

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON



CO00019389

AMENDED ORDINANCE NO. 99-031  
ADOPTING MAP AND TEXT AMENDMENTS TO THE  
GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN:  
FOR THE TULALIP SUBAREA

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

WHEREAS, the GMACP identified the non-tribal lands on the Tulalip Reservation as a Geographic Area of Emphasis which is an area with unique rural planning issues which will be addressed in the second phase of planning to implement the Growth Management Act (GMA), chapter 36.70A RCW, in Snohomish County; and

WHEREAS, the GMACP contains policies which require that the second phase of rural and resource planning implementing GMA in Snohomish County include the reconciliation of the GMACP and the Tulalip Comprehensive Plan, adopted by the Tulalip Tribes on January 21, 1994; and

WHEREAS, Snohomish County and the Tulalip Tribes jointly proposed amendments to the GMACP to redesignate fee-simple lands on the Tulalip Reservation in order to provide greater protection of farm and forest areas on both Indian owned and fee-simple owned lands, reduce overall rural residential densities, and preserve the central core area of the reservation to ensure the perpetuation of the Tribes' cultural heritage; and

WHEREAS, extensive public review of both proposed land use alternatives for the fee-simple properties on the reservation and a staff preferred alternative was accomplished through two open house sessions attended by residents and property owners on the reservation; and

WHEREAS, these jointly proposed amendments to the GMACP for the Tulalip subarea supercede the Comprehensive Plan for the Tulalip Area (June 1972); and

WHEREAS, the Snohomish County Planning Commission held public hearings on December 15, 1998 and February 16, 1999 to consider the staff preferred subarea plan; and

WHEREAS, the Snohomish County Council held a public hearing on June 28, 1999 and July 21, 1999 to consider the entire record and hear public testimony on Ord. No. 99-031, adopting map and text amendments to the GMACP for the Tulalip subarea.

NOW, THEREFORE, BE IT ORDAINED:

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

- A. Amendments to the Tulalip subarea in the Future Land Use (FLU) map of the General Policy Plan (GPP) will result in the redesignation of 8,715 acres from Rural Residential (RR), Local Forest and Other Land Uses to Rural Residential-10 (Resource Transition)(RR-10RT). The RR-10 RT designation has a maximum residential density without clustering of 1 dwelling unit per 10 acres.
- B. Amendments to the Tulalip subarea in the FLU map of the GPP will result in the redesignation of 2,082 acres from Rural Residential (RR) to Rural Residential-5 (RR-5). The RR-5 designation has a maximum residential density without clustering of 1 dwelling unit per 5 acres.
- C. Amendments to the text and FLU map of the GPP will result in the continued designation of 754 acres of Local Forest which meet all of the refined criteria for Local Forest lands in Policy LU 8.A.2 of the GPP. The planning process for the Tulalip subarea included application of the amended Local Forest land criteria to evaluate existing Local Forest properties and resulted in the redesignation of 286 acres from Local Forest to Rural Residential-10 Resource Transition. The 286 acres was determined not to be consistent with Criteria No. 8 which requires that the land consist primarily of Forest Land Grades 1 through 3 as mapped by the Department of Natural Resources.

1. The 80 acre property owned by Pacific Forestlands, LLC (Steve Ahmann, partner) located in the Tulalip subarea and legally described as the N. 1/2 of the SE 1/4 of Section 13, Township 30 N, Range 4 E, W.M., was evaluated for long term significance for timber production considering the following factors listed in the Growth Management Act (GMA), RCW 36.70A.030(8): (a) the proximity of the land to urban, suburban, and rural settlements; (b) surrounding parcel size and the compatibility and intensity of adjacent and nearby land uses; (c) long-term local economic conditions that affect the ability to manage for timber production; and (d) the availability of public facilities and services conducive to conversion of forest land to other uses.

2. Redesignating the westerly 40 acres of the 80 acre parcel in the GPP from Local Forest to RR-10 RT and designating the easterly 40 acre parcel Local Forest, together with implementing zoning and the provision of rural clustering, is consistent with the factors listed in RCW 36.70A.030(8).
  3. The westerly 40 acre parcel is not suitable for long term foest production as it is bordered on the west and south by partially developed five acre tracts which could create conflicts between rural residnetial uses and forest management activities.
  4. Placing the westerly 40 acre parcel in a Local Forest designation is incompatible with the surrounding five acre parcel pattern.
  5. The easterly 40 acre parcel is bordered only on the south by five acre tracts and is bordered on the north and east by tribal trust lands that are designated and zoned Primary Forest by the Tulalip Tribes.
  6. The property owner testified that the easterly 40 acre parcel is better suited for long-term forest production as evidence by an approximately 27% greater timber volume harvest than occurred on the westerly 40 acre parcel. Exh. 49
  7. The easterly 40 acre parcel will be given Local Forest designation in the GPP and fulfills the requirements of the GMA for maintaining forest lands with long-term commercial significance. Because of the switch in designations for these two 40 acre parcels, there will be no net change in number of acres designated Local Forest in the subarea plan.
- D. Amendments to the Tulalip subarea in the FLU map of the GPP will maintain 711 acres in the Upland Commercial Farmland designation.
  - E. Amendments to the FLU map of the GPP will result in the deletion of the Rural/Urban Transition area designation on lands within the Tulalip subarea.
  - F. Amendments to Policies LU 6.C.6 and LU 6.C.7 provide direction for the designation of RR-10 RT on certain fee-simple lands on the Tulalip Reservation which are adjacent to or in close proximity to lands designated for forestry or agriculture use by the GPP and the Tulalip Tribes' comprehensive plan and lands adjacent to the estuary of Quilceda Creek.
  - G. Amendments to Policy LU 8.A.1 provide for the classification and designation of Local Forest lands; amendments to Policy LU 8.A.2 provide criteria for evaluating Local Forest lands with long-term commercial significance.

H. The proposal is consistent with the planning goals of the GMA, specifically as follows:

1. Urban growth. The redesignation of rural lands in the Tulalip subarea from RR to RR-5 and RR-10 RT, together with implementing areawide rezones, will further reduce the density of future rural residential development and direct urban growth to occur only in the urban areas.
2. Reduce sprawl. The redesignation of rural lands in the Tulalip subarea from RR to RR-5 and RR-10 RT, together with implementing areawide rezones and rural clustering will further reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
3. Transportation. The reduction in rural densities in the Tulalip subarea through the redesignation of rural lands from RR to RR-5 and RR-10 RT, together with implementing areawide rezones and rural clustering, will reduce adverse transportation impacts and help to meet transportation concurrency goals.
4. Housing. The provision of the rural cluster subdivision technique with appropriate density incentives on lands designated RR-5, RR-10 RT and Forestry in the Tulalip subarea will reduce housing costs in this rural subarea by reducing site development costs and allowing more efficient use of land.
5. Economic development. The designation of Local Forest and Upland Commercial Farmland in the Tulalip subarea will encourage economic development opportunities in forestry and agricultural resource production industries.
6. Property rights. The provision of rural clustering with appropriate density incentives on lands designated RR-5, RR-10 RT and Forestry will protect property rights of rural property owners by allowing credit for land which has a substantial amount of environmentally sensitive areas.
7. Permits. The designation of rural and resource lands in the Future Land Use Map of the General Policy Plan for the Tulalip subarea, together with implementing zoning, will ensure predictability in permit processing, while assuring consistency of plan designation with zoning.
8. Natural resource industries. The redesignation of 8,742 acres from RR to RR-10 RT will protect adjacent county and tribe designated forest and agriculture lands and provide a transition area between these resource lands and RR-5 designated areas.

9. Open space and recreation. The reduction in rural residential densities in the Tulalip subarea, together with implementing zoning and rural clustering, will encourage the retention of permanent open space, increase recreational opportunities and preserve fish and wildlife habitat.
  10. Environment. The reduction in rural residential densities in the Tulalip subarea, together with implementing zoning and rural clustering, will provide protection of the natural environment in this rural subarea including minimizing alteration to natural topographic features and drainage patterns, minimizing impervious surfaces, and maintaining vegetative buffers and wildlife/fishery corridors.
  11. Citizen participation and coordination. Snohomish County provided extensive public participation for the planning of the Tulalip subarea by holding two open house public meetings in conjunction with the Tulalip Tribes to present alternative future land use scenarios. A preferred alternative was presented to the planning commission and county council at public hearings with published legal notices and mailed notices to all property owners of fee-simple land on the reservation.
  12. Public facilities and services. The reduction in rural densities in the Tulalip subarea through redesignation of RR to RR-10 RT and RR-5 will reduce sprawl and will result in a reduction in the need for future public facilities and services in this subarea. The proposal will encourage growth to be directed to urban growth areas where adequate public facilities exist or can be provided.
  13. Historic preservation. The reduction in rural densities and the retention of forestry and agriculture resource areas in the Tulalip subarea will encourage the preservation of the core area of the reservation which is of great cultural and spiritual importance to the Tulalip Tribes.
- I. The proposal meets the requirements of the GMA for the protection of rural character, specifically for the Tulalip subarea by:
1. Redesignating rural lands from RR to RR-5 and RR-10 RT, together with implementing zoning and rural clustering, will control rural development at lower rural density levels that are consistent with the preservation of rural character.
  2. Redesignating rural lands from RR to RR-5 and RR-10 RT, together with implementing zoning and rural clustering, will reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area.

3. The redesignation of 8,742 acres from RR to RR-10 RT will provide a low density rural residential buffer for adjacent county and tribe designated forest and agriculture lands and protect against conflicts between these resource lands and higher density rural residential areas.
  4. The reduction in rural residential densities in the Tulalip subarea, together with implementing zoning and rural clustering, will encourage the protection of critical areas and surface water and ground water resources.
- J. The proposed amendments meet the goals, objectives and policies of the GMA comprehensive plan and meet the GPP's direction in Policy LU 6.E.5 and Implementation Measure LU 9(d) to reconcile county and Tribal land use plans within the reservation and ensure compatibility between land use designations (both fee-simple and Indian-owned lands).
- K. The proposed amendments will assist the Tribes in protecting the central core area of the reservation to ensure the perpetuation of the Tribes' cultural heritage and their natural resources including fisheries and wildlife habitat, surface and ground water sources, and timber management lands.
- L. The proposed text and FLUM amendments are consistent with the county-wide planning policies including Policy RU-4 which encourages rural clustering as a tool for the preservation of rural open space.
- M. The proposed text amendment to LU 6.G.2 allows a proposed FLUM amendment to designate 3 acres of Rural Freeway Service in the Tulalip subarea. These measures will limit expansion of existing commercial uses in order to maintain a level of rural character outside designated UGAs that does not encourage low-density sprawl consistent with the GMACP and the GMA. A portion of the Tulalip subarea that includes fee-simple properties zoned General Commercial will be remanded by separate motion (99-262) to the planning commission for consideration as an unincorporated urban growth area with appropriate urban land use designations and implementing zoning.
- N. Addendum No. 14 (October 5, 1998) to the Final Environmental Impact Statement was prepared for the proposed amendments to satisfy SEPA requirements. The Addendum expands upon previously identified significant impacts of the previously identified alternatives, but does not substantially change the analysis of significant impacts and alternatives analyzed in the existing adopted environmental documents.

- O. The County has met and exceeded the public participation requirements of the GMA and Snohomish County Code.
- P. The proposed amendments satisfy the procedural and substantive provisions of GMA.
- Q. The proposed amendments are consistent with the Snohomish County Shoreline Management Master Program, adopted on September 30, 1974 and last amended by Ordinance No. 93-036 on June 9, 1993.

Section 2. The county council bases its findings of fact and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits.

Section 3. Based on the foregoing findings and conclusions, the Snohomish County GMACP - GPP, adopted as Exhibit A of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Ordinance No. 99-027 on May 24, 1999, is amended as indicated in the GPP Amendments Recommended for the Tulalip subarea, which are attached hereto as Exhibit A and incorporated by reference in to this ordinance as if set forth in full.

Section 4. The county council hereby amends the Future Land Use Map of the Snohomish County GMACP - GPP, adopted as Map 4 to Exhibit A of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Ordinance No. 99-028 on May 17, 1999, as shown in the map contained in Exhibit B, Future Land Use Map Amendments to the General Policy Plan as the result of a planning process for the Tulalip subarea conducted by Snohomish County and the Tulalip Tribes, which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 5. The county council hereby amends the Geographic Areas of Emphasis Map of the Snohomish County GMACP - GPP, adopted as Map 3 to Exhibit A of Amended Ordinance No. 94-125 on June 28, 1995, and as amended by Ordinance No. 96-074 on November 27, 1996, as shown in the map contained in Exhibit C, Geographic Areas of Emphasis, which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

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 21st day of July, 1999.

ATTEST:

Snohomish County, Washington

Sheila McCallister  
Asst. Clerk of the County Council

Richard [Signature]  
Chair, County Council

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

Date 7-22-99

Joan M. Earl  
County Executive

**JOAN M. EARL**  
**Deputy Executive**

Approved as to form only:

ATTEST:

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

Connie Merrin

D-26



## Exhibit A

### General Policy Plan (GPP) Text and Map Amendments Recommended for the Tulalip Subarea

**PLEASE NOTE:**

All page references are to page numbers in the GPP that has been in effect since June 28, 1995 as amended on December 12, 1996 by Ordinance No. 96-074.

Add a new subheading and text at the end of the first paragraph of the second column on page IN-8 to read:

**Tulalip Subarea**

On July 21, 1999 the county adopted amendments to the GPP for the Tulalip subarea that reconciled differences between Snohomish County's and the Tulalip Tribes' rural residential and resource land use designations in their respective comprehensive plans. The primary purpose of the joint planning for the Tulalip subarea was to provide greater protection of farm and forest areas on both Indian owned and fee-simple owned lands and reduce overall rural residential densities on the Tulalip Reservation. These measures will assist the Tribes in protecting the central core area of the reservation to ensure the perpetuation of the Tribes' cultural heritage and preserve natural resources. The county worked with the Tribes to continue the designation of fee-simple Local Forest and Upland Agriculture lands on the reservation to provide compatibility with adjacent Indian-owned farm and forestry lands that have similar resource designations. The majority of the rural land in the Tulalip subarea is designated Rural Resource-10 (Resource Transition) in order to provide a low density rural residential transition area between the central core area resource lands and surrounding 5-acre designated rural residential properties.

Amend Policy LU 6.C.6 on page LU-25 to read:

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

Add new Policy 6.C.7 on page LU-25 to read:

- 6.C.7 Designate as Rural Residential-10 (Resource Transition) those fee-simple lands on the Tulalip Reservation which are adjacent or in close proximity to lands designated for forestry or agriculture use by the GPP or the Tulalip Tribes' comprehensive plan and lands adjacent to the estuary of Quilceda Creek. The Rural Residential-10 (Resource Transition) designation will serve as a density transition between 5-acre

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rural residential uses and natural resource lands on the Reservation. The Rural Residential-10 (Resource Transition) areas on the Tulalip Reservation shall not be subdivided into lots less than 10 acres except through the use of the rural cluster subdivision technique at a maximum density of 1 dwelling unit per 10 acres with the provision of a density bonus.

Amend Policy LU 6.E.5 on page LU-26 to read:

6.E.5 The Rural/Resource Plan shall reconcile county and Tribal land use plans pertaining to rural residential and resource plan designations within the Tulalip Reservation. This policy was accomplished through the adoption of amendments to the GPP on (insert date) as a result of a plan reconciliation process involving the county and the Tulalip Tribes.

Amend Policy LU 6.G.2 on page LU-29 to read:

6.G.2 The Rural Freeway Service designation shall replace the previous Rural Commercial designations and shall be applied to areas that are currently zoned Freeway Service at the Interstate 5 interchanges north and west of the Arlington/Marysville UGA.

Amend Policy LU 7.B.1 on page LU-35 to read:

Areas designated ~~Upland Commercial or Local Commercial~~ farmland and not zoned Agriculture-10 acre shall not be subdivided into lots less than 10 acres except for agricultural, forestry, utility, gift, or homestead parcel purposes. ~~For Local Commercial farmland only,~~ a A rural cluster subdivision at the underlying zoning for lands designated Local Commercial Farmland may be approved provided no new lots of less than one acre are created.

Amend Policy LU 7.D.1 on page LU-37 to read:

7.D.1 Larger minimum lot sizes of ~~twenty acres for Upland Commercial farmlands and forty acres for Riverway Commercial farmlands~~ shall be investigated.

Amend the second paragraph of the first column on page LU-38 to read:

To comply with the GMA, the county prepared an inventory of productive forest land considering the guidelines issued by the state (WAC 365-190). In 1992 the county adopted the Interim Forest Land Conservation Plan which designated two classifications of productive forest land: Interim Commercial Forest and Interim ~~low~~ Forest Reserve land. The interim plan was intended to conserve designated forest land through policies and regulations until the county adopted this comprehensive plan. In 1993, the county adopted the Rural Cluster Subdivision and the Right to Practice Forestry ordinances which implement key provisions of the interim plan.

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Amend the last paragraph of the first column, continued onto the second column, on page LU-38 to read:

The Forest land subelement of the county's GMA comprehensive plan is prepared in two phases. In the first phase, the criteria used in the Interim Forest Land Conservation plan are refined consistent with the Growth Management Act definition of forest lands (RCW) 36.70A.030(8). Commercial Forest lands that meet the refined criteria are designated and general policies to conserve Commercial Forest lands are adopted in the County's GMA comprehensive plan. In the second phase, selected forest lands, including state and privately owned Commercial Forest lands within the Mount Baker-Snoqualmie National Forest and forest lands on the Tulalip Indian Reservation, ~~will be~~ are reviewed. Lands designated Local Forest on the Tulalip Indian Reservation have been reviewed as a result of a joint subarea planning effort by the county and the Tulalip Tribes. Local Forest lands that met the refined criteria, pursuant to the joint subarea plan, for long-term commercial timber production have been retained in that designation. The general policies in the GPP ~~will have been and will continue to~~ be supplemented with more detailed policies in the detailed Rural/Resource plan and the County's GMA Comprehensive Plan Future Land Use map will be amended.

Amend Objective LU 8.A on page LU-39 to read:

- 8.A Classify and designate Commercial ~~f~~Forest and Local Forest lands that ~~is~~ are primarily devoted to growing trees for long-term commercial timber production, that can be economically and practically managed for such production, ~~and~~ which has have long-term commercial significance, and, for Local Forest only, that are an integral part of the Tulalip Tribes' designated forest lands devoted to protection and sustainability of natural resources within the interior of the Tulalip subarea.

Amend Policy LU 8.A.1 on page LU-39 to read:

- 8.A.1 Commercial Forest and Local Forest lands shall be classified and designated as shown on the Future Land Use map attached to this plan and in greater detail on a set of county assessor's maps which are incorporated into this plan by reference.

Amend Policy LU 8.A.2 on page LU-39 to read:

- 8.A.2 Commercial Forest and Local Forest lands were evaluated considering the factors listed in RCW 36.70A.030(8) and are designated pursuant to the Growth Management Act (RCW 36.70A.040) because they meet all of the following applicable criteria:
1. Parcel Size (Commercial Forest and Local Forest): (a) A minimum of 40 acres or 1/16th of a section; or (b) parcels less than 40 acres which are zoned Forestry when at least 40 acres are contiguously owned and the land is in a deferred forest or exempt tax status.

## Exhibit A

2. Peninsula Width (Commercial Forest only): Peninsulas shall be more than one quarter mile wide.
3. Island Size (Commercial Forest only): Islands shall be a minimum of 2,000 acres.
4. Tax Classification (Commercial Forest only): Parcels shall currently be in a deferred forest tax status pursuant to RCW 84.33 or RCW 84.34.
5. Primary Use (Commercial Forest and Local Forest): Land shall be primarily devoted to growing trees for long-term commercial timber production.
6. History of Development Permits (Commercial Forest and Local Forest): The land shall not be subject to any vested development applications containing residential lots or densities higher than one unit per 40 acres for Commercial Forest lands and one unit per 20 acres for Local Forest lands.
7. Forest Land Cover (interim criterion 2) (Commercial Forest and Local Forest): The land should consist of large forested areas and may not contain densely built residential or agricultural areas.
8. Forest Land Grades (interim criterion 3) (Commercial Forest and Local Forest): The land should consist primarily of Forest Land Grades one through three as mapped by the Department of Natural Resources.

The only exceptions to these criteria are isolated and uncommon inholdings (parcels surrounded by commercial forest land on all sides).

Amend the first paragraph of the first column on page LU-54 to read:

The future land use map provides generalized urban and rural residential, commercial, and industrial land use designations which generally reflect the county's existing 13 subarea comprehensive plans. In some cases, the designations are based on county zoning actions which have implemented subarea plans subsequent to their adoption. Forest and agricultural resource lands have been mapped on the basis of (1) the Interim Agricultural and Forest Land Conservation Plans; and (2) supplementary research documented in the Forest Advisory Committee Findings and Conclusions on the Designation of Commercial Forest Lands, January 5, 1995; and (3) amendments to the GPP, adopted on [insert date], as a result of the completion of Phase 2 planning of resource lands for the Tulalip subarea. Mineral resource lands have been mapped on the basis of known mineral resource sites. The map also shows rural residential land use designations on the Tulalip Reservation for non-tribal land only, generally reflecting current zoning.

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Amend the third paragraph of the second column on page LU-57 to read:

**Rural Residential - 10 (Resource Transition) (RR-10-RT: 1 dwelling unit per 10 or more acres).** This designation includes lands which have been included in Forestry designations on existing subarea plans but not zoned Forestry and includes lands on the Tulalip Reservation adjacent to or in close proximity to lands designated for forestry or agriculture use by the GPP and the Tulalip Tribes' Comprehensive Plan and lands adjacent to the estuary of Quilceda Creek. The implementing zone is the RRT-10 zone. Until completion of the Rural/Resource Plan, existing zones within this designation, except where located on the Tulalip Reservation, may remain, but zoning regulations shall limit the minimum lot size in new subdivisions within this designation to 10 acres with an option for using the rural cluster subdivision technique with a lot yield that is determined by utilizing a minimum lot area of 200,000 square feet. On the Tulalip Reservation only, lands designated RR-10-RT were zoned RRT-10 by an area-wide rezone which became effective on (insert date). The RRT-10 zone requires a minimum lot size of 10 acres for each house in a new subdivision. The rural cluster subdivision technique may be used in the RRT-10 zone with a basic lot yield calculated by utilizing a minimum lot size of 10 acres.

Amend the third paragraph of the first column on page LU-57 to read:

**Rural Residential-5 (RR-5: 1 dwelling unit per 5 or more acres).** This designation identifies all lands which are currently designated as Rural on existing subarea comprehensive plans and have subsequently been zoned to Rural 5. As the result of a joint planning effort between the county and the Tulalip Tribes, the RR-5 designation also applies to certain lands on the Tulalip Reservation that were previously designated Rural Residential. This designation also includes some areas which were previously designated and zoned agriculture. It also includes lands for which the existing subarea comprehensive plan indicates a higher density but which were zoned R-5 by the county subsequent to the plan adoption date. The implementing zone in this designation will continue to be the R-5 zone.

Amend the first paragraph of the second column on page LU-57 to read:

**Rural Residential (RR: Base density of 1 dwelling unit per 5 or more acres).** This designation includes all lands which are currently designated as rural or Residential Estates on existing subarea comprehensive plans and most of which were previously zoned to R-20,000; Suburban Agriculture-1 Acre; or Rural Conservation (RC). Also included are lands which have a higher density subarea comprehensive plan designation but were zoned RC by the county subsequent to the subarea plan adoption date. The implementing zones within this designation are the Rural-5 Acre zone and other zones with a minimum lot size requirement larger than 5 acres. The base density of 1 dwelling unit per 5 acres may be increased consistent with Policy LU 6.B.9. Several of the RR designated areas have been identified by the county as needing more detailed study in the Ru-

## Exhibit A

ral/Resource Plan. ~~One of these areas is the Tulalip Tribes reservation which is shown as Rural Residential. Since this designation and the Tribes' proposed comprehensive plan are not yet consistent with each other, Snohomish County is committed to a plan reconciliation process with the Tulalip Tribes during the Rural/Resource Plan preparation for this subarea of the county.~~

Amend the second paragraph of the first column on page LU-59 to read:

~~Uplands-Commercial Farmland (AG-U). Consistent with interim designations, † This designation includes farmland areas on the Tulalip Reservation and outside of the floodplain or shoreline area and generally characterized by having nearly continuous prime farmland soils and more than fifty percent of the land area in parcels of ten acres or larger. Existing zones within this designation will remain until replaced by new zones to be developed as part of Phase 2 planning. However, a~~ New subdivisions in this designation may not create lots smaller than ten acres. The AG-U designation also provides protection for the drainage basin of the West Fork of Quilceda Creek within the Tulalip Reservation. The Agricultural-10 Acre (A-10) zone is the implementing zone for the Upland Commercial Farmland designation.

Amend the third paragraph of the second column on page LU-60 to read:

~~Local Forest (F-L). (Tulalip Reservation Only) This designation includes productive forest lands which may be subdivided for residential development using only rural cluster subdivisions which are an integral part of the Tulalip Tribes' designated forest lands and are intended to contribute to the preservation of a large contiguous area of land within the interior of the Tulalip Reservation for management of sustainable natural resources. Local Forest lands and adjacent tribal forest lands collectively provide timber production, surface and ground water resources, fisheries and wildlife habitat, and recreation opportunities. The rural cluster subdivision regulations require at least fifty percent of the land to be left in open space for forest management or other compatible purposes. The Local Forest designation provides landowners a means of residing on their property while providing protection from rural residential activities that could conflict with forest practice operations. The implementing zone for the Local Forest designation is the Forestry (F) zone (1 dwelling unit per 20 or more acres). The rural cluster subdivision technique may be used in the Forestry zone and the basic lot yield is calculated using a minimum lot size of 20 acres.~~

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Amend the third paragraph of the first column on page LU-62 to read:

This category includes (1) land with various subarea comprehensive plan designations such as Airport, Reformatory, and Fairgrounds, (2) areas that are within the UGA but still have an Agriculture designation on a subarea comprehensive plan or were designated as interim agricultural land prior to the adoption of the General Policy Plan, and (3) areas within the UGA that will be studied for their potential as future employment land, ~~and (4) several areas outside the UGA which have an Agriculture or Forest land designation on a subarea comprehensive or were designated as interim agricultural or forest land prior to the adoption of the General Policy Plan.~~ Subdivisions or rezones within the Other Land Uses designation will be delayed until the development potential of these areas is determined in more detailed UGA plans with appropriate urban land use designations or in the Rural/Resource Plan with appropriate rural designations.

Amend Implementation Measure LU 7(c) on page H-4 of Appendix H to read:

c. Investigate and adopt, as appropriate, code revisions such as:

- (1) delete ultralight airfields, churches, and government facilities, and buildings as permitted or conditional uses in Riverway and Upland Commercial Farmlands;
- (2) allow fish farms to continue as a permitted or conditional use in Riverway and Upland Commercial farmlands only upon the adoption of development regulations including locational and performance conditions;
- (3) add farm product processing, farm product retail stores, and farm equipment repair garages as conditional uses in Upland Commercial Farmland areas;
- (4) provide for farm stand size increases to 2,000 square feet in Riverway and Upland Commercial farmland areas;
- (5) allow temporary and easily removable, unlighted, noncommercial playfields within designated agricultural areas;
- (6) provide a minimum lot size of ten acres for Local Commercial Farmland and Upland Commercial Farmland not zoned to Agriculture-10 acre; and
- (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.

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# Exhibit B Amended Ord. 99-031 Future Land Use Map

## Snohomish County Council

Amendments to the General Policy Plan as the result of a planning process for the Tulalip Subarea conducted by Snohomish County and the Tulalip Tribes.

ADOPTED JULY 21, 1989

### LEGEND

-  Local Forest (Tulalip Only)
-  Upland Commercial/Farmland
-  Rural Residential-10
-  Resource Transition (1 DU/10 Acres)
-  Rural Residential-5 (1 DU/5 Acres)
-  Rural Freeway/Service
-  Tidal Thru Land
-  Incorporated Cities & lands not part of Tulalip Subarea
-  Urban Growth Area
-  Boundary
-  Incorporated City Boundary
-  Aerial Roadway
-  Portion of the Tulalip subarea plan recommended by County Council to Planning Commission for further consideration by Section 20-202

\* See policy LU 6.C.7 in the General Policy Plan

Please refer to the General Policy Plan for explanation of Comprehensive Plan designations. Detailed maps showing precise boundaries of agricultural, forest, and other special use lands are available in the Agricultural, Forest, and Snohomish County Planning and Development Services.

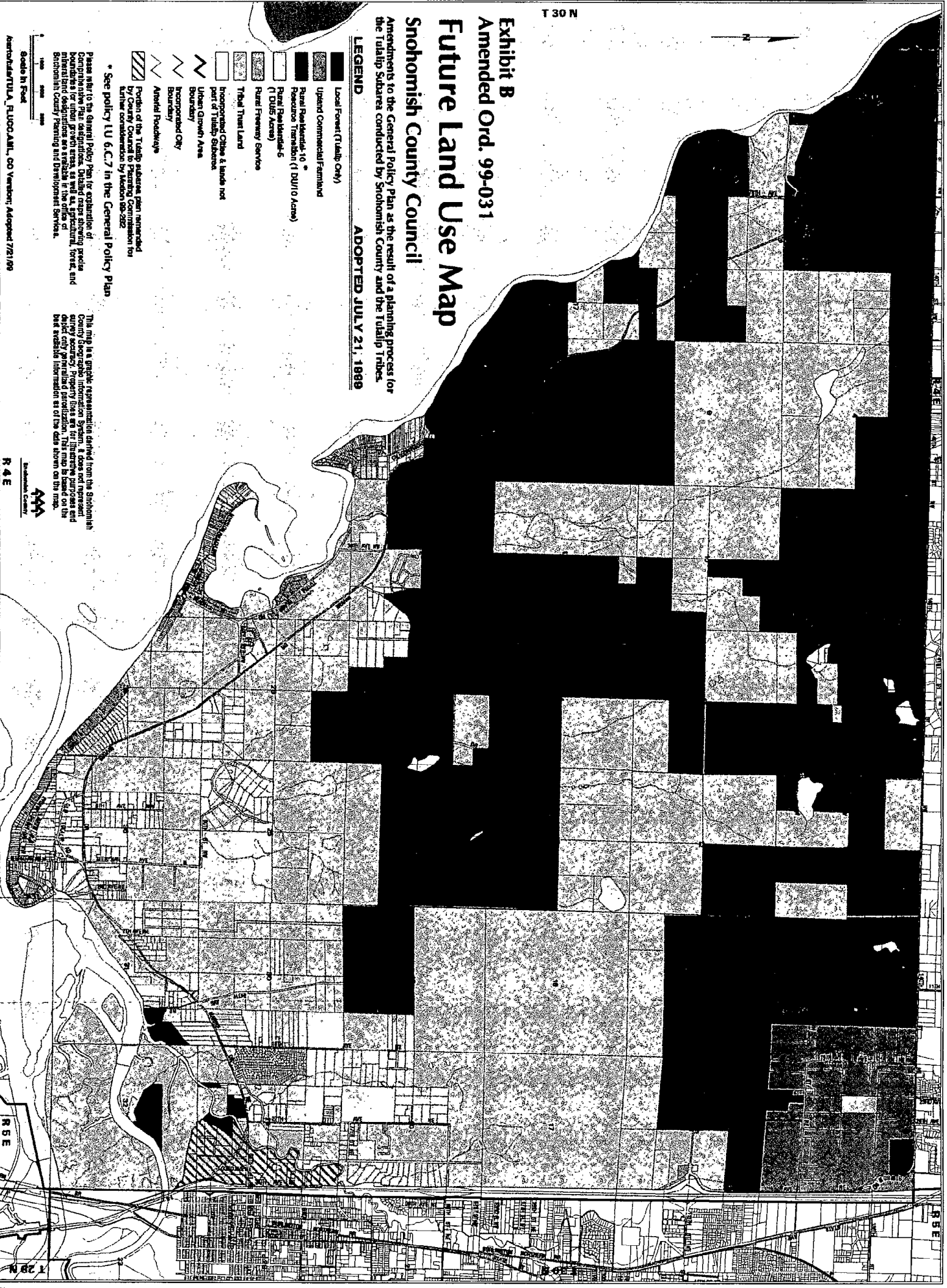
This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are not shown in detail and the best available information as of the date shown on the map.

Scale in Feet  
0 100 200 300

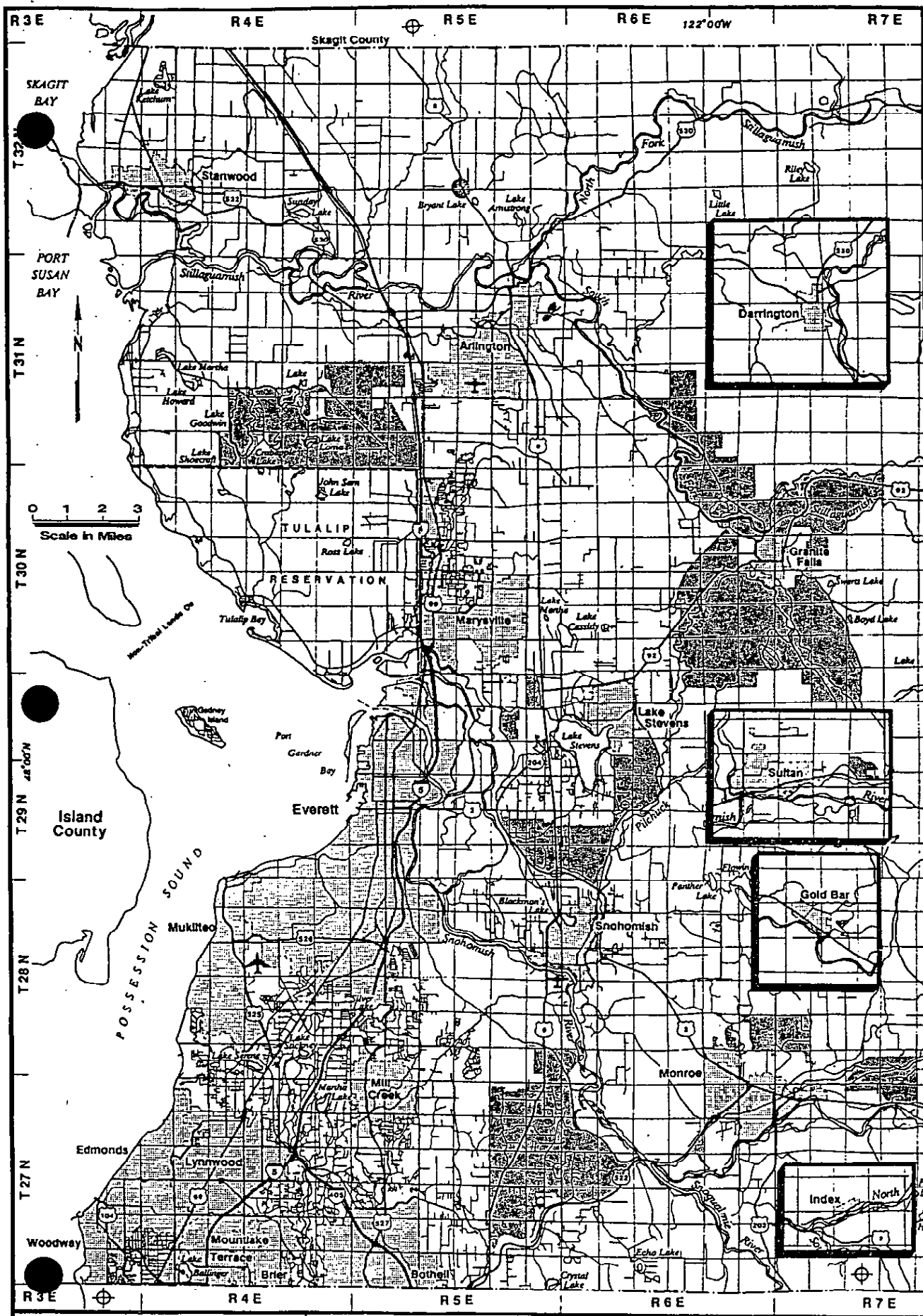
Aerial/USDA/FLUCC/AML, CO Version, Adopted 7/21/89

AAA  
Snohomish County  
R 4 E

T 29 N







**Snohomish County**  
 Planning

**Geographic Areas  
 of Emphasis**

Area Boundaries

MAP 3

**EXHIBIT C**