



SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 98-035
ADOPTING THE CITY OF SNOHOMISH URBAN GROWTH AREA PLAN
AS A NEW SUBAREA PLAN AND AMENDING THE SNOHOMISH COUNTY
GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN; AMENDING
AMENDED ORDINANCE 94-125

WHEREAS, the Snohomish County Council adopted the Snohomish County Growth Management Act Comprehensive Plan (GMACP) on June 28, 1995; and

WHEREAS, the County Council adopted Amended Ordinance No. 94-121 which established a Final UGA for the City of Snohomish and included a provision for a future joint planning process which recognized that adjustments to the UGA may be necessary in light of identified need for employment-generating land uses and changes in capacity resulting from completion of UGA plans; and

WHEREAS, the city and the county subsequently entered into an interlocal agreement because there was a continuing need to coordinate and refine the GMA comprehensive plans of each jurisdiction through a joint planning process to evaluate the city's preferred UGA boundary and land uses within the unincorporated UGA; and

WHEREAS, by interlocal agreement, the city and the county agreed to a joint Phase 2 planning effort for the unincorporated UGA through which the city and the county would prepare a UGA plan which refines the initial phase GMA comprehensive plans of each jurisdiction to reflect agreed-upon land use designations for lands within the unincorporated UGA and ensures compatibility of population and employment targets, UGA boundaries, open space, transportation and utility systems, capital facilities, and annexation policies; and

WHEREAS, a joint planning team (JPT), consisting of city and county staff, was formed to prepare the UGA plan and provided public review on the development of the UGA plan by sponsoring a public workshop on April 20, 1996 to take comments on two plan alternatives and respond to a written survey; and

WHEREAS, the JPT presented a recommended City of Snohomish UGA plan and a modified UGA boundary to the Snohomish County Planning Commission at a public workshop on November 25, 1996 and at a public hearing on January 28, 1997; and

WHEREAS, the Planning Commission recommended approval of the City of Snohomish UGA plan and a modified Snohomish UGA boundary at the public hearing on January 28, 1997; and

WHEREAS, the City of Snohomish subsequently recommended revisions to the portion of the City of Snohomish Community Development Plan that applies to the unincorporated portion of the UGA; and

WHEREAS, the JPT presented a revised recommended City of Snohomish UGA plan ("Executive Version") and the modified UGA boundary to the Snohomish County Planning Commission at a public hearing on January 27, 1998 incorporating the revisions recommended by the city; and

WHEREAS the Planning Commission recommended approval of the "Executive Version" of the City of Snohomish UGA plan and the modified UGA boundary at the public hearing on January 27, 1998; and

WHEREAS, the Snohomish County Council held a public hearing on June 24 continued to July 13 and 22, 1998, to consider the entire record and hear public testimony on Ordinance No. 98-036, establishing a modified UGA for the City of Snohomish, Ordinance No. 98-035, adopting the City of Snohomish UGA plan as a new subarea plan and part of the Snohomish County Growth Management Act Comprehensive Plan (GMACP), and Ordinance No. 98-037, adopting area-wide rezones to implement the City of Snohomish UGA Plan.

NOW, THEREFORE, BE IT ORDAINED:

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

- A. The County Council adopts the findings and conclusions identified in Section 1 of Ordinance No. 98-036, which modifies the urban growth area for the City of Snohomish and incorporates the same herein by reference.
- B. The City of Snohomish UGA plan provides a full range of residential densities by designating lands as Urban Low Density Residential (UR-L: 4-6 dwelling units per acre), Urban Medium Density Residential (UR-M: 6-12 du/acre), and Urban High Density Residential (UR-H: 12-24 du/acre). There are over 822 acres of residentially designated lands within the UGA which are located north and west of the city limits.
- C. The UGA plan designates 249 acres of Business Park (BP) along both sides of the Bickford Avenue corridor. The purpose of the BP designation is to allow a wide range of retail commercial and light manufacturing uses with the approval of a site development plan.

- D. The UGA plan designates 162 acres of Airport Industry and 81 acres of Industry which are located in the 100-year floodplain of the Snohomish River. Uses on these lands are subject to the special flood hazard regulations in Title 27 of the Snohomish County Code.
- E. The UGA plan designates 8 acres of Urban Horticulture (UH) and 30 acres of Open Space (OS) in the 100-year floodplains of the Snohomish and Pilchuck Rivers. The UH designation allows uses such as agricultural operations and sales of farm products. The OS designation applies only to public lands and lands owned by non-profit recreation organizations such as the Stocker soccer fields.
1. Stocker parcels-southwest Harvey Field area. At the Council hearing, testimony was received regarding city support for designating the Stocker parcels in the southwest corner of Harvey Field as Urban Horticulture to maintain consistency with the current uses at the site. Planning Commission recommended the site be designated Urban Industrial, the same designation as Harvey Field acreage adjacent to the site. Council is persuaded by the city's request to use the designation to continue land uses such as the agricultural operations and sales of farm products.
 2. Cook parcel. Council received testimony from Mr. Cook that he desired an Urban Industrial designation for his property, similar to the designation of property to the west along Lowell River Road. PDS staff supported this change, explaining that the Urban Horticulture designation resulted from the request of a former owner of this site. This change makes the entire Lowell River Road frontage within the UGA an Urban Industrial designation. Zoning will remain Agriculture-10 Acres for this site until revision of the county Shoreline Management Master Program.
- F. The UGA plan designates the location of four future city park sites. These designations respond to a park needs analysis conducted by the city which identified a deficiency of four neighborhood parks.
- G. The UGA plan, as a component of the GMACP- General Policy Plan (GPP), incorporates the GPP's minimum net density requirement of 4 to 6 dwelling units per acre for new residential development.
- H. The City of Snohomish UGA target population for the year 2012 is 12,910, which includes the city target of 7,800 and the surrounding unincorporated UGA target of 5,110. The residential holding capacity for the UGA, both incorporated and unincorporated areas, is 13,023. The 2012 target population is approximately 92% of the UGA residential holding capacity.

- I. The UGA plan designates an additional 323 acres of vacant commercial and industrial designated land in response to an employment land capacity analysis which determined that the majority of designated commercial and industrial land in the city is either developed or is severely constrained and, in the unincorporated UGA, there is only 14 acres of unconstrained and vacant commercial and industrial land available for the 20-year projected employment needs.
- J. The timing of growth in the UGA plan will be phased primarily by the provision of sewer and water service, which is provided by the City of Snohomish. The UGA plan contains policy guidance indicating that new development must comply with the city's sewer and water connection requirements which include, for example, private financing of a sewer trunk line extension to serve the Bickford Avenue corridor.
- K. The County Council adopts the conclusions as set out in Section 2 of Ordinance No. 98-036 which modifies the UGA boundary for the City of Snohomish UGA and incorporates the same herein by reference.
- L. The City of Snohomish UGA plan will encourage the concentration of growth that may otherwise occur in the surrounding rural lands, thereby reducing urban sprawl and decreasing inappropriate rural growth.
- M. The UGA plan is consistent with GPP policy LU 2.A.1 which requires that all UGA plans shall ensure that future residential development in all unincorporated UGAs achieves a minimum net density of 4 to 6 dwelling units per acre.
- N. The UGA plan is consistent with GPP policy LU 1.A.11 which requires that future land uses in the floodplain comply with the provisions of Title 27 SCC, the special flood hazard ordinance.
- O. The UGA plan is consistent with GPP policy LU 1.D.3 which requires that UGA plans analyze and designate locations for increased residential densities, and commercial and industrial uses.
- P. The UGA plan is consistent with GPP policy LU 1.D.4 which requires that UGA plans preserve and enhance unique and identifiable characteristics such as environmentally sensitive areas, open space areas, distinctive development patterns and neighborhood areas.
- Q. The UGA plan is consistent with GPP policies LU 1.D.5 and LU 2.C.1 which require phasing of growth that encourages compact urban development and efficient, adequate service provision.

- R. The UGA plan is consistent with GPP policy LU 1.D.7 which requires that UGA plans consider open space, parks and recreational facilities needed for urban growth.
- S. The UGA plan is consistent with GPP policy LU 2.A.2 which requires that UGA plans provide for a variety of residential densities in a manner which accounts for the presence of critical areas. The UGA plan contains all three ranges of GPP residential densities (UR-L, UR-M and UR-H). The presence of critical areas, especially along Cemetery Creek and adjacent wetlands, was a major consideration in the location of the various densities. The UGA plan also limits the upper density range of the UR-H to 18 DU/acres in order to minimize impacts of high density multi-family development adjacent to critical areas.
- T. The UGA plan is consistent with GPP policies LU 2.B.3 and LU 2.B.4 which recommend intensification of existing commercial development and discouragement of new strip commercial development. The 249 acres of Business Park designation along the Bickford Avenue corridor will provide sufficient opportunities in the UGA plan to meet retail shopping needs of the city's trade area, particularly, in the convenience retail sector.
- U. The UGA plan is consistent with GPP policy LU 2.B.5 which requires that new industrial areas are designated only in locations where there is adequately planned, programmed or existing roads, utilities and services. The industrial areas designated in the UGA plan will accommodate the city's employment targets for the year 2012 and help fulfill the city's vision of a balanced community and preserve the regional significance of Harvey Airfield.
- V. The county has met and exceeded the public participation requirements of the GMA and Snohomish County Code.
- W. The adoption of the UGA plan is consistent with the GMA.
- X. The adoption of the plan is consistent with the multi-county policies adopted by the Puget Sound Regional Council and with the countywide planning policies for Snohomish County.
- Y. Adoption of the City of Snohomish UGA Plan as a part of the GMACP is permitted by RCW 36.70A.130(2), which allows amendment of a GMA comprehensive plan more frequently than once per year if the amendment is the initial adoption of a subarea plan.

Section 2. The County Council bases its findings and conclusions on the entire record of testimony and exhibits, including all written and oral testimony before the Planning Commission and the County Council.

Section 3. Based on the foregoing findings and conclusions, the County Council hereby adopts the City of Snohomish Urban Growth Area Plan, which is attached hereto as Exhibit A and incorporated by this reference, and the City of Snohomish land use plan map attached hereto as Exhibit B as part of the Snohomish County GMA Comprehensive Plan (GMACP). The GMACP, which was adopted by Amended Ordinance 94-125 on June 28, 1995 and last amended by Ordinance No. 97-076, is amended to incorporate the City of Snohomish UGA Plan and the City of Snohomish land use plan map, attached as Exhibits A and B, respectively, to this ordinance.

Section 4. The GMACP Future Land Use Map, adopted as Map 4 to the GPP by Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Ordinance No. 97-076 on September 15, 1997 is amended to incorporate the City of Snohomish UGA Plan land use map, which is attached to this ordinance as Exhibit B.

Section 5. The City of Snohomish UGA Plan and land use map (Exhibits A and B) supersede and replace the map and textual portions of the Snohomish/Lake Stevens Area Comprehensive Plan, last amended by Motion No. 90-237, which apply to the unincorporated area within the City of Snohomish UGA, as contemplated by the GPP at IN-14.

Section 6. 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 22 day of July, 1998.

ATTEST:

Sheila McCallister
Asst. Clerk of the County Council

Snohomish County, Washington

Kristen Jensen
Chair, County Council

- () Approved
() Emergency
() Vetoed

Date 7-29-98

ATTEST:

Sheila McCallister

Joan M. Earl
County Executive

JOAN M. EARL
Deputy Executive

D-13

EXHIBIT A
AMENDED ORDINANCE 98-035

**SNOHOMISH COUNTY
GMA COMPREHENSIVE PLAN**

**CITY OF SNOHOMISH
URBAN GROWTH AREA PLAN**

**PREPARED PURSUANT TO AN INTERLOCAL AGREEMENT
BETWEEN THE CITY OF SNOHOMISH AND SNOHOMISH COUNTY
FOR JOINT PLANNING WITHIN THE UNINCORPORATED URBAN
GROWTH AREA TO IMPLEMENT THE GROWTH MANAGEMENT ACT**

JULY 1998

I. INTRODUCTION

The City of Snohomish Urban Growth Area (UGA) Plan represents a unique relationship between the City of Snohomish and Snohomish County. The City of Snohomish UGA Plan was jointly developed by the city and the county to apply to the unincorporated portion of the UGA which both the city and the county have previously planned for under the Growth Management Act (GMA). The City of Snohomish UGA Plan also represents a culmination of more than six years of interjurisdictional planning between the city and the county beginning with the interlocal agreement to study the Bickford Avenue corridor. The two jurisdictions later jointly planned within the unincorporated interim UGA to establish a final UGA boundary for the city, consistent with the requirements of the GMA.

The impetus for the City of Snohomish UGA Plan is the city's and the county's desire to coordinate and refine their respective recently adopted comprehensive plans within the unincorporated UGA in order to carry out the county-wide planning policies for joint planning within the UGAs and further the goals of the GMA.

Snohomish County used a phased approach in adoption of its comprehensive plan under GMA. The adoption of the General Policy Plan (GPP) on June 28, 1995 completed the initial Phase 1 implementation of the GMA in Snohomish County. Under Phase 1, the GPP designated a UGA for the City of Snohomish which contains sufficient unincorporated land capacity to accommodate the projected 2012 population and employment growth targets. The GPP land use designations used to help determine employment and residential land capacity for the Snohomish UGA were based on pre-existing land use designations adopted more than 16 years ago.

Phase 2 of GMA planning in Snohomish County requires a detailed UGA comprehensive plan which considers a city's vision for its unincorporated UGA, as articulated in its GMA plan. The City of Snohomish UGA Plan provides an up-to-date, more complete and detailed document, primarily consisting of a land use map, that will guide both public and private development decisions in the unincorporated portion of the city's UGA.

II. DESCRIPTION OF THE UGA PLANNING PROCESS

The city adopted the Community Development Plan (CDP) on April 4, 1995 to meet its requirements of the GMA. The CDP recognized the UGA boundary for the City of Snohomish that was adopted by the county council as the final UGA boundary on in 1994. The CDP included land use designations and policies that

encompassed both the city and the unincorporated portions of the UGA. The city's plan recommended land use designations in the unincorporated UGA that were inconsistent with the GPP's future land use map designations. The city's plan acknowledged the county's phased approach to planning under the GMA and city will not fully complete its plan until finalization of the Phase 2 UGA plan for the City of Snohomish.

An interjurisdictional planning process was necessary for the county to consider the city's plan for proposed densities and land use patterns in the unincorporated UGA and its effect on population and employment growth targets.

By interlocal agreement, the city and the county agreed to a joint Phase 2 planning effort for the unincorporated UGA that has resulted in the preparation of the City of Snohomish UGA Plan. A Joint Planning Team (JPT), consisting of city and county planning staff, was formed to prepare the UGA plan and make recommendations, if necessary, for the Joint Comprehensive Planning Area (JCPA). The JCPA is the area outside of the UGA in which the city and county have identified common interests.

The JPT developed the City of Snohomish UGA plan based primarily on the city's CDP for the unincorporated UGA. In developing the plan, the JPT considered the work accomplished by the Growth Management Coordinating Committee (GMCC) which was jointly formed by the city and county councils. The GMCC presented a recommendation on land use designations and a UGA boundary for the unincorporated portion of the UGA at a joint meeting of the city and county planning commissions on September 20, 1994. The JPT also considered the 1991 report prepared by the Bickford Planning Committee for the planning of the Bickford Avenue corridor.

The JPT sponsored a public workshop on April 20, 1996 to take comments on two plan alternatives. The two alternatives consisted of (1) the GPP future land use map for the City of Snohomish UGA and (2) the CDP land use map for the city's UGA. More than forty citizens attended the workshop. A written survey was completed by 25 workshop attendees. The majority of written responses indicated support for additional commercial and manufacturing development in the unincorporated UGA, particularly in the Bickford Avenue corridor, which is consistent with the CDP. Other notable survey comments that the majority of respondents wrote include the desire for the city to provide a mix of job and housing opportunities to maintain a more balanced city, provide affordable housing alternatives that are compatible with single family neighborhoods, and provide effective buffer protection of Cemetery Creek.

The Phase 2 planning interlocal agreement required the JPT to (1) present a recommended City of Snohomish UGA Plan to the planning commissions of the

city and the county at separate meetings, (2) receive public testimony on the recommendation and (3) deliberate and vote on their own recommendations to their respective councils. According to the Phase 2 interlocal agreement, the city council was required to consider any changes or refinements to the plan recommended by the city planning commission and forward its decision to the county council. The county council was required to hold at least one public hearing on the plan and consider the county planning commission's recommendation and the decision of the city council on the plan.

The City of Snohomish UGA Plan resulted in amendments to both the city's Community Development Plan and the county's General Policy Plan (GPP). The county's plan amendment process consisted of adopting an ordinance that added the City of Snohomish UGA plan as a separate component of the GMA plan. A second county ordinance authorized amendment of the Snohomish UGA boundary to add one parcel designated urban commercial. A third county ordinance was required for an area-wide rezone to implement the UGA plan.

The UGA plan will replace that portion of the county's existing Snohomish/Lake Stevens Area Comprehensive Plan (SLSACP), adopted in 1979, which applies to the unincorporated City of Snohomish UGA.

The Phase 2 planning interlocal agreement required the city and the county, in addition to adopting a UGA plan for the City of Snohomish UGA, to produce a document entitled "An Interlocal Agreement Between Snohomish County and the City of Snohomish for Urban Growth Area and Joint Comprehensive Planning Area Implementation Strategies." Section IX of the City of Snohomish UGA Plan provides the policy direction for preparation and adoption of an interlocal agreement to identify UGA plan implementation strategies.

III. A CHARACTERIZATION OF UGA AND JCPA PLANNING AREA AND EXISTING LAND USES

The City of Snohomish UGA is bordered generally on the east by Machias Road and the Pilchuck River; on the south by railroad right-of-way and Airport Way; on the west by Bickford Avenue and 87th Avenue SE; and on the north by an irregular line running between 52nd and 56th Streets SE with a pie-shaped section that slightly borders Highway 2.

The topography within the UGA is primarily characterized by an upland plateau of rolling hills that drains south into the valleys of the Pilchuck and Snohomish Rivers. The UGA extends into the floodplains of the two river valleys and includes the Harvey Airfield complex. Cemetery Creek is considered the major drainage basin that is principally within the unincorporated UGA. Cemetery

Creek flows southward along the western boundary of the UGA into the Snohomish River.

The JCPA extends east of the UGA to include the Pilchuck River floodplain to its confluence with the Snohomish River. To the south, the JCPA includes the area surrounding Hanson Slough. The JCPA extends west of the UGA onto Fobes Hill to include the Harkins Fork of Cemetery Creek. The Highway 2 right-of-way is the northern boundary of the JCPA.

The Snohomish UGA is approximately 2,903 acres in size. The current city limits contain about 1,544 acres and the remaining unincorporated UGA comprises 1,358 acres.

Approximately 43% of the unincorporated UGA is categorized as built. Two-thirds of the built lands consist of existing single family development and associated common areas. Almost one-third of the built lands consist of commercial and industrial uses. The remaining 4% of built lands consist of public/semi-public lands. The unbuilt lands comprise 693 acres, which is 57% of the total unincorporated UGA.

Single family development is located largely in the north and west portions of the unincorporated UGA. The parcel pattern consists primarily of rural acreage lots. There are a few subdivisions in this area that contain lots ranging from one-quarter to one-half acre in size. All development in the unincorporated UGA is unsewered. Sewage disposal occurs through on-site septic tank and drainfield systems.

The commercial development is concentrated along Bickford Avenue, north of its intersection with 56th Street and along Airport Way, adjacent to Harvey Airfield. The commercial development consists primarily of outdoor equipment and building material sales that are land extensive and require road frontage display such as the auto/truck dealership located on Bickford Avenue.

The industrial uses are concentrated in the portion of the UGA that is south of the Snohomish River and adjacent to and including Harvey Airfield. The most notable manufacturer is the Seattle-Snohomish lumber mill.

Harvey Airfield is a privately owned general aviation reliever airport and is part of the Puget Sound Regional Air Transportation System. In addition to the more than 300 based small aircraft, the airfield is the home base for operations such as the Snohomish County Search and Rescue helicopters, an FAA-approved flight school, a skydiving school, an air taxi/charter service, and aircraft service and repair businesses.

There are more than 30 acres of private recreation facilities within the unincorporated UGA that consists of the community's soccer and Little League ball fields. The soccer fields are located in the southeast corner of the UGA and the Little League fields are located northwest of the airfield.

Only a couple of small farms remain active within the unincorporated UGA. A farm produce stand is located in the UGA near the intersection of Airport Way and Highway 9. A gravel extraction pit continues to operate on a site southeast of the intersection of 56th Street SE and Bickford Avenue.

IV. CONSISTENCY ASSESSMENT OF COMMON ELEMENTS OF CITY AND COUNTY COMPREHENSIVE PLANS

The GMA requires that any amendments to a comprehensive plan and implementing regulations shall be consistent with the adopted comprehensive plans of affected jurisdictions. Development of the City of Snohomish UGA plan included a consistency assessment performed on common goals, objectives and policy elements, as well as the land use maps, of both the city's CDP and the county's GPP.

The assessment concluded that the city and county comprehensive plans are generally consistent with each other since the two plans incorporate the goals and mandates of the GMA and both plans were developed to carry out the purpose and intent of the adopted countywide planning policies.

The major difference between the city's CDP and county's GPP is that the GPP is a framework plan which provides general policy direction for the preparation of more detailed sub-area plans in urban and rural areas and for the preparation of development regulations required by the GMA to implement the plan. The GPP policies do not, in many cases, provide the necessary direction for making land use decisions on individual development projects. More specific policies are preferable in order to properly guide the processing of individual land use development applications.

The CDP is a policy plan that provides specific policies which can be used to guide landowners, developers and decision-makers in the development application review process. Given the greater level of geographic specificity, the CDP contains land use planning policies which are reflected in the CDP's recommended land uses for the unincorporated UGA. The following is an example of a plan element common to both plans that is addressed as a generalized policy in the GPP, in contrast to a more specific policy in the CDP:

LU 2.B.4 New strip commercial development shall be discouraged.
(GPP)

CA 6.11 Development of Business Park areas will be done under a binding site plan to discourage strip commercial development and protect environmentally critical areas. It will have a minimum site development requirement of five acres with one access per site to the adjacent arterial. (CDP)

The following table displays a policy comparison of the major elements of the GPP and the CDP. The table indicates that the city's CDP provides the greater level of policy detail as the GPP is silent on many urban policies listed in the CDP.

Table 1 - Policy Comparison

Comprehensive Plan Elements & Subelements	Community Development Plan Policies (City)	General Policy Plan Policies (County)
Land Use		
urban growth	LU1.1-LU1.3 LU3.1, LU3.2	LU2.A.1-LU2.A.9 LU2.C.1-LU2.C.3
neighborhood planning	no policy	LU3.A.1-7
single family	SF4.1-SF4.10	HO1.B.1-HO1.B.4
multi-family	MF5.1-MF5.17	HO1.B.1-HO1.B.4
commercial	CA6.1-CA6.11	LU2.B.1-LU2.B.4
industrial	IA7.1-IA7.16	LU2.B.5
public use	PA7.1-PA7.4	LU3.A.1(d)
open space	OS8.1-OS8.4	LU10.A.1
urban horticulture	UH9.1-UH9.3	LU7.C.2
Natural Environment		
critical area protection	EP1.1-EP1.5 EP2.1-EP2.8 EP3.1-EP3.8 EP4.1-EP4.3 EP5.1-EP5.2 EP6.1	NE5.B.1-NE5.B.2 NE1.A.1-NE1.A.4 NE1.D.1-NE1.D.5 NE1.C.1-NE1.C.8 NE1.C.1-NE1.C.8 NE1.C.1-NE1.C.8
shoreline management	EP7.1-EP7.4 EP8.1-EP8.3 EP9.1-EP9.2 EP10.1-EP10.4 EP11.1-11.8 EP12.1-EP12.3 EP14.1-14.5	no policy no policy no policy no policy no policy no policy
floodplain management	EP13.1	NE5.B.1-NE5.B.6
restore fisheries	EP15.1-EP15.2	no policy
stormwater management	EP16.1-EP16.2	no policy
hazardous waste	EP17.1-EP17.2	NE10.A.1-NE10.A.4
air quality	EP18.1-EP18.2	NE7.C.1
Blackman's Lake	EP19.1	no policy
Ag preservation	EP20.1 & EP21.1	LU7.B.1-6
mineral land in UGA	EP22.1	no policy

Comprehensive Plan Elements & Subelements	Community Development Plan Policies (City)	General Policy Plan Policies (County)
Housing		
	HO1.1-HO1.7	HO1.A.1-HO1.A.4
	HO2.2-HO2.3	no policy
	HO3.3-HO3.6	LU5.A.3
	HO4.4-HO4.7	no policy
	HO5.1-HO5.3	no policy
	HO6.1-HO6.4	HO3.A.1
	HO7.1-HO7.7	no policy
	HO8.1-HO8.5	no policy
Economic Development		
	ED1.1-ED1.8	no policy
	ED2.1-ED2.2	no policy
	ED3.1-ED3.3	no policy
Transportation		
	TR1.1-TR1.5	TR5.A.2
	TR2.1-TR2.8	TR3.1-TR3.A.3
	TR3.1-TR3.4	TR4.E.1-TR4.E.5
	TR4.1-TR4.6	TR1.B.1-TR1.B.6
	TR5.1-TR5.3	TR6.A.2
	TR6.1-TR6.12	TR1.C.1-TR1.C.6
	TR7.1-TR7.3	CF7.A.1-CF7.A.2
	TR8.1-TR8.4	no policy
	TR9.1-TR9.6	TR4.A.1-TR4.A.3
Capital Facilities		
	CF1.1-CF1.8	CF1.B.1-CF1.B.2
	CF2.1-CF2.16	no policy
	CF3.1-CF3.3	CF1.A-CF1.A.2
Utilities		
	UT1.1-UT1.2	UT2.A.1
	UT2.1-UT2.10	no policy
	UT3.1-UT3.12	no policy
	UT4.1-UT4.5	no policy
	UT5.1-UT5.6	no policy
	UT6.1-UT6.3	no policy
	UT7.1-UT7.3	no policy

Prior to this UGA plan, the plan maps of the city's CDP and the county's GPP did not contain identical land use designations within the unincorporated UGA. However, the land use maps of the two plans use generally equivalent designations. The following table displays a comparison of land use designations in the GPP and the CDP that the two plans applied to lands within the City of Snohomish's unincorporated UGA.

Table 2 - Land Use Designation Comparison

Land use	General Policy Plan designation	Acres	Community Development Plan Designation	Acres
Residential	Urban Low Density Residential (4-6 DU/acre)	613	Single Family (6 DU/acre max.)	765
	Urban Medium Density Residential (6-12 DU/acre)	401	Low Density Multi-Family Residential (12 DU/acre max.)	2
	Urban High Density Residential (12-24 DU/acre)	none	Medium Density Multi-Family Residential (18 DU/acre max) High Density Multi-Family Res. (24 DU/acre max)	55
Commercial	Urban Commercial	60	Business Park	249
Industrial	Urban Industrial	78	Industry	84 <u>92</u>
Airport	Other Land Uses	*	Airport Industry	154
Open Space	Other Land Uses	*	Open Space	30
Agricultural compatible urban uses	Other Land Uses	*	Urban Horticulture	49 <u>8</u>

* The GPP's Other Land Uses category in the Snohomish UGA totals 203 acres.

A. Residential Uses

One of the purposes of the City of Snohomish UGA Plan is to improve the efficiency of urban residential land utilization by achieving a minimum net residential density of not less than 4 dwelling units per net acre. The city's plan has no minimum residential density threshold. A major goal of this interjurisdictional planning effort is to provide consistent residential land uses between the two plans while, at the same time, complying with GMA objectives and Countywide Planning Policies. To this end, the City of Snohomish UGA Plan, by adoption as a component of the Snohomish County GMA Comprehensive Plan - General Policy Plan (GPP), incorporates the GPP's minimum net density requirement for residential development. The interlocal agreement to implement the UGA plan (see Section VIII - City of Snohomish UGA Plan Implementation Policies) will require the city to amend its planning policies and development codes to achieve a minimum residential net density of 4 DU/acre.

B. Commercial and Industrial Uses

The city's Business Park designation, which would allow a wide range of commercial and industrial uses, provides a greater level of detail than the county's GPP Urban Commercial designations for guiding future development. The UGA plan recommends using the Business Park designation since it refers to more specific types of commercial and industrial land use which the city has equivalent zoning designations. The GPP is generally consistent with the city's Business Park designation under the GPP's broad category of Urban Commercial.

C. Other Land Uses

The Other Land Uses category in the GPP was applied to certain lands within the City of Snohomish UGA, south of the Snohomish River, that were previously designated for non-urban uses such as agriculture or were previously designated Airport which is not contained in any of the generalized land use categories in the GPP. The GPP's Other Land Uses designation was intended to delay the future urban development potential of these areas until new land use designations are identified in more detailed UGA plans.

The City of Snohomish UGA Plan redesignates all lands in the Other Land Use category with the following detailed land use designations (see the UGA land use plan map for specific locations): Airport Industry, Industry, Open Space, and Urban Horticulture. These new land use designations will be unique to the City of Snohomish UGA Plan since the GPP has no equivalent land use designation.

V. POPULATION AND EMPLOYMENT FORECASTS

The GMA requires that Snohomish County designate UGAs based upon the 20-year population projection made for the county by the Washington State Office of Financial Management (OFM). Specifically, UGAs are required to include areas and densities sufficient to accommodate the urban growth that is projected to occur in the county for the succeeding 20-year period.

The City of Snohomish UGA target population for the year 2012 is 12,910 and includes the city target of 7,800 and the surrounding unincorporated UGA target of 5,110. The UGA target population is the updated 20-year allocation developed through the Snohomish County Tomorrow (SCT) growth target reconciliation process for the diversified centers alternative in the GPP.

The 1997 population estimate by OFM for the City of Snohomish is 7,856. A comparison of the city's 2012 target population of 7,800 with the current estimated population for the city indicates that the city has already reached its targeted population for the year 2012. The CDP acknowledges the need to increase densities within the city in order to provide additional residential

capacity. Since the city's predominant housing type is single-family residential, the city is considering strategies to increase density using the single-family housing form within the incorporated portion of the UGA. City strategies may include, for example, allowing accessory apartments and reducing lot sizes and roadway widths. The county zoning code currently allows accessory dwelling units and small lot or zero lot line development.

The SCT adopted a methodology for calculating residential holding capacity. Using the city's land use assumptions, the county calculated a residential holding capacity of 13,980 for the entire City of Snohomish UGA. The 2012 UGA target population of 12,910 is approximately 92% of the UGA residential capacity. This results in a projected excess residential capacity of 8% within the UGA by the year 2012.

The employment target for the City of Snohomish UGA by the year 2012 is 4,725 which would be an increase of 41% over the 1990 employment estimate of 3,354. Eighty-five percent of the estimated jobs in 2012 will occur within the current incorporated city. The employment forecasts are based on the Puget Sound Regional Council's forecast distribution for Snohomish County and disaggregated to cities and UGAs using the county's employment correspondence table which relates forecast analysis zone employment forecasts to smaller geographic units.

The CDP analyzed employment land capacity within the city limits and concluded that there is very limited existing vacant and available commercial and industrial land to satisfy the projected future employment demand. According to the CDP, less than 10 acres of vacant commercially designated land is available within the city limits. Further, nearly all of the designated industrial land in the city is either developed or is severely constrained by critical areas or power line rights-of-way. In the unincorporated UGA, the GPP estimates that only 14 acres of unconstrained vacant non-residentially designated employment land is available. To compound this shortage, a forecast of commercial retail sales demand prepared for the CDP estimates a 43 acre shortfall in the convenience retail sector by the year 2012.

To remedy the predicted employment and retail sales shortages in the City of Snohomish UGA, the UGA plan incorporates the CDP recommendation to designate additional acres of commercial and industrial land in the unincorporated UGA. The CDP maintains that adequate commercial and industrial land capacity is necessary to help create a balanced tax base that will meet the future demand for public services such as libraries, parks and schools within the UGA. The additional commercial and industrial designated land in the unincorporated UGA is consistent with the needs analysis prepared for the CDP, the findings of the UGA public workshop survey and the city's vision statement in the CDP.

VI. GPP POLICY GUIDANCE FOR UGA PLAN PREPARATION

The General Policy Plan provides policy guidance for preparation of a UGA plan. Specific UGA related policies in the GPP ensure that detailed plans for each UGA are consistent with one another by containing common policy elements identified in the GPP. The joint planning team considered these GPP policies in the development of the City of Snohomish UGA plan and the following is an analysis of how the policies were applied.

Policy LU 1.A.11: Urban growth areas which are located within the floodplain, as identified in Title 27 of the SCC, shall comply with all provisions of that title, except that airports, and uses directly related to airports and sawmill storage yards, should be allowed in density fringe areas through a code amendment when located adjacent to existing airport or sawmill uses. Annexation agreements shall ensure the continued implementation of this policy.

The City of Snohomish UGA Plan contains lands that are within the 100-year floodplains of the Snohomish River and Pilchuck River. Uses on these lands are subject to the special flood hazard regulations in Title 27 of the Snohomish County Code. Undeveloped portions of the Harvey Airfield and the Seattle Snohomish Mill are located in the density fringe area of the 100-year floodplain of the Snohomish River.

The density fringe is a special flood hazard regulation that applies to floodway areas that cannot be reasonably established. By regulation, development is limited in density fringe areas in order to maintain an acceptable level of flood hazard protection.

Policy LU 1.A.11 recommends amending the special flood hazard regulations to allow uses directly related to airports and sawmill storage yards in the density fringe. The existing airfield and related commercial and industrial uses are not located within the density fringe designation and are permitted by Title 27 flood hazard regulations. However, the undeveloped portion of the airfield property, west of the runway, is located in the density fringe area and is subject to the flood hazard regulations.

The UGA land use plan map designates the Harvey Airfield and adjacent undeveloped airport property to the west as Airport Industry. Airport Industry allows only certain commercial and light industrial uses related to airport activities.

The Seattle-Snohomish mill and adjacent undeveloped property under mill ownership are also in the density fringe area. The entire mill property is designated Industry in the UGA plan. While the existing mill is a permitted use under the flood hazard ordinance, the undeveloped mill property is located in the density fringe area. An amendment to the county's flood hazard regulations to allow sawmill storage yards in the density fringe would be consistent with the Industry designation in the UGA plan.

The density fringe area within the City of Snohomish UGA is designated as a Rural Environment in the Snohomish County Shoreline Management Master Program. The intent of the Rural Environment designation, for example, is to protect agricultural land, restrict intensive development along undeveloped shorelines, and function as a buffer between urban areas. A redesignation of these density fringe areas from Rural to Urban Environment, which requires an amendment to the Shoreline Master Program, is necessary prior to rezoning the undeveloped mill and airfield properties to Light Industry and Business Park zones.

The UGA plan designates 44.8 acres in the density fringe area as Urban Horticulture. The Urban Horticulture designation is intended to act as a buffer of less intense development between the more developed urban areas and the adjacent agricultural areas outside the UGA. The Urban Horticulture designation applies only to areas that are in the 100-year floodplain of the Snohomish River.

The UGA plan designates 30 acres of land within the Pilchuck and Snohomish River floodplain as Open Space. Twenty of the 30 total acres is currently being used as a private non-profit soccer field complex. The Open Space designation is consistent with the GPP, which recommends non-commercial playfields without permanent improvements as an allowable use in special flood hazard areas.

Further implementation of Policy LU 1.A.11 through a future interlocal agreement between the city and the county (see Chapter VIII) will ensure that the city, upon annexation, will allow only uses in the floodplain that are consistent with this GPP policy and county flood hazard regulations.

Policy LU 1.D.2: UGA plans shall detail the types and location of land uses planned for neighborhood areas and urban centers.

The City of Snohomish UGA Plan does not identify formal neighborhoods or propose any new centers within the unincorporated UGA. Neighborhoods are designated within the city's CDP for the incorporated areas only. No new

neighborhoods are proposed within the unincorporated UGA. Existing neighborhood boundaries may expand upon annexation.

The Puget Sound Regional Council's Vision 2020, the regional framework plan for the Central Puget Sound region, identified the City of Snohomish as an activity center. In the hierarchy of central places, an activity center will not be directly served by a regional rapid transit system. Vision 2020 envisions that while activity centers will see some new employment and residential development, they are still part of the existing small town urban landscape and are not a new separate urban form. The UGA plan is consistent with the Vision 2020 plan in that it envisions expansion of the city's existing urban center by designating a balance of additional employment and residential land uses, consistent with the city's vision statement.

Policy LU 1.D.3: UGA plans shall analyze and designate locations for increased residential, commercial and industrial densities.

The City of Snohomish UGA Plan applies to an area that was previously planned as part of the Snohomish/Lake Stevens Area Comprehensive Plan (SLSACP), which was adopted by the county in the 1979. Though the SLSACP was adopted prior to the county's GMA plan, the GPP recognizes that existing sub-area plans, such as the SLSACP, represent a long history of a community's views on comprehensive planning. Given this background, the SLSACP was useful in the UGA planning process as a basis for analyzing and designating locations for increased land use densities in the unincorporated Snohomish UGA.

The predominant land use designation in the City of Snohomish UGA Plan is Urban Low Density Residential (4-6 dwelling units per acre). The increase in the low density residential acreage total from 612 to 765 in the UGA plan is based on areas designated Single Family in the CDP land use map. The Urban Low Density Residential land use also reflects the long-standing designation of this area as 4-6 DU/acre and equivalent R-7,200 zoning dating back to the 1979 Snohomish/Lake Stevens sub-area plan.

The continued designation of 4-6 dwelling units per acre for the majority of the residential area in the Snohomish UGA is consistent with the original theoretical holding capacity methodology used in the residential land capacity analysis to establish the City of Snohomish UGA for the 20-year period. The theoretical residential holding capacity for the City of Snohomish UGA was calculated on a parcel-by-parcel basis by multiplying the parcel size in acres by the maximum number of housing units per acre allowed under the highest density implementing zone in the SLSACP for the Snohomish area. The residential land

capacity analysis used the R-7,200 zone, which has a density of 6 DU/acre, to determine the City of Snohomish UGA theoretical holding capacity.

The UGA plan designates new multi-family areas along the Bickford Avenue corridor in order to provide a greater range of residential densities and housing types. The UGA plan designates 2 acres of Urban Medium Density Residential (6-12 DU/acre) and 55 acres of Urban High Density Residential (12-18 DU/acre) in areas adjacent to and east of Bickford Avenue that were previously designated Urban Low Density Residential (4-6 DU/acre) in the SLSACP. The gain in residential holding capacity from additional multi-family density is offset by the loss of previously designated single family areas to non-residential uses in the Bickford Avenue corridor. The multi-family designated areas are consistent with the recommended locations on the CDP land use map.

The City of Snohomish UGA Plan designates over 249 acres, primarily along the Bickford Avenue corridor, as Business Park (BP). The areas designated Business Park are consistent with the recommended locations on the CDP land use map. The purpose of the Business Park designation is to allow a wide range of retail commercial uses and light manufacturing with the approval of a site development plan and subject to controlled access. The Business Park designation provides sufficient opportunities to meet retail shopping needs of the city's trade area. Lands designated Business Park will eliminate the projected shortfall calculated in the CDP's retail land demand forecast for the year 2012.

New industrial areas were designated in the City of Snohomish UGA Plan to accommodate the city's employment targets for the year 2012, to help fulfill the city's vision of a balanced community and to preserve the regional significance of Harvey Airfield. The UGA plan designates 154 acres of Airport Industry and 84 92 acres of Industry, consistent with the recommended locations on the CDP land use map.

Policy LU 1.D.4: UGA plans shall preserve and enhance unique and identifiable characteristics such as urban centers, cultural and historic resources, environmentally sensitive areas, open space areas and trails, distinctive development patterns, and neighborhood areas.

Natural characteristics such as the Snohomish and Pilchuck Rivers and its floodplains, Cemetery Creek and its associated wetlands, and the remaining woodlands and pastured areas provide a major source of identity to the City of Snohomish UGA. The city's compact and balanced urban land use pattern is another identifiable characteristic of the UGA. Finally, two major land uses that are closely identified with the city, the Seattle Snohomish Mill and Harvey Airfield, are located in the unincorporated UGA.

Zones that implement the City of Snohomish UGA Plan serve to protect natural features and existing residential neighborhoods, particularly on lands designated Business Park. Areas designated Business Park include portions of Cemetery Creek and associated wetlands. Any development in this designation will only be allowed through the preparation of a site development plan that sets aside critical areas, protects existing residential neighborhoods, and provides permanent open space.

The City of Snohomish UGA Plan, through recommended land use designations that discourage strip commercial, enables development to occur in a compact and balanced land use pattern that will allow the city to grow in an orderly fashion.

The City of Snohomish UGA Plan recognizes Harvey Airfield as a regional resource by providing an Airport Industry designation which will allow the airport to expand without adversely impacting surrounding uses. The mill site, as in the previous county comprehensive plan, will continue to be designated as Industry. The UGA plan designates lands adjacent to the mill as Industry to allow for storage of logs. To fully implement the UGA plan in this respect, however, the county flood hazard ordinance will require amendment to allow for this use in the density fringe area.

Policy LU 1.D.5: UGA plans should provide for growth phasing areas within UGAs, where appropriate.

Policy LU 2.C.1: Where feasible, growth phasing areas shall be identified within UGA plans to encourage compact urban development and efficient, adequate service provision."

The City of Snohomish UGA Plan, through its recommended land use designations, enables the City of Snohomish to control how development will occur so that the city's existing compact and balanced land use pattern will continue to meet growth needs in the future. The timing of growth in the UGA will be primarily phased according to the provision of sewer and water service. The city, as the sewer and water purveyor for the UGA, has a capital facilities element in its adopted GMA plan which provides policy guidance for the provision of services for future development. These plans allow the city to ensure that future utilities are financially self-sufficient and that growth occurs in a compact, efficient manner.

Policy LU 1.D.7: UGA plans shall consider open space, parks, and recreational facilities needed for urban growth.

The City of Snohomish UGA Plan designates the general locations of five future city park sites as a result of analysis by the city in preparation of its GMA comprehensive plan. The future park sites, and upgrading of existing city park facilities, should remove existing deficiencies and meet the recreational needs of the year 2012 UGA population.

The UGA plan designates several sites as Open Space in order to allow the opportunity for the public or private sector to preserve critical area features or provide recreational opportunities.

Policy LU 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..."

The Urban Low Density Residential designation in the UGA plan provides a minimum density of 4 dwelling units per acre. Through a future interlocal agreement between the city and the county to implement the UGA plan, the city will agree to adopt minimum density policies and regulations that are consistent with the county's GPP policy and regulations.

Policy LU 2.A.2: Detailed UGA plans shall provide for a variety of residential densities identifying minimum and maximum allowable. Density ranges shall consider the presence of environmentally sensitive areas.

The City of Snohomish UGA Plan contains three urban residential designations that each provide a range of minimum and maximum allowable densities: Urban Low Density Residential (ULDR: 4-6 DU/Acre); Urban Medium Density Residential (UMDR: 6-12 DU/Acre); and Urban High Density Residential (UHDR: 12-18 DU/acre). The presence of environmentally sensitive areas was a major consideration in the location of the various designations. For example, the residential areas in the Cemetery Creek drainage basin are designated ULDR in order to protect the creek from over-loading the edges of the stream-side buffers with dense housing development.

The UGA plan limits the upper density range of the UHDR to 18 dwelling units per acre in response to elements of the city's vision statement that address the need for new development that is sensitive to natural systems and is compatible with existing neighborhoods.

Policy LU 2.A.3: UGA plans shall provide opportunities for a mix of affordable housing types (e.g. small lot detached, townhouses, duplex, triplex, 6 to 8 unit apartment and small group housing units) within medium density residential areas.

The residential designations in the City of Snohomish UGA Plan provide an excellent opportunity for accommodation of affordable housing types that promote alternatives to single family detached development. The 765 acres of ULDR designated areas would allow small lot detached units, duplexes, and accessory apartment units within single family neighborhoods. The 55 acres of UHDR designated areas, with a maximum density of 18 dwelling units per acre, would allow low density apartment developments similar to the UMDR designation. A future interlocal agreement between the city and the county to implement the UGA plan will direct the two jurisdiction to analyze and amend their development codes to expand the opportunities for affordable housing.

Policy LU 2.B.5: New industrial areas within the UGAs shall be designated only within areas which have direct access to existing and proposed transportation facilities (airports, highways, rail and transit lines), and in areas with adequately planned programmed or existing roads, utilities and services.

The City of Snohomish UGA Plan map designates new industrial areas within the unincorporated UGA in areas that have direct access to existing transportation facilities. The areas designated Business Park, located north of the city, have direct access to Bickford Avenue, which is classified in the county's minor arterial/major collector category. The Airport Industry and Light Industry designated areas south of the Snohomish River have direct access to Airport Way, which is also classified as a minor arterial/major collector category. These two industrial areas in the UGA also have nearby access to two important regional highways, SR 2 and SR 9. State highway access to Bickford Avenue occurs at the intersection of Bickford Avenue and SR 2 and at the intersection of Bickford Avenue and Highway 9. The industrial area south of the river has direct access to SR 9 at its intersection with Airport Way.

The industrial area south of the river is served by the Burlington Northern railroad which provides a major east-west line. Harvey Airfield, located in the Airport Industry designation, is only a small aircraft general aviation facility and does not provide commercial air freight service.

VII. CITY OF SNOHOMISH UGA PLAN LAND USE MAP

Interpreting the land use map

The City of Snohomish UGA Plan land use map is the physical expression of the applicable compatible goals, objectives and policies, as well as the future land use maps, of the city and the county GMA comprehensive plans. The UGA plan land use map contains detailed land use designations and densities for the unincorporated portions of the UGA. The land use map is intended to provide guidance in determining how much of each basic land use activity is needed, where it should be located, and how it should be developed.

The land use map includes the urban growth area (UGA) boundary with minor adjustments recommended by the UGA plan to add a 4.9 acre non-residential parcel and to exclude state highway right-of-way. The city is dependent upon the UGA to provide areas and densities sufficient to allow the city's projected growth within a 20-year period.

Immediately surrounding the UGA is the Joint Comprehensive Planning Area (JCPA). The JCPA is the rural and resource area outside of the UGA in which the city and the county have identified common interests. The JCPA is shown on the land use map for illustrative purposes only. The rural and resource land use designations in the JCPA were established through adoption of the General Policy Plan (GPP) and its Future Land Use Map and can only be changed by amending that document.

Implementation of the UGA land use plan map requires application of compatible county zoning classifications and recommendations for rezoning of lands within the unincorporated UGA to establish internal consistency between county development regulations and the UGA plan. County zoning classifications and general locations of rezones to implement the UGA plan's land use designations are recommended in this section. As part of the UGA plan adoption, the county adopted areawide rezones in accordance with the UGA plan's recommendation.

Urban Residential Designations

Urban residential designations encompass lands within the unincorporated City of Snohomish UGA that are intended to provide for urban housing opportunities. The density ranges shown indicate the allowable number of dwelling units per acre and are further defined by the implementing county zoning classifications.

Urban Low Density Residential (ULDR: 4 to 6 dwelling units per acre). This designation allows mostly single family detached housing developments on larger lot sizes with a provision for other housing types such as accessory

apartments that are compatible with single family neighborhoods. The zones to implement ULDR are R-7,200, R-8,400 or R-9,600.

Urban Medium Density Residential (UMDR: 6 to 12 dwelling units per acre). This designation allows a combination of detached homes on small lots, townhouses, and apartments in low density, multi-family developments. The zone to implement UMDR is Low Density Multiple Residential (LDMR) which allows from 6-12 du/acre.

Urban High Density Residential (UHDR: 12 to 18 dwelling units per acre). This designation allows higher density residential land uses such as townhouses and apartments along the Bickford Avenue corridor in close proximity to future employment and shopping areas. Due to topography and other site constraints, multi-family densities greater than 18 dwelling units per acre are not appropriate in the locations designated UHDR on the UGA plan map. The zone to implement UHDR is Multiple Residential (MR) since the county zoning code does not provide for a residential zone designation with a maximum density of only 18 du/acres. Chapter VIII of the UGA plan identifies an implementation policy which recommends that the city and the county jointly consider new development regulations including multi-family residential zones that more closely implement the UGA plan.

Urban Commercial Designations

The following urban commercial land use designation is intended to allow the development of sufficient commercial areas that discourage strip development and provide safe, attractive office, manufacturing and retail shopping to serve the City of Snohomish's trade area.

Business Park (BP). This designation allows a mix of light manufacturing and retail commercial activities subject to approval of a unified site development plan. Business Park development should adhere to the following types of criteria such as limited access points, aesthetic building and layout design, protection of critical areas, and compatibility with adjacent land uses. Lands designated BP are located in the Bickford Avenue corridor and adjacent to Cemetery Creek or its tributaries and associate wetlands.

There is currently no county zone designation that closely approximates the Business Park designation in the UGA plan. The Business Park zone in the county zoning code does not allow the broad range of retail and light manufacturing uses envisioned by the plan's BP designation. The intent of the county's BP zone is to provide for those business/industrial uses of a professional office, wholesale, and manufacturing nature which can be designed and developed to be compatible with adjoining residential, retail commercial and other less intensive land uses, existing or planned. The county's BP zone allows

only limited retail uses which serve the tenants of a BP development. Twenty two acres of property designated Business Park in the UGA plan which contain uses that are generally compatible with the county's Business Park zone were rezoned to BP.

The county's Planned Community Business (PCB) zone is the only other zone that partially approximates the Business Park designation in the UGA plan. The intent of the PCB zone is to permit community business enterprises in areas desirable for business but having highly sensitive elements of vehicular circulation, land use or natural site and environmental conditions while minimizing impacts upon these elements through establishment of performance criteria. A goal of the PCB zone is to also discourage "piecemeal and strip development by encouraging compact commercial development under unified control. The PCB zone allows office and wholesale uses in addition to most retail uses. However, all uses, with a few exceptions, must be entirely contained within an enclosed structure.

The PCB zone will apply to approximately 83 acres of property designated Business Park by the UGA plan that are currently zoned General Commercial (GC) and Freeway Service (FS). Approximately 12 acres of property designated Business Park by the UGA plan that correspond to the Bickford Motors property and adjoining right-of-way will remain zoned GC. An additional 1.8 acres of the automobile dealership's property, which is also designated Business Park, should be rezoned from R-9,600 to GC. The purpose of continuing the GC zone for the auto dealership property is to allow the dealership to remain as a permitted use and not create a non-conformity which would occur if the property were rezoned to PCB or BP.

The following City of Snohomish UGA Plan policy shall apply to future development on GC zoned property:

UGA Plan Policy 1C:

New development on property designated Business Park and zoned General Commercial (GC) zone shall be approved with a site development plan according to the standards and procedures for the PCB zone. The site development plan shall delineate limited access points to properties and demonstrate compatibility with existing adjacent commercial and residential uses through such measures as landscaping, natural buffers, berms, fencing and sign and lighting control.

The above UGA plan policy is the continuation of a similar policy contained in the Snohomish/Lake Stevens Area Comprehensive Plan. The requirement of a site plan for new GC development which addresses the issues such as access control and landscaping will meet the intent of the BP plan designation and be

consistent with the intent of the county's GMA comprehensive plan to discourage strip commercial development. Chapter VIII of the UGA plan identifies an implementation policy which recommends that the city and the county jointly consider new commercial development regulations in the county zoning code that implement UGA Plan Policy 1C.

The BP zone will apply to all properties designated Business Park that are currently zoned R-9,600 and R-7,200. Additionally, the BP zone will apply to approximately 22 acres of GC on the east side of Bickford Ave. that contain existing businesses, such as the lumber yard, that are permitted uses in the BP zone.

Upon annexation to the City of Snohomish, the city's BP zone would apply to all BP designated properties. The city's BP zone allows a full range of retail commercial uses as well as light manufacturing activities. Further implementation of the BP designation through additional BP zoning requirements such as limiting or combining access to individual parcels may be addressed in a future interlocal agreement between the city and the county .

Urban Industrial Designations

The following urban industrial designations, Industry and Airport Industry, are intended to provide a variety of light industrial uses which are compatible with the environment and encourage the development of the city as a small diversified manufacturing center.

Industry (I). This designation is intended to preserve areas of existing industrial uses and establish new industrial development that does not create serious compatibility problems with other types of land uses and does not create excessive amounts of noise, light, noxious odors, or hazardous waste. Lands designated Industry are all located within the special flood hazard area (100 year floodplain) of the Snohomish River and adjacent to the airport and rail lines. Light Industrial (LI) is the implementing zone for the Industry designated lands, of which 72 of the 84 92 acres of designated Industry are zoned LI. The 72 acres with LI zoning are exempt from the density fringe requirements of Snohomish County Code Title 27, Special Flood Hazard Areas. The 72 acres are also designated as an urban environment in the county's shoreline master program. The remaining 9 20 acres of Industry designated land in the UGA plan are located as follows: (1) 9 acres east of the Burlington Northern Railroad trestle under ownership of the Seattle Snohomish mill; and (2) 11 acres along the east side of SR 9 and north of the BNRR right of way. Both properties will remain zoned A-10 as these lands are designated rural environment in the county's shoreline master program and subject to the density fringe requirements. The 9 20 acres are not eligible for a rezone to LI until redesignated to an urban environment in the shoreline master program. Since

the shoreline master program is considered an element of the county's GMA comprehensive plan, shoreline master program regulations need to be consistent with county zoning and other development regulations. Additionally, an amendment to the special flood hazard areas regulations, as recommended by GPP Policy 1.A.11, is necessary in order to allow sawmill storage yard uses in the density fringe.

Airport Industry (AI). This designation is intended to protect Harvey Airfield and adjacent lands from incompatible land uses, allow its orderly expansion and provide for its further development as a FAA designated general aviation reliever airport. The AI designation is also intended to reduce the impact of airport uses on adjacent properties. The AI designation allows a mix of certain commercial and light industrial uses compatible with airport activities. Commercial and industrial activities that are not compatible with the airfield uses are excluded. All AI designated lands are located within the special flood hazard area (100 year floodplain) of the Snohomish River. The developed airfield facility consists of 65 acres that are zoned ~~Business Park (BP)~~, Industrial Park (IP), which most closely implements the AI designation. A reconciliation process between the city and the county will determine the appropriate long-term zoning for AI designated properties. According to Title 18, airports are a permitted use in the BP and IP zones. The 65 acres are located outside of the density fringe portion of the special flood hazard area. The remaining 97 acres of AI designated lands which are located west, north and south of the airfield are zoned A-10 since this acreage is designated both as density fringe (Title 27) and as a rural environment (shoreline master program). The 97 acres are not eligible for a rezone to BP until redesignated to an urban environment in the shoreline master program. Since the shoreline master program is considered an element of the county's GMA comprehensive plan, shoreline master program regulations need to be consistent with county zoning and other development regulations. Additionally, an amendment to the special flood hazard areas regulations, as recommended by GPP Policy 1.A.11, is necessary in order to allow airports and uses directly related to airports in the density fringe.

Urban Horticulture Designation (UH)

This designation is intended for low density, low impact, non-residential land uses adjacent to agricultural areas and that do not require extensive structures or development. The 44 8 acres of UH designated lands act as a transition area of less intense urban development that is adjacent to agricultural areas. Examples of UH uses include agricultural operations, sales of farm products, and sales of landscape materials. Urban Horticulture areas are located south of the Snohomish River within the special flood hazard area (100-year floodplain) and are zoned Agriculture-10 Acre.

Open Space Designation (OS)

This designation is intended to preserve scenic, environmentally sensitive, wildlife and water resource areas and provide recreational opportunities which are needed to enhance the community. Areas will only be designated as Open Space if the property owner voluntarily agrees to donate, sell or provide appropriate public open space easements. The 30 acres of designated Open Space are primarily located within the 100 year floodplains of the Snohomish and Pilchuck Rivers and are all zoned A-10. The Stocker soccer fields, a 20 acre privately operated site located adjacent to the city's Pilchuck Park, is designated as Open Space. The city and the property owners recognize the recreational value of the facility and have agreed to the Open Space designation.

Future Park Facilities

The City of Snohomish UGA Plan land use map designates the general locations of four future park sites within residential land use areas. The site locations are not fixed to any particular property but represent geographical areas within the UGA that were analyzed and found to be park deficient. The UGA plan does not recommend developing a public service or park zone to implement the park site designations. County residential zone classifications can accommodate compatible and supporting land uses such as public parks. These future park locations will only be developed by the city and will not occur until after annexation.

These future park facility locations are recommended in the city's CDP. The CDP indicates that the future park needs within the UGA to accommodate the year 2012 population can be met by community park facilities in the city and by future neighborhood park facilities in the unincorporated UGA. The four park sites on the UGA map are designated by the city to provide locations for local neighborhood play grounds to serve future subdivision development.

UGA Boundary Revisions

The City of Snohomish UGA Plan land use map revises the current UGA boundary that was adopted by the city and county and incorporated in their GMA plans. A 4.9 acre parcel located west of Bickford Avenue and north of Fobes Road is added to the UGA and designated Business Park. The modification of the UGA boundary is necessary to correct the original boundary line which split properties under the same ownership. Additional UGA boundary adjustments in the UGA plan remove SR 2 right-of-way on the extreme north boundary and remove SR 9 right-of-way along the west boundary, south of the Snohomish River. Both adjustments are consistent with the city's desire to keep rural designations for these portions of the two state highways.

VIII. CITY OF SNOHOMISH UGA PLAN IMPLEMENTATION POLICIES

The implementation of the interlocal agreement between the city and the county to jointly prepare the City of Snohomish UGA Plan will not be completed until preparation and adoption by the city and county of a second interlocal agreement which implements the UGA plan. This second UGA interlocal agreement between the city and the county shall develop detailed policies that address the following issues:

A. Land use policies, procedures, regulations and standards

1. Adopt zones and other development regulations which more closely implement the UGA plan land use designations and policies in the UGA plan.
2. After adoption of the UGA plan by the city and the county, amendments to the UGA plan shall only occur if jointly approved through the annual docketing processes of both the city and the county.
3. The city should amend its Community Development Plan and development regulations to require that all residential development in the city meeting the minimum net density requirement of 4 dwelling units per acre.
4. The city and the county should develop and implement a joint comprehensive surface water management plan or plans for the unincorporated UGA.
5. The city should adopt regulations that protect adjacent resource lands outside the UGA from the adverse impacts of development within the UGA.

B. Project permit responsibilities within the unincorporated UGA.

1. The county is responsible for processing all project permits.
2. The city will be the purveyor of all new water and sewer service in the UGA. The city will approve extension of each service and collect the applicable fees.
3. The city will be responsible for review and approval of sewer and water engineering plans and inspection of infrastructure improvements, which will be constructed to city standards.

4. The county will circulate project permit applications in the unincorporated UGA to the city and other affected public agencies for review and comment.
5. To the extent permissible by law, the county will support conditions placed on new development by the city in conjunction with sewer and/or water utility extension agreement.

C. Annexations (incorporate master annexation agreement criteria)

1. The county should not invoke jurisdiction for any annexation in the UGA provided the annexation proposal is consistent with the county GMACP.
2. The city should not authorize circulation of any annexation petition for areas outside the UGA.
3. The city should share sales tax revenue from annexed commercial areas with the county at a mutually agreed upon decreasing rate.
4. Active code enforcement actions should transfer to the city upon annexation unless the violation which occurred under the county jurisdiction is not considered a violation under city ordinances.
5. Project permit files for activities in the unincorporated UGA should be transferred to the city upon annexation.
6. The interlocal agreement to implement the UGA plan should apply to all future annexations within the UGA and no additional associated interlocal agreements will be required unless agreed to by the city and the county.

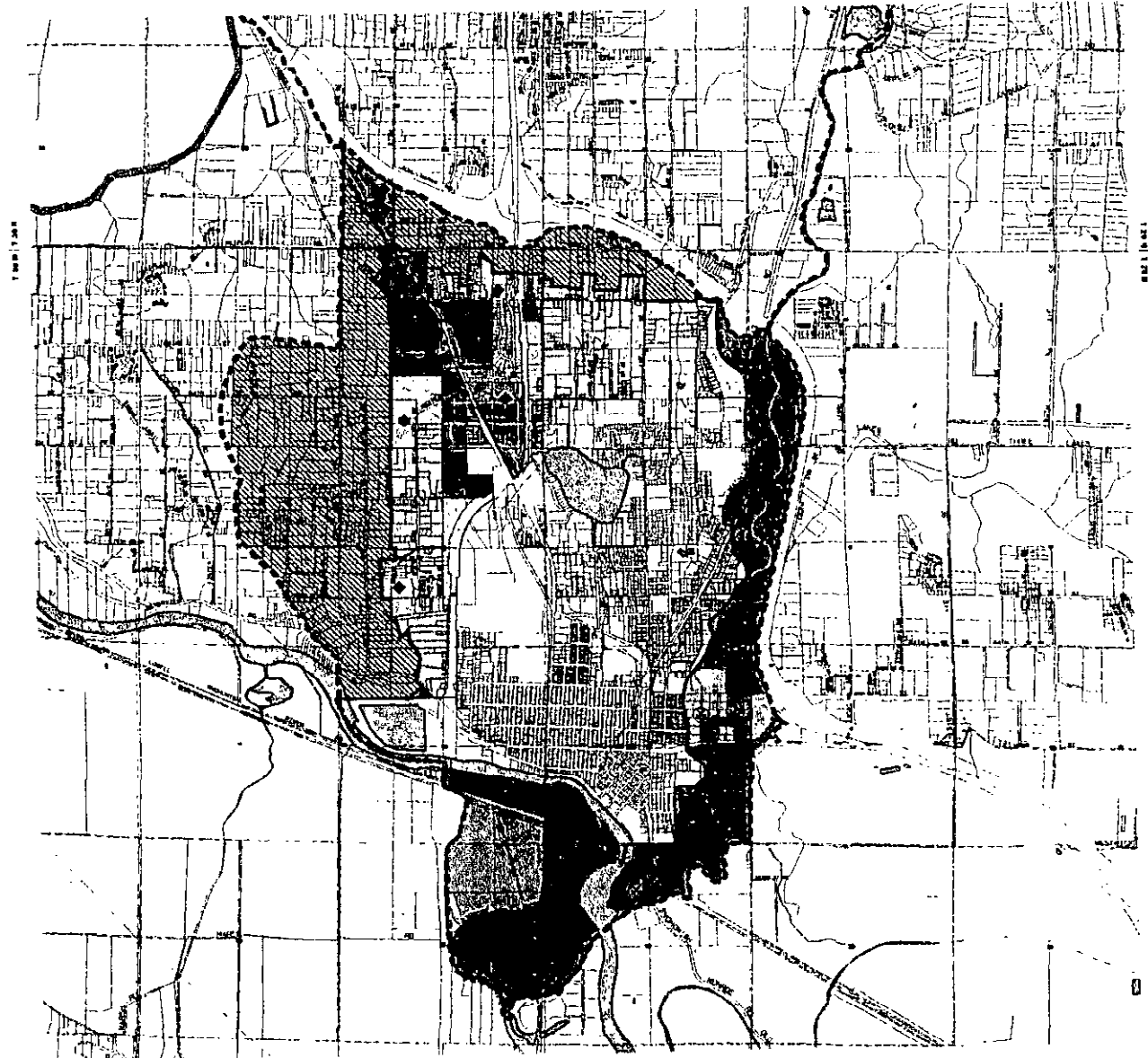
IX. APPENDIX

Appendix A: Interlocal Agreement Between Snohomish County and the City of Snohomish for Joint Phase 2 Planning within the Unincorporated Urban Growth Area to Implement the Growth Management Act

Appendix B: City of Snohomish Urban Growth Area Public Workshop Questionnaire

Appendix C: Summary of Questionnaire Comments, April 20, 1996 Snohomish UGA Workshop

Exhibit B



City of Snohomish Urban Growth Area Plan Land Use Map

Adopted July 22, 1998

Amended Ord 98.035

LEGEND

- | | | | | | | | | | |
|--|------------------------------------------------------|--|-----------------------------------------------------|--|------------------------------------------------------|--|------------------------------------------------------|--|--------------------------------------------|
| | Rural Residential 1
(1 D.U./Acre) | | Urban High Density Residential
(12-18 D.U./Acre) | | Open Space | | Peterson Park Site | | Incorporated City Area |
| | Rural Residential 2
(1 D.U./Acre) | | Urban Commercial / Business Park | | Urban Medium Density Residential
(6-12 D.U./Acre) | | Urban Medium Density Residential
(6-12 D.U./Acre) | | Urban Growth Area Boundary |
| | Urban Low Density Residential
(4-6 D.U./Acre) | | Urban Industrial / Airport Industry | | Riverway Commercial / Industrial | | City of Snohomish | | Joint Comprehensive Planning Area Boundary |
| | Urban Medium Density Residential
(6-12 D.U./Acre) | | Urban Industrial / Industry | | Rural/Urban Transition Area | | | | |

Scale in Feet
0 1000 2000

Prepared by the Snohomish Planning Department
City of Snohomish, Washington
This map is a graphic representation of the information contained in the City of Snohomish Urban Growth Area Plan. It is not intended to be used as a legal document.



Snohomish County