of 4 years of planning effort by the County, including a public participation process as discussed in Section 1 of Ordinance No. 94-125 (adopting the GMA Comprehensive Plan), incorporated herein by reference.

2. The rural residential densities reflected in the 1995 Plan ranged from 1-2 dwelling units per acre to 1 dwelling unit per 20 acres on non-resource lands. The higher residential densities applied to lands that have been historically designated or zoned for this density. This history has created patterns of existing development and reasonable landowner expectations which are of concern to the county council.

3. Rural residential areas have been downzoned many times in the history of Snohomish County. The original Rural Use zones in the 1950s provided for a 7,200 square foot minimum lot size. Lands within these zones were downzoned to the R-9,600, R-12,500 and R-20,000 zones in the 1960s. In the 1970s and 1980s, many of these lands were further downzoned to the Suburban Agriculture-1 Acre, Rural Conservation (2.3 acres per lot), and Rural-5 Acre zones.

4. The 1995 Plan policy choices made in the rural residential areas reflected the long history of zoning in the rural areas of Snohomish County and the lengthy public participation process that preceded its adoption.

5. The council recognizes that while planning decisions made prior to GMA may not drive planning decisions made pursuant to GMA, the County does not start with a clean slate with respect to residential development in the rural areas. Planning choices made prior to GMA have set patterns of development in certain areas, and have set reasonable expectations on the part of property owners.

6. Patterns of existing development and significant issues of equity for rural landowners must play a part in the rural residential policy in Snohomish County.

7. The council, in crafting a legislative response to the Board's order, strives to meet the Board's rules and requirements with respect to rural residential densities, while recognizing the significant history and unique character of Snohomish County.

8. The council finds that the rural character of the county can best be preserved through adoption of Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075, and 96-076, and that these ordinances strike the balance necessary to achieve compliance with the Board's order while recognizing the significant history and unique character of Snohomish County.

C. The Legislative Process With Respect to the Rural Lands Issues

1. The planning commission and the county council reviewed and considered three alternatives for plan designations in rural residential areas.

2. The planning commission received a preponderance of testimony that supported adoption of Alternative 1 of the rural residential alternatives. Alternative 1 left the rural residential designations essentially the same as those in the 1995 Plan.

3. The planning commission recommended to the council adoption of Alternative 1 of the rural residential alternatives, based in large part on the testimony it received.

4. The county council received a substantial amount of testimony, both written and oral, on the rural residential alternatives. The council hereby incorporates by reference the Exhibit List prepared by council staff and the tapes of the public hearings at which oral testimony was taken.

5. Much of the testimony before the council in support of Alternative 1 of the rural residential alternatives was from small rural landowners who had purchased their property as their principal investment and are counting on some development of the property for retirement or other financial security. Virtually all of the testimony before the council supported maintaining the rural character of Snohomish County. The record reflects, however, that there are legitimate differences of opinion on what density of development is appropriate to maintain the rural character of Snohomish County.

6. As a part of consideration of the rural lands issues, the council considered the rural lot size analysis prepared by staff and included in Addenda 4 and 6 to the FEIS, and hereby incorporates that analysis by reference. Planning Commission Exhibit 11 and Council Exhibit 1301.

7. The council also considered rural capacity analysis prepared by staff included in Addenda 4 and 6 to the FEIS and hereby incorporates that analysis by reference. Exhibits 1246 and 1301.

8. The council finds that the rural capacity in the rural areas 1) must sustain the county's need for available land not just for the next 20 years but in perpetuity, and 2) is a function of the size of the rural area.

9. The council concludes that based upon the requirements of GMA, as those requirements have been interpreted by the Board, that rural residential areas designated at densities higher than 1 dwelling unit per 5 acres in the 1995 Plan should be reduced to a base density of 1 dwelling unit per 5 acres. Thus, the council concludes that approximately 110,000 acres of rural residential area, as set out in the amendments to the Future Land Use Map and implementing rezone actions, should be redesignated to a designation of 1 dwelling unit per 5 acres.

10. The council concludes that the amendments to the Future Land Use Map and implementing rezone actions will reduce significantly the rate of rural growth and rural lot capacity.

11. The council concludes that based upon the substantial amount of testimony it received from small landowners whose financial security would be jeopardized by this redesignation, that clustering can be used as an innovative technique to provide some relief to property owners who are being downzoned to mitigate the harsh effect of this action. However, use of clustering must be tied to measures to ensure preservation of the rural character of the County and clustering regulations must include limits to increased density. The council also concludes that based upon the requirements of GMA and Board decisions, the use of clustering in the rural areas is necessary and appropriate to provide "a variety of rural densities and uses", providing that clustering promotes compact rural development rather than urban growth.

12. The council finds that based on experience in this county and in other jurisdictions that a density incentive must be provided to encourage use of clustering options which encourage and preserve rural character.

13. The council finds that in the new Rural Residential land use designation, which covers those areas that were designated at higher density than MDRR-5 in the 1995 Plan, property owners should be given an additional incentive to use clustering as limited through plan policy and implementing development regulation, and as supported by these findings and conclusions.

14. The council finds that several exceptions to the general rule of maximum density of 1 dwelling unit per 5 acres are warranted because of the particular history of planning in isolated areas. The exceptions are as follows:

- a. CMC Area—retain SA-1 acre zoning on 13 parcels to which rezones were granted in 1992-93. During 1991 and 1992, the county council enacted an areawide downzone in the Cathcart-Maltby-Clearview subarea. Ordinances 91-034 and 01-076. Subsequent to this downzone and based upon extensive public involvement, equity considerations and a specific review of parcel sizes, the council created a limited infill opportunity for individuals to obtain SA-1 acre zoning based upon existing development. Motion 91-273.

The council adopted criteria which were applied by the Hearing Examiner during the optional rezone process. This was a very limited opportunity over a one-year period to allow eligible property owners to undergo the quasi-judicial rezone process at their own expense, if they met the applicable criteria.

The council finds that retention of this small-lot zoning will allow infill, and will not create new patterns of small lot development or sprawl, and is thus consistent with the planning goals. This action would retain existing 1992-93 SA-1 acre zoning on 13 parcels consisting of 44 acres. Additional small lot creation resulting from this action is insignificant and responds to the significant equity issues.

- b. Warm Beach Health Care Center/Senior Center. The Warm Beach Health Care Facility/Senior Community is an existing facility which has maintained a rural character and provides low cost senior housing and medical care in a rural environment. Its limited expansion, with careful site planning and impact mitigation, is consistent with the goals of the GMACP and the GMA, specifically responding to a need for affordable housing in the rural areas for elderly persons. Adoption of new policy LU 6.A.7 will allow limited expansion of the Warm Beach Senior Center, provided that specific policies are met that will assure that the rural character of the area is maintained in any future development. This action is supported by the testimony contained in Exhibits 898, 1031, 1032, 1033 and 1135, and the oral testimony.

The council finds that existing development has maintained a rural character and that additional development pursuant to policy LU 6.A.7 will create no significant transportation impacts or a significant increase in density or population growth in the rural area, and will respond to the need for affordable senior housing in the rural areas. All of the above support making a limited exception in this case.

The council concludes that the Warm Beach Health Care Center/Senior Facility is a limited exception to the general rules for rural residential development as an existing facility reserved for senior care and housing. A limited expansion of this facility for the purpose of rural senior housing is consistent with Housing Objec-

tive HO 1.B and Housing Policies 1.B.2-4, and generally consistent with the policies of the GMACP.

- c. Gold Bar Area UGA. The area within the Gold Bar UGA has not been rezoned as part of this action. The county has been jointly working with the city to develop a Gold Bar Subarea Plan for the unincorporated area of the Gold Bar UGA. The subarea plan has been approved by the Gold Bar Planning Commission and City Council and will be the subject of a Snohomish County Planning Commission public hearing on January 28, 1997. It is anticipated that the County Council will review the Planning Commission's recommendation on the Gold Bar Subarea Plan in March 1997 and take final action on it shortly thereafter. Based on the language in the draft plan, the county will rezone the entire unincorporated portion of the UGA to urban densities as a part of final Council action on the Gold Bar Subarea Plan.
- d. Darrington Area Rural Diversification Designation: The Rural Diversification designation and accompanying zoning was specifically negotiated with the local community as a policy fifteen years ago for the express purpose of preserving the unique rural character of the Darrington area. Retention of the Rural Diversification designation and zoning in the Darrington area is necessary because of the unique characteristics of the area and the necessity to allow for smaller, more affordable lots so that rural cottage industry may be promoted. The council finds that it is necessary to retain a smaller lot designation in the area in order to allow for affordable housing in the rural area near Darrington to persons of low and moderate income.

The area is very isolated and has little or no growth potential due to its distance from population centers. Very little new lot creation has occurred in the area. For example, during 1995 and 1996, a total of 28 lots were applied for in one rural cluster subdivision application and one short plat application in an area of 7816 acres (12.2 square miles). History and experience with the land use designation is that rural character has been preserved and maintained in that area over the years, and has had the beneficial effect of making property more affordable in the Darrington area. The Rural Diversification designation and zoning should be maintained because it is necessary due to the unique characteristics of the area.

D. Rural Clustering Policy

1. Preservation of open space in the rural areas is critical to maintaining rural character in Snohomish County's rural lands. The council takes official notice of **Rural by Design**, Randall Arendt (APA Planners Press)(1994).

2. Clustering housing in the rural areas is an effective means of preserving open space and maintaining rural character, while allowing reasonable return on investment by property owners.
3. For a clustering concept to be used, there must be an incentive provided in the regulation which will encourage the use of the clustering ordinance.
4. The council finds that, based on evidence in the record, the provision of open space and preservation of rural character is far more important to Snohomish County in the long term than any additional costs associated with a minimal increase in density allowed through clustering. See *Arendt, supra*, at 229.
5. Experience has shown in rural and suburban New England that the vast majority of developers will not respond strongly to density incentives in the range of 10 to 15%. *Arendt, supra* at 229.
6. Comparison of regulations adopted by other counties in the Puget Sound area indicates that the density incentives provided in the county's rural cluster subdivision ordinance is in alignment with other counties in the central Puget Sound region.
7. Experience with the rural cluster subdivision ordinance in Snohomish County has shown that the density incentive has been effective in encouraging developers to use the development technique.
8. The new rural cluster policies and amended ordinance will allow additional lots, if the clustering requirements are followed, for parcels in the Rural Residential designation, which contain properties that were previously designated at higher densities. This action responds to the substantial oral and written testimony submitted to the council by long-time property owners of rural lots whose property will be downzoned by this action, while preserving the rural character of these areas through the amended clustering ordinance.
9. Flexibility in site development will result in a more efficient and environmentally sound use of land, while harmonizing adjacent land uses and preserving the County's rural character.
10. Clustering will aid in minimizing and eliminating adverse impacts to the County's resource lands, and aid in the long-term preservation and enhancement of those lands.
11. Clustering with appropriate density incentives will reduce development cost of housing in the rural area by reducing site development costs and allowing efficient use of land.
12. Clustering will provide greater economic opportunity for rural property owners for use of land which contains environmentally sensitive areas.

13. Clustering will allow for greater compatibility with adjacent development and land uses in rural areas by providing larger buffer strips, open space, and wildlife corridors, especially when such open space areas are connected between adjacent developments.

14. Clustering under the amended rural cluster plan policies and development regulations will ensure the preservation of rural character, through application of site planning and design criteria.

15. By deleting higher density development in the rural areas and linking lot yield incentives under the clustering ordinance to the amount of open space preserved, the County will be encouraging preservation of open space and assuring that new patterns of urban development will not be created.

16. Adoption of the amended clustering ordinance will prevent patterns of any one type of rural growth by allowing an alternative to conventional subdivision.

17. The County will monitor the rate and pattern of development created by rural cluster subdivisions in accordance with new plan policy LU 6.B.8 to ensure that the goal of reducing sprawl is met.

18. The amended rural cluster subdivision ordinance will be an effective tool for preserving the potential for future expansion of the UGA, since the open space areas can be converted into urban development when the open space is included inside a UGA, in cases where a rural cluster subdivision is located within a Rural/Urban Transition Area. If and when the UGA boundary is extended outward to include a rural cluster subdivision located in this area, the open space may then, and only then, be converted to urban density development.

19. The clustering plan policies and development regulations encourage the clustered lots to be located in the center of the parcel to 1) minimize visual impacts from adjacent roads and properties, 2) maximize buffer width and physical separation from adjacent parcels, and 3) minimize noise and glare impacts.

20. The council directs the Department of Planning and Development Services to monitor rural cluster subdivision applications and report back to the Council on rural cluster subdivision development issues raised in testimony during the legislative process for the adoption of this ordinance, including, but not limited to, analysis of maximum cluster size, size of individual pods within a cluster, and distance between cluster developments.

E. Other Findings Re: Reduction of Sprawl

1. New policy UT 3.C.2, which is a clarification of UT 3.C.1 and prohibits sewer service to Wellington Hills (adjacent to the Maltby UGA) unless the site is used for an essential public facility, prevents the extension of urban services to a rural area.

2. The creation of the Maltby UGA will eliminate inappropriate urban uses from the rural area.

3. Goal 3: TRANSPORTATION. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of encouraging efficient multimodal transportation systems, which states: "Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans." The council adopts the following findings and conclusions related to RCW 36.70A.020(3):

A. The adoption of a minimum net density within UGAs and urban zoning to implement urban designations will encourage concentrated growth within the urban growth areas, thereby encouraging multimodal transportation systems.

B. The amendment of Transportation Policy TR 5.A.1, which will now require the County to adopt alternative transportation mitigation for proposed developments that impact roadways determined to be at ultimate capacity, will ensure that the impacts of development will be mitigated in those situations, such that the transportation system will be benefited.

C. New plan policy LU 2.B.7 will encourage the use of rail transportation to support industrial uses in the Maltby UGA.

D. The new rural land use designations, downzoning and amended clustering policy will reduce adverse transportation impacts and help to meet transportation concurrency goals.

4. Goal 4: AFFORDABLE HOUSING. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of encouraging the availability of affordable housing, which states: "Encourage the availability of affordable housing to all economic segments of the population, promoting a variety of residential densities and housing types, and encouraging preservation of existing housing stock." The council adopts the following findings and conclusions related to RCW 36.70A.020(4):

A. The establishment of a minimum net density in the UGAs and urban rezones to implement the plan's land use designations will promote affordable housing within the urban growth areas by allowing for a variety of residential densities and housing types, allowing for higher density and more multi-family housing in areas where such opportunities previously did not exist, and providing for an increase in the housing stock.

B. Rural clustering plan policies and regulations, with appropriate density incentives, will reduce housing costs in the rural area by reducing site development costs and allowing more efficient use of land.

C. Rural clustering plan policies and regulations will provide greater economic opportunity for rural property owners for use of land which has a substantial amount of environmentally sensitive areas.

D. Retention of the Rural Diversification designation and zoning in the Darrington area is necessary because of the unique characteristics of the area. The council finds that it is necessary to retain a smaller lot designation in the area in order to allow for affordable housing in the rural area near Darrington to persons of low and moderate income.

5. Goal 5: ECONOMIC DEVELOPMENT. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of encouraging economic development, which states: "Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of the state, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities." The council adopts the following findings and conclusions related to RCW 36.70A.020(5):

A. Designation of the Maltby UGA will encourage economic development in the Maltby area and southern Snohomish County, which has traditionally been a center of economic activity.

B. Inclusion of a number of parcels on the border of the Maltby UGA is appropriate because it will acknowledge existing land uses on lands which are already characterized by urban growth and naturally belong within the UGA. The council finds that inclusion of these parcels will promote economic development in the Maltby area.

C. Retention of the Rural Diversification designation and zoning in the Darrington area is necessary because of the unique characteristics of the area and the necessity to allow for smaller, more affordable lots so that rural cottage industry may be promoted.

D. Economic development can be accommodated within the capacities of the county's natural resources, public services, and public facilities. Planning Commission Exhibit 11 and Council Exhibit 1301.

6. Goal 6: PRIVATE PROPERTY RIGHTS. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of protecting property rights, which states: "Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions." The council adopts the following findings and conclusions related to RCW 36.70A.020(6):

A. Rural clustering plan policies and regulations will protect property rights of rural property owners by allowing development credit for land which has a substantial amount of environmentally sensitive areas.

B. Private property rights of agricultural land owners are protected by new plan policy LU 7.B.7 which allows limited, compatible recreational uses of agricultural lands.

C. Private property rights of owners of Resource Transition lands (designated Rural Residential-10) are protected by allowing clustering of development.

D. The rural clustering plan policies and implementing development regulations allow protection of rural landowners' property rights while maintaining the rural character of Snohomish County.

E. This goal requires the county to consider the property rights of land owners, consistent with the Attorney General's process as outlined in RCW 36.70A.370. The county has utilized this process in considering Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076.

F. The council interprets this goal to provide a basis for considering issues of equity and fairness when making GMA planning policy for Snohomish County.

7. Goal 7: TIMELY PERMIT PROCESSING. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of timely permit processing, which states: "Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability." The council adopts the following findings and conclusions related to RCW 36.70A.020(7):

A. The creation of the growth phasing overlay on the land use designation map and chart at LU-41 will further the goal of predictability in the permit process, by allowing an applicant more certainty of the outcome of policy LU 2.A.7.

B. The amendment of the plan designations to provide for implementing zoning will ensure predictability in permit processing throughout the County, while also assuring consistency of plan designation with zoning.

8. Goal 8: NATURAL RESOURCE LANDS. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of maintaining and enhancing natural resource-based industries, which states: "Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses." The council adopts the following findings and conclusions related to RCW 36.70A.020(8):

A. The new land use designation of Rural Residential-10 (Resource Transition) will protect adjacent forest lands by requiring 10-acre lot sizes unless rural cluster subdivision or housing demonstration program code provisions are used.

B. New plan policy LU 7.B.7 provides for protection of prime agricultural soils and compatibility with surrounding agricultural uses, while allowing some limited rural recreational uses on agricultural lands.

C. The amendment to LU 8.A.4 will encourage preservation of designated forest lands by not allowing removal of land within one half mile of an urban growth area from Commercial Forest Lands designation solely upon a landowner's request.

D. The Low Density Rural Residential designation and implementing zoning of 1 dwelling unit per 20 acres will protect adjacent forest lands and provide a transition area between the forest lands and the rural residential designation areas.

E. The Maltby UGA contains no natural resource lands which would be incompatible with the urban uses contained within the UGA.

9. Goal 9: OPEN SPACE. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of encouraging the retention of open space, which states: "Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks." The council adopts the following findings and conclusions related to RCW 36.70A.020(9):

A. The amendments to plan policy LU 6.B.1 and implementing development regulations (SCC Chapter 32.30) will encourage the retention of open space in the rural areas by promoting clustered development with the retention of significant amounts of open space in perpetuity.

B. The amendments to plan policy LU 6.B.1 and implementing development regulations (SCC Chapter 32.30) will encourage the retention of open space, increase recreational opportunities, and conserve and protect fish and wildlife habitat by requiring the connection of open space tracts with open space tracts on adjacent properties.

C. The amendments to plan policy LU 6.B.1 and implementing development regulations (SCC Chapter 32.30) will encourage preservation of open space by maximizing the visibility of the open space tract and minimizing the visibility of residential development.

D. The adoption of the Open Space Corridor/Greenbelt Map (Exhibit C) will encourage the retention of open space, protect and preserve wildlife corridors, increase recreational opportunities and increase access to developing parks by creating a county-wide open space network.

E. The adoption of the Open Space Corridor/Greenbelt Map (Exhibit C) will provide a geographical framework to guide present and future implementation strategies for preserving open space and developing greenbelt corridors within and between urban growth areas.

F. The new land use designations and zoning for the rural areas will encourage the retention of open space, increase recreational opportunities, and preserve fish and wildlife habitat.

10. Goal 10: ENVIRONMENT. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of protecting the environment, which states: "Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water." The council adopts the following findings and conclusions related to RCW 36.70A.020(10):

A. The amendment to plan policy LU 2.A.1 will protect the natural environment in the urban areas by recognizing that the requirement for a minimum net density in urban areas will not apply in areas where zoning regulations for development on steep slopes require reduced lot or dwelling unit yields.

B. The amendment to plan policy LU 1.C.3 which requires buffering on the perimeter of the urban industrial designation of the Maltby UGA will protect the visual environment of the surrounding rural areas.

C. The creation of the Maltby UGA will have no negative impacts on the environment.

D. The amendments to plan policy objective LU 6.B, including plan policy LU 6.B.1, and implementing development regulations (SCC Chapter 32.30) will protect the natural environment in the rural areas by encouraging the preservation of critical areas, open space, and wildlife corridors, and generally have positive effects on the rural natural environment.

E. The amendments to plan policy objective LU 6.B, including plan policy LU 6.B.1, and implementing development regulations (SCC Chapter 32.30) will protect the natural environment in the rural areas by minimizing alteration to natural topographic and drainage patterns and minimizing impervious surfaces in rural cluster development.

F. The amendments to plan policy objective LU 6.B, including plan policy LU 6.B.1, and implementing development regulations (SCC Chapter 32.30) will protect the natural environment in the rural areas by requiring rural cluster development to maintain large forested buffers and requiring a planting and clearing plan.

G. The amendments to plan policy objective LU 6.B, including plan policy LU 6.B.1, and implementing development regulations (SCC Chapter 32.30) will conserve and protect fish and wildlife habitat by requiring the connection of open space tracts with open space tracts on adjacent properties.

H. The amendments to plan policy objective LU 6.B, including plan policy LU 6.B.1, and implementing development regulations (SCC Chapter 32.30) will decrease demands on water sources and supply.

I. The definition of minimum net density will be amended to exclude land devoted to critical area buffers, drainage retention/detention areas and biofilter swales from the calculation of net land area because these areas are unbuildable. The exclusion of these areas from minimum net density will help to preserve and protect critical areas.

11. Goal 11: PUBLIC PARTICIPATION. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of encouraging public participation, which states: "Encourage the involvement of citizens in the planning process and ensuring coordination between communities and jurisdictions to reconcile conflicts." The council adopts the following findings and conclusions related to RCW 36.70A.020(11):

A. Prior to both the planning commission hearings and council hearings, citizens, interest groups, agencies, cities/towns and the press were notified of the planning commission's and county council's public hearings by means of published legal notices, display ads in Snohomish County weekly newspapers, a news conference, news releases, and more than 125,000 individual mailed notices. The individual notices were sent to taxpayers of record and site addresses for properties that are potentially affected by, or in the vicinity of, the proposed changes in urban and rural zoning. The various notices were sent and published in accordance with Snohomish County Code, applicable state law, and the by-laws of the planning commission.

B. The planning commission held three hearings in 1996 on proposed amendments to the county's GMA Comprehensive Plan prepared in response the Board's orders in the *Sky Valley* and *Hensley II* decisions and received oral testimony from numerous individuals and organizations. The planning commission also received and reviewed and considered documents which were submitted by citizens, interest groups and organizations and are all part of the commission's hearing record.

C. The county council held public hearings in 1996 on eight ordinances, including those recommended by the planning commission and three alternative ordinances, on October 14, 21, 28 and 30, and November 4, 6, 18, 19, 25, and 27. The council also had five briefing sessions held September 4, 10, 17, 24 and 30. The hearings were widely publicized through the media. The council received and considered oral testimony from approximately 115 individual and group representatives on October 14, 21, and 28. The written record was left open until November 8 and re-opened for additional comments from November 18-22. The county council received and considered over 1300 written documents submitted by citizens, interest groups and organizations and all are a part of the council's hearing record.

D. Addenda No. 4 (July 5, 1996) and 6 (November 22, 1996) to the Final Environmental Impact Statement (FEIS) for the Snohomish County Comprehensive Plan were prepared for the proposal to satisfy SEPA requirements. The addenda describe the proposed comprehensive plan and development regulation amendments contained in Amended Ordinances 96-071, 96-073, 96-074, 96-075, and 96-076, and analyze their impacts. The amendments adopted in the listed ordinances are within the range of alternatives and

scope of analysis contained in the FEIS. The addenda performed the function of keeping the public apprised of the refinement of the original comprehensive plan proposal by adding new information. The council concludes that SEPA compliance has been satisfied by these documents.

E. The County has met and exceeded the public participation requirements of the GMA and Snohomish County Code.

F. New plan policies IC 1.B.4 and 1.B.5 will promote interjurisdictional cooperation by encouraging execution of interlocal agreements for areas proposed for annexation.

12. Goal 12: ADEQUATE PUBLIC FACILITIES/CONCURRENCY. The Snohomish County Council concludes that Amended Ordinance Nos. 96-071, 96-073, 96-074, 96-075 and 96-076 further the GMA's goal of ensuring adequate public facilities, which states: "Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards." The council adopts the following findings and conclusions related to RCW 36.70A.020(12):

A. The creation of the growth phasing overlay on the land use designation map, the chart at LU-41, and amended plan policy LU 2.A.7 will help to focus urban growth in other parts of the urban growth areas where adequate public facilities exist or can be provided.

B. The amendment of Transportation Policy TR 5.A.1, which will now require the county to adopt alternative transportation mitigation for proposed developments that impact roadways already determined to be at ultimate capacity, will ensure that the impacts of development will be mitigated in those situations, such that the transportation system will be benefited.

C. The plan policies and development regulations encouraging the use of rural cluster subdivision technique will ensure that rural concurrency standards are met, that existing fire districts service new development, and that access to rural cluster subdivisions be from public roads.

D. Creation of the countywide map depicting lands useful for public purpose (Exhibit D), which shows various types of public land that presently accommodates public facilities will be a very useful long-range planning tool to identify sites for potential public facilities.

E. New policy UT 3.C.2, which is a clarification of policy UT 3.C.1 and prohibits sewer service to Wellington Hills (adjacent to the Maltby UGA) unless the site is used for an essential public facility, prevents the extension of urban services to a rural area.

F. The proposed urban rezone action will encourage development in urban areas where adequate public facilities and services can be provided in an efficient manner.

G. The planning commission and the county council reviewed the newly updated version of the "Countywide Utility Inventory of Snohomish County" which expands this technical report to include information concerning electric power, natural gas and telecommunications. The updated version adequately responds to the Board's order on this issue.

C. CONSISTENCY.

1. The new Growth Phasing Overlay and the new Medium Density Rural Residential-10 (Resource Transition) designations are needed to facilitate implementation of the GPP and to maintain consistency between the plan and zoning.
2. The proposed amendments to the GPP regarding the Watershed-Site Sensitive policy and other plan text amendments regarding implementing zones for each plan designation are needed to maintain consistency between the plan and zoning.
3. The amendments to the GMA comprehensive plan satisfy the procedural and substantive provisions of RCW 36.70A and are consistent with the GMA.
4. The text and map changes made in addition to those that respond to the Board's remand order are needed to maintain consistency between the plan and implementing development regulations.
5. The amendments maintain the GMA Comprehensive Plan's consistency with the multi-county policies adopted by the Puget Sound Regional Council and with the countywide planning policies for Snohomish County.
6. The location and type of land use designations applied to rural areas lying outside designated UGAs by the comprehensive plan are consistent with maximum density, minimum lot size, and rural character as mandated by a balanced interpretation of the GMA goals.

Section 2. 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 3. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan-General Policy Plan adopted as Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Ordinance No. 95-117 on January 10, 1996, is amended as indicated in the General Policy Plan Text Amendments dated November 27, 1996, which are attached hereto as Exhibit A and incorporated by reference into this ordinance as if set forth in full.

Section 4. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan Future Land Use Map adopted as Map 4 to Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Emergency Ordinance No. 96-078 on October 14, 1996, is amended and replaced as indicated on the map entitled "Future Land Use Map—GPP Amendments" dated November 27, 1996, which is attached hereto as Exhibit B and incorporated by reference into this ordinance as if set forth in full.

Section 5. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan-General Policy Plan adopted as Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Ordinance No. 95-117 on January 10, 1996, is amended by adding the map entitled "Open Space Corridor/Greenbelt Areas" dated November 27, 1996, which is attached hereto as Exhibit C and incorporated by reference into this ordinance as if set forth in full.

Section 6. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan- General Policy Plan adopted as Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Ordinance No. 95-117 on January 10, 1996, is amended by adding the map entitled "Land Useful for Public Purpose" dated November 27, 1996, which is attached hereto as Exhibit D and incorporated by reference into this ordinance as if set forth in full.

Section 7. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan- General Policy Plan adopted as Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Ordinance No. 95-117 on January 10, 1996, is amended as indicated on the map entitled "Proposed GPP Future Land Use Map Amendment, Rural Residential-10 (Resource Transition)" dated November 27, 1996, which is attached hereto as Exhibit E (set of assessor maps) and incorporated by reference into this ordinance as if set forth in full.

Section 8. 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.

Passed this 27th day of November, 1996.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Richard C Johnson
Chair

ATTEST:

Sheila McCallister
Clerk of the Council, *asst.*

- APPROVED
- VETOED
- EMERGENCY

Date: 12/2/96
[Signature]
County Executive

Approved as to form only:

Bonnie Dyles 11/27/96
Deputy Prosecuting Attorney

ATTEST:

Maureen B. Abel Date 12/2/96

D-8

General Policy Plan (GPP) Text Amendments:

Add a new paragraph at the end of the first column on page IN-7 to read:

The second phase will also include further refinements and amendments to the General Policy Plan, some in response to direction provided by the Growth Management Hearings Board, and others to maintain consistency with implementing actions such as the adoption of a GMA zoning code.

Amend the sixth paragraph of the first column on page IN-15 to read:

- Countywide Utility Inventory Report for Snohomish County - Public Water Supply, and Public Wastewater Collection and Treatment Systems, and Public Energy and Telecommunications Systems (Snohomish County, 1995, as amended).

Amend Policy LU 1.C.3 on page LU-4 to read:

- 1.C.3 The designation and siting of new industrial, commercial, and public facility land uses along the UGA boundary should include buffers. Within the Maltby UGA, any future development of urban industrial land which abuts the UGA boundary shall provide the following undeveloped buffer: visual screening comprised of dense plantings, decorative walls, landscaped berming and/or other buffering techniques to make urban development compatible with adjacent rural residential uses.

Amend Policy LU 2.A.1 on page LU-6 to read:

- 2.A.1 Within UGAs, ~~detailed UGA plans and~~ development regulations shall be adopted which will require that new residential subdivisions achieve a minimum net density of 4-6 dwelling units per acre in all unincorporated UGAs, except (1) in the UGAs of Darrington, Index, and Gold Bar as long as those cities do not have sanitary sewer systems and (2) in areas where zoning regulations for development on steep slopes require reduced lot or dwelling unit yields. Lot size averaging, planned residential developments, and other techniques may be used to maintain minimum density.

Repeal Policy LU 2.A.6 on page LU-6:

- 2.A.6 ~~Rezoned and subdivisions in areas within the UGA which have rural, residential estate, suburban agriculture or resource land designations on existing subarea plans shall not be allowed until a detailed UGA plan has been adopted except when the provisions of Policy LU 2.A.7 can be met. (Repealed on November 27, 1996)~~

Amend Policy LU 2.A.7 on page LU-6 to read:

2.A.7 In areas located within UGAs ~~where the County's GMA comprehensive plan and existing subarea comprehensive plan are inconsistent, the county may review and approve development applications and within a growth phasing overlay, subdivisions may only be approved~~ if conditions 1 to 3 are met, and at least one of the remaining conditions (4 to 8) are met.

- (1) Infrastructure is in place or planned to be provided in a city's or district's comprehensive plan.
- (2) The county finds that the development of properties would not preclude major planning options that need to be considered in the UGA subarea planning process.
- (3) The proposed development as mitigated does not result in a reduction of existing levels of service on impacted roads by more than one level and does not create concurrency problems or inadequate road conditions.
- (4) The area is covered by a city-adopted GMA plan which is generally consistent with the county's GMA comprehensive plan.
- (5) The area was previously part of a request for a small area plan amendment study prior to adoption of the GMA and the study has not been initiated.
- (6) The development proposal is participating in the Housing Demonstration Program.
- (7) The proposed development is located south of 132nd Street SE and west of 35th Avenue SE.
- (8) The project is providing infrastructure of regional significance as determined by the county.

Repeal Policy LU 2.A.8 on page LU-7:

2.A.8 ~~Development applications within UGA's on land that is designated Watershed Site Sensitive on the existing North Creek Area Comprehensive Plan shall be reviewed under the provisions of that plan until it is replaced by a new UGA plan adopted under GMA. Repealed on November 27, 1996.~~

Add new Policy LU 2.B.6 on page LU-8 to read:

2.B.6 Rezones and subdivisions in areas designated Other Land Uses shall only be allowed when a detailed UGA or Rural/Resource Plan and, if required by the General Policy Plan, a master plan has been adopted for the area.

Add new Policy LU 2.B.7 on page LU-8 to read:

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

Add new Policy LU 2.B.8 on page LU-8 to read:

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

Add new Policy LU 2.B.9 on page LU-8 to read:

2.B.9 Within the Lake Stevens UGA, the Urban Commercial designations in the southeast quadrant of the intersection of East Hewitt Avenue and Cavaleros Road and in the southeast quadrant of the intersection of 4th Street NE, and SR-9 shall be zoned to the Planned Community Business zone. Zoning within the East Hewitt Avenue designation shall be consistent with the approval of a concomitant zoning agreement.

Amend Objective LU 4.F on page LU-13 to read:

LU 4.F. Plan for the expansion of mixed urban land uses to support the Activity Center designation at Smokey Point and for the conservation of specialty agricultural uses in the ~~Medium-Density~~ Rural Residential-10 area between Marysville and Arlington.

Amend Policy LU 4.F.4 on page LU-14 to read:

4.F.4 Develop a joint city-county Smokey Point master plan for the UGA (located south of 172nd Street NE and previously designated Interim Upland Agricultural Farmland) and the remaining ~~Medium-Density~~ Rural Residential-10 areas to ensure high quality, orderly and well planned development. Include in the Smokey Point Master Plan (1) that portion of the UGA west of I-5 that is designated Other Land Uses and (2) the area outside the UGA that is generally located south of 172nd Street NE, west of I-5, north of 140th Street NE and was designated as agricultural land of primary and secondary importance in the county's Agricultural Preservation Plan (1982-83). At a minimum, the plan should:

- (a) ensure that interjurisdictional environmental, land use, transportation, utility, open space, public service and fiscal impact issues are addressed;
- (b) provide a process for expansion of the activity center and UGA into the urban reserve area and Rural/Urban transition area;
- (c) provide a process for working with landowners and developers adjacent to the UGA to consider their proposals and needs in developing a master plan;
- (d) mitigate for impacts on local and state transportation systems;

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- (e) mitigate for the loss of farmland caused by the designation change in the Marysville-Arlington Upland Agriculture area through the permanent conservation of specialty farming in the MDRR-10 portion of the subarea bounded on the south by 108th Street NE and on the north by the diagonal railroad line. The plan will establish how this conservation will be accomplished. The subarea plan will specifically examine the opportunities for transfer of development rights from the MDRR-10 area to the expanded Smokey Point and Marysville UGA's and the urban reserve areas. It will also consider the use of additional techniques such as clustering, purchase of development rights, and farmland conservation easements.
- (f) establish an interjurisdictional process in conjunction with the Quilceda/Allen watershed planning process and the Tulalip Tribes that would analyze and set policies and requirements for groundwater recharge and surface water retention, detention and instream flow;
- (g) mitigate for loss of aquifer recharge and surface water areas by requiring land-owners receiving urban designations in the master plan area to maintain a portion of their development sites as pervious open areas and provide off-site mitigation; and
- (h) take into account the ultimate development potential of the urban reserve area and the Rural/Urban transition area.

Amend Policy LU 4.F.5 on page LU-15 to read:

- 4.F.5 Allow privately initiated master planning processes in the urban reserve area and the Rural/Urban transition area which could lead to the expansion of the UGA. Such proposals shall encompass a minimum 80 acres of land area, be adjacent to the urban growth area, and meet the planning requirements stated in Policies 4.F. 3 4 (a) through (g). As with subarea plans, such master plan proposals shall be processed by the county upon receipt. Any proposals shall be subject to county approval or denial with city review and comment. Prior to a decision of approval of the master plan, the county is required to amend the UGA boundary to include the proposed master plan area.

Repeal Policy LU 6.A.2 on page LU-19:

- 6.A.2 ~~During the development of a more detailed Rural/Resource Plan for rural areas, the county shall consider increasing the minimum lot sizes required in rural zones. Repealed on November 27, 1996.~~

Amend Policy LU 6.A.3 on page LU-19 to read:

- 6.A.3 In the Rural/Resource Plan, the county shall consider limiting uses in industrial designations within rural areas ~~(except the Maltby Employment Area)~~ to natural resource-based industries requiring proximity to natural resource lands.

Repeal Policy LU 6.A.4 on page LU-19:

6.A.4 ~~The Maltby Industrial Area shall be designated as the Maltby Employment Area and continue the existing industrial/commercial designation and policies in the CMC and North Creek Area Comprehensive Plans. The county shall review and define 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. Repealed on November 27, 1996.~~

Add new Policy LU 6.A.7 on page LU-19 to read:

6.A.7 The Warm Beach Health Care Center/Senior Community may be expanded into an area that includes parcels with the following tax account numbers: 183104-1-002, 2-002, 2-007, 2-008, 2-018, 2-019, and 2-022. Densities within the expansion area may exceed the density allowed by the GPP Future Land Use Map and/or the zoning classification for these parcels but may not exceed 2 dwelling units per acre, provided that a planned residential development (PRD) consistent with this density allowance is approved for the site prior to the issuance of building permits. The official site plan required by the PRD shall meet applicable requirements of the zoning code. The following additional requirements shall be met:

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

Amend Objective LU 6.B on page LU-19 to read:

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

Amend Policy LU 6.B.1 on page LU-19 to read:

~~6.B.1 Rural cluster subdivisions should be used instead of standard residential subdivisions in rural areas. The open space tracts in these subdivisions shall be preserved. If and when a subdivision is added to the UGA, open space may then be reconsidered for other zoned uses, if appropriate, and if open space levels of service are being maintained within the UGA.~~

Use of a clustering subdivision technique should be encouraged by the County in rural residential areas to 1) preserve the rural character of Snohomish County; 2) avoid interference with resource land uses; 3) minimize impacts upon critical areas; and 4) allow for future expansion of the UGAs. The primary benefit of clus-

Revised EXHIBIT A

tering is the preservation of open space. Modest density incentives should be provided in a manner which encourages use of the technique and maximum preservation of open space. The open space tracts in rural cluster subdivisions shall be preserved in perpetuity, except for those located in the Rural/Urban Transition Area. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that it may be used for future urban development. Rural cluster subdivision regulations implementing this policy shall include performance standards to ensure that:

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

(a) Preservation of a substantial percentage of total site area in open space to be held in single ownership and in a separate tract or tracts;

(b) Provision of a density incentive which is tied to the preservation of open space;

(c) Connection of open space tracts with open space tracts on adjacent properties;

(d) Density at no greater than the underlying zoning density together with a modest density bonus as an incentive for use of the clustering technique;

(e) Allowance of open space uses consistent with the character of the rural area;

(f) Division of the development into physically separated clusters with a limitation of the maximum number of lots per cluster;

(g) Physical separation between clusters consisting of a buffer of wind resistant vegetation;

(h) Design that configures residential lots to the greatest extent possible to maintain rural character by

(i) maximizing visibility of open space tract and minimizing visibility of clusters from adjoining collector roads, arterial roads, or state and federal highways through the placement of lots in the interior of the site and through vegetative buffers; and

(ii) placing buildings and lots in a manner which does not intrude on the visual character of the rural landscape, in particular, avoiding placement of houses or buildings on forested ridgelines or other prominent physical features;

(i) Submittal of a planting and clearing plan to ensure that any planting or clearing proposed will not interfere with the rural character of the site;

(j) Submittal of a site plan to ensure that siting of lots and built areas will not interfere with the rural character of the site and is consistent with the performance standards of the ordinance. The site plan must include:

(i) location of clusters, roads and open space;

(ii) within clusters, location and placement of buildings, useable building areas, driveways, and drainage systems; and

(iii) location of critical areas and all buffers;

(2) The development does not present an undue threat to large-scale natural resource lands, such as forest lands, agricultural lands and critical areas. Performance standards shall include the following:

(a) Minimization of alterations to topography, critical areas, and drainage systems; and

(b) Adequate separation between rural buildings and clusters and designated natural resource lands;

(3) The development does not thwart the long-term flexibility to expand the UGA. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that the tract may be reserved for future urban development. When an open space tract is added to a UGA and adequate services can be provided, the County may allow redevelopment of the open space tract into additional lots to provide appropriate urban level density.

(4) The development is not otherwise inconsistent with the goals and requirements of the GMA and the Plan. Performance standards shall include:

(a) controls for access to the rural cluster subdivision from public roads;

(b) requirements to meet rural concurrency standards; and

(c) requirement that the development be located within a rural fire district.

Add new Policy LU 6.B.8 on page LU-20 to read:

6.B.8 Monitor the rate and pattern of development created by rural cluster subdivisions and report to the County Council annually to ensure that a pattern of urban development is not established in rural areas.

Add new Policy LU 6.B.9 on page LU-20 to read:

6.B.9 Within the Rural Residential designation, subdivisions may exceed the basic density of 1 lot per 5 acres if the rural cluster subdivision technique is used, all of its criteria and requirements for the maintenance and enhancement of the rural character are met, and the maximum lot yield does not exceed 1 lot per 2.3 acres.

Amend Policy LU 6.C.1 on page LU-20 to read:

6.C.1 Designate as Low Density Rural Residential those areas which are ~~included in Forestry designations on existing subarea plans and/or~~ are currently zoned Forestry requiring 20 acre minimum lot sizes in new subdivisions but are not included in the Forestry designations of the General Policy Plan.

Amend Policy LU 6.C.3 on page LU-20 to read:

- 6.C.3 The Rural Resource Transition designation should initially incorporate the Low Density Rural Residential and Rural Residential-10 (Resource Transition) designations of the General Policy Plan and may include other lands which provide an appropriate transition between rural and resource lands.

Add new Policy LU 6.C.6 on page LU-20 to read:

- 6.C.6 Designate as Rural Residential-10 (Resource Transition) those areas which are included in Forestry designations on existing subarea plans but not zoned Forestry or included in the Forestry designations of the General Policy Plan. Areas shall not be subdivided into lots less than 10 acres except through the use of cluster subdivision or housing demonstration program using PRD provisions at a maximum density of 1 dwelling unit per 5 acres.

Amend Objective LU 6.D on page LU-21 to read:

- LU 6.D Designate as ~~Medium-Density~~ Rural Residential-10 those areas which were designated Interim Upland Commercial Farmland in the Marysville-Arlington area east of I-5 to maintain large parcel patterns for small farm and low density rural uses.

Amend Policy LU 6.D.1 on page LU-21 to read:

- 6.D.1 Provide that the portion of the ~~Medium-Density~~ Rural Residential-10 area bounded on the south by 108th and on the north by the diagonal railroad line be maintained in rural status and specialty agriculture through cluster provisions and a specialty agriculture priority.

Amend Policy LU 6.D.2 on page LU-21 to read:

- 6.D.2 The subarea plan for the Marysville-Arlington area will examine whether and the extent to which schools and recreation facilities should be permitted within the ~~Medium-Density~~ Rural Residential-10 designation.

Amend Policy LU 6.D.3 on page LU-21 to read:

- 6.D.3 Study parcel patterns and other factors and retain or adjust the western boundary of the ~~Medium-Density~~ Rural Residential-10 area between 108th St. NE and 132nd St. NE and recommend UGA adjustments as appropriate during phase 2 planning.

Amend Policy LU 6.E.2 on page LU-21 to read:

- 6.E.2 The Rural/Resource Plan shall establish specific residential densities and development patterns for the selected rural areas.

Add new Policy LU 7.B.7 on page LU-24 to read:

- 7.B.7 Recreational uses, including golf courses and model hobby parks, may be allowed within designated farmlands through implementing development regulations which incorporate conditions ensuring compatibility with surrounding agricultural uses and limiting loss of prime agricultural soils.

Amend Policy LU 7.C.3 on page LU-24 to read:

- 7.C.3 Opportunities for the expansion of specialty agriculture, especially greenhouses and hydroponic farming, shall be promoted in Upland Commercial farmland and ~~Me-
dium Density~~ Rural Residential-10 areas.

Amend Policies LU 8.A.4,5 and 6 on page LU-28 to read:

- 8.A.4 Designations of Commercial Forest Lands within one half mile of an urban growth boundary shall be removed from Commercial Forest land designation reviewed for consistency with the criteria contained in GPP policy 8.A.2 at the landowner's written request. Those properties that do not meet the criteria shall be removed from Commercial Forest land designation.
- 8.A.5 Up to one year after adoption of the GPP, Commercial Forest land designations shall be reviewed for consistency with the adopted criteria described contained in GPP policy 8.A.2 as part of the county's annual GMA comprehensive plan amendment process at a landowner's written request. Those properties that do not meet the criteria shall be removed from Commercial Forest land designation.
- 8.A.6 Landowners may voluntarily request Commercial Forest land designation of their property up to one year after adoption of the GPP. These properties shall be reviewed for their suitability as Commercial Forest land and the designated Commercial Forest land boundary should be amended as part of the county's annual GMA comprehensive plan amendment process.

Amend Policy LU 8.D.1 on page LU-30 to read:

- 8.D.1 Rural cluster subdivisions shall be utilized for the division of rural land adjacent to designated commercial forest lands, except that rural cluster subdivisions shall not be utilized on lands designated Rural Residential-RD. and h))Home sites within the rural cluster subdivision shall be sited away from adjacent designated commercial forest land property boundaries.

Amend the first paragraph of the first column on page LU-36 (Open Space, Shoreline and Scenic Resources) to read:

Open space is defined as any parcel or area of land that remains essentially unimproved and permanently set aside, dedicated, designated or reserved which may be devoted to or used for public or private use or enjoyment, or the protection of environmentally sensitive areas. Open space includes a wide variety of lands with many types of use that can support an open space function as a partial or supplemental use. Examples include such as publicly owned lands and parks useful for either active or passive recreation, schools, waterways, water bodies, utility corridors, access to water, trails, critical areas, resource lands, cemeteries, and scenic or open space easements on private land.

Add a new paragraph following the second paragraph of the first column on page LU-36 (Open Space, Shoreline and Scenic Resources) to read:

The Open Space Corridor/Greenbelt Map (Map 5 in the map portfolio and described in the Open Space Corridor/Greenbelt Areas Map section of this plan) depicts a county-wide open space network. As UGA-level plans and subarea rural plans are developed in Phase 2, more detail will be developed for the open space system.

Amend the fourth paragraph of the first column on page LU-41 to read:

Since the designations of the General Policy Plan are more general than the designations of the existing subarea comprehensive plans and new, more detailed UGA plans and the Rural/Resource Plan have not yet been completed, the existing subarea comprehensive plans will continue to be used to determine the location and specific type of land use designation as long as they are consistent with the Future Land Use Map of the GPP. Examples of plan consistency include, but are not limited to, the following:

| <u>GPP Future Land Use Map:</u> | <u>Existing Subarea Comprehensive Plan:</u> |
|---------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <u>Urban Low Density Res. (4-6 dwelling units/acre)</u> | <u>Suburban (1-4 dus/acre)</u> <u>Urban (4-6 dus/acre)</u> |
| <u>Urban Medium Density Res. (6-12 dus/ac)</u> | <u>Urban (4-6 dus/acre)</u> <u>High Urban (6-9 dus/acre)</u> <u>High Urban (6-12 dus/acre)</u> |
| <u>Urban High Density Res. (12-24 dus/ac)</u> | <u>High Urban (6-12 dus/acre)</u> <u>Multiple Residential (12-24 dus/acre)</u> |

Designations are inconsistent if there is no overlap in the allowable density range in the two plans. In case of map inconsistencies, the GPP Future Land Use Map will provide direction subject to specific land use policy regarding inconsistencies between the GPP and existing subarea comprehensive plans.

Amend the first full paragraph of the second column on page LU-41 to read:

As soon as existing subarea comprehensive plans are replaced by detailed UGA and Rural/Resource Plans, the new plans and any associated development regulations will provide the detail necessary to interpret the General Policy Plan. Other GMA development regulations may be adopted prior to, in conjunction with, or following the adoption of UGA or Rural/Resource plans.

Amend the third sentence of the second full paragraph in the second column of page LU-41 to read:

Existing open spaces and greenbelts will be designated on the ~~modified future land use~~ open space corridors/greenbelt areas map as part of this process.

Add a new section in the second column page LU-41 prior to the section titled "Urban Residential Designations" to read:

Future Land Use Map

Implementing Zoning

The appropriate implementing zoning classifications for the GPP land use designations are identified in the following subsections. The county will initiate areawide rezones in rural areas to make the zoning map consistent with the rural plan designations and their density and lot size requirements. Within urban residential plan designations, the county will make the zoning map consistent with the minimum density requirement of 4 dwelling units per acre in UGAs. Property owners may individually request rezones to higher urban residential densities consistent with the GPP policies, the GPP Future Land Use Map, and existing subarea plans, if applicable and consistent. Once future GMA subarea plans for UGAs are completed jointly with the cities, the county will initiate further areawide zoning to establish final urban residential zoning classifications. Within rural and urban commercial and industrial designations, the county will initiate zoning when Phase 2 planning is completed. The exception is the Maltby UGA where additional planning has been conducted in response to the GMHB remand order. Most industrial and commercial designations outside the Maltby UGA have existing zoning that is consistent with the GPP. Commercial and industrial zoning map refinements will be made when Phase 2 subarea planning is completed. In the interim, rezoning to selected zoning classifications will be considered at the request of property owners as provided for under existing policies and regulations. Forestry and Recreation (F&R) and Mineral Conservation (MC) zones are not identified as implementing zones within the applicable General Policy Plan designations. Property owners may request these zoning classifications, and their requests will be considered as provided for under existing policies and regulations.

Amend the following paragraphs beginning with the last paragraph in the second column of page LU-41 and ending on page LU-45 to read:

Urban Residential Designations

These designations encompass residential lands within the unincorporated UGA and are intended to provide for urban housing opportunities. ~~The high end of the allowable density range is shown for each designation.~~ The density ranges shown indicate the allowable number of dwelling units per acre and are further defined by zoning classifications that implement the Future Land Use Map. The allowable density for a development will be determined by the provisions of the GMA zoning code rather than the density values associated with the plan designations, except that the minimum density in UGAs may not be less than 4 dwelling units per net acre. There are no other minimum density requirements imposed by these plan designations. Rezones to any of the zoning categories listed below for urban residential designations may be approved consistent with general zoning criteria, GPP policies,

and existing subarea plan policies, if applicable and consistent with the GPP. Phase 2 planning for UGAs and zoning adopted concurrently with subarea plan adoption will determine final zoning.

If existing subarea comprehensive plan densities fall within the GPP designation's density range, they will continue to be used to determine allowable dwelling unit yield until replaced by more detailed UGA subarea plans. The listed densities may be exceeded by the bonus density provided by the zoning code such as in planned residential development zones. The urban residential designations include some lands that are currently designated on subarea comprehensive plans with maximum densities of only two dwelling units or less per acre. These areas are specifically identified on the Future Land Use Map by a growth phasing overlay. In those areas, no rezones or subdivisions will be allowed until a UGA plan detailing the appropriate urban land use and density is adopted or unless they meet criteria specified in the GPP's land use policies.

Urban Low Density Residential (UR-L: 4 to 6 dwelling units per acre). This designation covers various subarea plan designations which allow mostly detached housing developments on larger lot sizes. Land in this category may be developed at a density of four to six dwelling units per acre. Implementing zones include the R-7,200, PRD-7,200, R-8,400, PRD-8,400, R-9,600, PRD-9,600 and WFB zones.

Urban Medium Density Residential (UR-M: 6 to 12 dwelling units per acre). This designation covers various subarea plan designations which allow a combination of detached homes on small lots, townhouses, and apartments in low density, multifamily residential developments. Land in this category may be developed up to a maximum density of twelve dwelling units per acre. Implementing zones include the LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB zones.

Urban High Density Residential (UR-H: 12 to 24 dwelling units per acre). This designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses. Land in this category may be developed up to a maximum density of 24 dwelling units per acre. Implementing zones include the MR, PRD-MR, LDMR, and PRD-LDMR zones.

Rural Residential Designations

These designations encompass residential land outside of UGAs and are intended to provide rural housing opportunities while preserving the rural character of these lands. Land in the ~~four~~ six rural residential designations may be served by public water supplies but development may not be connected to sanitary sewers except for necessary public facilities or when public health emergencies exist.

Low Density Rural Residential (RR-L: 1 dwelling unit per 20 acres). This designation includes lands that have been ~~designated as Forestry on existing subarea plans and/or have been~~ zoned Forestry but are not designated as Commercial Forest Land in the GPP. This designation is intended to be ~~the~~ a partial basis for a future Rural Resource Transition designation which could provide for transition areas between rural residential lands and natural resource lands of long-term commercial significance. The more detailed Rural/Resource Plan will determine the feasibility.

of such a designation as well as its extent and future minimum lot size requirements. The existing Forestry zone will continue to remain in place until the Rural/Resource Plan and implementing regulations for this designation are adopted.

Rural Residential - 10 (Resource Transition) (RR-10-RT: 1 dwelling unit per 10 or more acres). This designation includes lands which have been included in Forestry designations on existing subarea plans but not zoned Forestry. Until completion of the Rural/Resource Plan, existing zones within this designation may remain, but zoning regulations shall limit the minimum lot size in new subdivisions within this designation to 10 acres with an option for using the rural cluster subdivision technique with a lot yield that is determined by utilizing a minimum lot area of 200,000 square feet.

Medium-Density Rural Residential - 10 (RR-10: 1 dwelling unit per 10 or more acres). This designation includes lands which have been previously designated agriculture in subarea comprehensive plans or zoned Agriculture-10 Acre. The existing Agriculture-10 Acre zone will continue to remain in place until the Rural/Resource Plan and implementing regulations for this designation are adopted.

One such area is the Marysville-Arlington upland agricultural plateau which is now recommended for uses and lot size densities other than permanent resource land conservation. The area, however, has large parcels and portions that are under joint planning with other jurisdictions for more dense urban, specialty farming or rural uses. This category provides for an alternative rural lot size and possible set of uses which can accommodate a wider variety of rural uses and lots, be used where hazardous and critical areas require lower density, and be applied as a transition category between resource lands/critical areas and rural residential/urban areas.

Medium-Density Rural Residential-5 (RR-M5: 1 dwelling unit per 5 or more acres). This designation identifies all lands which have been designated as Rural on existing subarea comprehensive plans and have subsequently been zoned to Rural 5. This designation also includes some areas which were previously designated and zoned agriculture. It also includes lands for which the existing subarea comprehensive plan indicates a higher density but which were zoned R-5 by the county subsequent to the plan adoption date. The minimum lot size required in these areas The implementing zone in this designation will continue to be five acres the R-5 zone.

The county will review the designation as well as its minimum lot size requirement during the planning process for the Rural/Resource Plan.

Medium-Density Rural Residential -2.3 (RR-M-2.3: Base density of 1 dwelling unit per 2.3 5 or more acres). This designation includes all lands which are currently designated as Rural or Residential Estates on existing subarea comprehensive plans and have subsequently been most of which were previously zoned to R-20,000; Suburban Agriculture-1 Acre; or Rural Conservation (RC). Also included are lands which have a higher density subarea comprehensive plan designation but were zoned RC by the county subsequent to the subarea plan adoption date. The implementing zones within this designation are the Rural-5 Acre zone and other zones with a minimum lot size requirement larger than 5 acres. The base density of

1 dwelling unit per 5 acres may be increased consistent with Policy LU 6.B.9. Several of these RR designated areas have been identified by the county as needing more detailed study in the Rural/Resource Plan. One of these areas is the Tulalip Tribes reservation which is shown as ~~RR-M-2.3 Rural Residential, generally reflecting current zoning on non-tribal lands within the reservation.~~ Since this designation and the Tribes' proposed comprehensive plan are not yet completely consistent with each other, Snohomish County is committed to a plan reconciliation process with the Tulalip Tribes during the Rural/Resource Plan preparation for this subarea of the county.

~~**Medium-Density Rural Residential RD (RR-M RD: 1 dwelling unit per 2.3 or more acres).**~~ This designation applies only to the rural residential area that has historically been designated as Rural Diversification in the Darrington Area Comprehensive Plan. This designation will continue to allow a mix of rural residential housing and small home-based, rural industrial/commercial uses. The implementing zone is the Rural Diversification zone.

~~**High-Density Rural Residential (RR-H: 1 to 2 dwelling units per acre).**~~ This designation applies to lands within the rural area that have been designated or zoned for lot sizes smaller than 2.3 acres. ~~This designation will be evaluated further in the Rural/Resource Plan.~~

Commercial and Industrial Designations

Urban Commercial (Com-U). This designation identifies commercial designations within the UGA which allow a wide range of commercial as well as residential uses. Many of these areas will be considered in the detailed UGA plans as candidate areas for mixed use centers, including possible center sites along major highways such as SR-99. The size of the area and the range of commercial uses will depend upon the underlying subarea comprehensive plan designation, if consistent with the GPP. Implementing zones include the Neighborhood Business, Planned Community Business, Community Business, General Commercial, Freeway Service and Business Park zones. During the Phase 2 planning for the UGAs, the extent and type of more specific types of urban commercial uses will be evaluated and incorporated into the detailed UGA plans. Future subarea plans for UGAs and implementing zoning will determine final zoning.

Urban Industrial (Ind-U). This designation identifies industrial designations within the UGA including the various light industrial, heavy industrial, industrial park, and business park designations of subarea plans. The size, configuration, and types of industrial uses will depend upon the underlying plan designation if consistent with the GPP. Implementing zones include the Business Park, Light Industrial, Heavy Industrial, and Industrial Park zones. During the planning for the UGAs, the extent and type of more specific types of urban industrial uses will be evaluated and incorporated into the detailed UGA plans. Future subarea plans for UGAs and implementing zoning will determine final zoning.

Rural Commercial (Com-R). This designation consists of larger commercial plan designations in subarea plans which generally allow for neighborhood, community, and rural commercial uses such as small grocery stores, service stations, hardware stores and nurseries to serve the needs of the rural population. Several of these sites are located along the freeway and serve travelers and tourists. The existing subarea comprehensive plans will continue to provide direction as to the location, extent, and specific type of all commercial land uses as long as their designations are generally consistent with the GPP. The extent and type of rural commercial uses and zoning will be evaluated and incorporated into the detailed Rural/Resource Plan.

Rural Industrial (Ind-R). This designation includes existing industrial plan designations on subarea comprehensive plan maps in rural areas. These designations allow rural industries which need locations close to the natural resources in rural areas. They are located in areas where urban services, particularly sanitary sewers, will not be provided. The designation's location, extent, ~~and~~ allowable uses and zoning will be the subject of further study and be finalized in the Rural/Resource Plan.

~~**Maltby Employment Area (MEA)** This designation is limited to the industrial designation on the North Creek Area Comprehensive Plan at SR 9 and SR 522 and to the existing Maltby Industrial Area which is designated in the Cathcart Maltby Clearview (CMC) area comprehensive plan. Industrial and commercial development within this area will continue to be allowed under current North Creek and CMC plan policies and zoning. The Maltby Employment Area designation reflects the county's commitment to industrial and commercial development within the designated area and the recent approval of a sanitary sewer extension to this area. Also, in recognition of the need to plan for an urban future for the area, the area is designated as an urban reserve that will be studied for future inclusion in a UGA. During the second phase of GMA planning, the county will initiate a planning process to establish a UGA and detailed comprehensive plan for the area through a public process involving area citizens and the City of Woodinville.~~

Agricultural Designations

The designations listed below include land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, fruit, or animal products. These designations are based on the Interim Agricultural Conservation Plan, the text of which is incorporated into this document by reference, and will be further evaluated in the Rural/Resource Plan. The boundaries of the designations are shown in parcel-specific detail in a volume of assessor maps adopted as part of development regulations concurrently with this plan. The detailed Rural/Resource Plan will be prepared through a public involvement process. This plan will include refinements to the agricultural designations and regulations consistent with the policy direction established in this plan.

Local Commercial Agriculture Farmland (AG-L). Consistent with the interim designations, this designation includes farmland areas outside of the floodplain or shoreline areas which are generally characterized by a mixture of prime farmland and other soils as defined by the Soils Conservation Service. Existing zones within this designation will remain until replaced by new zones to be developed as part of Phase 2 planning. However, ~~N~~new subdivisions in this designation may not create lots smaller than ten acres except through the rural cluster subdivision procedure.

Uplands Commercial Farmland (AG-U). Consistent with interim designations, this designation includes farmland areas outside of the floodplain or shoreline area and generally characterized by having nearly continuous prime farmland soils and more than fifty percent of the land area in parcels of ten acres or larger. Existing zones within this designation will remain until replaced by new zones to be developed as part of Phase 2 planning. However, ~~N~~new subdivisions in this designation may not create lots smaller than ten acres.

Riverway Commercial Farmland (AG-R). Consistent with interim designations, this designation includes farmland areas generally characterized by being in a river valley, floodplain or shoreline area, having continuous prime farmland soils, and having approximately fifty percent or more of the land area in parcels of forty acres and larger. The existing Agriculture-10 Acre zone within this designation will remain until replaced by a new zone to be developed as part of Phase 2 planning.

Forest Land Designations

The designations listed below include state and private forest lands. These designations are based on the Interim Forest Land Conservation Plan and the Forest Advisory Committee Findings and Conclusions on the Designation of Commercial Forest Lands, January 5, 1995. The text of these documents is incorporated into this document by reference. Designated Commercial Forest lands within the Mt. Baker-Snoqualmie National Forest and other selected forest lands will be further evaluated for their ability to meet the criteria described in Policy 8.A.2 and the county's GMA Comprehensive Plan Future Land Use map will be amended during the development of the Rural/Resource Plan. The boundaries of these designations are shown in parcel specific detail in a volume of assessor maps which will be adopted as part of development regulations concurrently with this plan. The detailed Rural/Resource Plan will be prepared through a public involvement process. This plan will include refinements to the forest land designations and regulations consistent with the policy direction established in this plan.

Commercial Forest (F-C). This designation includes primarily large forest land tracts that may not be subdivided for residential development. These lands may be segregated only into tracts of eighty acres or larger. The existing Forestry zone within this designation will remain until replaced by a new zone to be developed as part of Phase 2 planning.

Add new page LU-47 to read:

Open Space Corridors/Greenbelt Areas Map (Map 5)

The countywide Open Space Corridors/Greenbelt Areas map geographically depicts various types of largely "open" land in Snohomish County that, taken in the aggregate, can serve as greenbelts to help structure land development patterns. This map is incorporated herein by this reference. Many of the land categories listed under Policy LU 10.A.1 have been included in this map.

The purpose of the map is to provide a geographical framework to guide present and future implementation strategies for preserving open space and developing greenbelt corridors within and between urban growth areas. It will also provide a regional reference point for UGA-based open space planning in the second phase of Snohomish County's GMA planning program.

The map is a long-range planning tool that does not, by itself, create any regulatory impact. Certain underlying designations, such as forestry and agricultural land designations, may have regulatory implications. This map, however, is not intended to be used in the review of development applications, nor does it imply or anticipate public ownership of or public access to these lands.

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

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

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

The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small scale neighborhood parks, subdivision detention or recreation sites, and the like have not been included on this map. These and other smaller scale potential open space lands may be included on UGA-level open space maps that will be developed in later planning phases to supplement this map.

Finally, the accuracy and completeness of this map is dependent on data from many sources, some of which may be dated and/or incomplete. It is the intent of Snohomish County to regularly review and refine this data to reflect changes in ownership and underlying use, and to produce continual improvement in the accuracy and completeness of this map and of the UGA-level maps to follow. This regular review shall occur at least once every five years or as needed pursuant to other requirements of the Growth Management Act.

Add new page LU-48 to read:

Lands Useful for Public Purpose (Map 6)

A countywide map depicting “lands useful for public purpose” is included (Map 6 in the map portfolio) to show various types of public land that presently accommodate public facilities. This map is incorporated herein by this reference. It is a long-range planning tool that will be regularly updated as future land acquisitions occur.

The purpose of the “Lands Useful for Public Purpose” map is the identification of site locations for existing and potential future public facilities. The primary focus is on the identification of public lands in the unincorporated areas - which consist primarily of county and state properties, but also includes some city and federal properties.

Public roads, however, are not highlighted on this map, but are identified on the maps included with the Transportation Element. Similarly, public land used for resource management, wildlife refuge, or other open space uses are not included on this map, but are shown on the Open Space Map.

Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. The reason for this is to avoid the possibility of jeopardizing such acquisitions by calling them out in advance, thereby inflating their asking price and narrowing siting options. As new sites for public facilities are added through conventional acquisition or by use of the common siting process, they will be added to this map.

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

The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small neighborhood parks, subdivision scale stormwater detention or recreation sites, and the like have not been included on this map. They may be included on UGA-level subarea plan maps that will be developed in later planning phases to supplement this map.

Revised EXHIBIT A

It is the intent of Snohomish County to regularly review and refine the source data to produce continual improvement in the accuracy of this map and of the UGA-level maps to follow.

Amend Policy TR 5.A.1 on page TR-8 to read:

5.A.1 ~~Transportation services and facilities that are at their ultimate capacity, as determined by the county, shall not be a consideration in land use concurrency determinations.~~

The county shall identify alternative transportation mitigation for proposed developments that impact roadways determined to be at ultimate capacity and which are operating below adopted level of service standards

Add new Policy UT 3.C.2 on page UT-7 to read:

Sewer service to the 80-acre Wellington Hills site adjacent to the Maltby UGA shall be prohibited unless the requirements of Policy UT 3.C.1 are met.

Amend Policy IC 1.B.4 on page IC-3 to read:

1.B.4 The county shall seek interlocal agreements with the cities to implement Policies LU 2.A.6 7, LU 2.A.9, and LU 2.B.6 in areas which are proposed for annexation ~~and have an inconsistency between the existing subarea comprehensive plan and the county's GMA comprehensive plan.~~ Such agreements shall be effective until the transportation element of the county's GMA comprehensive plan has been revised consistent with the results of the population and employment target reconciliation process described in Objective PE 2.A.

Add new policy IC 1.B.5 on page IC-3 to read:

1.B.5 The county shall not support any proposed annexation of unincorporated lands in Snohomish County by a city or special district situated predominantly outside of Snohomish County unless and until an annexation agreement has been signed by the county and said district or city. Such agreement shall address and substantially resolve issues of land use, applicable development regulations, permit processing, public services delivery, facilities financing, transportation planning, concurrency management, and any other similar jurisdictional issues identified by the county. Such agreement should be approved prior to city acceptance of an annexation petition.

Amend the definition of comprehensive plan on page E-4 of Appendix E (Glossary) to read:

Comprehensive plan: A generalized coordinated land use policy statement of the governing body of a county or city adopted pursuant to the Growth Management Act (RCW 36.70A.030). Snohomish County's comprehensive plan includes the General Policy Plan, the Future Land Use Map, several detailed UGA plans, and the Rural/Resource Plan, and several functional plans such as the Capital Plan, the Transportation Element, and the Countywide Comprehensive Parks and Recreation Plan.

Add new paragraph on page E-6 of Appendix E (Glossary) to read:

Growth phasing overlay: An overlay designation on the Future Land Use Map that delineates areas of inconsistency between the underlying GPP land use designations and the land use designations of the existing subarea comprehensive plans along the UGA boundaries for the purposes of Policy LU 2.A.7.

Amend the definition of Net density on page E-8 of Appendix E (Glossary) to read:

Net density: Refers to the density of development excluding roads, environmentally sensitive critical areas and required buffers, drainage detention/retention areas, biofilter swales and areas required for public use.

Amend the definition of Open Space Corridor on page E-9 of Appendix E (Glossary) to read:

Open Space Corridor: A linear land use ~~plan overlay or designation~~ feature that may contain various types of uses that are characterized in the aggregate by the pre-eminence of natural or man-altered landscape features and a minimal amount of ~~man-made~~ buildings and other ~~man-made~~ above-grade structures. Open space corridors may contain any of the land use categories enumerated in Policy LU 10.A.1. ~~Refinement of this definition will be considered in the next phase of the county's GMA planning process.~~

Amend the definition of Rural land on page E-11 of Appendix E (Glossary) to read:

Rural land: All land located outside of UGAs and not designated as agricultural or forest lands of long-term commercial significance with existing or planned rural services and facilities such as domestic water systems (generally systems without fire flow), rural fire and police protection services and transit services along major arterial routes. New rural residential developments have a maximum net density of ~~1 dwelling unit per 2.3 acres. Maximum densities are lower in specific plan designations as determined by the rural residential designations on the Future Land Use Map and by their implementing zones and development regulations designed to maintain rural character.~~

Revised EXHIBIT A

Amend the definition of Rural/resource plan on page E-11 of Appendix E (Glossary) to read:

Rural/resource plan: An element of the growth management plan which establishes specific development patterns ~~and residential densities~~ for rural lands and refines resource land designations and conservation measures. The plan will help implement the rural and resource lands policies of the General Policy Plan by focusing upon selected geographic and topical areas.

Add new paragraph on page E-11 of Appendix E (Glossary) to read:

Rural/urban transition area: Means the areas designated Rural Residential-5 or Rural Residential and covered by the Rural/Urban Transition Area overlay designation of the comprehensive plan. The purpose of the Rural/Urban Transition Area is to reserve a potential supply of land for future incorporation into the UGA.

Amend the definition of urban growth areas (UGAs) on page E-13 of Appendix E (Glossary) to read:

Urban Growth Areas (UGAs): Areas designated by the county, after consultation with cities, where urban growth will be encouraged and supported by public facilities and services. The urban growth areas include areas and densities sufficient to permit the urban growth that is projected to occur in the county for a 20-year period. Urban growth refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the ~~protection~~ production of food, other agricultural products or fiber, or the extraction of mineral resources.

Amend Implementation Measure LU 6.e on page H-2 of Appendix H (Implementation Measures) to read:

- e. Develop and implement an overlay zoning designation or other mechanism to ensure that new industrial uses in rural areas ~~outside the Malby Employment Area~~ are limited to natural resource-based industries which require proximity to nearby resource lands.

Amend Implementation Measure LU 8.c on page H-5 of Appendix H (Implementation Measures) to read:

- c. Work with the Forestry Advisory Committee and landowners who have requested review of their property for removal from Commercial Forest land in the GPP to conduct a site visit, review properties, and amend the GPP.

Properties shall be reviewed for their consistency with the criteria for Commercial Forest lands adopted under GPP policy 8.A.2 and for overlapping resource land designations. For purposes of this review, deferred forest tax status (criterion 4) shall refer to the tax status of the property at the time the GPP is adopted. Development permits for projects allowed on designated commercial forest land, including the FTA, shall not be considered grounds for removing land from commercial

Revised **EXHIBIT A**

forest designation (criterion 6). ~~Property within 1/2 mile of an Urban Growth Area shall be removed at the landowner's request.~~ Uncommon and isolated inholdings that do not meet all of the criteria shall not be removed from commercial forest designation. When lands are removed from designated forest land, the FTA boundary shall also be reviewed and amended as necessary to maintain a one-quarter mile wide FTA.

Amend Implementation Measure LU 10.a on page H-9 of Appendix H (Implementation Measures) to read:

- a. Identify and map local ~~and regional~~ open space lands and corridors ~~((prior to completion))~~ to supplement and refine the countywide Open Space Corridor/Greenbelt Areas Map incorporated herein as part of the UGA and Rural/Resource Plans.

Amend the plan designations and legend of Map 4 (Future Land Use-General Policy Plan) consistent with the preceding text changes.

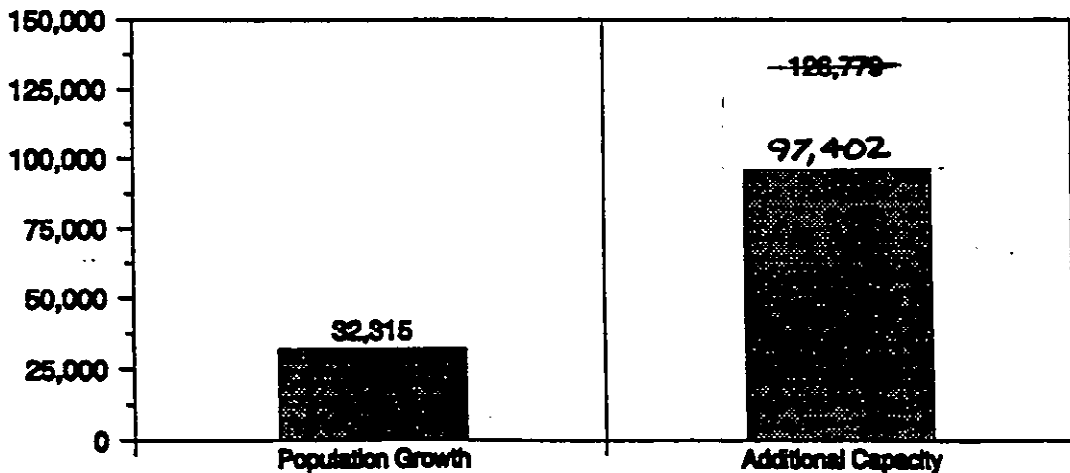
Amend several figures in the text and in Figures A-26 and A-28 of the residential capacity analysis on pages A-25 and 26 of Appendix A as shown on the following two pages.

As can be seen in Figure A-26, there is estimated capacity for ~~126,779~~ ^{97,402} additional persons within rural areas of Snohomish County. This is more than sufficient to accommodate the 20-year population growth target of 32,315 for rural areas, and provides

residential capacity to accommodate rural growth beyond the 20-year horizon of this plan. Figure A-28 translates additional population capacity into housing units and shows that there is capacity in rural areas for an estimated ~~45,539~~ ^{34,987} additional units.

Figure A-26

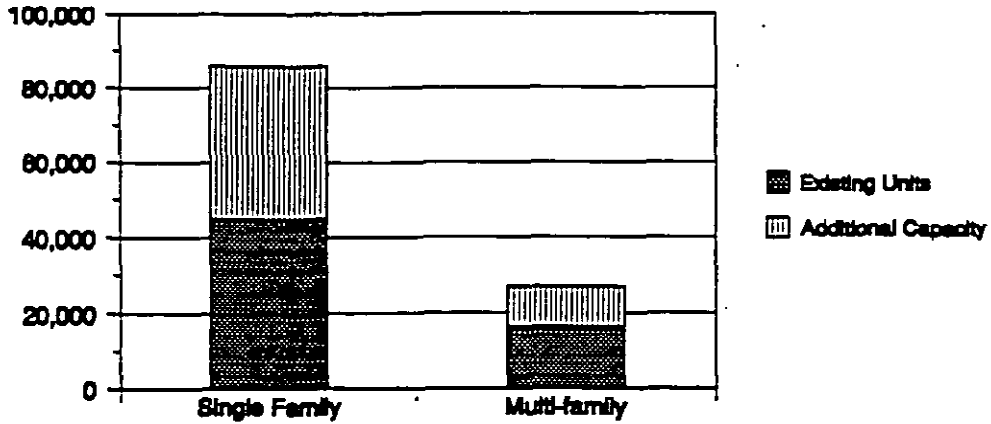
RURAL AREA
1992-2012 POPULATION GROWTH AND ADDITIONAL POPULATION CAPACITY



Note: The rural area represents the area of Snohomish County outside the UGA. The rural land capacity results will be refined in the Rural/Resource Plan.

Figure A-27

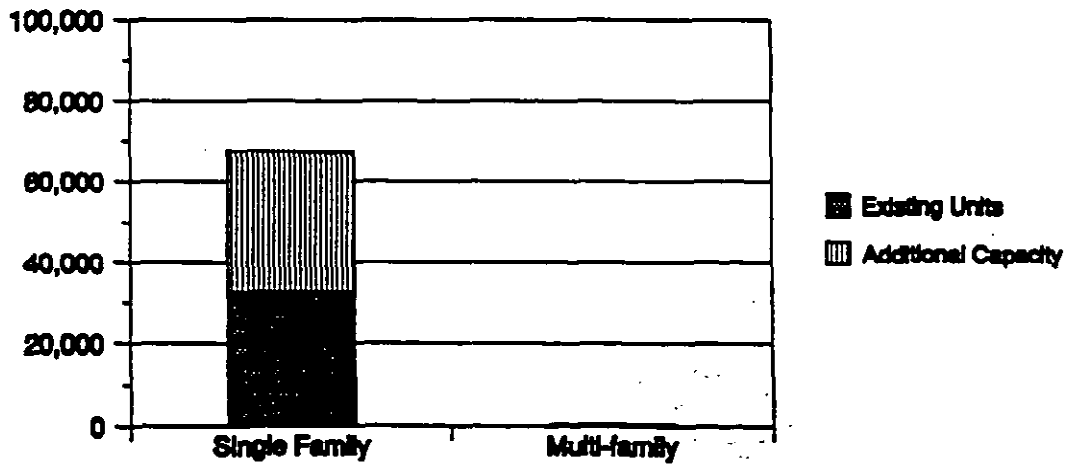
**URBAN UNINCORPORATED AREA
RESIDENTIAL LAND CAPACITY**



Note: Single family includes mobile homes. Multi-family includes units within structures containing two or more units; includes duplexes. Existing units as of 12/91.

Figure A-28

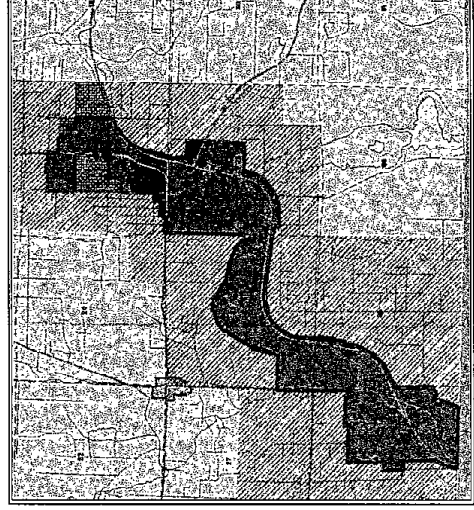
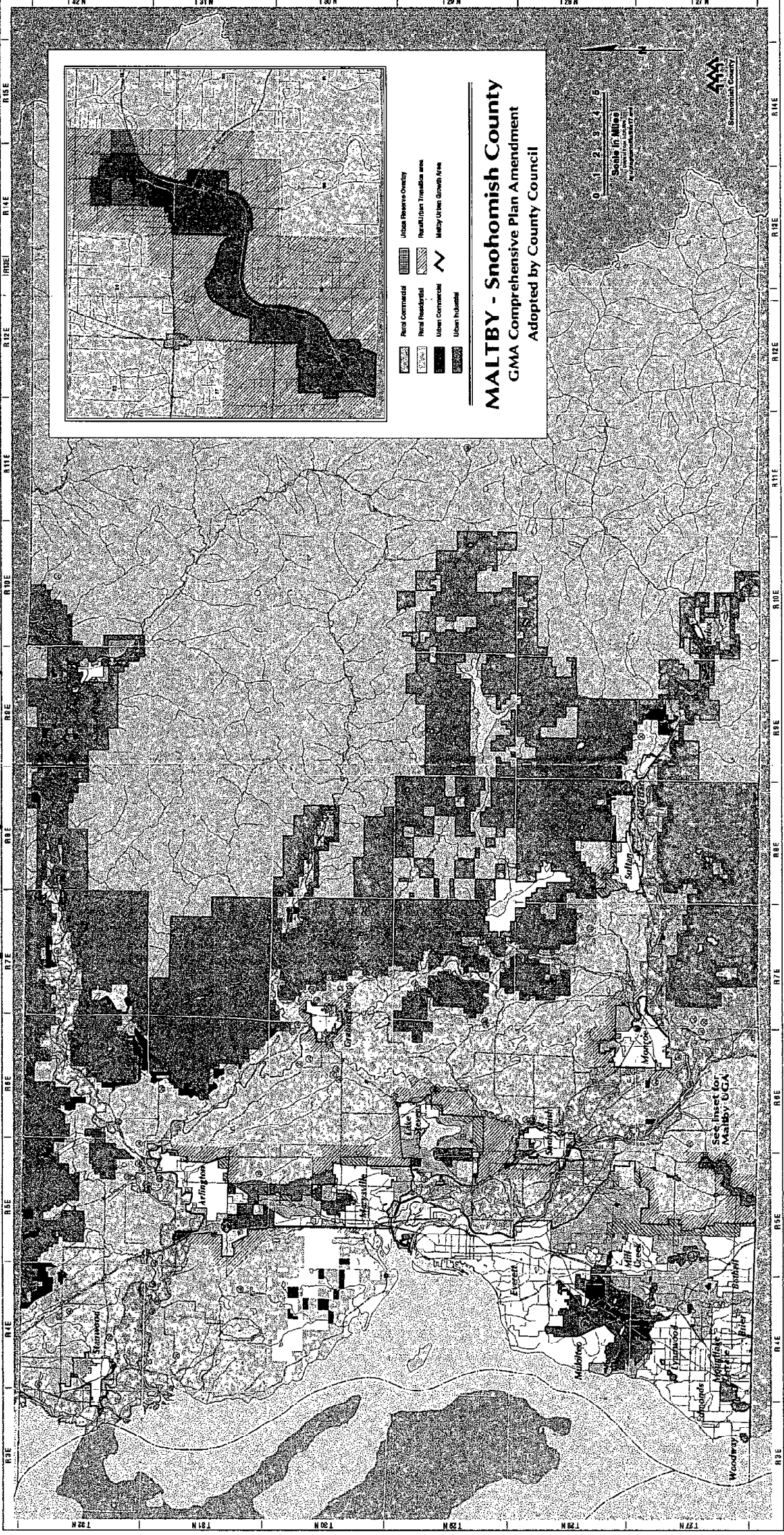
**RURAL AREA
RESIDENTIAL LAND CAPACITY**



Note: Single family includes mobile homes. Multi-family includes units within structures containing two or more units; includes duplexes. Existing units as of 12/91. The rural land capacity results will be refined in the Rural/Resource Plan.

Snohomish County GMA Comprehensive Plan FUTURE LAND USE- GPP AMENDMENTS MAP 4 Adopted by County Council

EXHIBIT B



MALTBY - Snohomish County
 GMA Comprehensive Plan Amendment
 Adopted by County Council

- Rural Commercial
- Rural Residential
- Urban Commercial
- Urban Industrial
- Urban Reserve Overlay
- Rural/Urban Transition Area
- Midcity Urban Growth Area

LEGEND

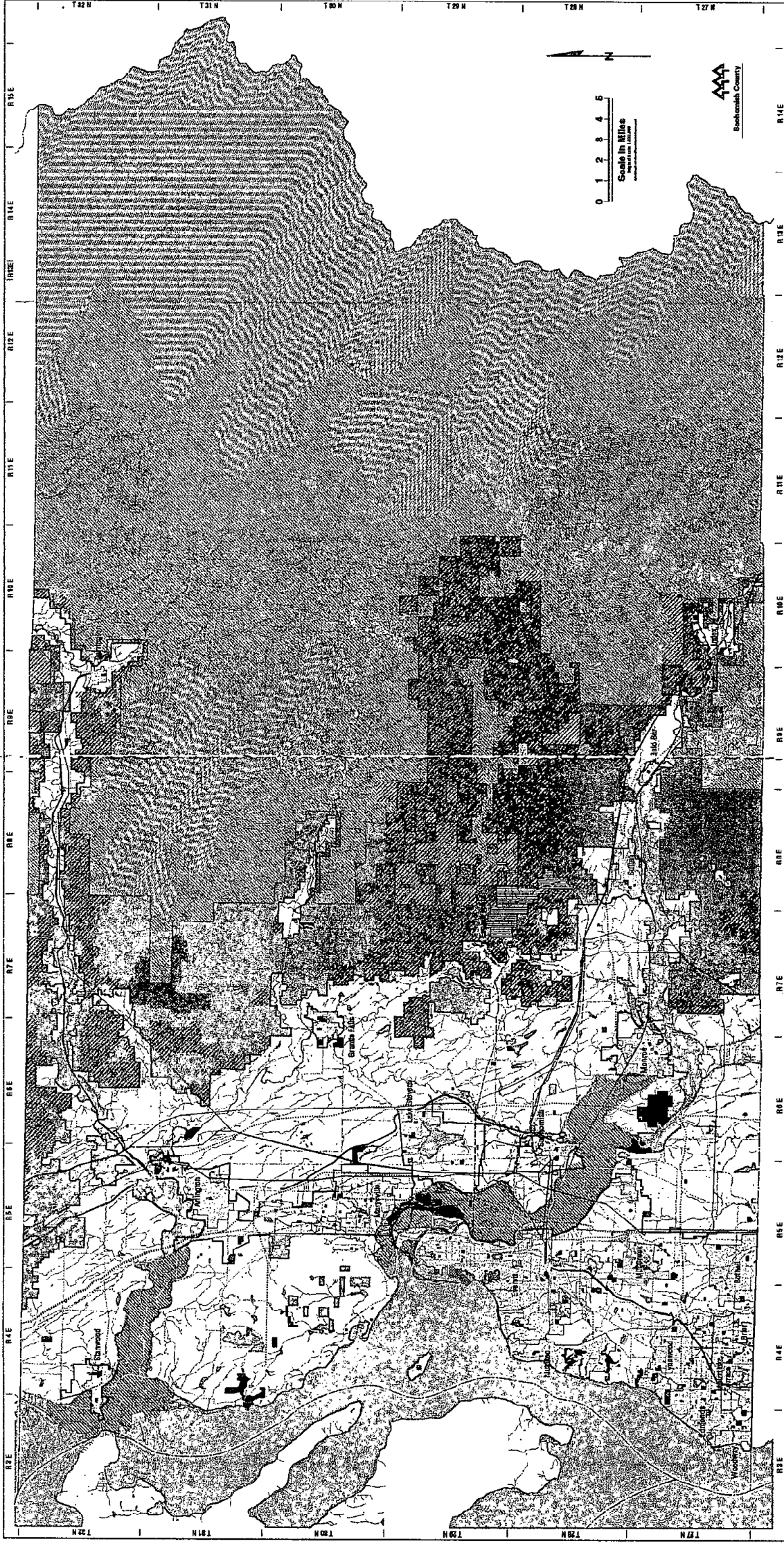
- National Forest (includes some private and non-federal publiclands)
- Local Forest (Timber Only)
- Commercial Forest
- Commercial Forest - Forest Transition N/A
- Local Commercial Farmland
- Upland Commercial Farmland
- Reentry Commercial Agriculture
- Low Density Rural Residential (T-UDS/Acre)
- Rural Residential-10 Reservoir Transition (T-UR15/Acre)
- Rural Residential-10 (T-UR10/Acre)
- Urban Low Density Residential (U-10/Acre)
- Urban Medium Density Residential (U-15/Acre)
- Urban High Density Residential (U-20/Acre)
- Other Land (Uses: See Sub-area or GMA Comprehensive Plan)
- Rural Commercial
- Urban Commercial
- Rural Industrial
- Urban Industrial
- Incorporated Cities, Towns, Tribal Lands, & High-Way
- Urban Reserve Overlay
- Growth Planning Overlay
- Rural/Urban Transition Area
- Mineral Lands
- Center Designations
- Urban Growth Area Boundary
- Incorporated City Boundary
- Arterial Roadways

ADOPTED NOVEMBER 27, 1996
 NOVEMBER 25, 1996

Please refer to the General Policy Plan for additional information on these designations. Detailed maps showing precise boundaries for Urban Growth areas, as well as agricultural, forest, and mineral land designations are available in the office of Snohomish County Planning and Development Services.

Snohomish County GMA Comprehensive Plan - Map 5 OPEN SPACE CORRIDORS/GREENBELT AREAS

EXHIBIT C



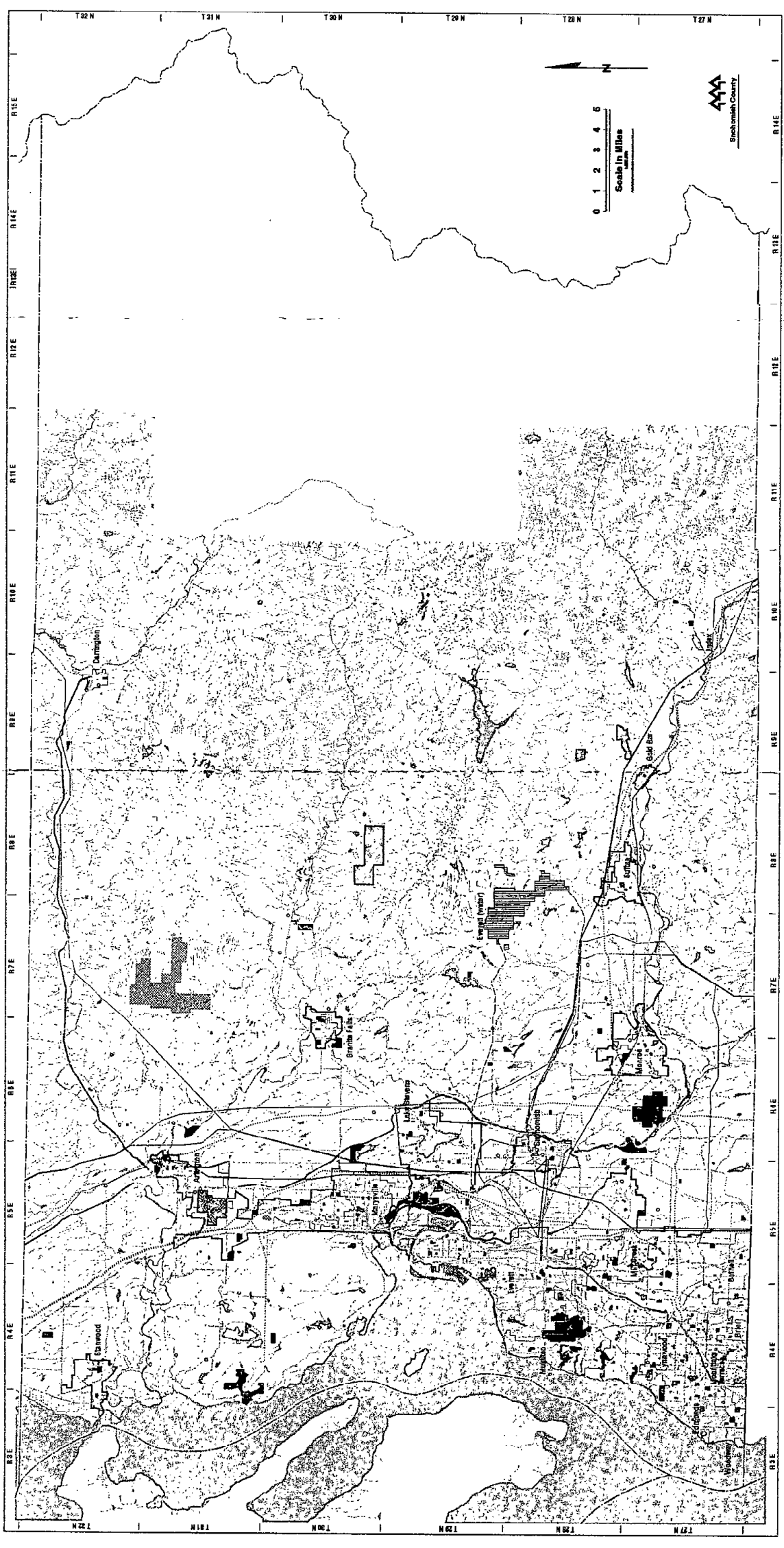
ADOPTED NOVEMBER 27, 1986
JULY 2, 1996

The accuracy and appropriateness of the data which is shown on this map are hereby warranted as much as they can be ascertained by the County. It is the intent of Snohomish County to use the information contained on this map for planning and informational purposes only. The County does not warrant the accuracy or appropriateness of the data for any other purpose. The County does not warrant the accuracy or appropriateness of the data for any other purpose. The County does not warrant the accuracy or appropriateness of the data for any other purpose.

- ### LEGEND
- Agricultural Lands (See Ord. No. 100, 1984)
 - Former Lands (See Ord. No. 100, 1984)
 - Snohomish County Open Space (See Ord. No. 100, 1984)
 - Public School Sites (See Ord. No. 100, 1984)
 - County College Campus (See Ord. No. 100, 1984)
 - Other Public Facilities (See Ord. No. 100, 1984)
 - Incorporated City Areas (See Ord. No. 100, 1984)
 - Urban Growth Areas (See Ord. No. 100, 1984)
 - City Parks and/or Designated Public Open Spaces (See Ord. No. 100, 1984)
 - WA State Department of Wildlife Lands (See Ord. No. 100, 1984)
 - US State Parks and Recreation Lands (See Ord. No. 100, 1984)
 - US Forest Service Lands (See Ord. No. 100, 1984)
 - US Dept. of Defense Lands (See Ord. No. 100, 1984)
 - City of Everett Urban Supply (Water Reservoirs) (See Ord. No. 100, 1984)
 - Private and City Golf Courses (See Ord. No. 100, 1984)
 - Cemetery (See Ord. No. 100, 1984)
 - County Jail Lands (See Ord. No. 100, 1984)
 - Electric Power Transmission Lines (See Ord. No. 100, 1984)
 - Interstate Transportation Corridor (I-5) (See Ord. No. 100, 1984)
 - Forest Reserve for Allotment (See Ord. No. 100, 1984)
 - Street City Water Pipelines (See Ord. No. 100, 1984)
 - Urban Growth Area Boundary (See Ord. No. 100, 1984)
 - Incorporated City Boundary (See Ord. No. 100, 1984)
 - County Boundary (See Ord. No. 100, 1984)

Snohomish County GMA Comprehensive Plan - Map 6 LANDS USEFUL FOR PUBLIC PURPOSE

EXHIBIT D



LEGEND

- City of Everett Water Supply (Reserved Area)
- Public Sewerage Treatment Plants
- Airports (Publicly owned)
- Community College
- County of State Facilities/Time
- Snohomish County Park Lands
- City Parks
- County Facilities (Publicly owned)
- Public School Sites
- County Facilities (Including Public Schools)
- Non-Whittier Basis
- US State Treatment Reservoirs
- County Facilities (Including County Jail Lands)
- Police and Fire Stations
- Other State
- US Dept of Defense
- NA State Park
- US State Treatment Reservoirs
- Existing (including County Jail Lands)
- Proposed (including County Jail Lands)
- Electric Power (Transmitters and Substations)
- Buried (Transmitters and Substations)
- Everett City Water Pumphouse
- Unincorporated Area Boundary
- Incorporated City Boundary
- County Boundary
- Incorporated City Area
- Other Rivers and Water Areas (see map)

ADOPTED NOVEMBER 27, 1986
FEBRUARY, 1996

The map and appendices of this plan have been prepared by the Snohomish County Planning Department, in cooperation with the Snohomish County Board of Commissioners. It is the policy of the County to provide for the development and use of lands in a manner which is consistent with the public interest and the best interests of the community.

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