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SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 98-112

ADOPTING MAP AND TEXT AMENDMENTS  
TO THE GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN  
PURSUANT TO CHAPTER 32.07 SCC

WHEREAS, RCW 36.70A.130 and .470 direct counties planning under the Growth Management Act (GMA) to adopt procedures for interested persons to propose amendments and revisions to the comprehensive plan or development regulations; and

WHEREAS, the Snohomish County Council adopted chapter 32.07 SCC to comply with the requirements of RCW 36.70A.130 and .470; and

WHEREAS, seventy-five proposals to amend the comprehensive plan and implementing development regulations, including proposals to amend the comprehensive plan map and text, were submitted to the county for consideration to be included on the 1996 final docket; and

WHEREAS, the county council, after public hearings, considered recommendations from the Snohomish County Department of Planning and Development Services (PDS), and included citizen and county-initiated proposals to amend the Future Land Use Map (FLUM) and text of the GMA comprehensive plan on the 1996 final docket of proposed amendments to the plan and development regulations; and

WHEREAS, county council Motion 96-389 (revised 1/23/97) established the final docket of proposed amendments to the GMA comprehensive plan and development regulations for the 1996 annual docketing cycle. The final docket included proposals to amend the plan map submitted by David Arnesen, Rollin Carlson, Michael T. Crawford of Concrete NorWest, John Davis, the City of Everett, Jack and Jim Faucett, First Commercial Development, Jensen-Eagle Investment-Zimmerman, Johnson-Nodland-Wibbelman, Tom and Stacey King, Roetcisoender-Parkinson, and PDS. The final docket also included proposals to amend plan policies submitted by Snohomish County/Camano Island Board of Realtors and Sundquist Homes. Additional proposals to amend plan policies were prepared to supplement and clarify the City of Everett and the Johnson-Nodland-Wibbelman proposals to amend the comprehensive plan map; and

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WHEREAS, pursuant to chapter 32.07 SCC, PDS completed final review and evaluation of the 1996 final docket, including the proposals to amend the map and text of the comprehensive plan, and forwarded a recommendation to the Snohomish County Planning Commission; and

WHEREAS, the planning commission held hearings on the 1996 final docket, including the proposals to amend the map and text of the plan, on November 25, 1997, December 16, 1997, January 27, 1998, February 24, 1998, March 10, 1998, and April 21, 1998, and forwarded a recommendation to the county council, with some revisions to the PDS recommendation; and

WHEREAS, the county council held public hearings on November 30, 1998, December 7, 1998 and December 16, 1998 to consider the entire record and hear public testimony on Ordinance 98-112, adopting map and text amendments to the comprehensive plan and implementing development regulations.

NOW, THEREFORE BE IT ORDAINED:

**Section 1.** The county council makes the following findings of fact and conclusions:

- A. The proposed redesignation of the David Arnesen site (Exhibit B, Figure b2) from Rural Residential-10 Resource Transition (1 du/10 acres) to Rural Residential-5 (1 du/5 acres) is consistent with the existing 5-acre development pattern of surrounding properties. Redesignation of the site and rezoning it to Rural-5 Acre will eliminate a condition of dual zoning on a single parcel, a practice not commonly in use today.
- B. The Rollin Carlson site (Exhibit B, Figure c2) is not appropriately designated as Riverway Commercial Farmland due to the existence of a sewer lift station on site and inclusion of the property within the City of Arlington's sewer service area boundary as identified by the city. The site fails to meet the mandatory criterion for agricultural land designation under General Policy Plan (GPP) Implementation Measure LU 7.A which requires that the sites be located outside of a sewer service boundary.
- C. It is appropriate to designate the Rollin Carlson site as Urban Commercial and locate it within the Arlington urban growth area (UGA) because the site is (1) characterized by urban growth due to its location directly adjacent to a state highway, (2) immediately west of property proposed for a future shopping center, (3) adjacent on two sides to the City of Arlington, and (4) in close proximity to the Arlington airport.

- D. The John Davis proposal (Exhibit B, Figure e2) to amend the plan map is a technical correction to the GPP that should have been made at the time the GPP was originally adopted in June 1995. The amendment is necessary to make the boundary of the GPP's Urban Medium Density Residential (6-12 du/acre) designation in the area consistent with the boundary of the "Urban" designation of the Snohomish/Lake Stevens Area Comprehensive Plan, as originally intended by the county council. A map of the Lake Stevens UGA contained in a January 10, 1995 memo regarding "Executive Recommendations on the General Policy Plan" from the county executive to county council recommended that the change be made. County council direction at the time was to incorporate this map change into the GPP, along with most or all of the others proposed by the executive, but this specific change did not occur due to a mapping oversight.
- E. The City of Everett's proposal to amend the UGA and GPP FLUM urban designation to exclude the area along the bluff adjacent to Lowell-Larimer Road is denied since the existing zoning will continue to provide protection of the steep slopes and other sensitive features of the area. Evidence was presented to the Council that the area is already or can be provided with urban services.
- F. The Jack and Jim Faucett proposal (Exhibit B, Figure g2) to amend the UGA boundary to include all of their property currently zoned General Commercial (lots 5, 6, and 7 of 5-acre segregation number S 105-79) is a technical correction to the GPP that should have been made at the time the GPP was originally adopted in June 1995. The current UGA boundary bisects that portion of the Faucetts' property zoned General Commercial. The intent in drawing the UGA boundaries was to follow assessor parcel lines and not split ownerships when feasible and consistent with the GPP. However, the assessor maps do not show large lot parcel segregation lines of the type dividing the Faucetts' property and describing the General Commercial zoning boundary. The Faucetts' proposal meets the original intent of including properties under single ownerships when drawing the UGA boundary and, for that portion of their property zoned General Commercial, is not inconsistent with the GPP. The proposal is not subject to GPP policy LU 1.A.9, which does not allow residential expansions of the UGA before five years unless the population within the UGA meets or exceeds a specified benchmark, since the area subject to the UGA expansion is proposed to be designated for urban commercial uses.
- G. The First Commercial Development proposal (Exhibit B, Figure h2) to redesignate the site to Urban Medium Density Residential (6-12 du/acre) more closely meets the policies of the GPP than the existing Urban Low Density Residential (4-6 du/acre) designation. The proposal is located on a Principal Arterial near an urban "Center" symbol on the GPP FLUM, although the outer boundaries of the Center

designation have not been formally defined. The proposed increase in residential densities at this location is generally consistent with the concept of Urban Centers described under GPP Goal LU 4. Although the site is in second priority planning areas defined in joint planning interlocals with Mill Creek and Everett, joint planning for the area with either city is not in the current PDS work program and therefore the proposed change would be timely and appropriate.

- H. First Commercial Development's proposed alternative of designating the site a mix of Urban Commercial along 164th Street SW and Urban Medium Density Residential (6-12 du/acre) is denied because it would encourage new strip commercial development and is therefore inconsistent with GPP policy LU 2.B.4.
- I. The Jensen, Eagle Investment, and Zimmerman proposal (Exhibit B, Figure i2) to amend the UGA boundary and the urban GPP FLUM designation to include the properties that are part of the City of Arlington's Local Improvement District # 21 (LID # 21) for sewer and water is a technical correction to the GPP that should have been made at the time the GPP was originally adopted in June 1995. The county council's stated intent during discussion of the Arlington UGA at hearings on the GPP in 1995 was to include all of LID # 21 in the UGA. The sites involved in the proposal were not included in the UGA because of a technical error.
- J. The Jensen, Eagle Investment, and Zimmerman proposal to expand the UGA does not conflict with GPP policy LU 1.A.9, which does not allow residential expansions of the UGA before five years unless the population within the UGA meets or exceeds a specified benchmark, since the amendment is a technical correction to the plan. The amendment redraws the boundary consistent with the county council's intent at the time of the GPP adoption in June 1995. The benchmarks were clearly intended to be used to evaluate future (post-June 1995) UGA expansions and not the UGA as it existed at that time.
- K. The Jensen, Eagle Investment, and Zimmerman proposal to amend the UGA boundary to include the properties that are part of the City of Arlington's Local Improvement District # 21 is consistent with GPP policies PE 1.A.2, LU 1.A.3, and LU 2.C.3, which call for establishing urban growth areas that have existing or planned public services and facilities adequate to support urban growth over the twenty-year planning period.
- L. The staff alternative to the Johnson, Nodland, and Wibbelman proposal (Exhibit B, Figure j2) to amend the GPP FLUM more closely meets the policies of the GPP than the existing Urban Low Density Residential (4-6 du/acre) designation. The staff alternative is generally consistent with the concept of a Community Commercial Center as defined in GPP policy LU 3.A.3 in that it will provide a

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center of mixed commercial and multiple-family residential uses at an identifiable focal point in southwest county, it will serve several neighborhoods within a radius of approximately two miles, and it is served by public transportation. The staff alternative is also generally consistent with the land use categories shown on the City of Everett's Growth Management Comprehensive Plan Land Use Map. Under the staff alternative, the commercial and multiple-family land uses designations are located outside of the one hundred-year floodplain boundary, consistent with GPP policy NE 5.B.1 which calls for primarily agricultural, recreational or other compatible uses within the floodplain. Overall, the staff alternative has the fewest potential environmental impacts of the action alternatives analyzed in the Final Supplemental Environmental Impact Statement (FSEIS).

- M. The Johnson, Nodland, and Wibbelman proposal does not provide the mix of commercial and multiple-family residential uses necessary for a Community Commercial Center under GPP policy LU 3.A.3 and it does not restrict land uses of urban intensity from the one hundred-year flood plain as required by GPP policy NE 5.B.1.
- N. The Tom and Stacey King proposal (Exhibit B, Figure k2) to redesignate the site to Urban Commercial more closely meets the policies of the GPP than the existing Urban Low Density Residential (4-6 du/acre) designation. The proposal is generally consistent with the concept of a Neighborhood Commercial Center as defined in GPP policy LU 3.A.2 in that it will provide for small-scale commercial uses at a site of less than three acres in size within one-half mile of new neighborhoods that will develop in the southern portion of the Marysville UGA. The proposal is consistent with the land use designations of the City of Marysville's comprehensive plan. Although sewer service is not currently available at the site, the city has indicated verbally that sewer should be extended to the site within the next four years. GPP policy LU 2.C.3 and chapter 32.08 SCC (sewerage regulations) prohibit unsewered commercial development within UGAs, so building permits for commercial structures on the site will not be issued by the county until sewers are available.
- O. The Roetcisoender and Parkinson proposal (Exhibit B, Figure l2) to amend the GPP FLUM designation from Rural Residential-10 (1 du/10 acres) with an Urban Reserve overlay to "Other Land Uses" and to include the site within the UGA has the support of the City of Arlington. Proximity of the site to the Arlington airport lends itself to inclusion within the UGA. Subdivisions and rezones within the "Other Land Uses" designation will be delayed until the development potential of these areas is determined in more detailed UGA plans, therefore no significant environmental impacts would occur as a result of the proposed amendment. 67th

Avenue NE and the Burlington Northern railway provide a natural boundary for the UGA at the site's eastern edge.

- P. The Snohomish County/Camano Island Board of Realtors' proposed amendment of GPP policy PE 2.B.4 clarifies how often the Snohomish County Tomorrow Steering Committee will review the estimated population and growth data. The proposal brings the long-term monitoring policies of the GPP into greater consistency with the long-term monitoring policies of the Countywide Planning Policies (UG 2C).
- Q. The amendments to the GPP FLUM (Exhibit C, Figures m2 - z2 and aa2 - dd2) and text proposed by PDS are necessary to correct inconsistencies within the GMA comprehensive plan and with development regulations or to correct technical errors made when the comprehensive plan was originally adopted in June 1995. The GMA requires consistency between the various components of the comprehensive plan and between development regulations and the comprehensive plan. Correction of the technical errors brings the comprehensive plan into greater consistency both with other parts of the comprehensive plan and the development regulations.
- R. The PDS proposal (Exhibit C, Figure m2) to exclude a one-acre area along a creek east of Sultan from the UGA and GPP FLUM urban designation is consistent with GPP Policy LU 1.C.1, which requires that unique topographical and physical features, including streams, be used to define UGAs if possible.
- S. The PDS proposal (Exhibit C, Figure m2) to exclude a one-acre area east of Sultan that is difficult to access from the UGA and GPP FLUM urban designation is consistent with GPP policies PE 1.A.2, LU 1.A.3, and LU 2.C.3, which call for establishing urban growth areas that have existing or planned public services and facilities adequate to support urban growth over the 20-year planning period.
- T. The Sundquist Homes proposal to amend GPP policy LU 2.A.1 to encourage cities to continue implementation of the county's requirement of a minimum net density of 4-6 dwelling units per acre for residential subdivisions in annexed areas is consistent with and supplements the policies of the GPP. The proposal would help implement the following GPP objectives: 1) Objective PE 1.A, which states that future growth should be directed primarily into urban areas, 2) Objective LU 1.A, which states that UGA should include sufficient capacity to accommodate the majority of the county's projected growth over the next 20 years, and 3) Objective IC 1.B, which states that the county should work with cities and towns to provide for the orderly transition of unincorporated to incorporated areas within UGAs.

- U. In September 1997 the planning commission held a hearing on, and recommended approval of, amendments to GPP policies LU 2.A.1 and UT 3.B.2 and repeal of Implementation Measure UT 3, related to the proposed "sewerage" regulation. Although the proposed amendments have been previously reviewed by the planning commission, they have been resubmitted along with the Sundquist Homes proposal so that the cumulative effect of the changes can be seen. Prior to the September 1997 planning commission hearing, the proposed sewerage amendments underwent intensive review by stakeholder groups. The sewerage amendments are necessary to carry out the intent of GPP policy UT 3.B.2 and related Implementation Measure UT 3. The proposed amendments are intended to maintain internal consistency of policies within the GPP and maintain consistency of the GPP with the recently adopted sewerage regulations.
- V. The Mike Crawford proposal (Exhibit B, Figure d2) to redesignate the site from Local Commercial Agricultural (1 du/10 acres) with a Mineral Lands overlay to Rural Residential - 5 (1 du/5 acres) with a Mineral Lands overlay, is appropriate because the 1) existing dual resource designation of the site is both agricultural land and mineral land; 2) extended timing of the county review of mineral resource-designated lands and development of criteria for dual designated sites leaves parcels such as the subject site vulnerable to interim residential development in the surrounding areas which could preclude later consideration of the site for mineral excavation than the minimum 10 acre size for sites allowed under county code and 3) applicant's stated intention is to expand the sand and gravel mining site adjacent to the south boundary of the site, which has been mined since 1979.

A rural residential designation will provide the potential for greater use of sand and gravel mineral reserves on the site, and will allow application for a rezone to Mineral Conservation and conditional use permit for the site. This redesignation will continue to support resource lands use of the site through a change from one type of resource designation (agricultural) to another (mineral excavation). The site is proposed to be reclaimed as open space in the form of a man-made lake which would connect with the existing man-made lake to the south.

- W. The proposed GMA comprehensive plan text and FLUM amendments are consistent with the following final review and evaluation criteria of SCC 32.07.080:
1. The proposed amendments maintain consistency with other elements of the GMA comprehensive plan;
  2. All applicable elements of the GMA comprehensive plan support the proposed amendments;

3. The proposed amendments more closely meet the goals, objectives and policies of the GMA comprehensive plan as discussed in the specific findings; and
  4. The proposed GMA comprehensive plan text and FLUM amendments are consistent with the countywide planning policies.
- X. The amendments to the GMA comprehensive plan satisfy the procedural and substantive requirements of and are consistent with the GMA.
- Y. 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.
- Z. Cities have been notified, and consulted with, regarding proposed amendments that affect UGAs or GPP FLUM designations within UGAs.
- AA. There has been early and continuous public participation in the review of the proposed amendments.
- BB. The DSEIS (October 7, 1997) to the Final Environmental Impact Statement (FEIS) for the Snohomish County Comprehensive Plan was prepared for the proposed amendments to satisfy the State Environmental Policy Act (SEPA) requirements. A Final Supplemental Environmental Impact Statement (FSEIS) was issued on July 10, 1998, for the proposed amendments. The FSEIS describes the proposed GMA comprehensive plan and development regulation amendments and analyzes their impacts.
- CC. The recommended amendment is within the scope of analysis contained in the FSEIS and results in no new significant adverse environmental impacts. The DSEIS and FSEIS perform the function of keeping the public apprised of the refinement of the original GMA comprehensive plan proposal by adding new information.
- DD. The SEPA requirements with respect to this proposed action have been satisfied by this document.
- EE. The county council held public hearings on November 30, 1998, December 7, 1998 and December 16, 1998 to consider the planning commission's recommendations.

**Section 2.** The county council bases its findings of facts 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 94-125 on June 28, 1995, and last amended by -Ordinance No. 98-126 on December 2, 1998, is amended as indicated in General Policy Plan (GPP) Amendments (Citizen and County Initiated Amendments to the Text and Map of the GPP) dated April 21, 1998, which is attached hereto as Exhibit A and incorporated by reference into this ordinance as if set forth in full.

**Section 4.** The county council hereby amends the Future Land Use Map of the Snohomish County Growth Management Act Comprehensive Plan-General Policy Plan which was adopted as Map 4 of Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Ordinance No. 98-072 on September 9, 1998, which is attached hereto as Exhibit B (maps individually identified as Figures b2, c2, d2, e2, g2, h2, i2, j2, k2 , l2, m2 - z2 and aa2 - dd2) and incorporated by reference into this ordinance as if set forth in full.

**Section 5.** 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 16th day of December, 1998.

ATTEST:

*Sheila McCallister*  
Asst. Clerk of the County Council

- Approved
- Emergency
- Vetoed

Snohomish County Washington

*Kurtis Quinn*  
Chair, County Council

Date 12-17-98

*Joan M. Earl*  
County Executive  
**JOAN M. EARL**  
Deputy Executive

Approved as to form only:

\_\_\_\_\_  
Deputy Prosecuting Attorney

ATTEST:

*Conrad M. ...* Date 12-17-98

## Exhibit A

# General Policy Plan (GPP) Amendments Citizen and County Initiated Amendments to the Text and Map of the GPP

### PLEASE NOTE:

All page references are to page numbers in the GPP that has been in effect since December 12, 1996.

## 1. Citizen Initiated Amendments

Amend Policy PE 2.B.4 on page PE-5 to read:

PE 2.B.4      The Snohomish County Tomorrow Steering Committee will review on an annual basis and may recommend to the county council an adjustment to the 2012 population and employment allocation for cities, UGAs, and rural area. The allocation shall be based on the results of the target monitoring program and be consistent with the Growth Management Act and the countywide planning policies.

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

1.C.4          Annexations and planned urban densities shall be prohibited outside of the UGA boundary, and the provision of sanitary sewers to development outside the UGA shall be allowed only for public health emergencies and for necessary public facilities that are required to be served by sanitary sewers and cannot be feasibly located within the UGA. Urban capital facilities, including sanitary sewer facilities, may be located outside a UGA only when there are compelling reasons for such locations related to engineering design requirements or significant limitations on site availability and when they are intended and designed solely to serve urban development within the UGA.

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 without sanitary sewers which the sewer purveyor with jurisdiction, or in nearest reasonable servicing proximity will certify are either an unsewerable urban enclave or are not capable of being connected to public sewers via annexation within the next six years or by the improvements provided pursuant to its adopted six year capital facilities plan, or where zoning regulations for development on steep slopes require reduced lot or dwelling unit yields. Lot size averaging, planned residential developments, sewerage regulations and other techniques may be used to maintain minimum density or to insure later development at

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minimum densities is not inhibited when sanitary sewers become available. The county shall not support any proposed annexation by a city unless and until an annexation agreement has been signed by the county and said city ensuring the continued implementation of this policy for the area to be annexed.

Add new Policy LU 2.B.10 on page LU-8 to read:

- 2.B.10 Within the Southwest County UGA, the Urban Commercial designations in the northeast and southeast quadrants of the intersection of 35th Ave. SE and 132nd St. SE shall be zoned to the Planned Community Business zone. Transportation impacts of development within these Urban Commercial designations shall be mitigated consistent with GPP transportation policies, SCC Title 26B, and the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works.

Add new Policy LU 2.B.11 on page LU-8 to read:

- 2.B.11 Within the Southwest County UGA, the Urban High Density Residential designations in the northwest quadrant of the intersection of 35th Ave. SE and 132nd St. SE shall be rezoned to the Multiple Residential zone. Those parcels that will be zoned Multiple Residential only partially due to flood prone areas within those parcels may be rezoned by an applicant in their entirety to a Planned Residential Development-Multiple Residential zone. Unit yield for the entire Planned Residential Development zone shall be based on the Multiple Residential zone in the Urban High Density Residential designation and the R-9,600 zone in the Urban Low Density Residential designation with an additional Planned Residential Development bonus as permitted by the zoning code. The unit yield allowed in the Urban Low Density Residential designation shall be transferred to the non-flood prone portions of a rezone site. Transportation impacts of development within these Urban High Density Residential designations shall be mitigated consistent with GPP transportation policies, SCC Title 26B, and the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works.

Amend Policy UT 3.C.1 on page UT-7 to read:

- 3.C.1 ~~Unless sewers are necessitated by serious public health considerations or by necessary public facilities, the~~ The county shall prohibit new municipal sanitary sewer systems within the rural and resource lands unless sewers are necessitated by serious public health considerations or by necessary public facilities, or there are compelling reasons for such locations related to engineering design requirements or significant limitations on site availability, and when they are intended and designed solely to serve urban development within the UGA.

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### 2. County Initiated Amendments

Amend the last paragraph of the second column on page IN-13 to read:

The GPP will also provide direction to individual development applications through its future land use map, and through those goals, objectives, and policies which pertain to land development when such goals, objectives, and policies have not yet been specifically implemented through development regulations. Since the direction of the GPP is broad and not as specific as future UGA subarea plans, the policies and land use designations of existing subarea comprehensive plans, when not inconsistent with the county's GMA comprehensive plan, will continue to be used in the review of development applications until they are replaced by applicable UGA or rural subarea plans, or superseded by GMA development regulations. Although the existing subarea comprehensive plans are not part of the county's GMA comprehensive plan, they represent a long history of plan development and together provide the foundation for the county's GMA comprehensive plan. They provide the necessary refinement and detail in those areas where they are consistent with the county's GMA comprehensive plan. Existing subarea comprehensive plans adopted before the county's GMA comprehensive plan represent the county's and the community's views of how subareas of the county should develop. They provide the detailed policy basis for the adopted area zoning. Any inconsistencies between the future land use map, goals, objectives, and policies of the county's GMA comprehensive plan and the maps and policies of the existing subarea comprehensive plans will be resolved as described below.

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

- 1.A.1 UGAs shall contain sufficient land capacity for a variety of land uses and densities, including green belts and open space, in suitable locations to accommodate the county's 20-year population projection allocated to the urban area. The total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans shall not exceed the total 20-year forecasted UGA population growth by more than 15 percent. Following the initial establishment of the UGAs in the General Policy Plan, subsequent recalculation of the percent by which additional population capacity exceeds the 20-year forecasted population growth shall occur following the adoption of all UGA plans or at the time of the mandatory 5-year comprehensive re-evaluation of UGA remaining capacity as required by Policy LU 1.A.9.

Amend the last paragraph of the introduction to the Rural Lands section on page LU-19 to read:

A more detailed Rural/Resource Plan will be prepared to supplement the General Policy Plan with more specific policies that address area-specific issues, identify optimal residential densities for specific areas: and identify appropriate land uses

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and standards for development review in rural areas. ~~The Rural Forum was established by the county to address rural area issues and assist in preparing the county Rural/Resource Area Plan.~~

Repeal Policy LU 6.E.7 on page LU-25:

~~6.E.7 The county shall develop and adopt the Rural/Resource Plan with the continued input of the Rural Forum which shall act in an advisory capacity to the planning department and the planning commission.~~

Amend Policy LU 7.A.2 on page LU-27 to read:

~~7.A.2 Applications for deletion of or addition to designated farmland authorized under Ordinance 93-038 shall be acted upon in accordance with criteria included in implementation measure LU 7a and any modifications to farmland designations shall be considered an amendment to the General Policy Plan. Landowners may request in writing a review of the farmland designations as part of the county's annual GMA comprehensive plan amendment process.~~

Amend Policy LU 7.C.7 on page LU-28 to read:

7.C.7 The County shall continue ~~annual~~ notification of owners of designated farmland and nearby lands as required by the Right-to-Farm Ordinance.

Amend Policies LU 9.A.3, 4 and 5 on pages LU-37 and 38 to read:

9.A.3 All mineral land designations adopted under LU 9.A.1 and all subsequent nomination for designation proposals shall be reviewed for consistency with mineral resource land designation criteria, once adopted. Criteria shall be adopted ~~by July 1995~~, and the review of sites nominated for designation shall take place ~~by July 1996~~. Revisions to mineral land designations shall be based on this review.

9.A.4 The county's designation of mineral resource lands shall not substitute for any permit or approval required for mineral extraction, ~~and shall not create a presumption of approval for any required permits, and will not substitute for any required environmental review or conditioning which may be required in conjunction with a permit.~~

9.A.5 The absence of a mineral resource land designation shall not change the current conditional use or legal non-conforming use status of existing mining sites and shall not preclude the pursuit and approval of required permits for excavation of unmined mineral resource deposits.

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Replace the abbreviations for designations on the Future Land Use Map on pages LU-48 through LU-51 with the following new abbreviations:

| Old Abbrev. | New Abbrev. |
|-------------|-------------|
| UR-L        | ULDR        |
| UR-M        | UMDR        |
| UR-H        | UHDR        |
| RR-L        | LDRR        |
| Com-U       | UC          |
| Ind-U       | UI          |
| Ind-R       | RI          |

| Old Abbrev. | New Abbrev. |
|-------------|-------------|
| AG-L        | LCF         |
| AG-U        | UCF         |
| AG-R        | RCF         |
| F-C         | CF          |
| F-L         | LF          |
| FTA         | CF-FTA      |

Amend Policy NE 5.A.3 on page NE-13 to read:

- 5.A.3 To minimize run-off and related flooding, new development shall provide facilities that maintain the quantity rate of run-off, flow peaks, and flow durations at predevelopment levels.

Amend the second paragraph of the first column on page NE-14 to read:

High erosion potential areas ~~have slopes greater than 25 percent and are underlain by soils that consist predominantly of sand and gravel~~ are those areas with naturally occurring slopes containing soils which are at high risk from water erosion according to the mapped description units of the United States Department of Agriculture Soil Conservation Service Soil Classification System. High landslide potential areas ~~have are areas with slopes greater steeper than 25 15 percent and are underlain by soils that consist predominantly of silt and clay which intersect geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock and which contain springs or groundwater seeps.~~ High landslide potential areas are also where land slides are known to have occurred, as indicated by landslide deposits, avalanche tracks, and areas susceptible to basal undercutting by streams, rivers or waves.

Amend Policy UT 3.B.2 on page UT-7 to read:

- 3.B.2 Except as may be provided under development regulations which are consistent with LU Policy 2.A.1. related to the phased implementation of minimum urban densities within the unsewered portion of UGAs, under limited conditions, Implementation Measure UT 3-e, the county shall only permit new individual wastewater treatment systems (such as septic systems) within UGAs to serve single-family homes on legal lots in existence at the effective date of this plan.

## Exhibit A

Repeal Implementation Measure UT 3c. on page H-17:

- ~~e. Study interim development options for parcels within UGAs that will not have access to public sewers for several years, such as "shadow platting" with septics, which will not inhibit later development at urban densities when sewers become available.~~

Amend Implementation Measure LU 7a. on page H-3 of Appendix H (Implementation Measures) to read:

- a. ~~Complete review of applications~~ Review requests for deletion from or addition to designated farmland ~~authorized under Ordinance 93-038~~ based on the following mandatory criteria for agricultural land designation:

Amend Implementation Measure LU 8q. on page H-7 of Appendix H (Implementation Measures) to read:

- q. ~~Within one year of adopting the GPP, review~~ Review private and state owned lands within the Mt. Baker-Snoqualmie National Forest for their consistency with the adopted criteria for Commercial Forest lands and recommend appropriate amendments to the GPP Future Land Use map.

Amend Implementation Measure LU 7.c.(7) on page H-5 of Appendix H (Implementation Measures) to read:

- (7) provide that the rural cluster provisions of the Snohomish County Code may be used at the underlying rural density in Local Commercial farmlands ~~and Upland-Commercial farmland~~ not zoned Agriculture-10 acre except that no lot may be reduced to less than one acre.

**Exhibit B**

**1996 Docket**

**GPP - Future Land Use Map Amendments**

*Ord 98-112*



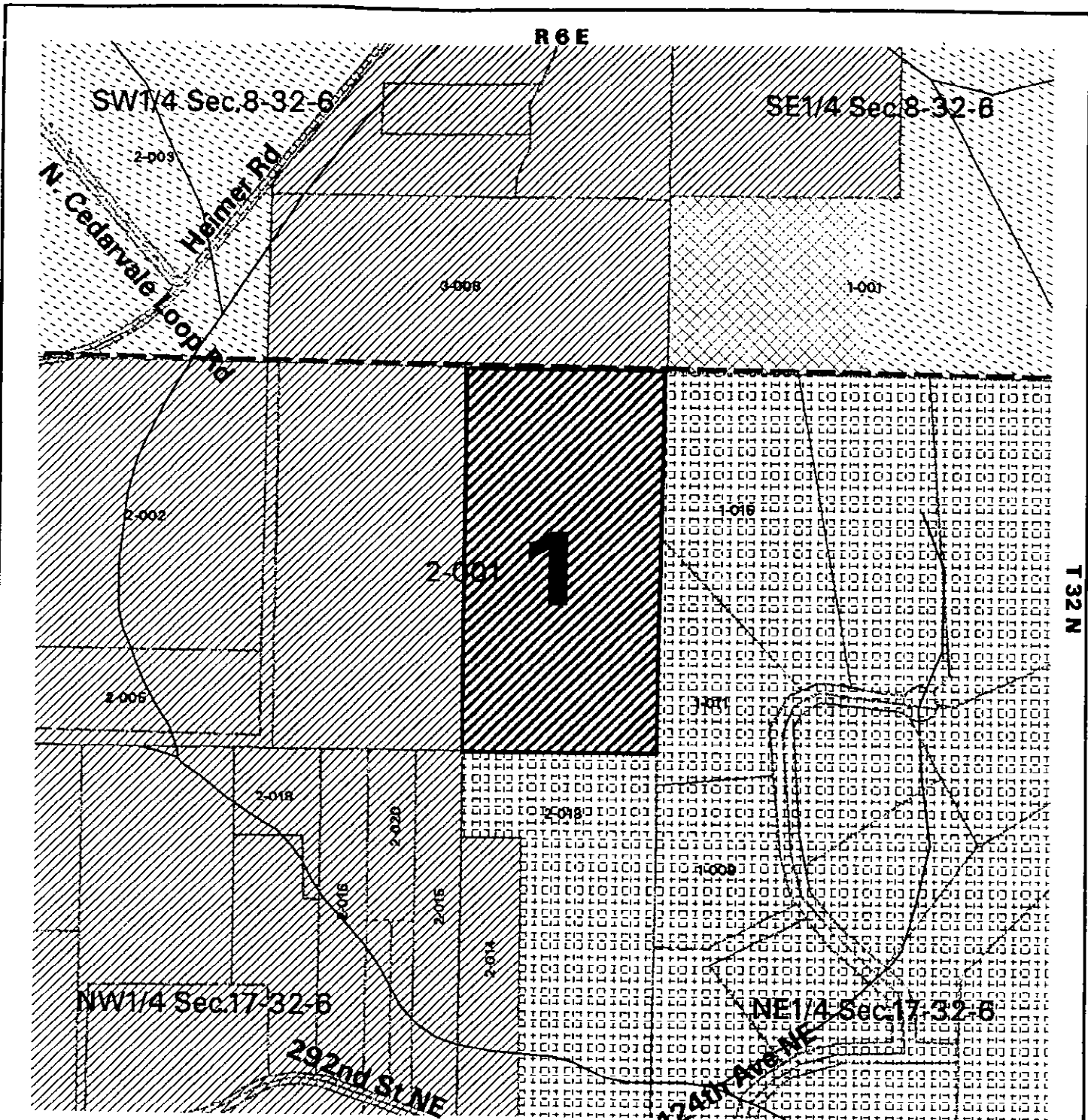






Figure b2


**Proposed Comprehensive Plan Amendment - ARNESON (#1)**  
**Planning Commission Recommendation 4/21/98**

LEGEND

Existing Plan Designations

-  Commercial Forest - Transition Area
-  Rural Residential - 10 Resource Transition
-  Rural Residential (1 du/5 ac. Basic)
-  Rural Residential - 5 (1 du/5 ac.)

Proposed Plan Amendment Designations

-  Arneson (#1) Change from Rural Residential - 10 Resource Transition to Rural Residential (1 du/5 acre Basic)

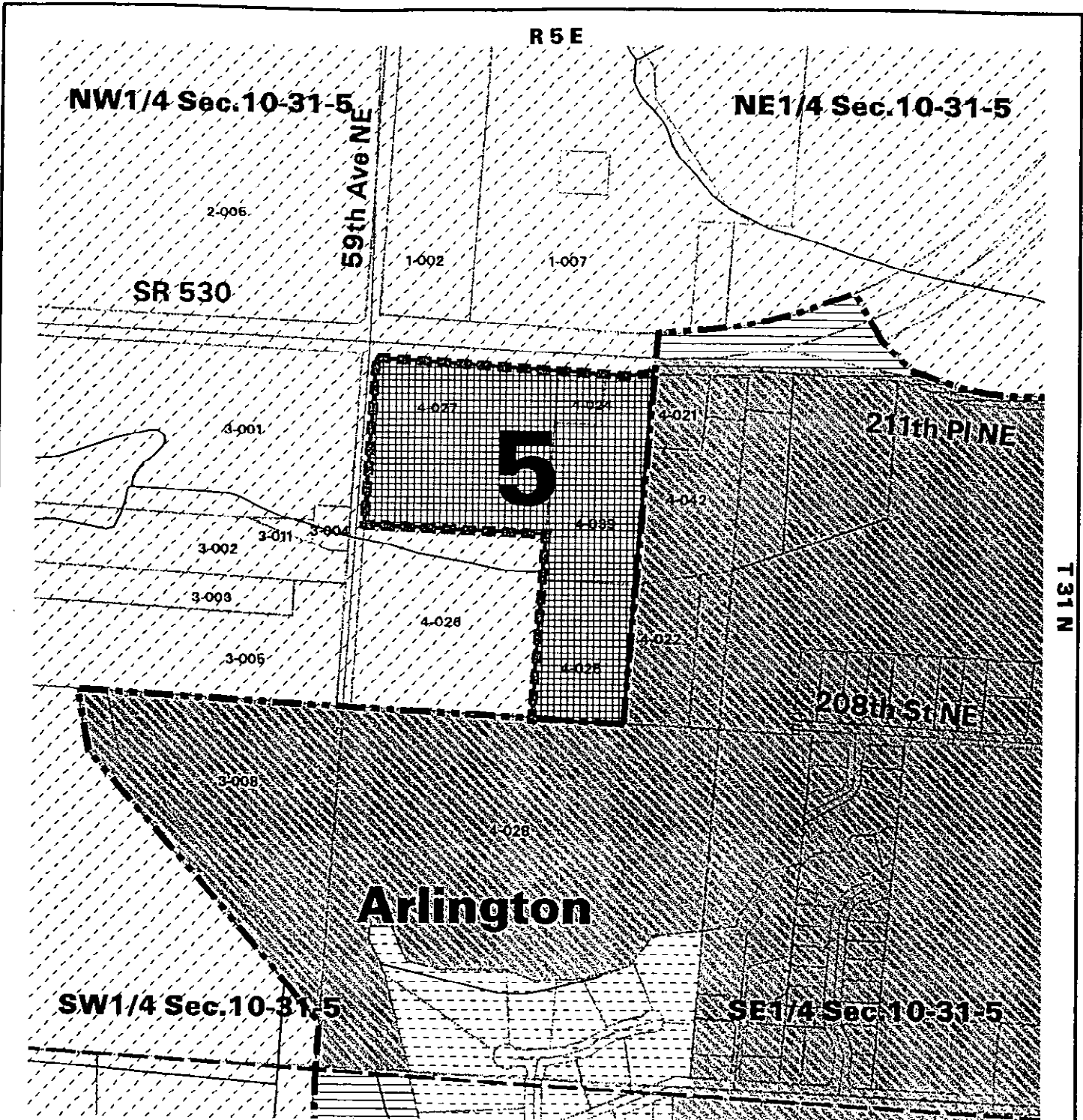
 Incorporated Cities

 Existing Urban Growth Area Boundary

Produced by Snohomish County Department of Planning and Development Services, Cartography Section, vbl, Aug. 1997. <http://plng/bart/oldvol/op-1-po.art>

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

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

444  
Shoahomish County

Figure c2



**Proposed Comprehensive Plan Amendment - CARLSON (#5)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

-  Riverway Commercial Farmland
-  Urban Low Density Residential 4-6
-  Other Land Uses

**Proposed Plan Amendment Designations**

-  Carlson (# 5)  
Change from Riverway Commercial Farmland to Urban Commercial
-  Proposed Urban Growth Area Boundary

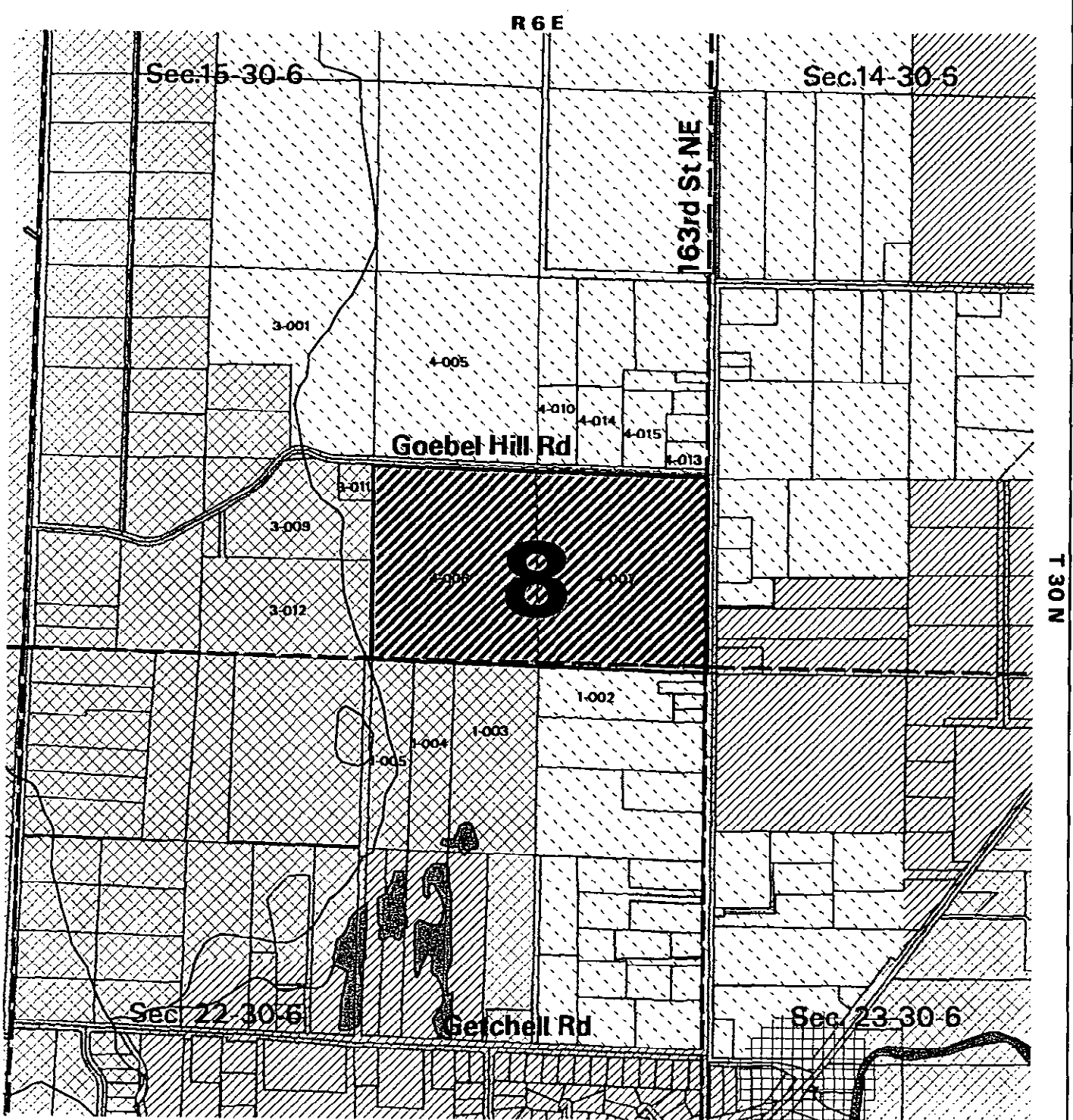
 Incorporated Cities

 Existing Urban Growth Area Boundary

Produced by Shoahomish County Department of Planning and Development Services, Cartography Section, cbl, September 1997. <http://plng/carto/look/sp-6-po.html>

This map is a graphic representation derived from the Shoahomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 275' 750' Scale in Feet



444





Figure d2

# Proposed Comprehensive Plan Amendment - CRAWFORD (#8)


LEGEND

August 1997

**Existing Plan Designations**

-  Local Commercial Farmland
-  Rural Residential-5 (1 du/5 acres)
-  Rural Residential (5-Basic)
-  Rural Commercial

**Proposed Plan Amendment Designations**

-  Crawford of Concrete Nor/West (# 8)  
Change from Local Commercial Farmland to Rural Residential-5 (1 du/5 acres)

 Incorporated Cities

 Existing Urban Growth Area Boundary

Produced by Snehansish County  
Department of Planning and Development Services,  
Cartography Section, Oct., Aug 1997. (gis/planning/arcmap/cp-a.mxd)

This map is a graphic representation derived from the Snehansish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only general location. This map is based on the best available information as of the date shown on the map.

0 275' 750' Scale in Feet

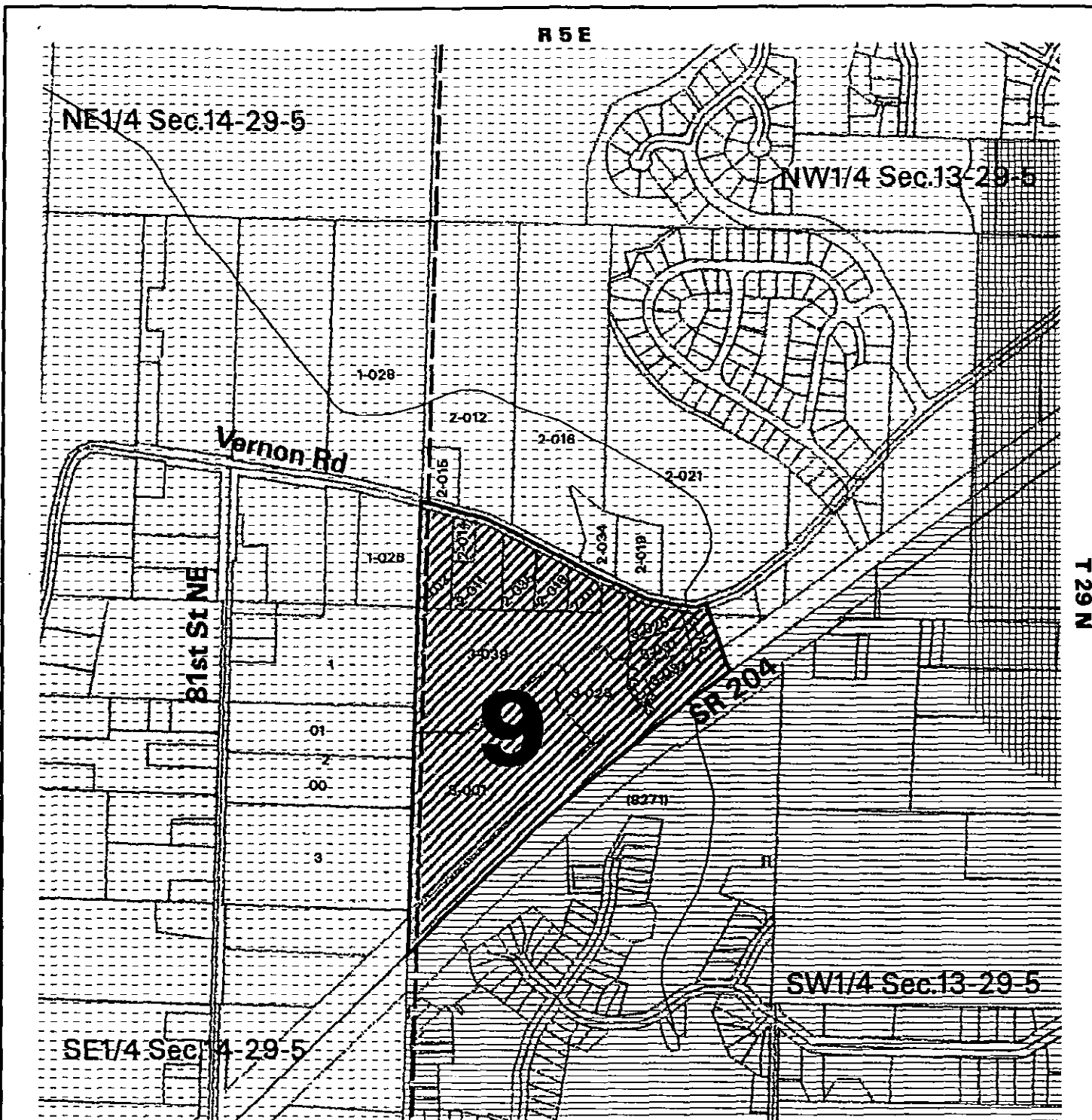





Figure e2


**Proposed Comprehensive Plan Designations - DAVIS (#9)**  
**Planning Commission Recommendation 4/21/98**

LEGEND

Existing Plan Designations

-  Urban Low Density Residential (4-6 du/acre)
-  Urban Medium Density Residential (8-12 du/acre)
-  Urban Commercial

Proposed Plan Amendment Designations

-  Davis (#9) change from Urban Low Density Residential (4-6 du/acre) to Urban Medium Density Residential (8-12 du/acre)

-  Incorporated Cities
-  Existing Urban Growth Area Boundary

Produced by Broomfield County Department of Planning and Development Services, Cartography Section, Oct. Aug. 1997. <http://plng/bcinfo/doc/isp-0-pa.txt>

This map is a graphic representation derived from the Broomfield County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

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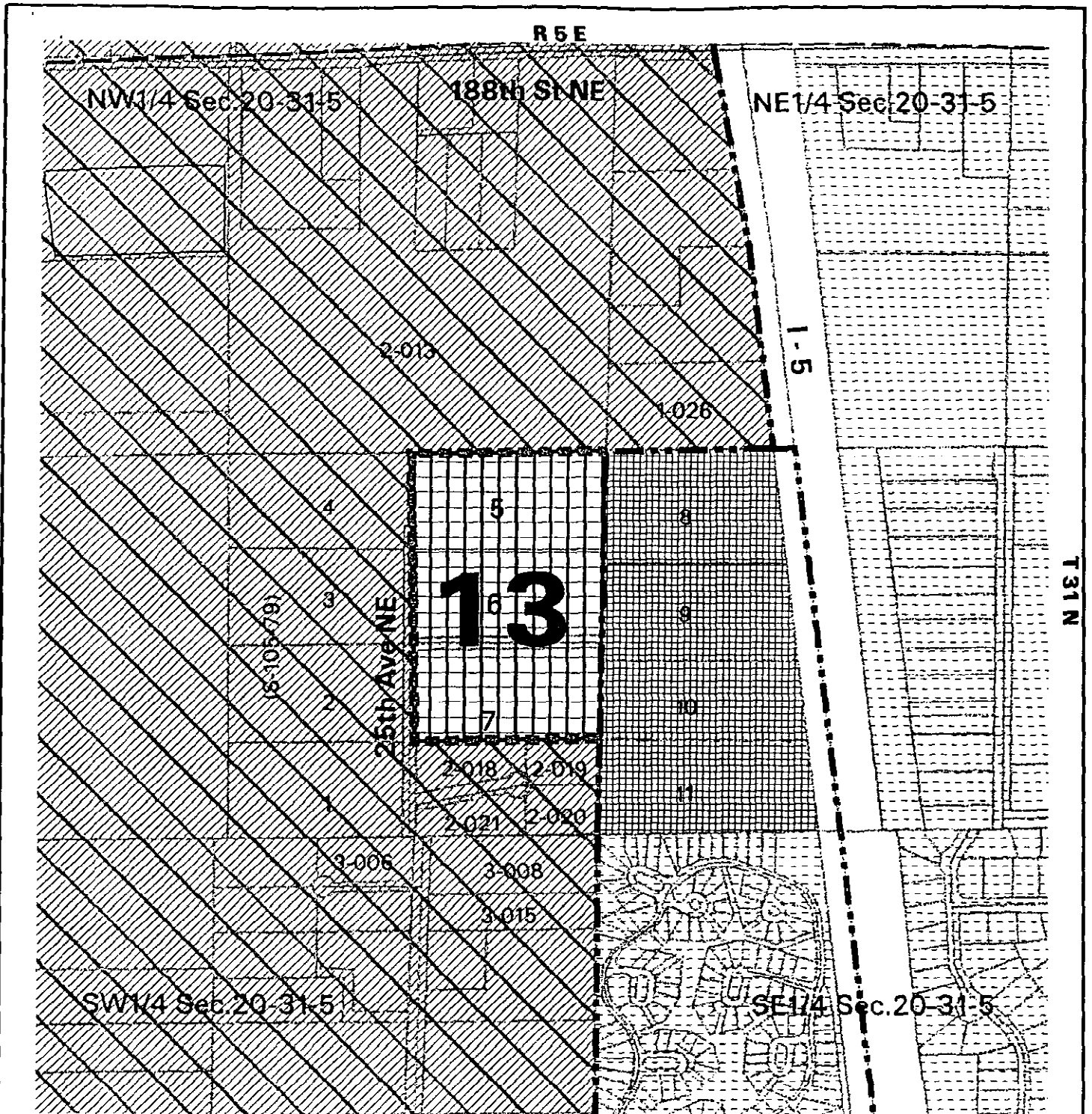







Figure g2



**Proposed Comprehensive Plan Designations - FAUCETT (#13)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

-  Rural Residential (1 du./5 acre-Basic)
-  Urban Low Density Residential (4-6 du./acre)
-  Rural Commercial
-  Urban Commercial
-  Rural/Urban Transition Area (Overlay)

**Proposed Plan Amendment Designations**

-  Faucett (#13) Change from Rural Commercial to Urban Commercial
-  Proposed Urban Growth Area Boundary

-  Incorporated Cities
-  Existing Urban Growth Area Boundary

Produced by Blenheim County Department of Planning and Development Services, Cartography Section, Oct. Aug. 1997. <http://planning/bent/look/op-13-pe.pdf>

This map is a graphic representation derived from the Blenheim County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 275' 750' Scale in Feet

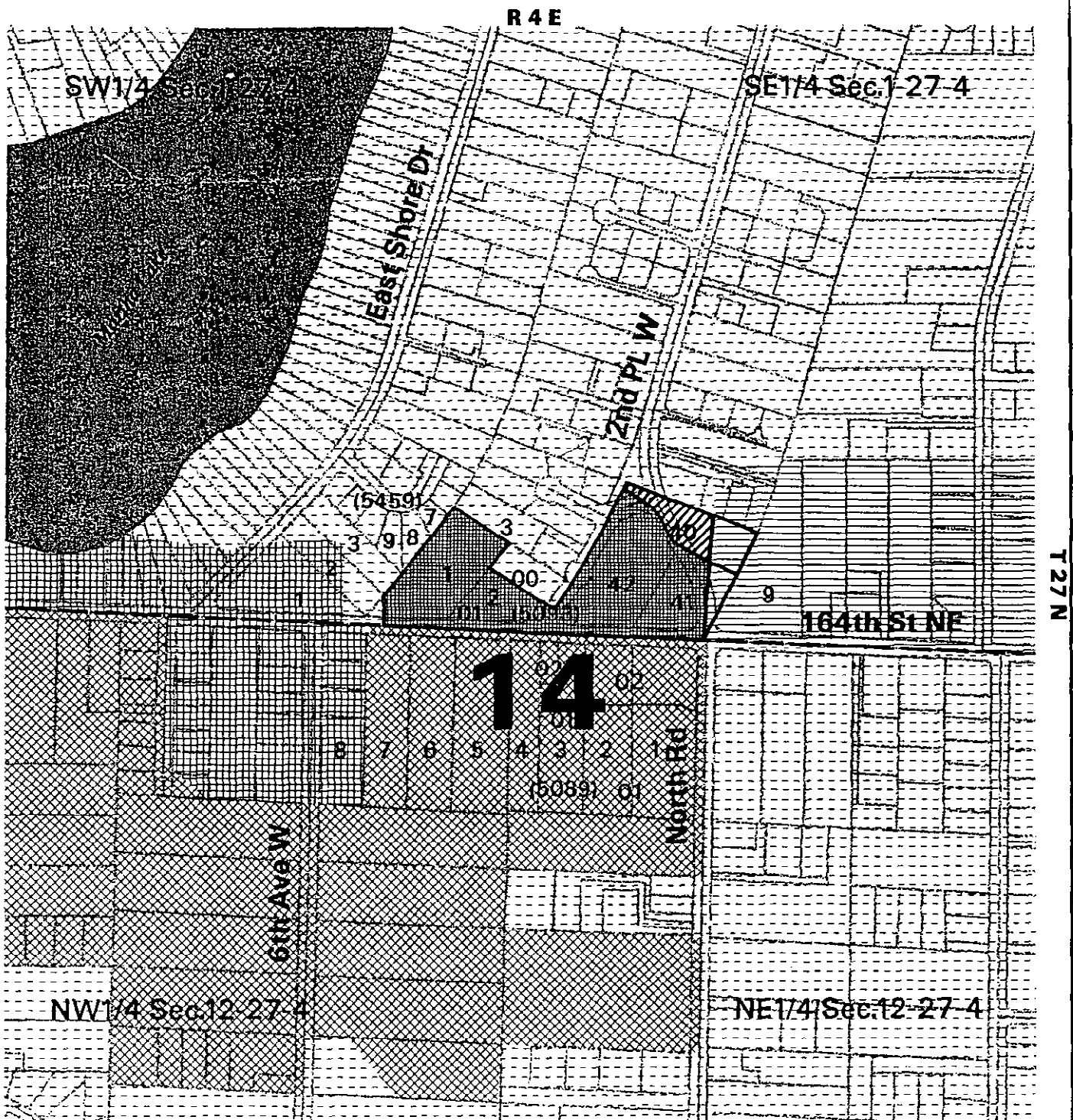
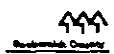






Figure h2

**Proposed Comprehensive Plan Amendments  
FIRST COMMERCIAL (# 14)  
Planning Commission Recommendation 4/21/98**





**LEGEND**

**Existing Plan Designations**

-  Urban Low Density Residential (4-6 du./ac.)
-  Urban Medium Density Residential (6-12 du./ac.)
-  Urban Commercial
-  Urban Industrial

**Proposed Plan Amendment Designations**

-  First Commercial (# 14)  
Change from Urban Low Density Residential (4-6 du./ac.) to Urban Medium Density Residential (6-12 du./ac.)
-  Change from Urban Low Density Residential (4-6 du./ac.) to Urban Medium Density Residential (6-12 du./ac.)

 Incorporated Cities

 Existing Urban Growth Area Boundary

Produced by Snohomish County  
Department of Planning and Development Services,  
Cartography Section, Oct. Aug. 1997.  
/j:\p\plg\carto\doct/op-14-pa.mxd

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 375' 750' Scale in Feet



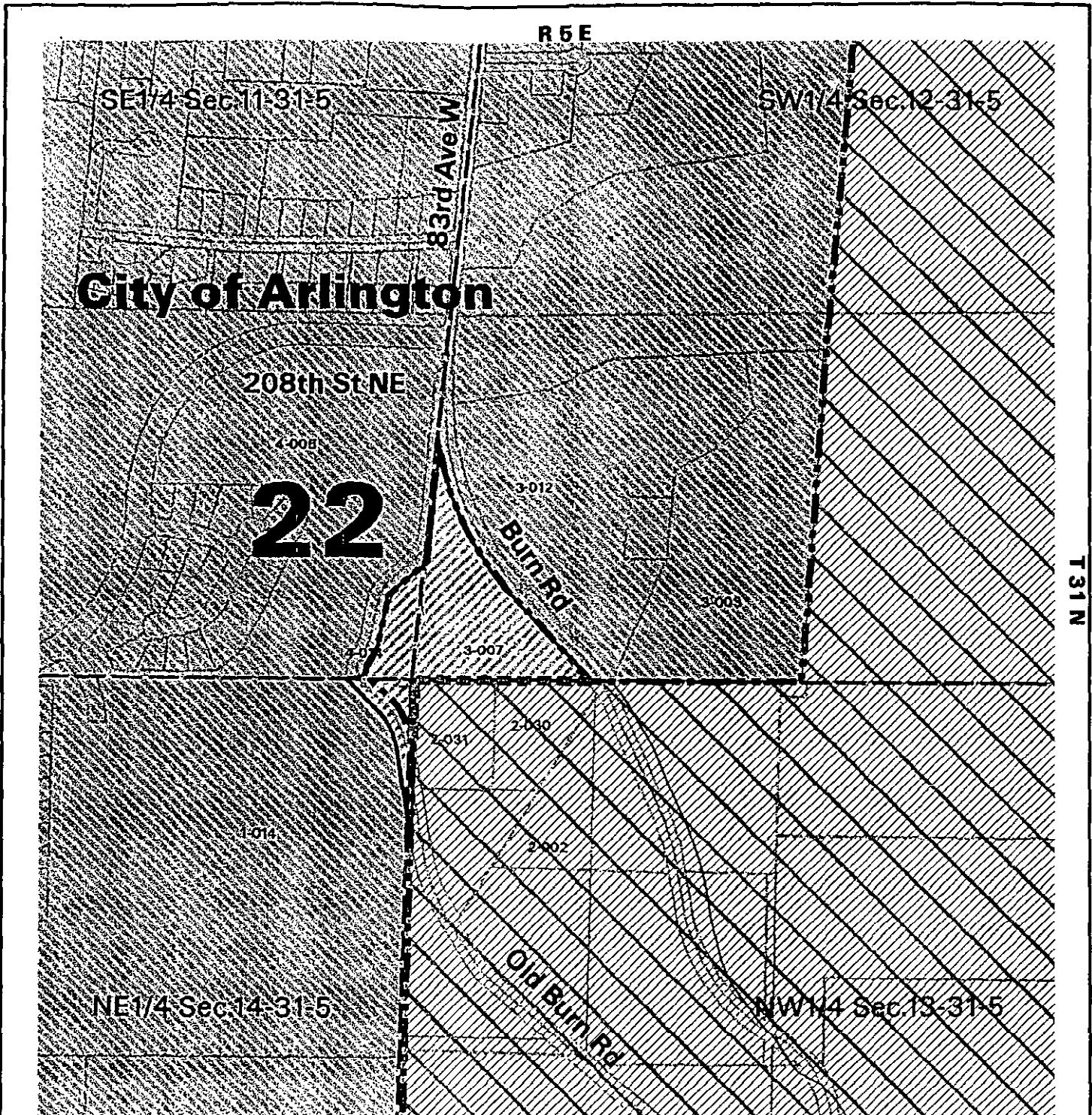




Figure i2

**Proposed Comprehensive Plan Designations  
JENSEN, EAGLE INVEST., ZIMMERMAN (# 22)  
Planning Commission Recommendation 4/21/98**




**LEGEND**

**Existing Plan Designations**

-  Rural Residential  
(1 du/.5 Acre-Basic)
-  Rural/Urban Transition Area

**Proposed Plan Amendment Boundaries**

-  Jensen, Eagle Invest.,  
Zimmerman (# 22)  
Change from Rural  
Residential  
(1 du/.5 Acre-Basic)  
to Urban Low  
Density Residential  
(4-8 du/acre)

-  Proposed Urban Growth  
Area Boundary

-  Incorporated Cities

-  Existing Urban Growth  
Area Boundary

Produced by Grohmann County  
Department of Planning and Development Services,  
Cartography Section, Oct. Aug. 1997. <http://plg/plng/bentoldoak/op-22-pe.pdf>

This map is a graphic representation derived from the Grohmann  
County Geographic Information System. It does not represent  
survey accuracy. Property lines are for illustrative purposes  
and depict only generalized parcelization. This map  
is based on the best available information as of the date shown  
on the map.

0 375' 750' Scale in Feet

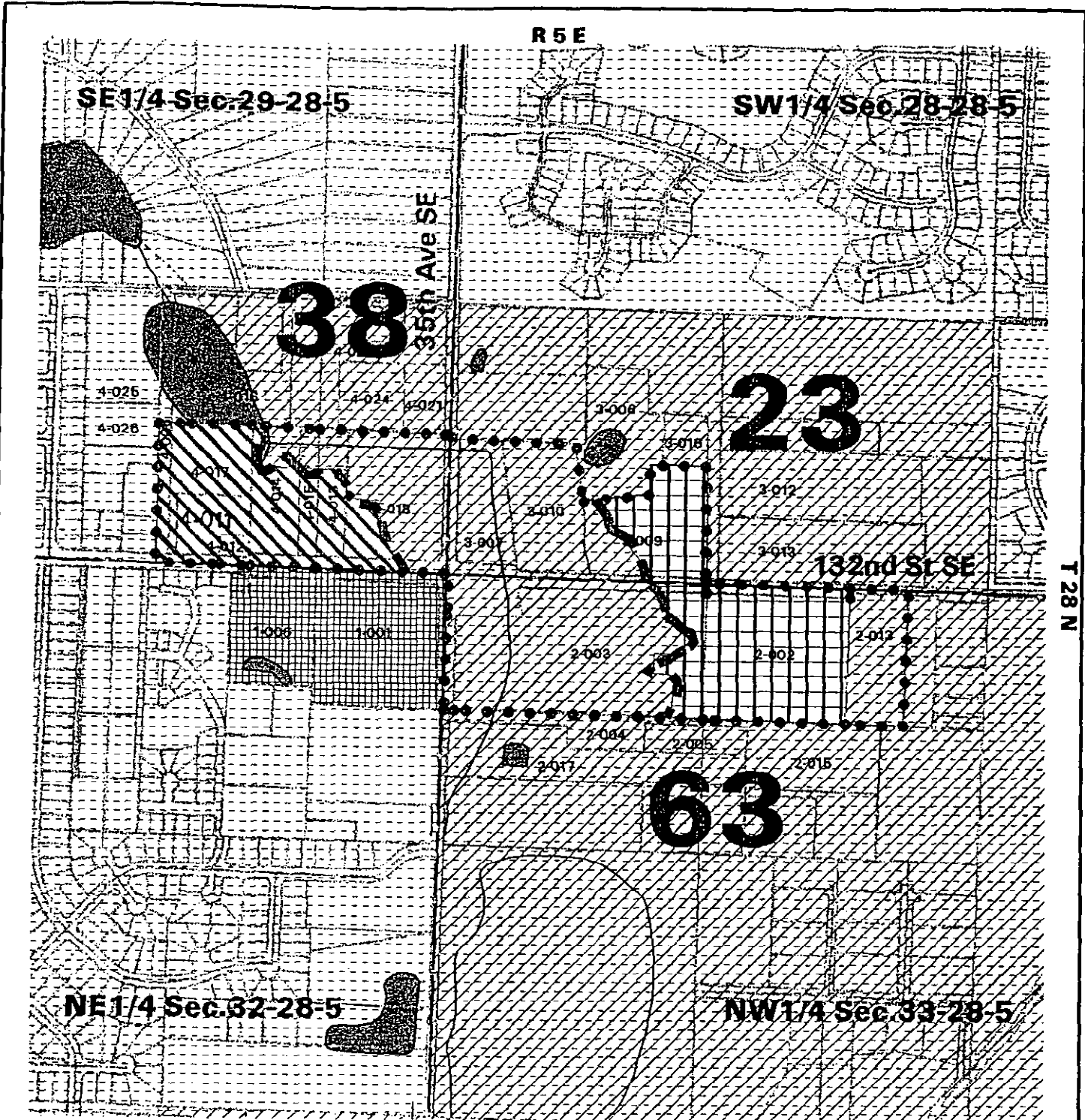





Figure j2

**"Intermediate Development" Alternative - 2**  
**Comprehensive Plan Amendment - JNW**  
**Planning Commission Recommendation 4/21/98**



444  
 Snohomish County

**LEGEND**

**Existing Plan Designations**


-  Urban Low Density Residential 4-6
-  Urban Commercial
-  Growth Phasing Overlay

**Proposed Plan Amendment Designations**

-  Nodland, Snyders, VanDeests & McDougall (#38) - Change from Urban Low Density Residential 4-6 to Urban High Density Residential 12-24
-  Johnson (# 23) and Wibbelman, & Washington Dev. Corp. (# 63) Change from Urban Low Density Residential 4-6 to Urban Commercial


 Incorporated Cities

 Existing Urban Growth Area Boundary

 Study Area Boundary

Produced by Snohomish County Department of Planning and Development Services, Cartography Section, cbl, September 1997.  
 j2h/plng/leand/kue/lop-jnw\_42-pa.aml

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

 100 Yr. Flood Prone Boundary (for info. only)

0 275' 760' Scale in Feet



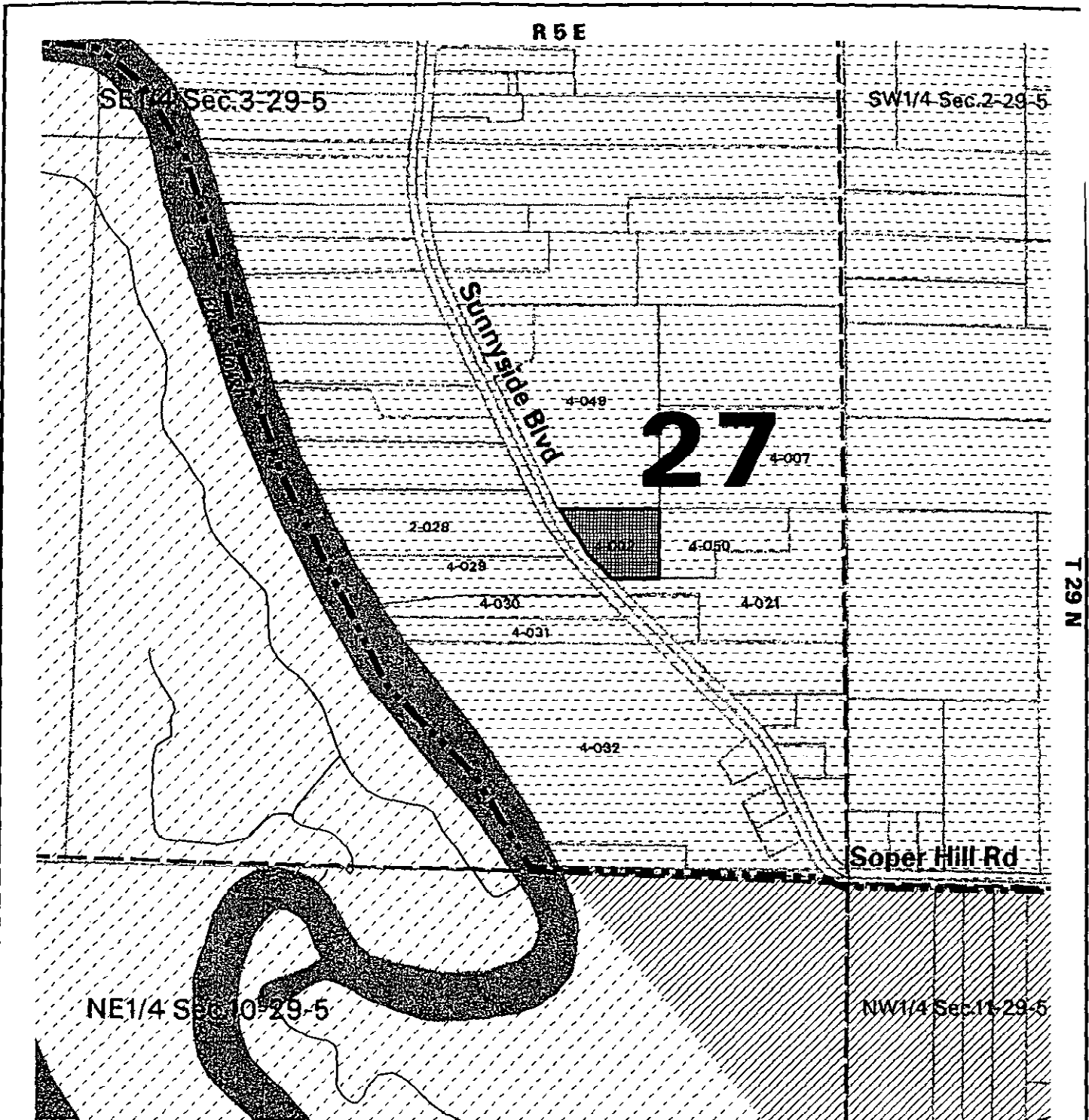






Figure k2

**Proposed Comprehensive Plan Designations - King (#27)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

- Existing Plan Designations**
-  Riverway Commercial Farmland
  -  Urban Low Density Residential (4-8 du./acre)
  -  Rural Residential (1 du./5 Acre-Baeko)

- Proposed Plan Amendment Designations**
-  King (# 27) Change from Urban Low Density Residential (4-8 du./acre) to Urban Commercial.

-  Incorporated Cities
-  Existing Urban Growth Area Boundary

Produced by Snohomish County  
 Department of Planning and Development Services,  
 Cartography Section, Oct. Aug. 1997.  
 /g/k/pd/g/serio/dec/10/27-97.pdf

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 375 750 Scale in Feet

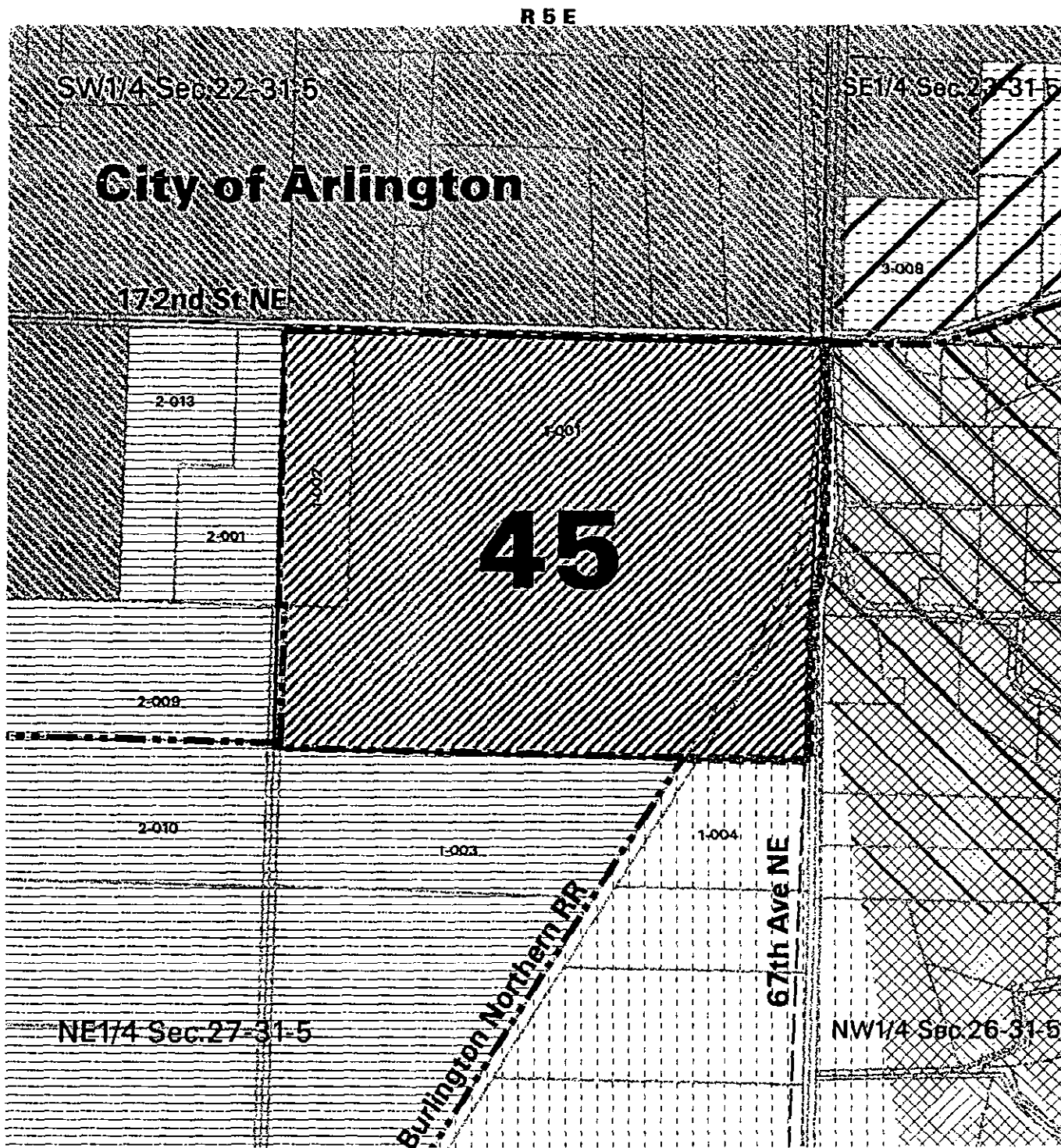


Figure 12

**Proposed Comprehensive Plan Designations  
ROETCISOENDER & PARKINSON (# 45)  
Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

- Rural Residential - 10 (1 du./10 ac.)
- Rural Residential - 5 (1 du./5 ac.)
- Urban Low Density Residential (4-6 du./ac.)
- Other Land Uses

**Proposed Plan Amendment Boundaries**

- Urban Reserve Overlay
- Growth Phasing Overlay
- Rural/Urban Transition Area
- Roetcisoender & Parkinson (# 45) Add to UGA and change from Rural Residential-10 (1 du./10 acres) with Urban Reserve Overlay to Other Land Uses
- Proposed Urban Growth Area Boundary

**Incorporated Cities**

- Existing Urban Growth Area Boundary

Produced by Snohomish County Department of Planning and Development Services, Cartography Section, Oct. Aug. 1997. <http://planning.sno.wa.gov/cp-45-po.html>

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

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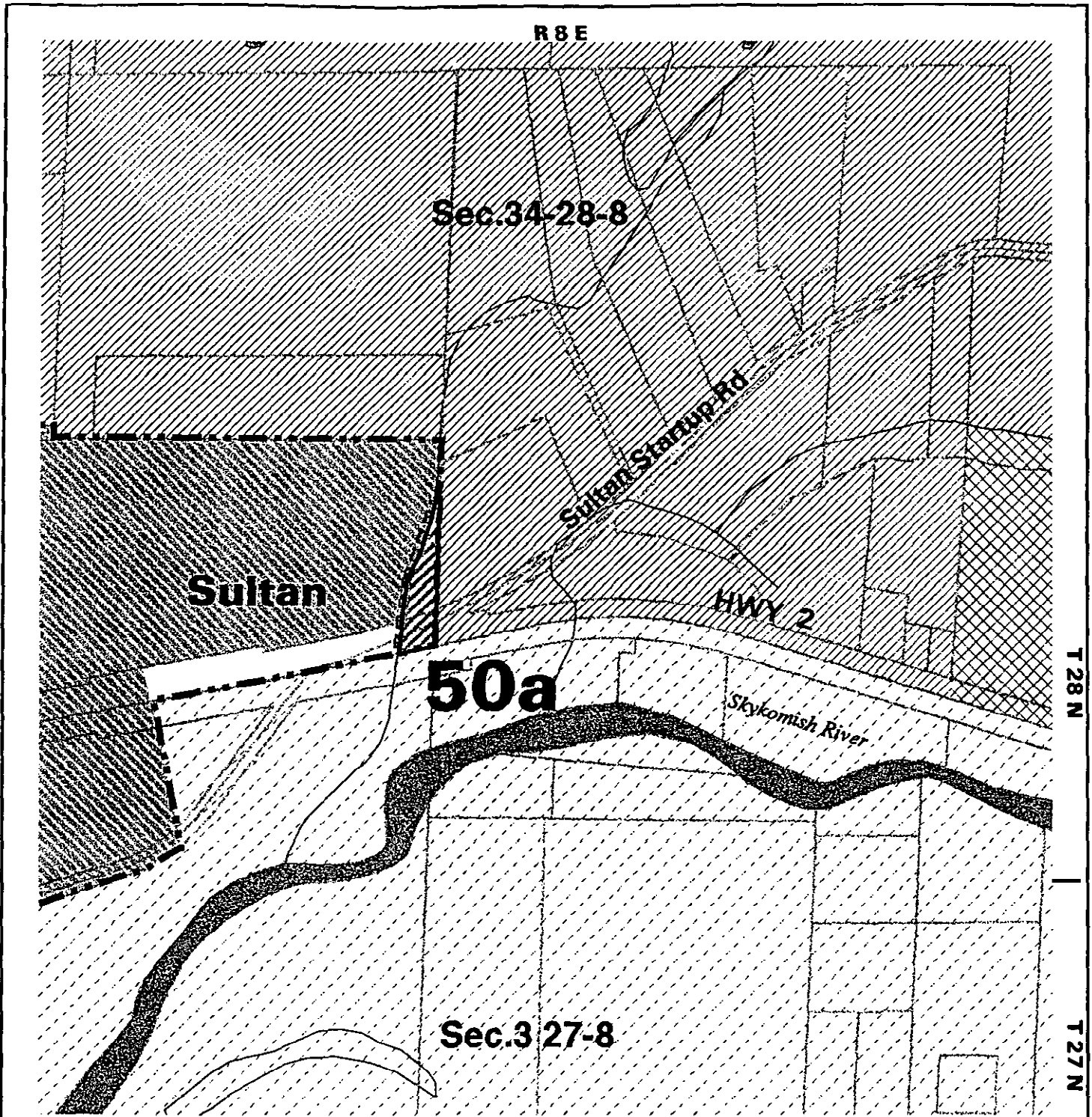







Figure m2



**Proposed Comprehensive Plan Designations - PDS (# 50a)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**


**Existing Plan Designations**

-  Riverway Comm. Farmland
-  Rural Res.-10 Resource Transition
-  Rural Residential (5-Basic)
-  Urban Low Density Residential
-  Rural Industrial

**Proposed Plan Amendment Designations**

-  PDS (#60a) Change from Urban Low Density Residential (4-6 du/ac.) to Rural Residential (1 du/6 acres Basic)
-  Proposed Urban Growth Area Boundary

**Incorporated Cities**

-  Existing Urban Growth Area Boundary

Produced by Strohsmish County Department of Planning and Development Services, Cartography Section, Oct, Aug. 1997. jgl/prg/tao/tdook/op-60a-po.mxd

This map is a graphic representation derived from the Strohsmish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and do not imply generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 375 750 Scale in Feet

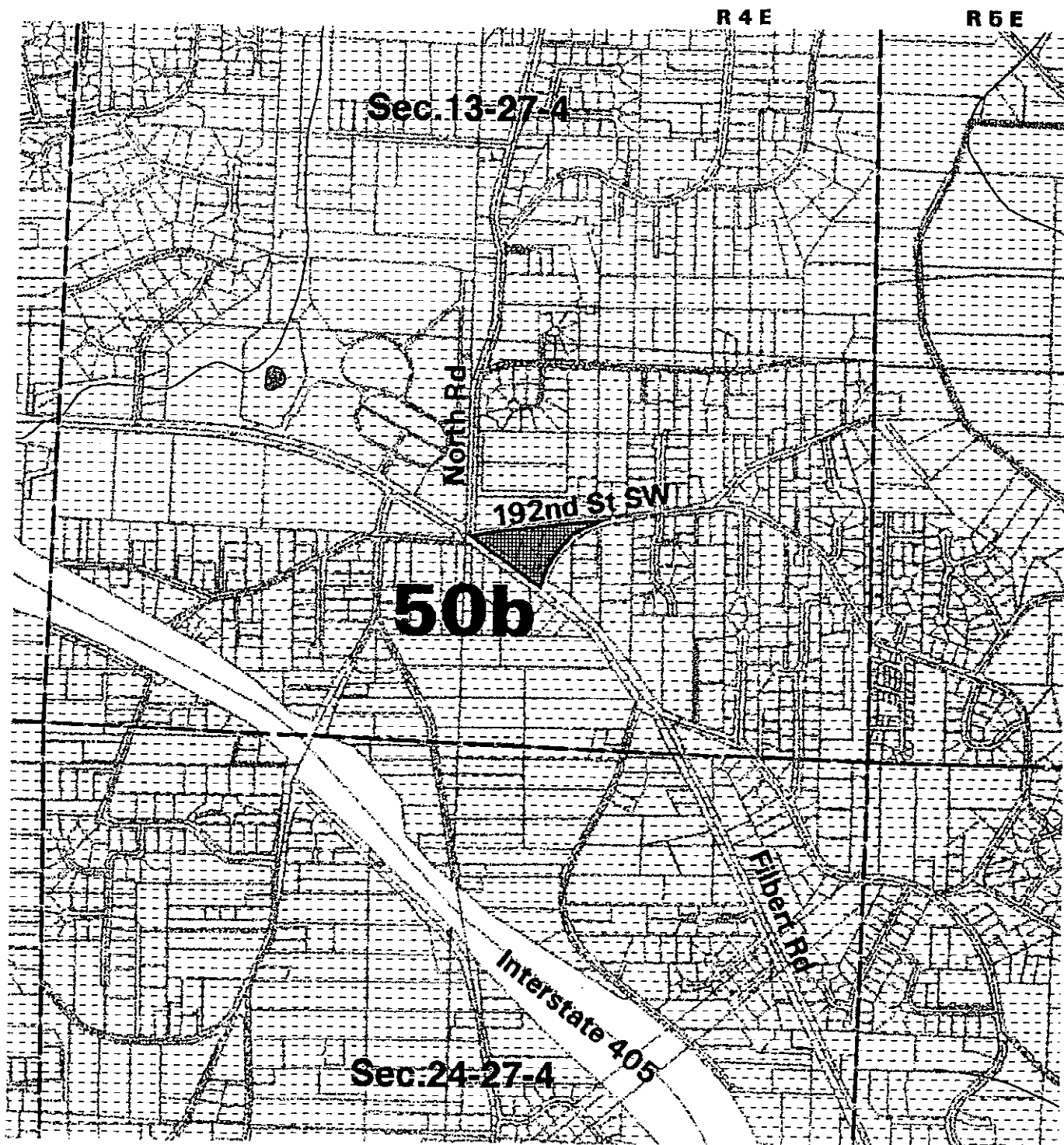


Figure n2


**Proposed Comprehensive Plan Designations - PDS (# 50b)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

 Urban Low Density Residential (4-6 du/acre)

**Proposed Plan Amendment Designations**

 PDS (#50b)  
 Change from Urban Low Density Residential (4-6 du/acre) to Urban Commercial

 Incorporated Cities

 Existing Urban Growth Area Boundary

Produced by Strohmanish County  
 Department of Planning and Development Services,  
 Cartography Section, Oct. Aug. 1997.  
 /gis/plg/over/000/tp-50b-po.ani

This map is a graphic representation derived from the Strohmanish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and do not imply generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 | 375' | 750' Scale in Feet

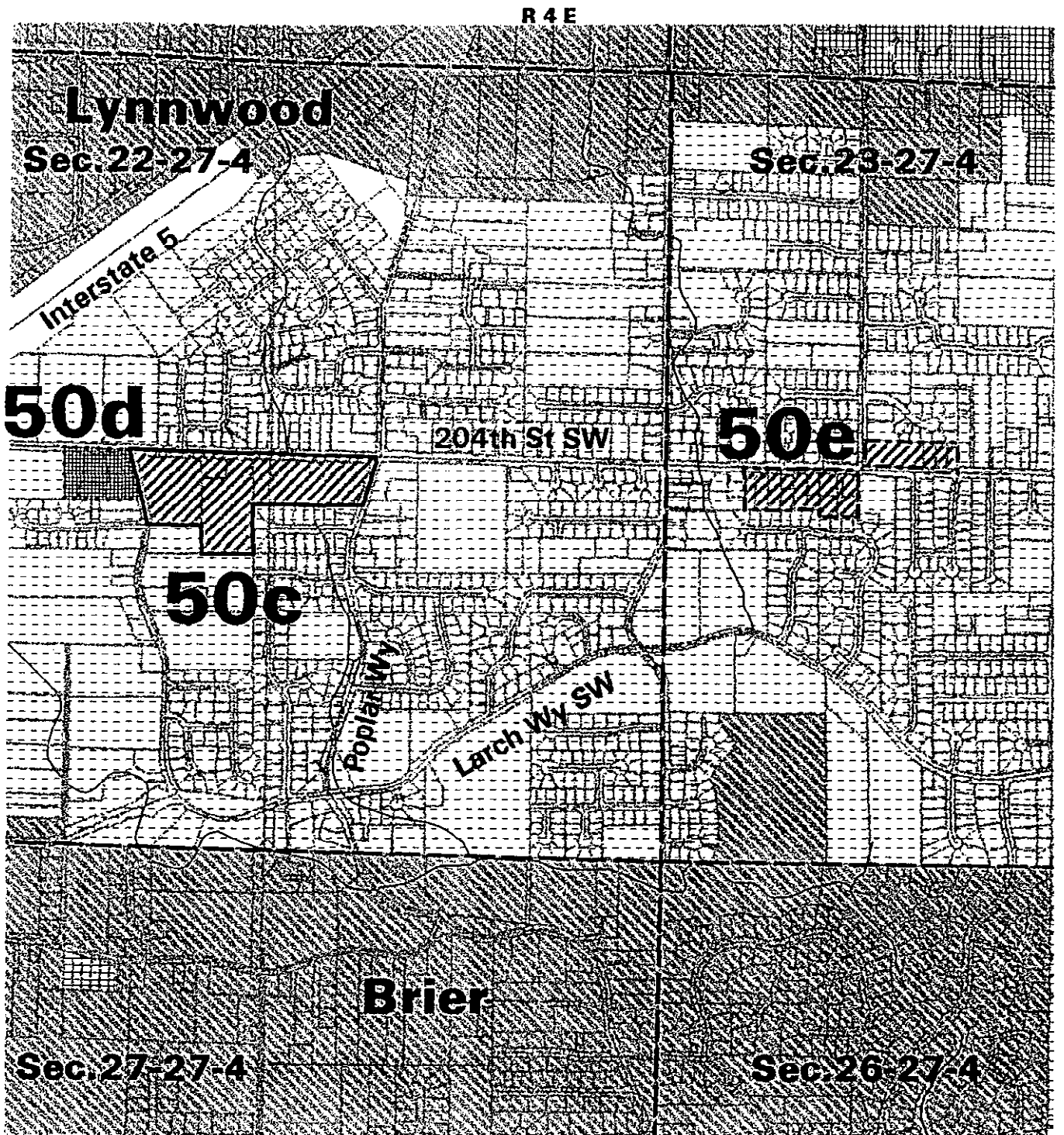


Figure 02

**Proposed Comprehensive Plan Designations - PDS (#50cde)**  
**Planning Commission Recommendation 4/21/98**

LEGEND

Existing Plan Designations

- Urban Low Density Residential (4-8 du/acre)
- Urban Medium Density Residential (8-12 du/acre)
- Urban Commercial

Proposed Plan Amendment Designations

- PDS (# 50c) Change from ULDR (4-8 du/acre) to Urban Medium Density Residential (8-12 du/acre)
- PDS (# 50d) Change from ULDR (4-8 du/acre) to Urban Commercial
- PDS (# 50e) Change from ULDR (4-8 du/acre) to Urban Medium Density Residential (8-12 du/acre)

Incorporated Cities

Existing Urban Growth Area Boundary

Produced by Snohomish County  
 Department of Planning and Development Services,  
 Cartography Section, Oct. Aug. 1997.  
 Agis/plng/carto/book/top-50cde-po.amf

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

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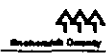
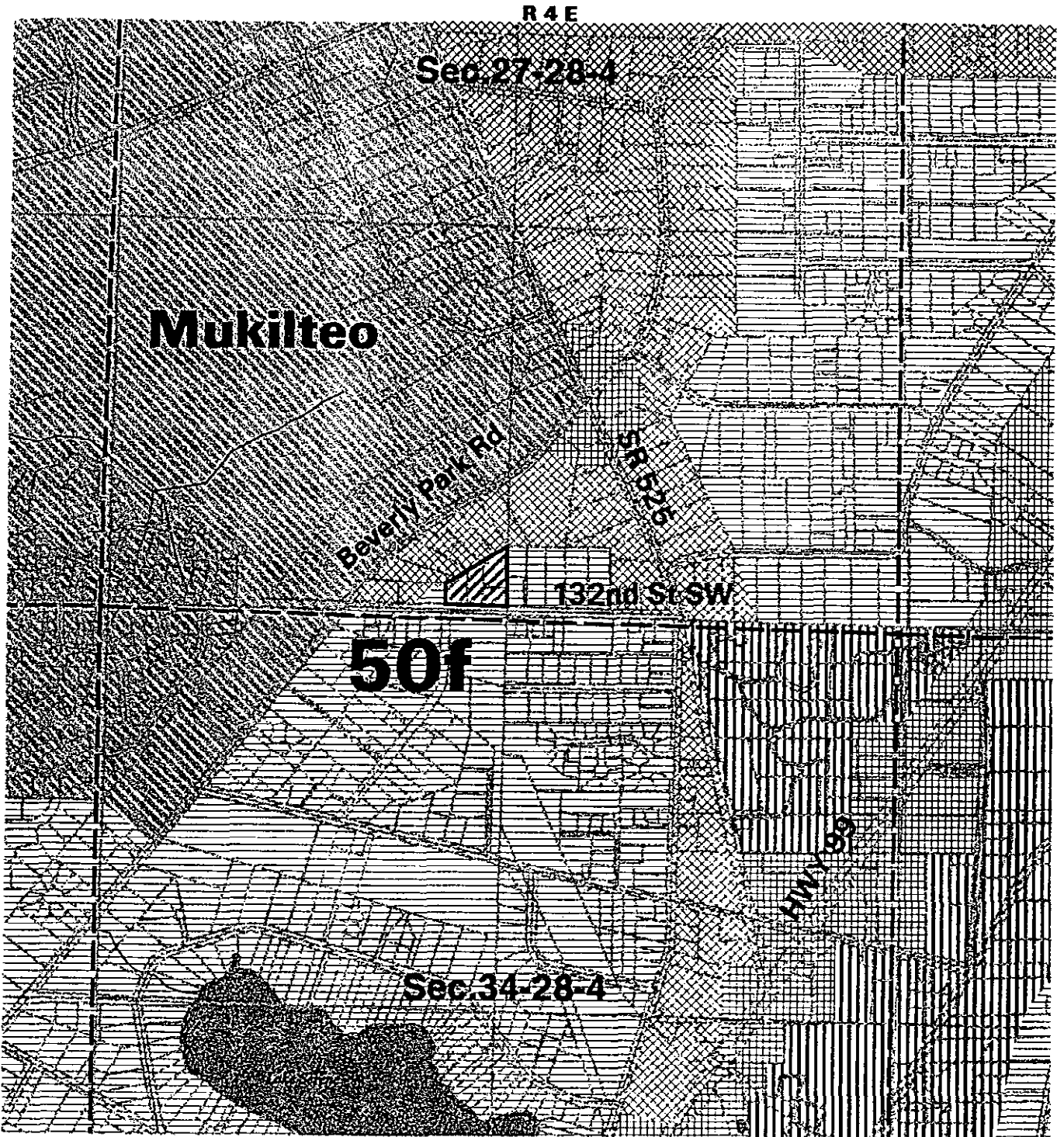






Figure p2


**Proposed Comprehensive Plan Designations - PDS (#50f)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

-  Urban Medium Density Residential (8-12 du/acre)
-  Urban High Density Residential (12-24 du/acre)
-  Urban Commercial
-  Urban Industrial

**Proposed Plan Amendment Designations**

-  PDS (# 50f)  
Change from  
Urban Medium Density  
Residential (8-12 du/acre)  
to  
Urban Industrial

 Incorporated Cities

 Existing Urban Growth Area Boundary

Produced by Shelton County  
 Department of Planning and Development Services,  
 Cartography Section, Oct, Aug, 1997.  
 /g/plan/0110/000/00-50f-001.ppt

This map is a graphic representation derived from the Shelton County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 500' 1000' Scale in Feet



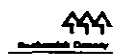
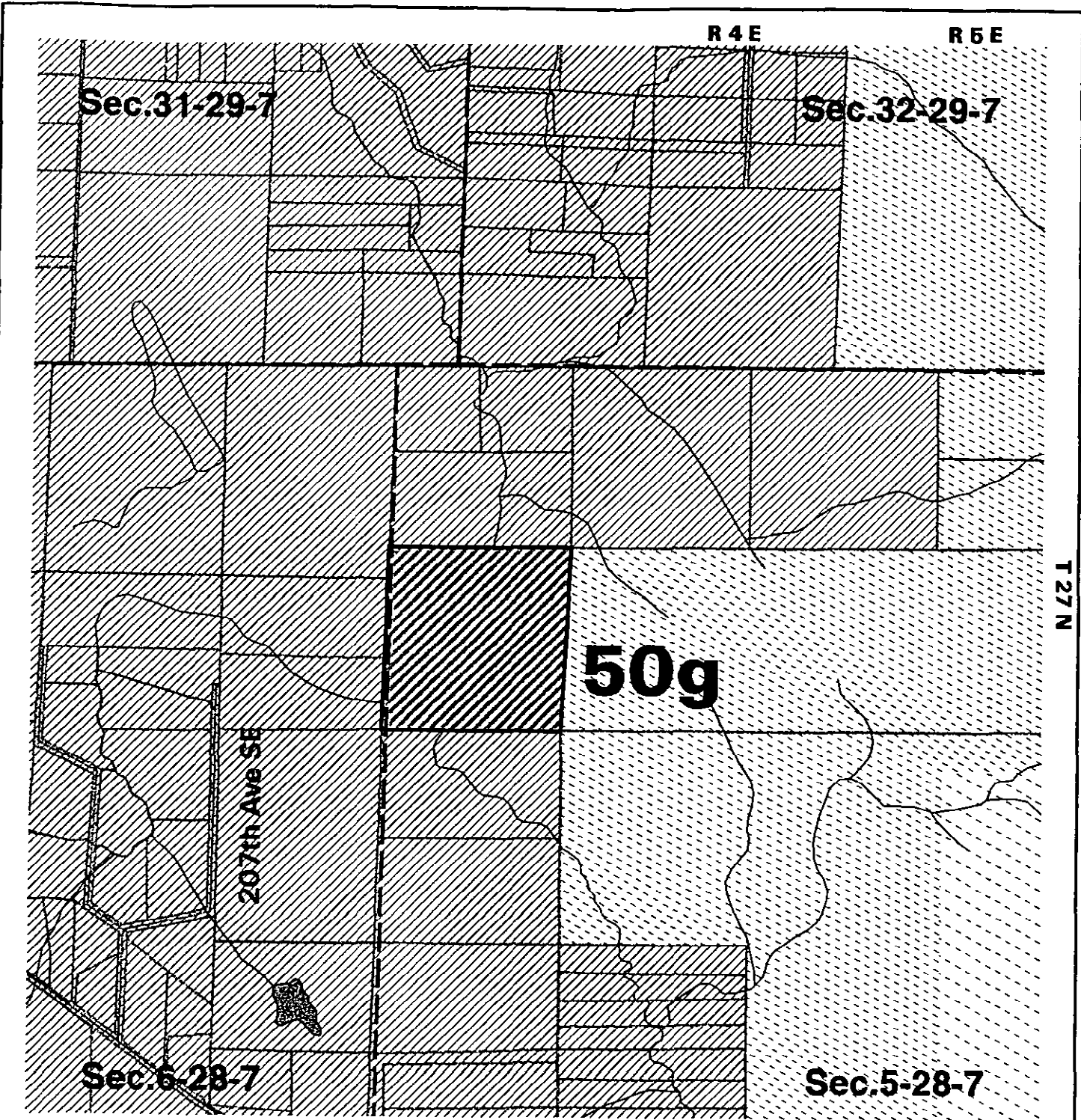





Figure q2


**Proposed Comprehensive Plan Designations - PDS (#50g)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

-  Commercial Forest
-  Commercial Forest Forest Transition Area
-  Rural Residential (1 du/5 acres - Basic)

**Proposed Plan Amendment Designations**

-  PDS (# 50g) Change from Rural Residential (1 du/5 acres Basic) to Low Density Rural Residential (1 du/20 acres)

 Incorporated Cities

 Existing Urban Growth Area Boundary

Produced by Snohomish County Department of Planning and Development Services, Cartography Section, Oct, Aug. 1997. <http://planning.horton.com/isp-50g-pa.html>

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.



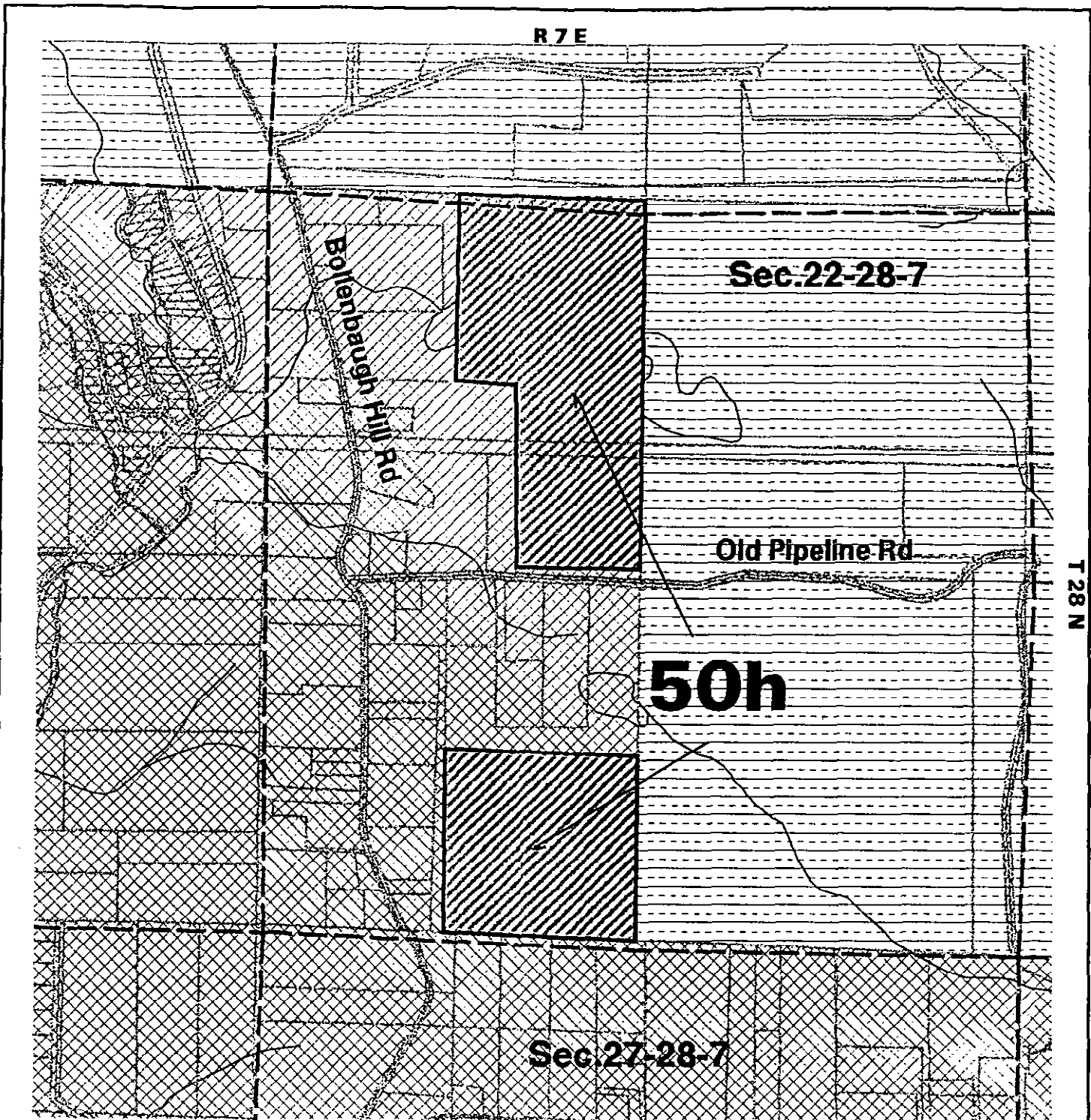





Figure r2


**Proposed Comprehensive Plan Designations - PDS (#50h)**  
**Planning Commission Recommendation 4/21/98**

LEGEND

Existing Plan Designations

-  Commercial Forest Forest Transition Area
-  Low Density Rural Residential (1 du/20 acres)
-  Rural Residential-6 (1 du/5 acres Basic)

Proposed Plan Amendment Designations

-  PDS (# 50h) Change from Rural Residential (1 du/5 acres Basic) to Low Density Rural Residential (1 du/20 acres)

-  Incorporated Cities
-  Existing Urban Growth Area Boundary

Produced by Snohomish County Department of Planning and Development Services, Cartography Section, 08/1, Aug. 1997. <http://plandev.sno.wa.gov/stock/top-50h-pa.htm>

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 175' 750' Scale in Feet



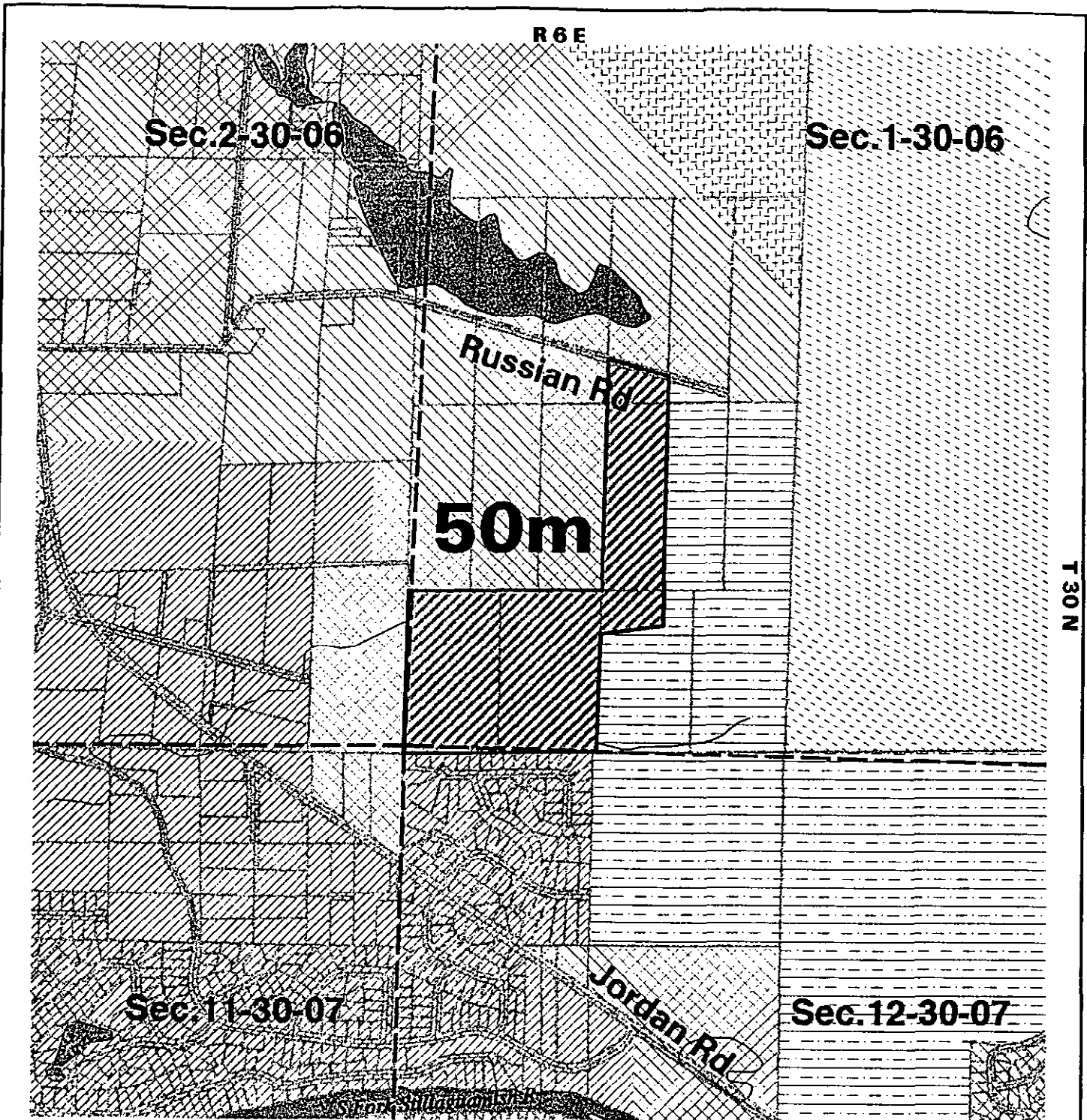


Figure s2

**Proposed Comprehensive Plan Designations - PDS (#50m)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

- Commercial Forest
- Commercial Forest Forest Transition Area
- Low Density R. Res. (1 du/20 acres)
- Rural Res.-10 Resource Transition (1 du/10 acres)

- Rural Residential-5 (1 du/5 acres)
- Rural Residential (1 du/5 acres Basic)

**Proposed Plan Amendment Designations**

- PDS (# 50m) Change from Rural Residential-5 (1 du/5 acres) to Low Density Rural Residential (1 du/20 acres)

**Incorporated Cities**

- Existing Urban Growth Area Boundary

Produced by Snohomish County Department of Planning and Development Services, Cartography Section, 06L Aug. 1997. <http://plng/foarto/soot/rop-50m-pa.amt>

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 275' 750' Scale in Feet

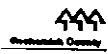
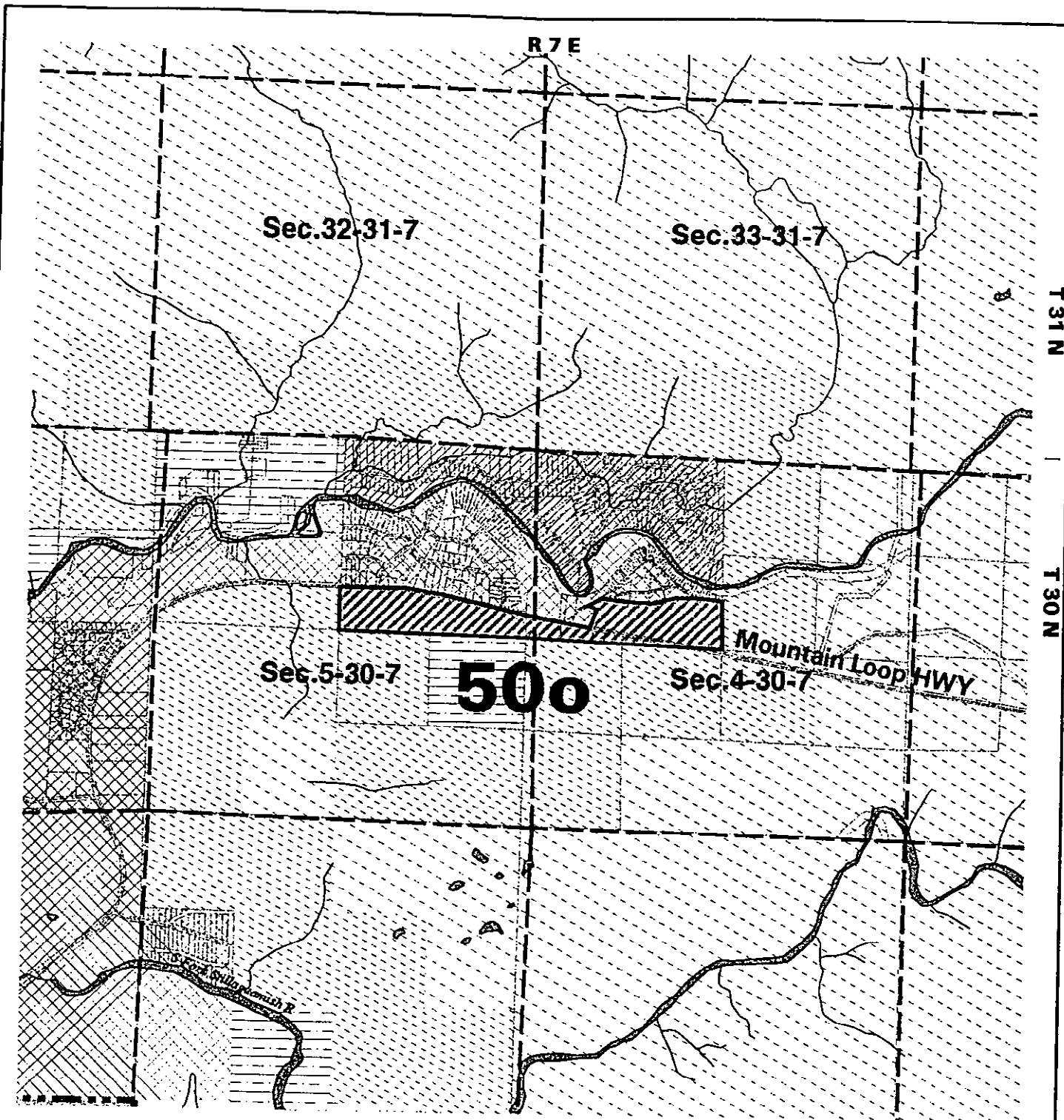


Figure t2

## Proposed Comprehensive Plan Designations - PDS (#500)

### Planning Commission Recommendation 4/21/98

**LEGEND**

**Existing Plan Designations**

- Commercial Forest
- Commercial Forest Forest Transition Area
- Low Density R. Res. (1 du/20 acres)
- Rural Residential-6 (1 du/5 acres)
- Rural Residential (1 du/5 acres Basic)

**Proposed Plan Amendment Designations**

- PDS (# 500)  
Change from Rural Residential-6 (1 du/5 acres) to Low Density Rural Residential (1 du/20 acres)

- Incorporated Cities
- Existing Urban Growth Area Boundary

Produced by Shelburne County  
Department of Planning and Development Services,  
Cartography Section, Oct. Aug. 1997.  
Apl/pmg/foersoldoc/top-500-po.wml

This map is a graphic representation derived from the Shelburne County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 1000' 2000' Scale in Feet

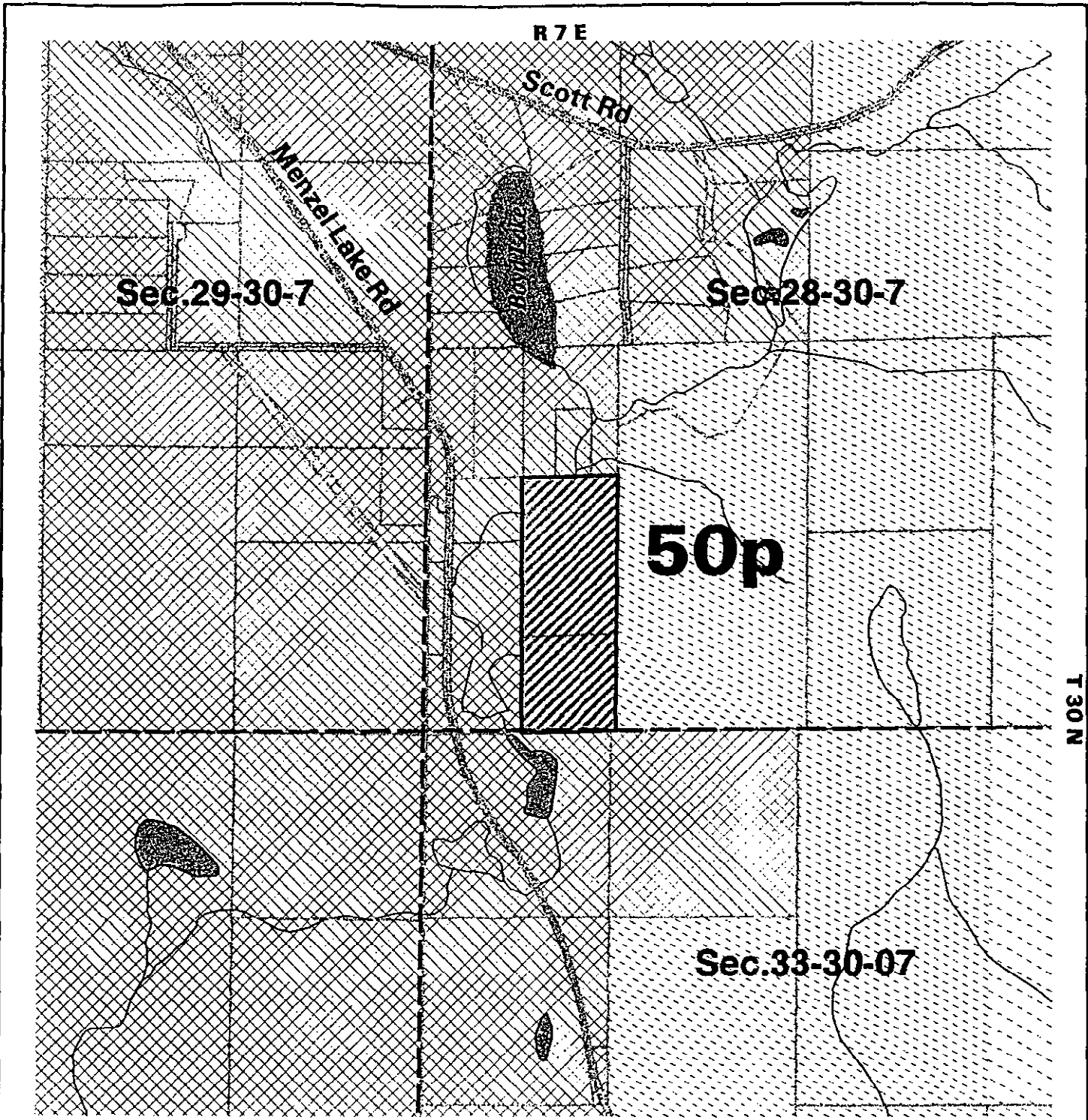





Figure u2


**Proposed Comprehensive Plan Designations - PDS (#50p)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

-  Commercial Forest
-  Commercial Forest Forest Transition Area
-  Rural Residential-5 (1 du/5 acres)

**Proposed Plan Amendment Designations**

-  PDS (# 50p) Change from Rural Residential-5 (1 du/5 acre) to Low Density Rural Residential (1 du/20 acres)

-  Incorporated Cities

-  Existing Urban Growth Area Boundary

Produced by Shoshone County  
 Department of Planning and Development Services,  
 Cartography Section, Jul, Aug, 1997.  
 g:\planning\pds\pds\pds-50p-98.amd

This map is a graphic representation derived from the Shoshone County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 375 750 Scale in Feet

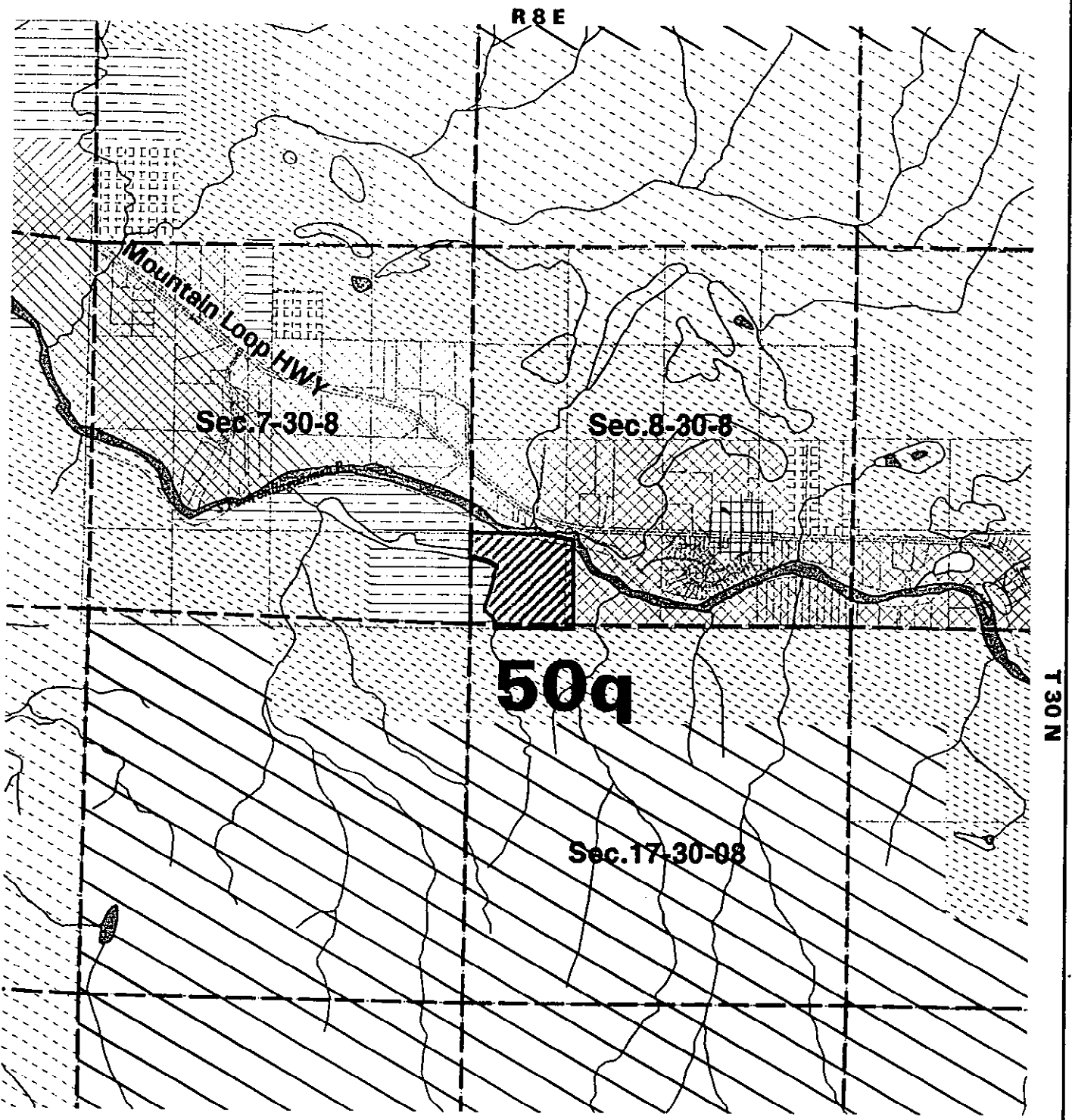


Figure v2

**Proposed Comprehensive Plan Designations - PDS (#50q)**  
**Planning Commission Recommendation 4/21/98**

LEGEND

Existing Plan Designations

- National Forest
- Commercial Forest
- Commercial Forest Forest Transition Area
- Low Density R. Res. (1 du/20 acres)
- Rural Residential-10 Resource Transition
- Rural Residential-5 (1 du/5 acres)
- Rural Commercial

Proposed Plan Amendment Designations

- PDS (# 50q) Change from Rural Residential-5 (1 du/5 acre) to Low Density Rural Residential (1 du/20 acres)

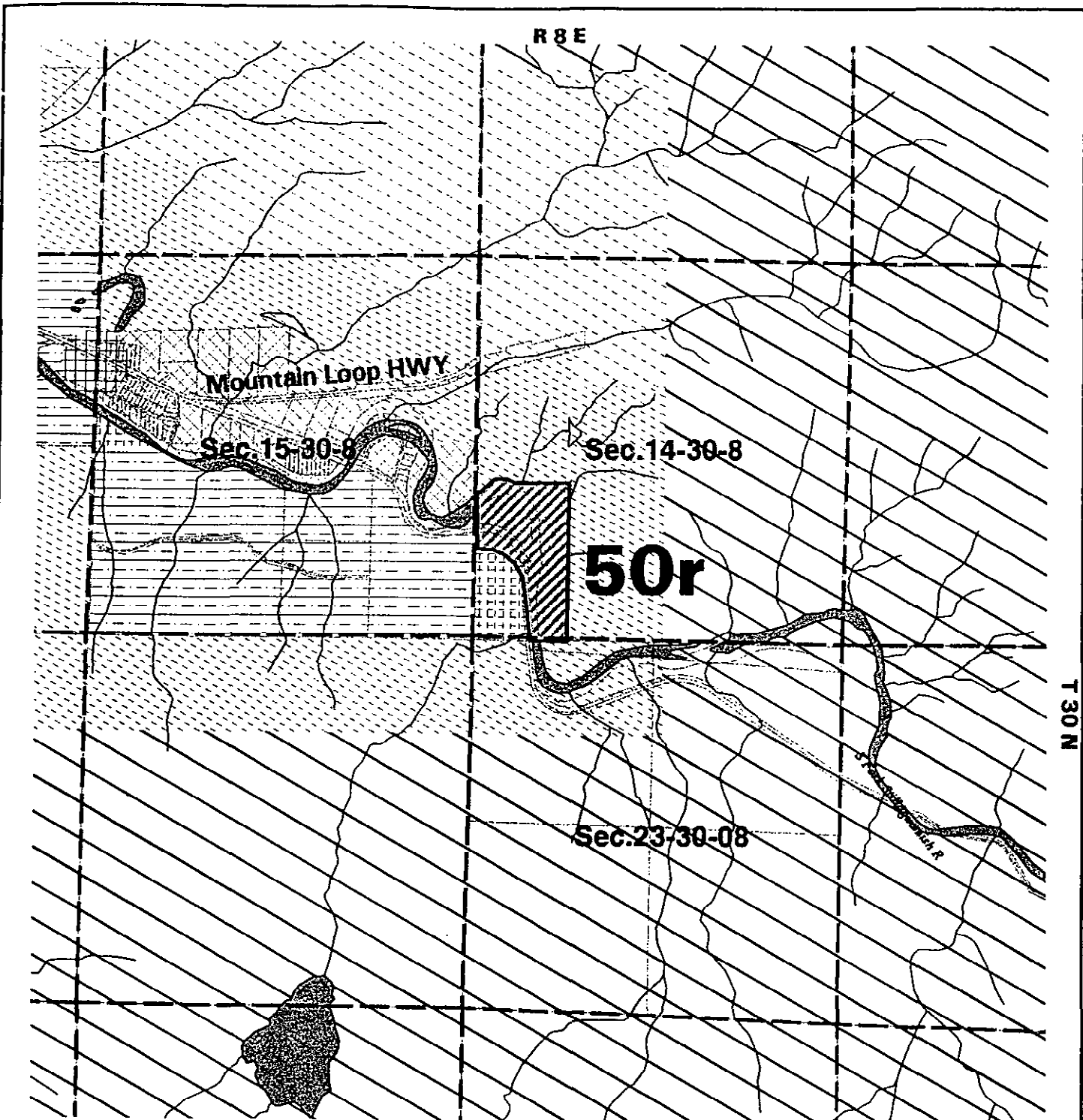
Incorporated Cities

Existing Urban Growth Area Boundary

Produced by Snohomish County  
 Department of Planning and Development Services,  
 Cartography Section, 08/1 Aug. 1997.  
 jpl/p/hg/carto/8oct/08-50q-p0.ans

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 1000' 2000' Scale in Feet










444  
St. Johns County

Figure w2


## Proposed Comprehensive Plan Designations - PDS (#50r) Planning Commission Recommendation 4/21/98

**LEGEND**

**Existing Plan Designations**

-  National Forest
-  Commercial Forest
-  Commercial Forest Forest Transition Area
-  Low Density R. Res. (1 du/20 acres)
-  Rural Residential-10 Resource Transition
-  Rural Residential-5 (1 du/5 acres)
-  Rural Commercial

**Proposed Plan Amendment Designations**

-  PDS (# 50r)  
Change from Rural Residential-5 (1 du/5 acres) to Low Density Rural Residential (1 du/20 acres)

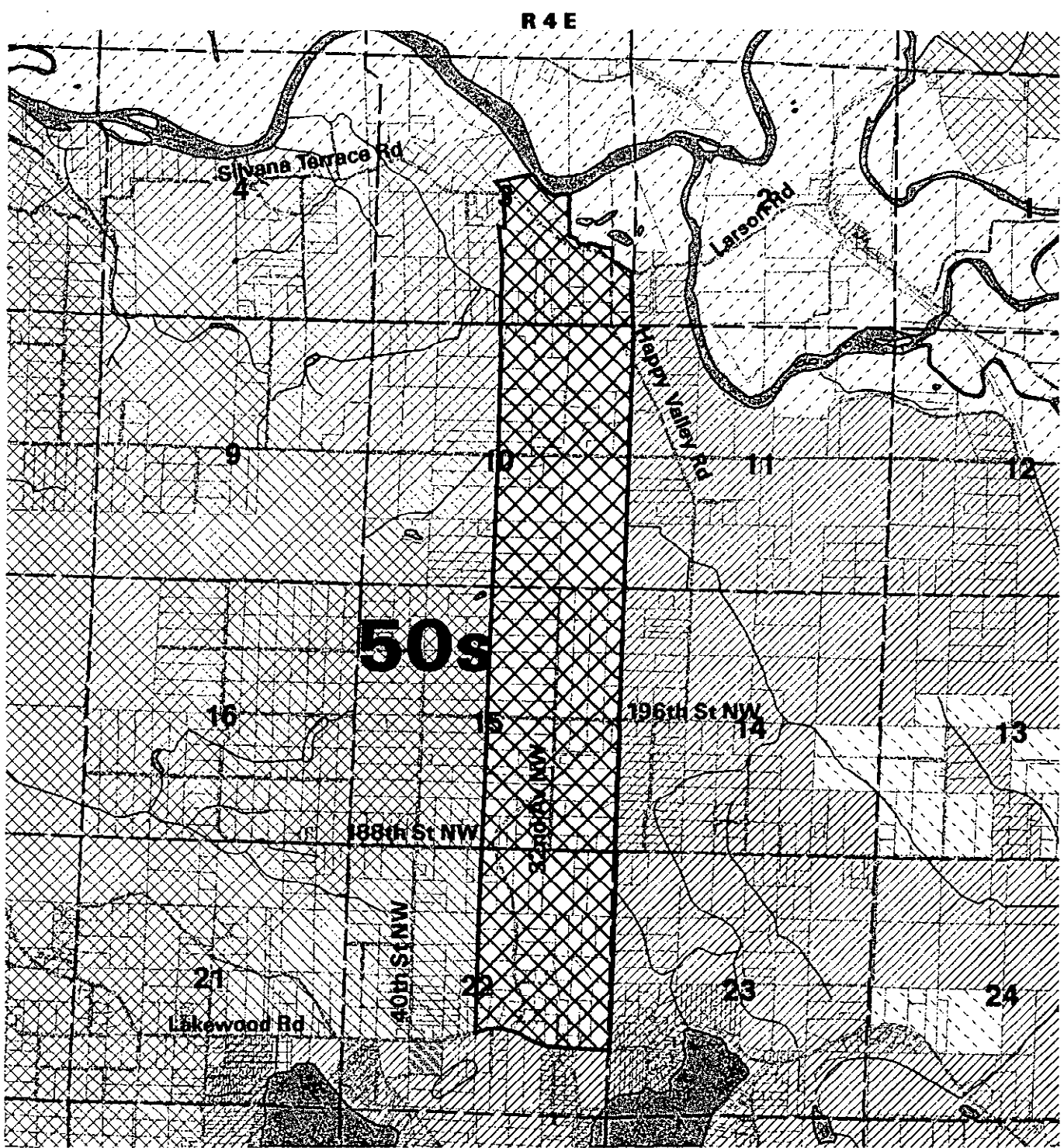
**Incorporated Cities**

-  Existing Urban Growth Area Boundary

Produced by St. Johns County  
Department of Planning and Development Services,  
Cartography Section, Oct. Aug. 1997.  
/gis/plng/ocarto/ocarto/tp-50r-po.amf

This map is a graphic representation derived from the St. Johns County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. The map is based on the best available information as of the date shown on the map.

0 1000' 2000' Scale in Feet








444  
Snohomish County

Figure x2


**Proposed Comprehensive Plan Designations - PDS (#50s)**  
**Planning Commission Recommendation 4/21/98**

LEGEND


Existing Plan Designations

-  Riverway Commercial Farmland
-  Local Commercial Farmland
-  Rural Residential-5 (1 du/5 acres)
-  Rural Residential (1 du/5 acres Basic)
-  Rural Commercial

Proposed Plan Amendment Designations

-  PDS (# 50s)  
Change from Rural Residential (1 du/5 acres Basic) to Residential-5 (1 du/5 acres)

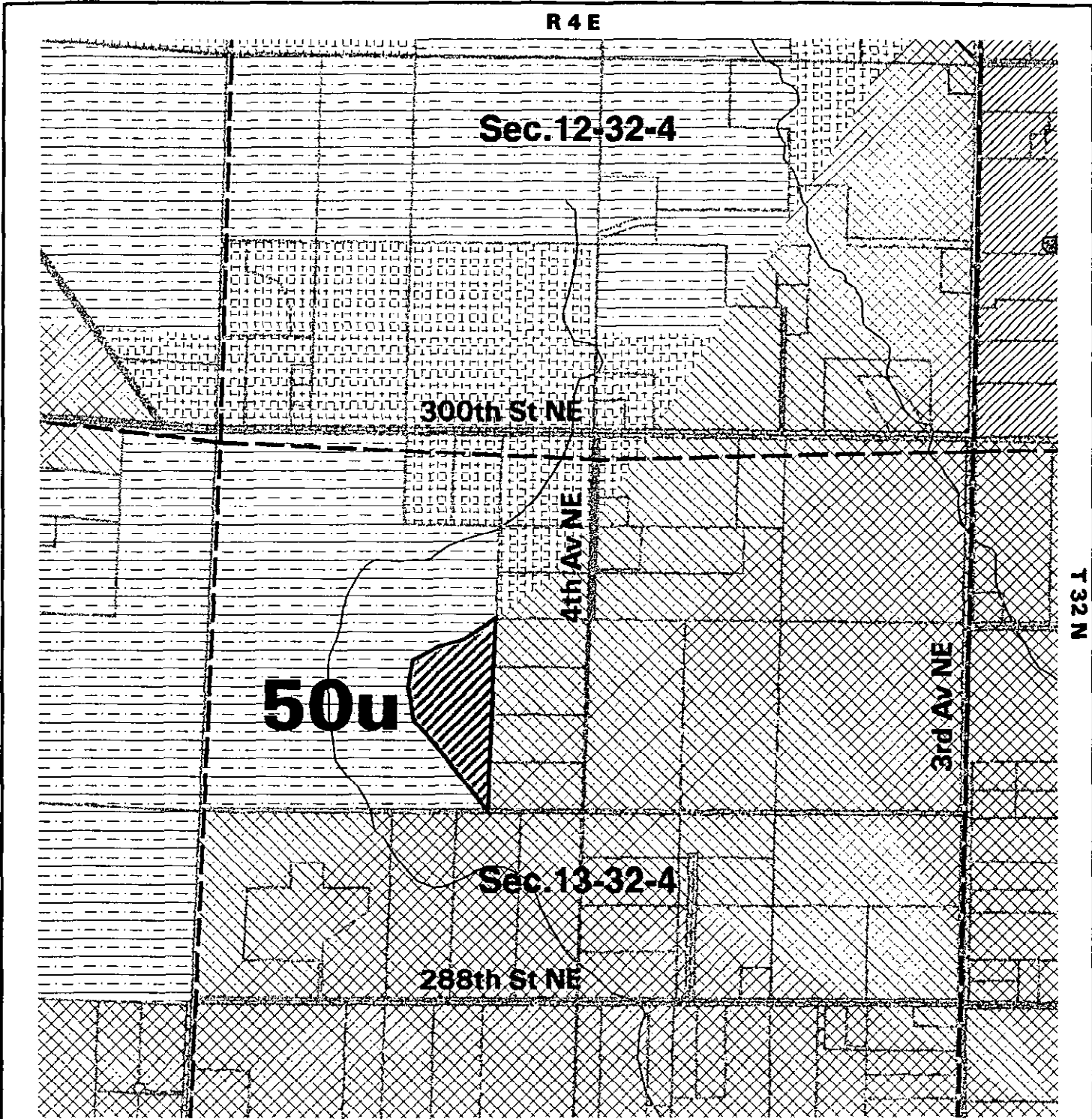
 Incorporated Cities

-  Existing Urban Growth Area Boundary

Produced by Snohomish County  
 Department of Planning and Development Services,  
 Cartography Section, 08, Aug. 1997.  
 /s/p/d/p/d/soar/600/tx-50s-po.eml

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 1500' 2000' Scale in Feet










444  
Snohomish County

Figure y2

**Proposed Comprehensive Plan Designations - PDS (# 50u)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

- |  |  |  |  |  |
|--|--|--|--|--|
| <b>Existing Plan Designations</b>  |  | <b>Proposed Plan Amendment Designations</b>  |  |  <b>Incorporated Cities</b> |
|  <b>Low Density Rural Residential</b><br>(1 du/20 acres)                |  <b>PDS (# 50u)</b><br>Change from Rural Residential-5<br>(1 du/5 acres) to<br>Low Density Rural Residential<br>(1 du/20 acres) |  <b>Existing Urban Growth<br/>Area Boundary</b> |  |  |
|  <b>Rural Residential-10<br/>Resource Transition</b><br>(1 du/10 acres) |  |  |  |  |
|  <b>Rural Residential-5</b><br>(1 du/5 acres)                           |  |  |  |  |
|  <b>Rural Residential</b><br>(1 du/5 acres Basic)                       |  |  |  |  |

Produced by Snohomish County  
 Department of Planning and Development Services,  
 Cartography Section, Oct. Aug. 1997.  
 g:\a\p\p\carto\600\rop-50u-pd.aml

This map is a graphic representation derived from the Snohomish  
 County Geographic Information System. It does not represent  
 survey accuracy. Property lines are for illustrative purposes  
 and depict only generalized parcelization. This map  
 is based on the best available information as of the date shown  
 on the map.

0 500' 1000' Scale in Feet



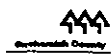
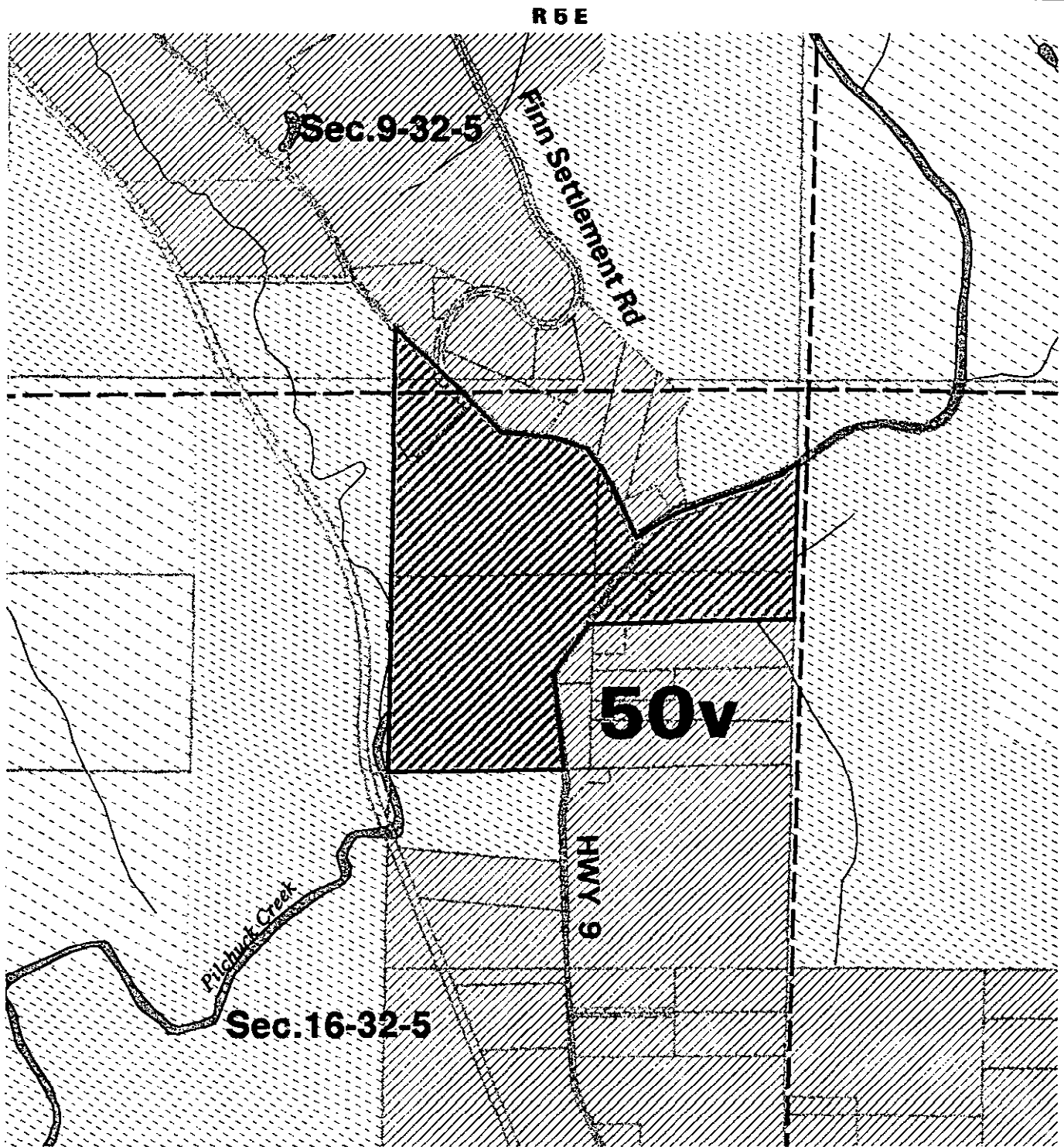





Figure z2


**Proposed Comprehensive Plan Designations - PDS (#50v)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

-  Commercial Forest
-  Commercial Forest Forest Transition Area
-  Rural Residential (1 du/5 acres Base)

**Proposed Plan Amendment Designations**

-  PDS (# 50v)  
Change from Rural Residential (1 du/5 acres Base) to Low Density Rural Residential (1 du/20 acres)

 Incorporated Cities

 Existing Urban Growth Area Boundary

Produced by Shoshone County  
 Department of Planning and Development Services,  
 Cartography Section, Oct. Aug. 1997.  
<http://gis/plng/barto/doc/tp-50v-po.amf>

This map is a graphic representation derived from the Shoshone County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 375 750 Scale in Feet



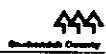
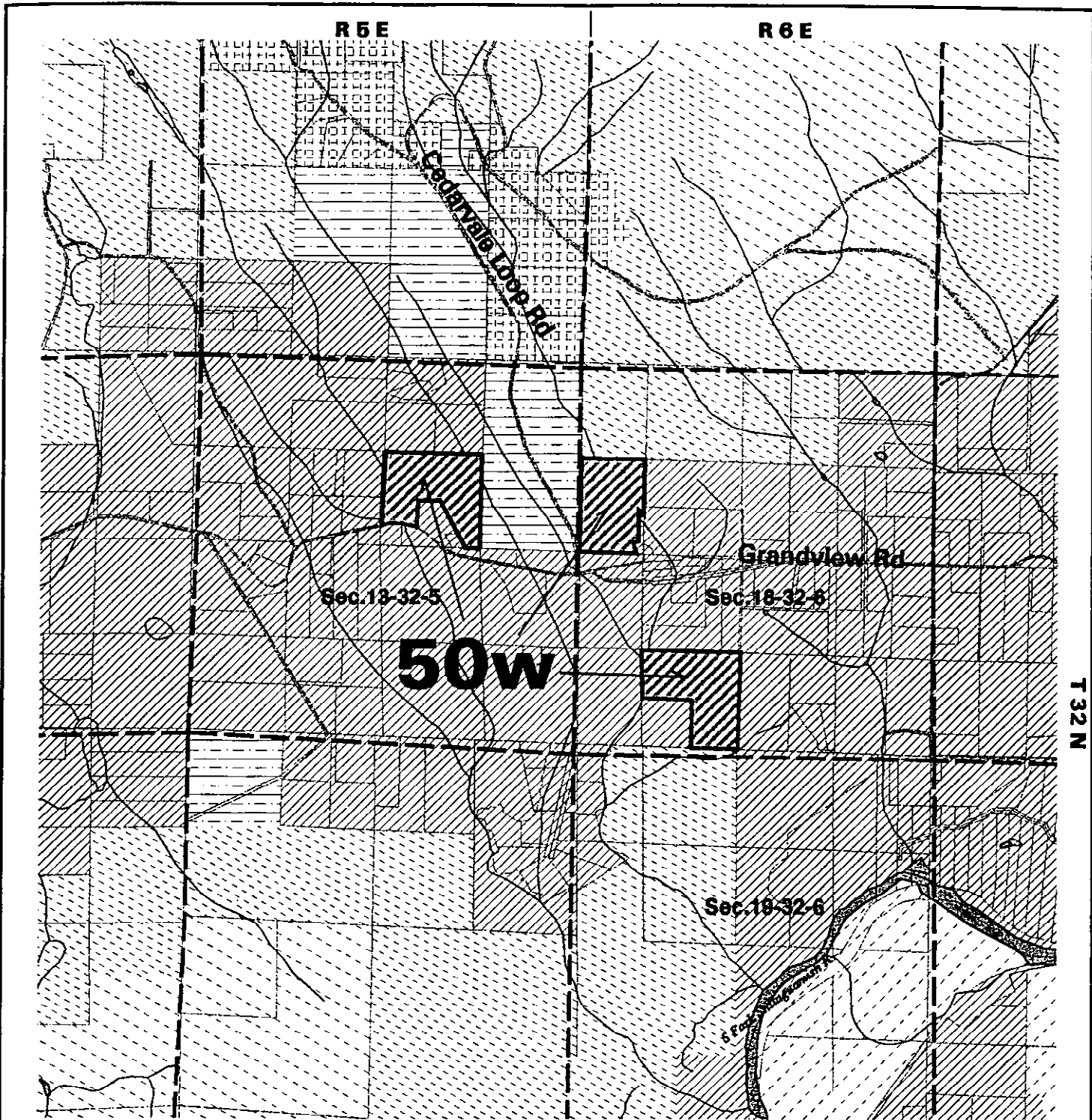








Figure aa2


**Proposed Comprehensive Plan Designations - PDS (#50w)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

-  Commercial Forest
-  Commercial Forest Forest Transition Area
-  Riverway Commercial Farmland
-  Low Density Rural Residential (1 du/20 acres)
-  Rural Residential-10 Resource Transition (1 du/10 acres)
-  Rural Residential (1 du/5 acres Basic)

**Proposed Plan Amendment Designations**

-  PDS (#50w) Change from Rural Residential (1 du/5 acres Basic) to Low Density Rural Residential (1 du/20 Acres)

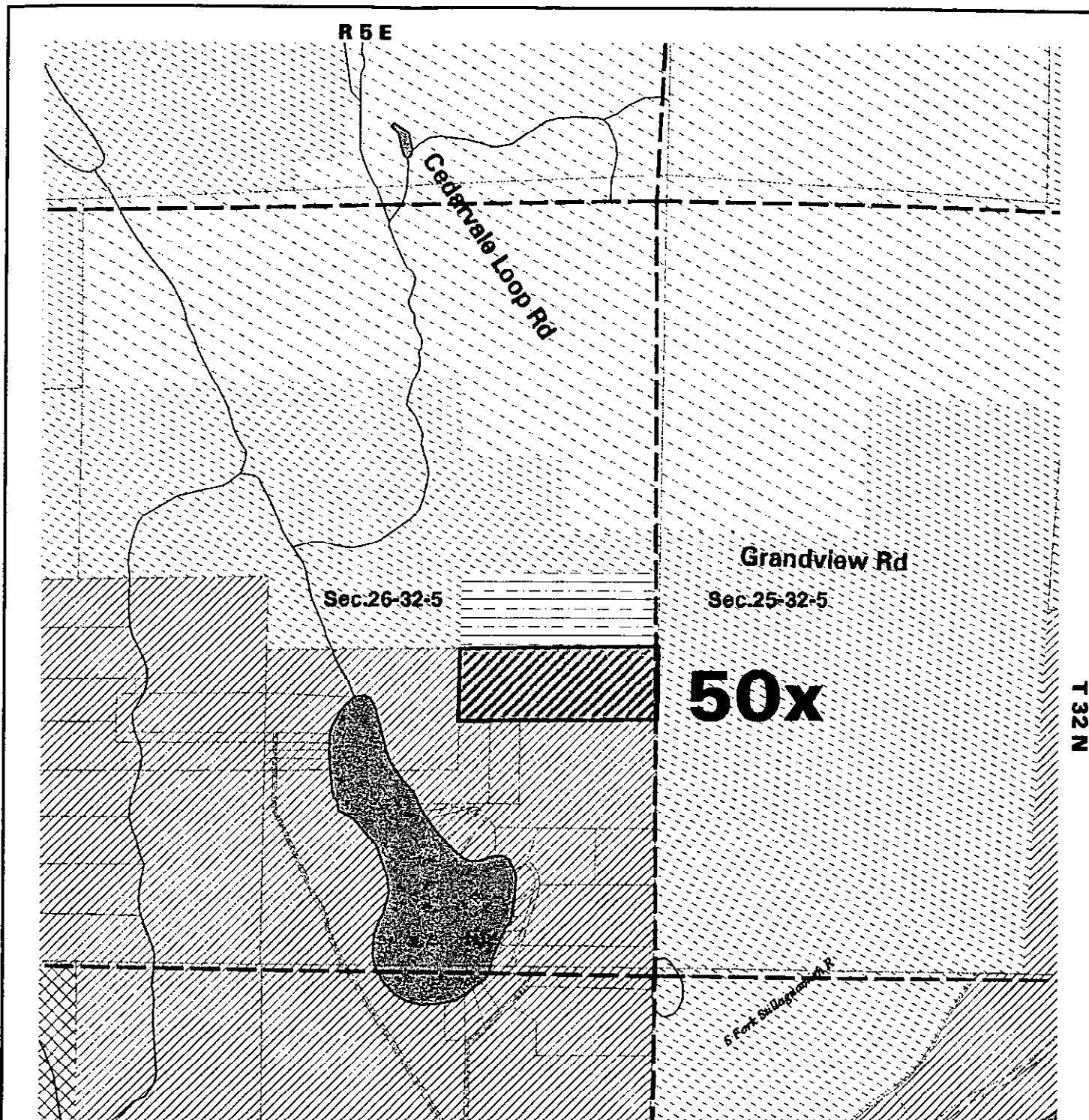
 Incorporated Cities

 Existing Urban Growth Area Boundary

Produced by Shoshone County  
 Department of Planning and Development Services,  
 Cartography Section, Oct. Aug. 1997.  
[A/gis/plng/arto/4oct/tp-50w-pc.amf](http://gis/plng/arto/4oct/tp-50w-pc.amf)

This map is a graphic representation derived from the Shoshone County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 1000' 2000' Scale in Feet



T 32 N



Figure bb2

**Proposed Comprehensive Plan Designations - PDS (#50x)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

- Commercial Forest
- Commercial Forest Forest Transition Area
- Low Density Rural Residential (1 du/20 acres)
- Rural Residential (1 du/5 acres Basic)
- Rural Industrial

**Proposed Plan Amendment Designations**

- PDS (# 50x) Change from Rural Residential (1 du/5 acres Basic) to Low Density Rural Residential (1 du/20 acres)

**Incorporated Cities**

- Existing Urban Growth Area Boundary

Produced by Shoshone County  
 Department of Planning and Development Services,  
 Cartography Section, 08/1, Aug. 1997.  
[/gis/plng/08to/00ok/cp-50s-pc.wrl](http://gis/plng/08to/00ok/cp-50s-pc.wrl)

This map is a graphic representation derived from the Shoshone County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 500' 1000' Scale in Feet

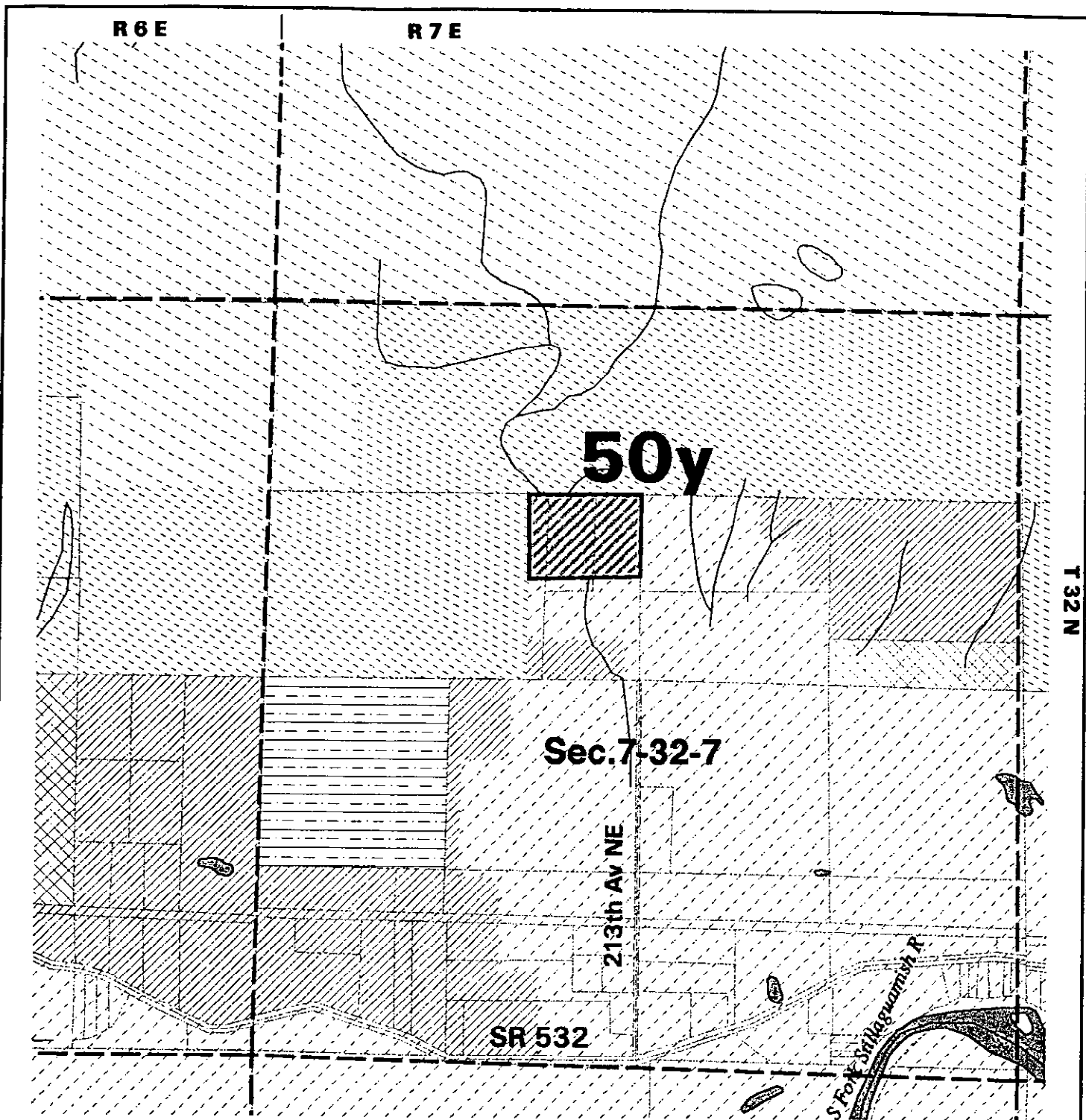


Figure cc2

**Proposed Comprehensive Plan Designations - PDS (#50y)**  
**Planning Commission Recommendation 4/21/98**

**LEGEND**

**Existing Plan Designations**

- |  |   |  |  |
|--|---|--|--|
|  | Commercial Forest                                   |  | Rural Residential-5<br>(1 du/5 acres)                          |
|  | Commercial Forest<br>Forest Transition Area         |  | Rural Residential-10<br>Resource Transition<br>(1 du/10 acres) |
|  | Riverway Commercial<br>Farmland                     |  | Rural Residential<br>(1 du/5 acres Basic)                      |
|  | Low Density Rural<br>Residential<br>(1 du/20 acres) |  | Rural Commercial   |

**Proposed Plan Amendment Designation**

- |  |   |
|--|---|
|  | PDS (# 50y)<br>Change from Rural Residential<br>(1 du/5 acres Basic) to<br>Low Density Rural Residential<br>(1 du/20 acres) |
|--|---|

Incorporated Cities

Existing Urban Growth  
Area Boundary

Produced by Shoshone County  
 Department of Planning and Development Services,  
 Cartography Section, 08/1 Aug. 1997.  
<http://plng/ocarto/fock/top-50y-po.asp>

This map is a graphic representation derived from the Shoshone County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 500' 1000' Scale in Feet

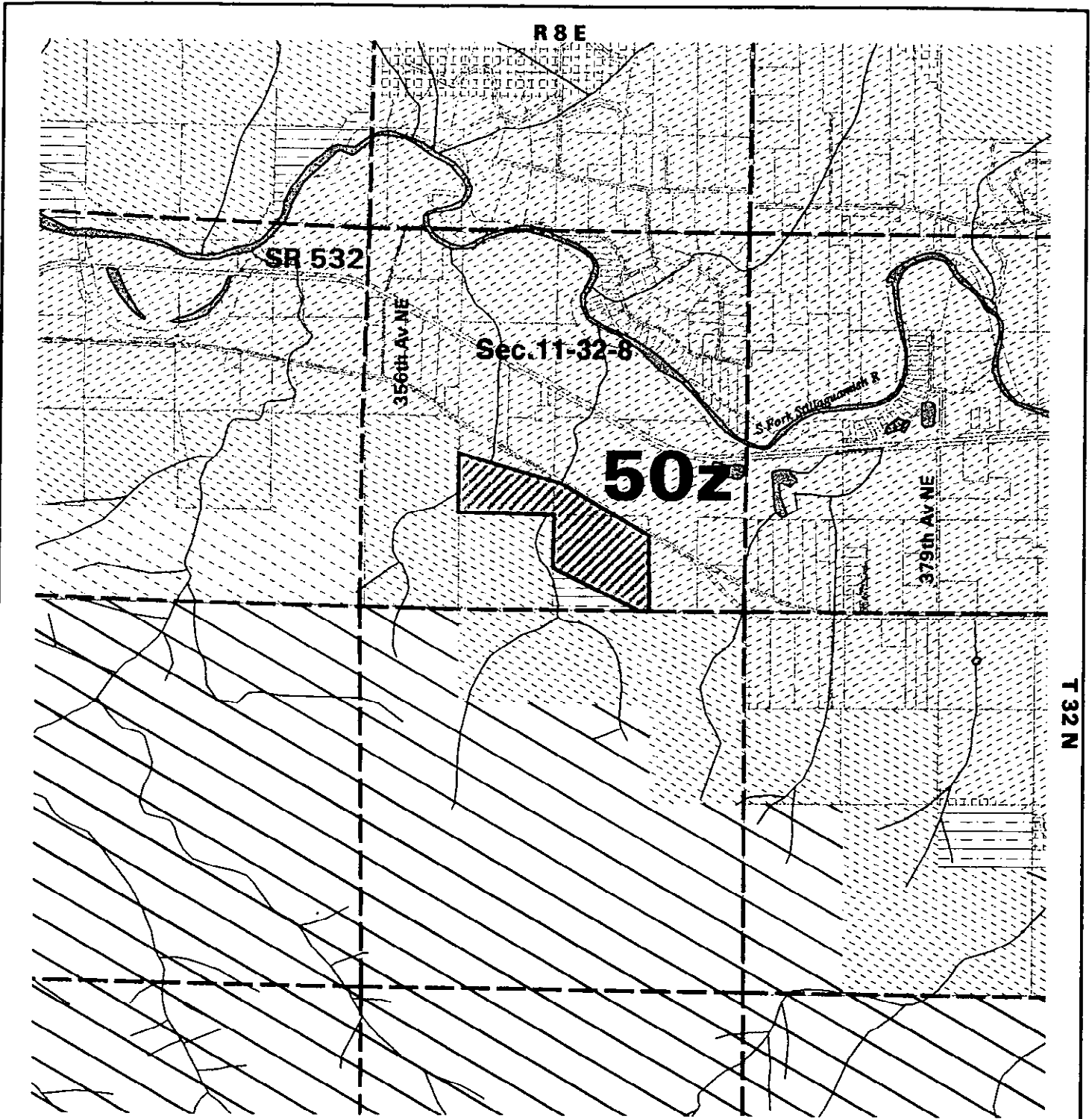








Figure dd2


## Proposed Comprehensive Plan Designations - PDS (#50z) Planning Commission Recommendation 4/21/98

LEGEND

Existing Plan Designations

-  National Forest
-  Commercial Forest
-  Commercial Forest Forest Transition Area
-  Low Density Rural Residential (1 du/20 acres)
-  Rural Residential-10 Resource Transition
-  Rural Residential-RD (1 du/2.3 acres)

Proposed Plan Amendment Designations

-  PDS (# 50z)  
Change from Rural Residential-RD (1 du/2.3 acres) to Low Density Rural Residential (1 du/20 acres)

 Incorporated Cities

-  Existing Urban Growth Area Boundary

Produced by Snohomish County  
Department of Planning and Development Services,  
Cartography Section, cbl, Aug. 1997.  
Aja/plng/barto/stock/ep-50z-po.mxd

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcelization. This map is based on the best available information as of the date shown on the map.

0 1000' 2000' Scale in Feet