

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



CO00019655

AMENDED ORDINANCE NO. 99-100

ADOPTING MAP AND TEXT AMENDMENTS
TO THE GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 32.07 SCC, AMENDING AMENDED ORDINANCE 94-125

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, forty-one proposals (in 1997) and twenty-one proposals (in 1998) 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 and inclusion on the 1997 final docket and 1998 final docket, respectively; 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 1997 final docket and the 1998 final docket of proposed amendments to the plan and development regulations; and

WHEREAS, county council Motion 98-112 (amended 6/1/98) established the final docket of proposed amendments to the GMA comprehensive plan and development regulations for the 1997 annual docketing cycle, and confirmed that thirteen rural commercial requests remain on the 1997 final docket subject to certain conditions; and

WHEREAS, county council Motion 99-028 established the final docket of proposed amendments to the GMA comprehensive plan and development regulations for the 1998 annual docketing cycle; and

WHEREAS, county council Motion 99-164 found that three of the thirteen requests for rural commercial contained on the 1997 final docket were inconsistent with certain criteria and, therefore, removed them from the 1997 final docket; and

WHEREAS, PDS staff, pursuant to the SCC 32.07.040, reviewed all remaining proposals of the 1997 final docket and the 1998 final docket, and determined that ten of the proposals could be reviewed and analysis could be completed within the time frame of the 1999 annual docket review cycle; and

WHEREAS, county council Motion 99-218 added a proposed comprehensive plan amendment and rezone by the Snohomish County Airport to the 1997-98 final docket; and

WHEREAS, the proposal to amend the comprehensive plan map and rezone submitted by David Evans & Associates was withdrawn by the applicant. These 10 proposals now comprise the 1999 consolidated final docket; and

WHEREAS, the 1999 final consolidated docket includes proposals to amend the plan map submitted by Audie Lashua, Pacific Topsoils, Inc., Ben C. Smith, Snohomish County Airport, Tutmarc 1, Tutmarc 2, and Steve Williams. The 1999 consolidated final docket also includes proposals to amend plan policies submitted by the Snohomish County Council, Snohomish County PDS, and Venture Pacific Partners, Inc. An additional amendment to plan policies was prepared by PDS to supplement and clarify the Pacific Topsoils, Inc. proposal.

WHEREAS, pursuant to chapter 32.07 SCC, PDS completed final review and evaluation of the 1999 consolidated 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 1999 consolidated docket, including the proposals to amend the map and text of the plan on September 28, and September 30, 1999 and forwarded a recommendation to the county council; and

WHEREAS, the county council held public hearings on December 8, 1999, December 13, 1999 and December 22, 1999 to consider the entire record and hear public testimony on Ordinance 99-100, 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 proposal by Audie Lashua (Exhibit B, Figure c) to amend the GPP's FLUM to redesignate 5 acres of Riverway Commercial Farmland (RCF) to Rural Residential -5 (RR-5) is not consistent with the policies under Goal LU 7 in the GPP to conserve agricultural land. The proposal site, located in the North Fork Stillaguamish valley, is composed of prime agricultural soils and meets all of the criteria in the GPP under implementation Measure LU 7.a. for designation as agricultural land of long-term significance as defined by the GPP. Consideration of the state's minimum guidelines in the Washington Administrative Code (WAC) also indicates that the Lashua site should continue to be classified as agricultural lands under the GMA.

B. The proposal by Pacific Topsoils, Inc. (Exhibit B, Figure d) to amend the GPP's FLUM to add 36 acres to the Maltby UGA and redesignate from Rural Residential (1 DU/5 Acres Basic) to Urban Industrial (UI) is denied. It has not been demonstrated that the proposal would adequately protect and mitigate the impacts to the adjacent rural/residential neighborhood from the light industrial usage of the site that has been requested. The council has previously considered and rejected an expansion of the Maltby UGA in this area, and it has not been sufficiently demonstrated why such an expansion of the Maltby UGA is warranted by this proposal. Expansion of a UGA should be undertaken only after careful review, which is supported by sufficient documentation. While a study was done of vacant lands in the south county UGAs, there is insufficient documentation to show why vacant lands in other UGAs could not be used for the stated purpose, or why currently underutilized UGA acreage was not studied for potential use (LU Policy 2.B.1 – encourages the expansion, redevelopment and intensification of existing commercial and industrial areas before new sites are established). There is insufficient evidence to demonstrate that the proposal is a logical extension of the existing UI designation within the Maltby UGA. Further, the record before the county indicates that the proposal could create probable significant adverse environmental impacts to the site and adjacent area, which would include increased noise, light, hours of operation, water quality, traffic and damage to critical areas (wetlands, streams and buffers). Testimony at the county council's public hearings demonstrated that Addendum No. 16 to the FEIS for the county's GMA comprehensive plan did not provide sufficient substantive analysis of the proposal and its environmental impacts (Objective LU 6.B, NE Policies 1.B1, 1.C.1, and 1.C.2).

C. The proposal by Ben Smith (Exhibit B, Figure b) to amend the GPP's FLUM to redesignate .42 acres from UMDR (6 to 12 d.u./acre) to Urban Commercial is consistent with the GPP and the Paine Field Area Comprehensive Plan (PFACP). The proposal does not constitute new strip commercial development because it is a single small scale use which supports the local residential area and there has been no showing that the use will lead to expansion or pressure for commercial or other retail development in the immediate area of the site. The proposal is consistent with GPP Objective LU 3.A which provides that the county should revitalize or create identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other.

D. The proposal by the Snohomish County Airport (Exhibit B, Figure f) to amend the GPP's FLUM to designate 12 acres, located at Paine Field and within the City of Mukilteo, as Urban Industrial is consistent with GPP Policy LU 2.B.5 which requires that new industrial areas within UGAs shall be designated only within areas which have direct access to existing and proposed transportation facilities (airports, highways, rail and transit lines). The proposal is consistent with GPP Policy CF 7.A.1 which requires that the county plan for capital facilities that support the best use of the airport's remaining undeveloped and underutilized areas for airport-related uses.

E. The proposal by Tutmarc Realty (Tutmarc 1) (Exhibit B, Figure g) to amend the GPP's FLUM to redesignate 2.38 acres from UMDR (6 to 12 d.u./acre) to UHDR (12 to 24 d.u./acre) more closely meets the policies of the GPP than the existing plan designation and zoning. The proposal site, which is adjacent to a recently developed park and ride lot and a potential high-capacity transit station, should be considered part of a Pedestrian Center, according to the criteria in GPP Policy 4.B.2. Policy 4.B.4 recommends that residential densities for Pedestrian Centers average, at a minimum, 20 dwelling units per acre, which is within the density range of the proposed UHDR designation and MR zoning.

F. The proposal by Tutmarc Realty (Tutmarc 2) (Exhibit B, Figure h) to amend the GPP's FLUM to redesignate 2.5 acres from ULDR (4 to 6 d.u./acre) to Urban Commercial (UC) more closely meets the policies of the GPP than the existing plan designation and zoning. The proposal is consistent with GPP Policy LU 2.B.2 which requires that the majority of new commercial development shall be accommodated in mixed use community or larger urban centers. The proposal site, which is located within one half mile of an existing park and ride lot and a potential high capacity transit center on 164th St.SW and I-5, is consistent with the Pedestrian Center locational requirement in GPP Policy 4.B.2. The proposal would provide a mix of employment and commercial opportunities within a Pedestrian Center. consistent with GPP Policy LU 4.B.3. The proposal, when implemented by the Business Park zone as recommended by PDS staff, is consistent with Policy LU 2.B.4 which discourages new strip commercial development. The BP zone will require that future business/industrial uses be designed according to a unified development plan. The proposal, with BP zoning, will be compatible with the adjacent single family residential development and other less intensive existing or planned land uses.

G. The proposal by Steve Williams (Exhibit B, Figure i) to amend the GPP's FLUM to redesignate 8 acres of Riverway Commercial Farmland (RCF), located in the Pilchuck River valley, to Rural Residential - 5 (RR-5) will be approved for only 2 of the 8 acres, or the minimum necessary to relocate the existing grocery store use. Testimony at the county council hearing presented strong community support for a continued grocery store use in the area, and equally strong community concern over traffic safety issues concerning the existing site and its parking area directly adjacent to the roadway. The current site is severely constrained due to its location between the road, whose traffic has increased in both speed as well as vehicle trips due to area residential growth. The current site is also immediately adjacent to the Pilchuck River. The proposed site for relocation of the store is only a total of 8 acres of currently designated agricultural land. Reducing the area to be redesignated would result in a minimal loss of 2 acres of agricultural land. The site has been used in recent years only for production of silage; no other farm usage was documented. The property is not in tax status as farmland. The store can be located approximately 300 feet away from the Pilchuck River on the proposed site, with resulting reduction in impacts to the river and its wildlife and fisheries habitat, and regarding traffic, it can locate parking areas a safer distance from the roadway. The council approves the redesignation on condition that the existing site is de-designated out of retail/commercial use, which action the proponent agrees to support. In making this decision the council recognizes and balances several GMA goals: the protection of agricultural land is balanced with the need to preserve and protect existing neighborhoods, to improve safety and the environment, and to maintain the rural quality of life enjoyed by county citizens. Exhibit B, Figure I is amended to reflect that only 2 of the 8 acres of the proposed site will receive a designation of Rural Residential - 5 (RR-5).

H. The proposal by Steve Williams to redesignate land from RCF to RR-5 is brought in order to be eligible for a rezone to Rural Business (RB). The county council recognizes with this action that the county will need to waive application of the locational criteria restrictions for RB zoning when proponent applies for that zoning designation, due to the existing RB designation within 2 and 1/2 miles of the site. The council notes that at the time RB zones were initially applied in areawide actions, several exceptions to the location criteria were made to reflect pre-established neighborhood uses.

I. The proposal by PDS (Exhibit A) to amend the GPP to remove Policy LU 2.A.7 from the group of policies under Objective LU 2.A and add it to the policies under Objective LU 2.C on page LU-10 will aid the reader of the GPP in finding related phasing policies in one location instead of multiple text locations.

J. The proposal by PDS (Exhibit A) to amend the GPP to delete general references to "environmentally sensitive areas" and replace with the GMA term "critical areas" which is specifically defined in Appendix E of the GMACP and should be used in all policy statements.

K. The proposal by PDS (Exhibit A) to amend the GPP to replace Tables D-1 (2012 Population Targets) and D-2 (2012 Employment Targets) with their associated footnotes in Appendix D of the GPP with new Tables D-1 and D-2 together with their associated footnotes would make the year 2012 population and employment targets of the GPP fully consistent with the reconciled population and employment targets of the countywide planning policies (CPP).

L. The proposal by Venture Pacific Partners, Inc. (Exhibit A) to amend the GPP to add a policy to clarify that master plan proposals submitted according to Policy LU 4.F.5 for the Lakewood area will be exempt from the provisions of Policy LU 1.A.9 is premature at this time. The proposal should be taken into consideration as part of the year 2000 docket work program amendments to Policy LU 1.A.9 to reflect the outcome of Snohomish County Tomorrow and County Council decisions regarding establishing the buildable lands program and UGA expansion criteria. Accordingly, council will defer this item to the 2000 docket.

M. The proposal by the Snohomish County Council to amend the GPP by deleting Plan Performance Criterion #7 of Appendix F is consistent with the recommendations of the Council's SCC 26C Advisory Committee. The committee found that elimination of the 10% limitation on school fee increases would be consistent with the continued stabilization of school impact fee variations since 1994 and that the 10% limitation is no longer necessary to produce stability in school impact fee levels.

N. 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.

O. The amendments to the GMA comprehensive plan satisfy the procedural and substantive requirements of and are consistent with the GMA.

P. 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.

Q. The county has notified and consulted with cities regarding proposed amendments that affect UGAs or GPP FLUM designations within UGAs.

R. There has been early and continuous public participation in the review of the proposed amendments.

S. Addendum No. 16 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. The purpose of this addendum to the FEIS and associated adopted environmental documents is to add information and analysis of significant impacts and alternatives in the county's GMA Comprehensive Plan/General Policy Plan EIS dated April 11, 1994 (Draft EIS) and June 21, 1995 (Final EIS) to the non-project action.

T. The recommended amendments are within the scope of analysis contained in the FEIS and associated adopted environmental documents and except for the Pacific Topsoils Inc. proposal (Exhibit B, Figure D), result in no new significant adverse environmental impacts. Addendum No. 16 performs the function of keeping the public apprised of the refinement of the original GMA comprehensive plan proposal by adding new information but does not substantially change the analysis of significant impacts and alternatives analyzed in the existing adopted environmental documents.

U. Except for the Pacific Topsoils Inc. proposal, the SEPA requirements with respect to this proposed action have been satisfied by this document.

V. The county council held public hearings on December 8, 13 and 22, 1999 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 - Amended Ordinance No. 99-092 on December 6, 1999, is amended as indicated in General Policy Plan (GPP) Amendments (Citizen and County Initiated Amendments to the Text and Map of the GPP) dated December 22, 1999, 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. 99-031 on July 21, 1999, indicated in Exhibit B (maps individually identified as Figure e, f, g, h, and i) which are attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 5. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board (Board), or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this 22nd day of December, 1999.

ATTEST:

Sheila McCollister
Asst. Clerk of the County Council

- Approved
 Emergency
 Vetoed

Approved as to form only:

Deputy Prosecuting Attorney

Snohomish County, Washington

Richard Chase
Chair, County Council

Date 12-23-99

Joan M. Earl
County Executive

JOAN M. EARL
Deputy Executive

ATTEST:

C. Merritt Date 12-23-99

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 May, 1999.

1. Citizen Initiated Amendments

Add new policy LU 2.B.12 on page LU-9 to read:

- 2.B.12 Within the Maltby UGA, the parcel located at the terminus of 219th St. SE and west of 85th Avenue SE shall be designated as Urban Industrial and zoned to the Light Industrial zone. Transportation impacts of development within this Urban Industrial designation and Light Industrial zone shall be mitigated consistent with GPP transportation policies, SCC Title 26B, and the mitigation measures identified in Addendum No. _____ to the County's GMA Comprehensive Plan/General Policy Plan.

2. County Initiated Amendments

Amend Policy LU 1.D.4 on page LU-5 to read:

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

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

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

Remove Policy LU 2.A.7 from the group of policies under Objective LU 2.A and add it to the policies under Objective LU 2.C on page LU-10:

- ~~2.A.7~~ 2.C.5 In areas located within UGA's and within a growth phasing overlay, subdivisions may only be approved if conditions 1 to 3 are met, and at least one of the remaining conditions (4 to 8) are met.
- (1) Infrastructure is in place or planned to be provided in a city's or district's comprehensive plan.
 - (2) The county finds that the development of properties would not preclude major planning options that need to be considered in the UGA subarea planning process.

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

Amend Policy LU 3.A,.4 on page LU-12 to read:

3.A.4 Natural features, open space and environmentally-sensitive critical areas shall be preserved to enhance neighborhood identity.

Replace Tables D-1 (2012 Population Targets) and D-2 (2012 Employment Targets) with their associated footnotes in Appendix D of the GPP with new Tables D-1 and D-2 together with their associated footnotes as attached in this exhibit.

Remove Local Plan Performance Criteria No. 7 under Review Criteria for School District Plans, on page F-2 of Appendix F:

- ~~7. To achieve greater predictability and stability of impact fee levels over time, future impact fees may not increase by more than 10% above the levels established in the 1994/95 capital plan, or its latest update.~~

Table D-1

2012 Population Targets for Cities, Urban Growth Areas (UGAs), and Rural Areas

(Accepted by Snohomish County Tomorrow Steering Committee on August 23, 1995)

Area /1	1992		2012	1992-2012		Annual Avg % Change /A
	Population Estimate /2	%		Population	Change	
Non-S.W. County UGA	80,816	16%	128,440	19%	57,624	26%
Arlington/Smokey Point/Marysville UGA	39,205		67,410		28,205	2.6%
Arlington/Smokey Point portion	6,888		14,990		8,124	3.7%
Arlington City	4,555		7,900		3,345	2.7%
Unincorporated Arlington	481		2,340		1,858	6.6%
Smokey Pt./Lakewood/Is. Crossing (uninc.)	1,829		4,750		2,921	4.4%
Marysville portion	32,339		62,420		20,081	2.4%
Marysville City	14,122		22,800		4,478	2.3%
Unincorporated Marysville	18,217		29,820		11,603	2.4%
Darrington UGA	1,131		1,240		109	0.5%
Darrington Town	1,075		1,175		100	0.4%
Unincorporated	56		65		9	0.7%
Gold Bar Town /A	1,140		1,880		640	1.9%
Granite Falls UGA	1,418		4,000		2,584	4.8%
Granite Falls Town	1,284		2,835		1,551	3.8%
Unincorporated	132		1,165		1,033	8.0%
Index Town /A	140		190		50	1.5%
Lake Stevens UGA	14,284		25,090		11,806	2.9%
Lake Stevens City	4,240		8,771		4,531	3.5%
Unincorporated	10,044		17,319		7,275	2.7%
Morroe UGA	8,883		13,920		5,037	2.2%
Morroe City	5,095		8,000		2,905	2.2%
Unincorporated	3,788		5,920		2,132	2.2%
Snohomish UGA	9,366		12,910		3,544	1.6%
Snohomish City	6,870		7,800		930	0.6%
Unincorporated	2,496		5,110		2,614	3.4%
Stanwood UGA	2,536		6,820		3,284	3.8%
Stanwood City	2,155		3,378		1,223	2.2%
Unincorporated	381		2,442		2,061	7.3%
Sultan UGA	2,715		5,180		2,465	3.1%
Sultan Town	2,315		3,670		1,355	2.3%
Unincorporated	400		1,510		1,110	5.6%
S.W. County UGA	315,175	64%	443,368	62%	128,081	68%
Incorporated S.W.	195,403		248,706		53,303	1.2%
Bothell City (part)	11,312		19,730		8,418	2.7%
Brierley City	6,760		7,200		1,440	1.1%
Edmonds City	30,895		38,930		8,035	0.9%
Everett City	75,846		98,000		20,154	1.2%
Lynnwood City	29,113		33,090		3,977	0.8%
Mill Creek City	8,308		12,730		4,421	2.1%
Mukika Terrace City	19,833		22,105		2,272	0.5%
Mukika City	13,420		19,911		6,491	1.5%
Woodway Town	915		1,010		95	0.5%
Unincorporated S.W.	119,872		194,650		74,778	2.4%
UGA Total	396,091	80%	681,796	81%	185,705	64%
City Total	238,394	48%	316,705	44%	78,311	36%
Unincorporated UGA Total	157,697	32%	265,091	37%	107,394	49%
Non-UGA Total (Rural Unincorporated)	98,209	20%	132,448	19%	34,239	16%
County Total	494,300	100%	714,244	100%	219,944	100%

Table D-2
2012 Employment Targets
for Cities, Urban Growth Areas (UGAs), and Rural Areas

(Accepted by Snohomish County Tomorrow Steering Committee on August 23, 1995)

Area #1	1990 Employment Estimates		2012 Employment		1990-2012 Change		Annual Avg % Change #2
Non-S.W. County UGA	25,860	17%	46,563	17%	19,703	18%	2.4%
Arlington/Smokey Point/Marysville UGA	12,973		23,312		10,339		2.6%
Arlington/Smokey Point portion	5,881		10,094		4,413		2.5%
Arlington City	4,756		6,004		1,248		1.1%
Unincorporated Arlington	106		634		428		6.1%
Smokey Pt./Lakewood/Is. Crossing (uninc.)	819		3,556		2,737		5.7%
Marysville portion	7,292		13,218		5,926		2.6%
Marysville City	6,017		10,072		4,055		2.3%
Unincorporated Marysville	1,275		3,146		1,871		3.8%
Darrington UGA	219		297		78		1.4%
Darrington Town	219		297		78		1.4%
Unincorporated	N.A.		N.A.		N.A.		N.A.
Gold Bar Town #3	286		512		226		2.6%
Granite Falls UGA	631		1,002		371		2.1%
Granite Falls Town	576		686		120		0.8%
Unincorporated	55		306		251		6.3%
Index Town #3	37		48		11		1.2%
Lake Stevens UGA	2,850		6,444		3,594		3.5%
Lake Stevens City	758		2,279		1,521		4.6%
Unincorporated	2,092		4,165		2,073		3.0%
Monroe UGA	4,289		7,078		2,789		2.2%
Monroe City	3,293		6,910		2,617		2.6%
Unincorporated	996		1,168		172		0.7%
Snohomish UGA	3,354		4,725		1,371		1.5%
Snohomish City	2,090		4,033		943		1.2%
Unincorporated	264		692		428		4.1%
Stanwood UGA	1,551		2,228		677		1.6%
Stanwood City	1,465		2,088		602		1.5%
Unincorporated	85		160		75		2.8%
Sultan UGA	670		917		247		1.4%
Sultan Town	670		917		247		1.4%
Unincorporated	N.A.		N.A.		N.A.		N.A.
S.W. County UGA	128,187	79%	211,155	78%	82,968	78%	2.2%
Incorporated S.W.	112,483		182,728		70,245		2.2%
Bothell City (part)	3,588		6,342		4,754		3.6%
Brier City	213		404		191		2.8%
Edmonds City	9,263		12,384		3,121		1.3%
Everett City	68,285		109,814		41,549		2.1%
Lynnwood City	21,509		34,736		13,227		2.1%
Mill Creek City	926		2,410		1,484		4.0%
Midake Terrace City	3,463		4,798		1,335		1.5%
Mukilteo City	5,212		9,790		4,578		2.6%
Woodway Town	44		60		6		0.6%
Unincorporated S.W.	15,704		28,427		12,723		2.6%
UGA Total	155,047	95%	257,718	96%	102,671	96%	2.3%
City Total	133,651	82%	215,564	80%	81,913	77%	2.1%
Unincorporated UGA Total	21,396	13%	42,154	16%	20,758	19%	3.0%
Non-UGA Total (Rural Unincorporated)	7,430	5%	11,377	4%	3,947	4%	1.9%
County Total	162,477	100%	269,095	100%	106,618	100%	2.2%

POPULATION TARGETS — FOOTNOTES

- _/1 - City population estimates and forecasts are shown for city boundaries as of Feb 28/93.
- _/2 - The 1992 population estimate equals the State Office of Financial Management (OFM) April 1, 1992 estimate plus any population annexed by the city between April 1, 1992 and February 28, 1993 as reported by OFM.
- _/3 - Average annual percentage change is calculated using arithmetic approximation: average annual growth divided by the average of 1992 and 2012 population.
- _/4 - UGA boundary is identical to the town boundary for Index, and nearly identical for Gold Bar.
- _/5 - The 34,239 population increase in rural unincorporated Snohomish County is 44 percent lower than the Puget Sound Regional Council's (PSRC) Existing Plans 20-year forecasted increase of 61,109.

NOTE: These forecasts are based on the Feb 16/93 PSRC Vision 2020 Alt. #1 forecast for the year 2010, adjusted to add to the Office of Financial Management's (OFM) 2012 population projection of 714,244 for Snohomish County. The forecasts were initially disaggregated to cities and UGAs using the County's POPUL model. POPUL disaggregates the PSRC population forecast for each of Snohomish County's 47 Forecast and Analysis Zones (FAZs) to 16th sections within each FAZ, based on each 16th section's additional holding capacity for population. The 16th section forecasts were then aggregated to produce a city and UGA population forecast. Based on a subsequent evaluation of city and county GMA comprehensive plans and the discrepancies between the city-preferred growth targets and the county's preferred allocation, the Planning Advisory Committee of Snohomish County Tomorrow reached consensus on July 13, 1995 and recommended the reconciled 2012 population allocation shown in this table.

EMPLOYMENT TARGETS — FOOTNOTES

- _/1 - City employment estimates and forecasts are shown for city boundaries as of Feb 28/93.
- _/2 - Average annual percentage change is calculated using arithmetic approximation: average annual growth divided by the average of 1990 and 2012 employment.
- _/3 - UGA boundary is identical to the town boundary for Index, and nearly identical for Gold Bar.
- N/A - Information currently not available.

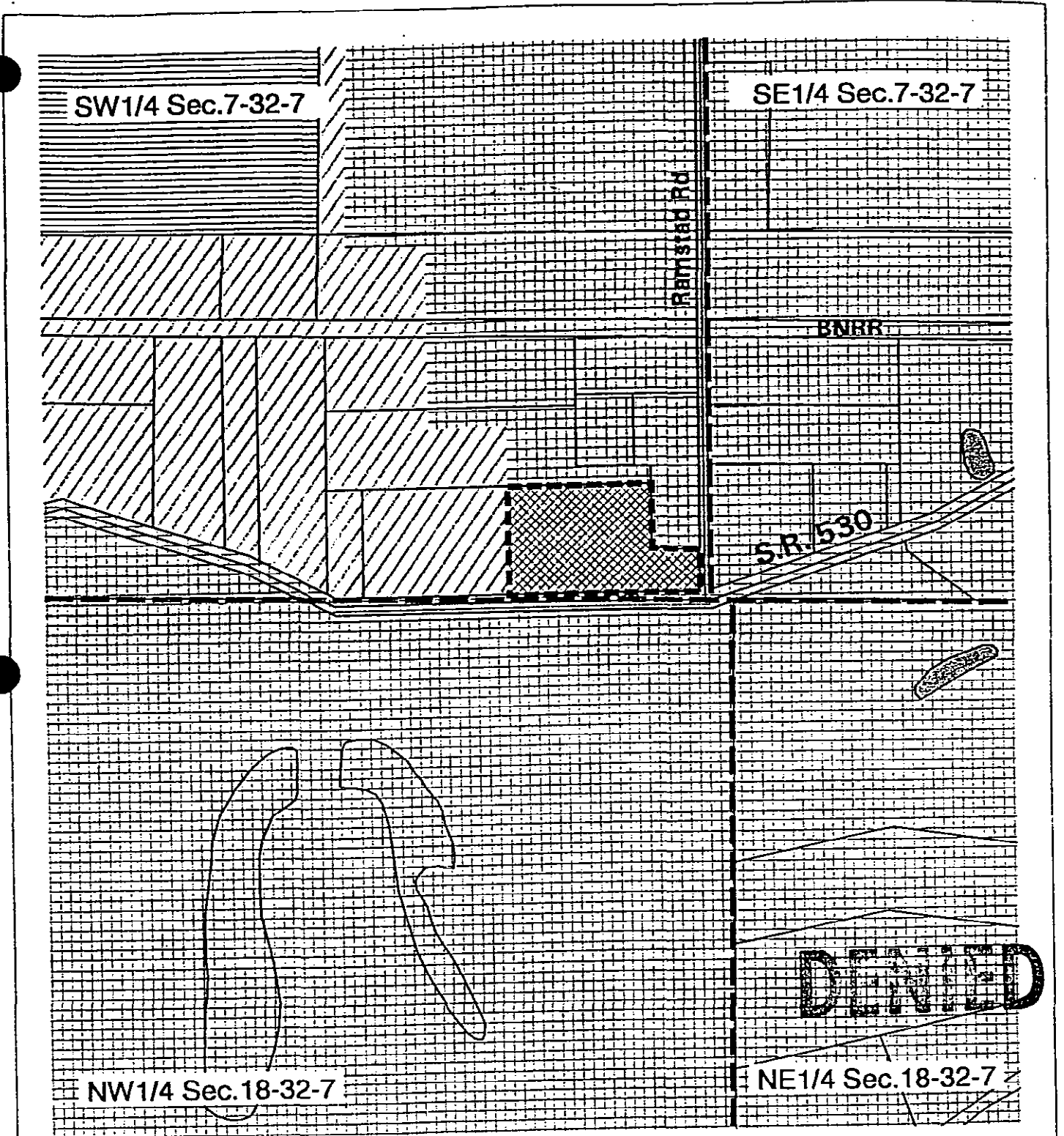
NOTE: The 1990 employment estimates are based on PSRC's 1990 FAZ employment distribution derived from Washington State Employment Security Department data, and disaggregated to cities and UGAs using Snohomish County Planning Department's 1990 Employment Security database. The employment forecasts are based on the Feb 16/93 PSRC Vision 2020 Alt. #1 FAZ forecast distribution for the year 2010, and disaggregated to cities and UGAs using Snohomish County Planning Department's employment correspondence table which relates FAZ employment forecasts to smaller units of geography. The employment estimates and forecasts represent all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors. Based on a subsequent evaluation of city and county GMA comprehensive plans and the discrepancies between the city-preferred growth targets and the county's preferred allocation, the Planning Advisory Committee of Snohomish County Tomorrow reached consensus on July 13, 1995 and recommended the reconciled 2012 employment allocation shown in this table.

Exhibit B

1999 Consolidated Docket

GPP - Future Land Use Map Amendments

Figure c






Proposed Comprehensive Plan Amendment - Lashua


Consolidated Docket - 1999

LEGEND

Existing Plan Designations

-  Riverway Commercial Farmland
-  Low Density Rural Residential (1 DU/20 Acres)
-  Rural Residential (1 DU/5 Acres Basic)

Proposed Plan Amendment Designations

-  Lashua, Change from Riverway Commercial Farmland to Rural Residential (1 DU/5 Acre Basic)

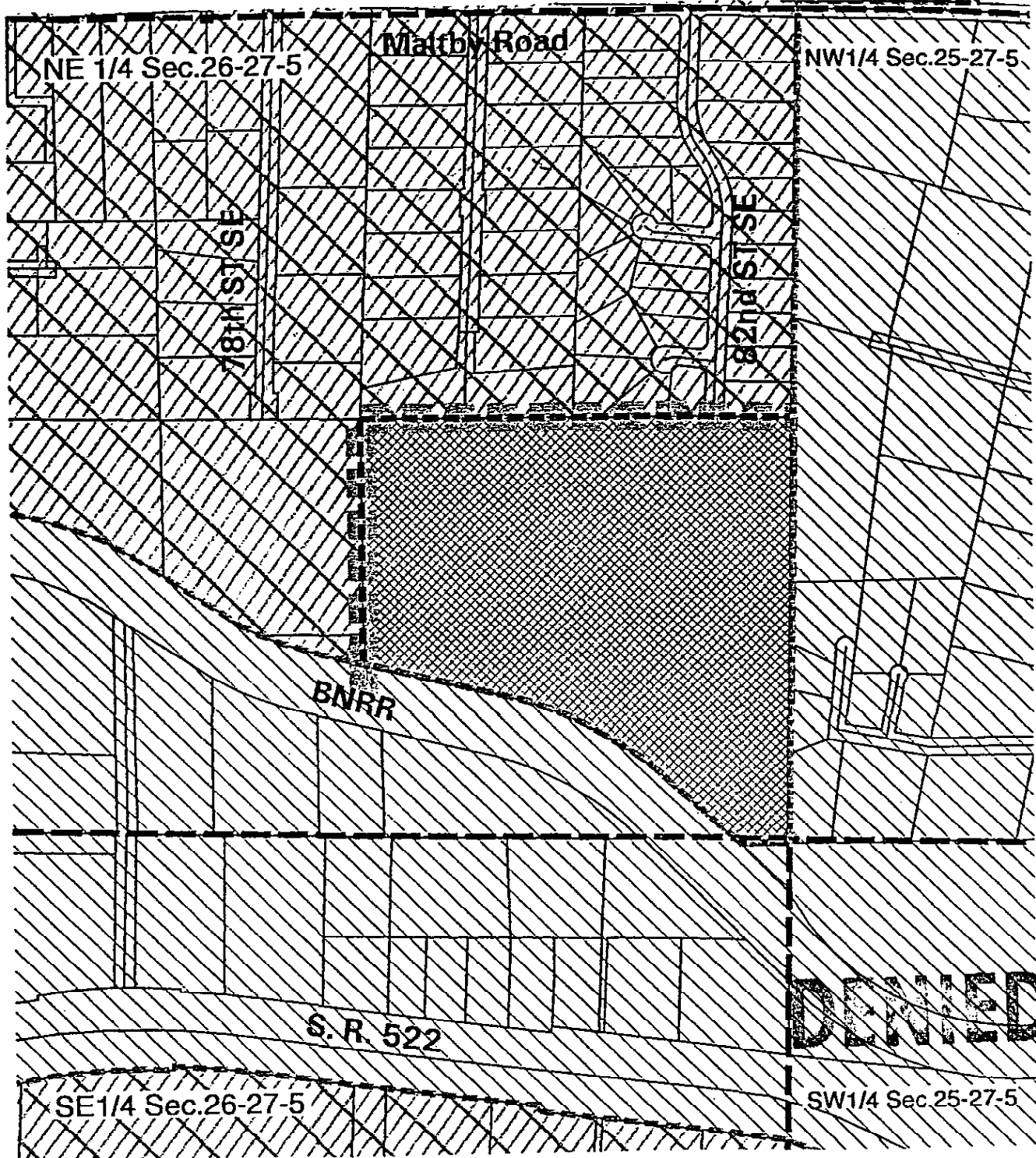
 Incorporated Cities

 Existing Urban Growth Area Boundary

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.

Scale in Feet (Original map scale 1:20000)
 0 250 500 750

Figure d






Proposed Comprehensive Plan Amendment - Pacific Topsoils



Consolidated Docket - 1999



LEGEND

Existing Plan Designations

-  Rural Residential (1 DU/5 Acres Basic)
-  Urban Industrial
-  Rural/Urban Transition Area Overlay

Proposed Plan Amendment Designations

-  Pacific Topsoils Change from Rural Residential (1 DU/5 Acres Basic) with RUTA overlay to Urban Industrial and remove RUTA overlay
-  Proposed Urban Growth Area Boundary

-  Incorporated Cities
-  Existing Urban Growth Area Boundary

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.


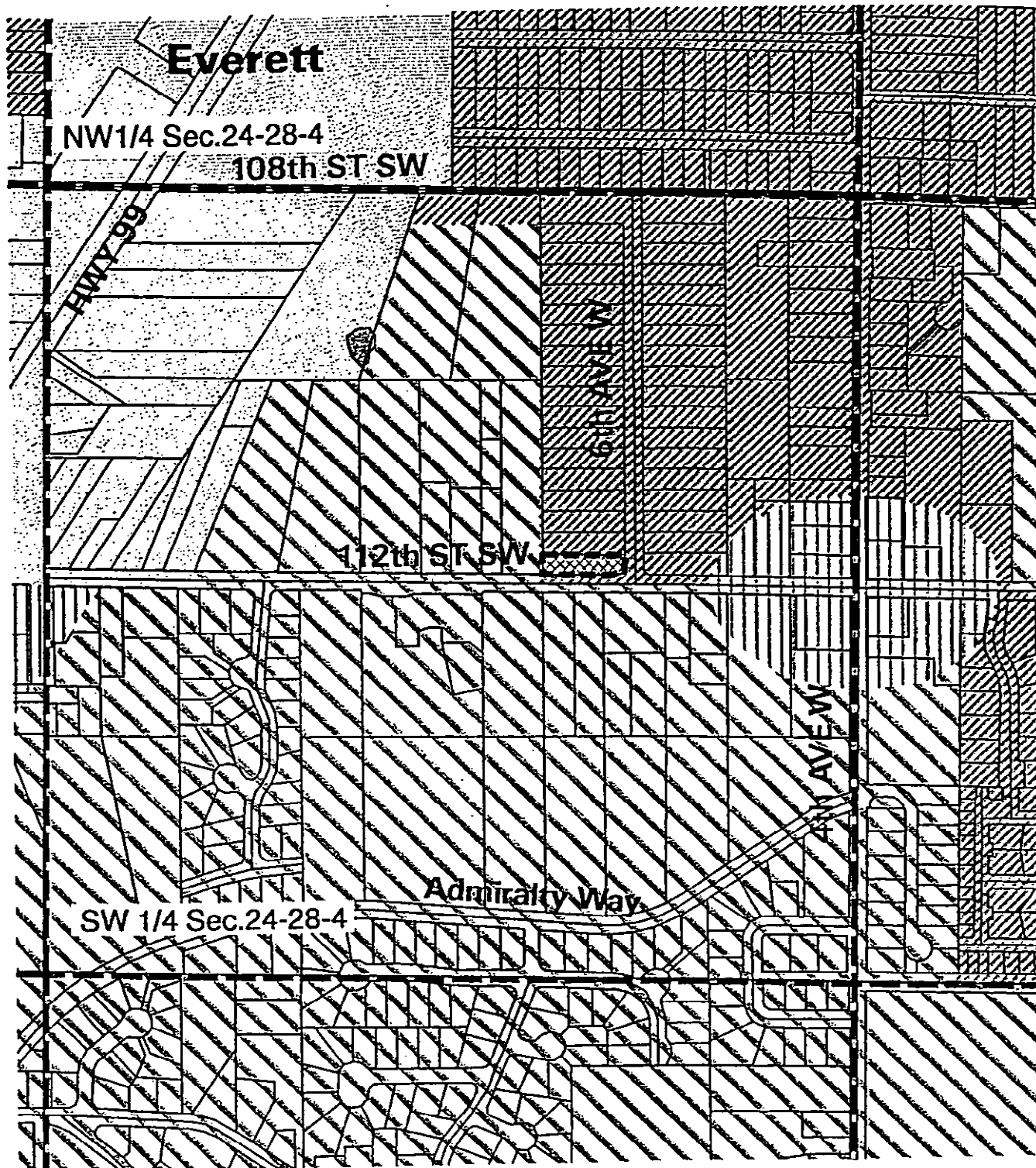
Scale in Feet Original map scale 1:6000 400


Figure e






Proposed Comprehensive Plan Amendment - Smith


Consolidated Docket - 1999

LEGEND

Existing Plan Designations

-  Urban Medium Density Residential (6-12 DU/Acre)
-  Urban High Density Residential (12-24 DU/Acre)
-  Urban Commercial

Proposed Plan Amendment Designations

-  Smith, Change from Urban Medium Density Residential (6-12 DU/Acre) to Urban Commercial

 Incorporated Cities

 Existing Urban Growth Area Boundary

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.

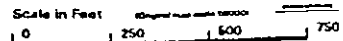
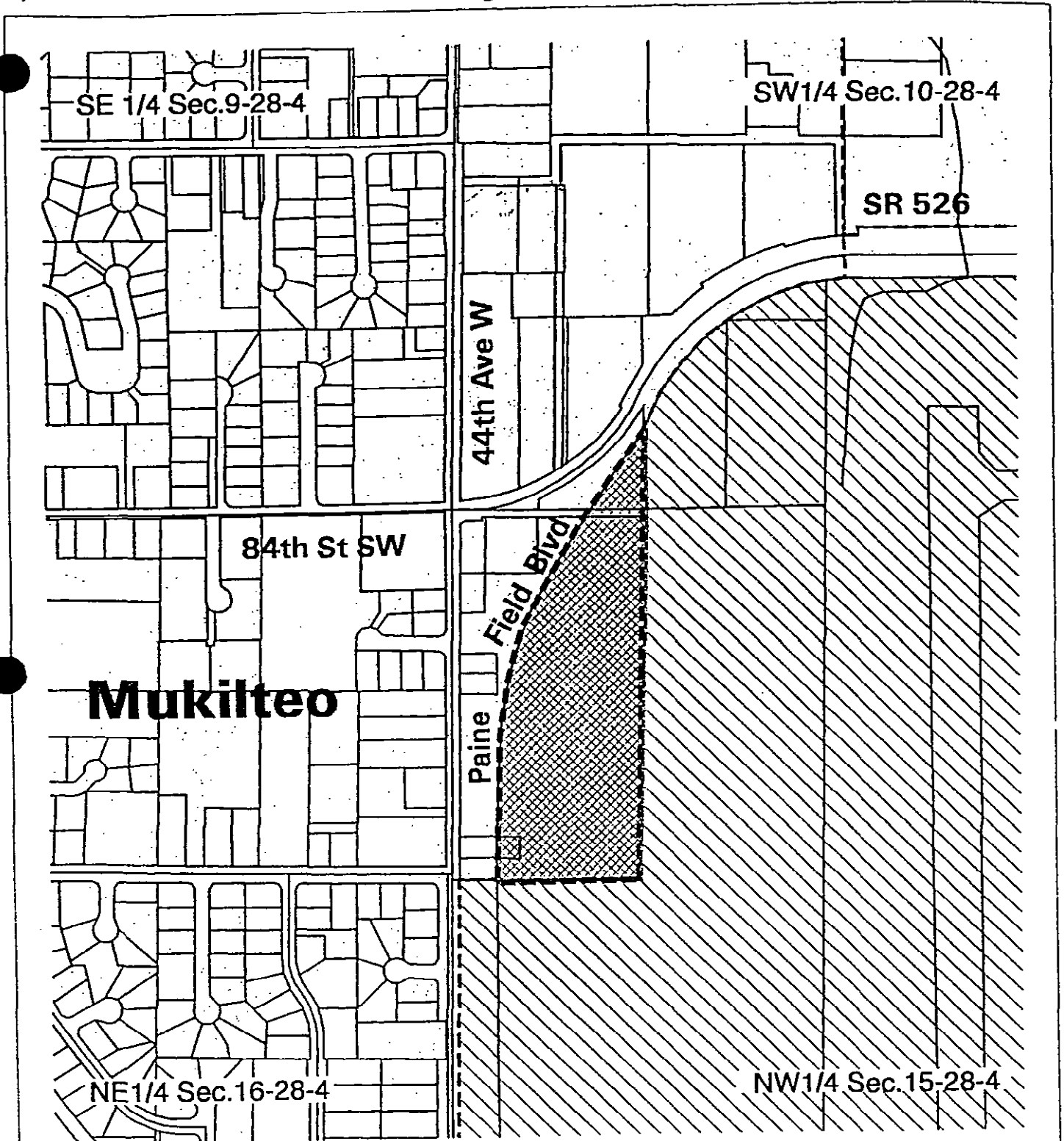
Scale in Feet



Figure f




Proposed Comprehensive Plan Amendment - Snohomish County Airport

Consolidated Docket - 1999

LEGEND

Existing County Plan Designations
 Urban Industrial

Proposed Plan Amendment Designations
 Snohomish County Airport
 New Snohomish County Plan
 Designation of Urban Industrial,
 City of Mukilteo Plan designation
 is Industrial

 Incorporated Cities
 Existing Urban Growth
 Area Boundary

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.


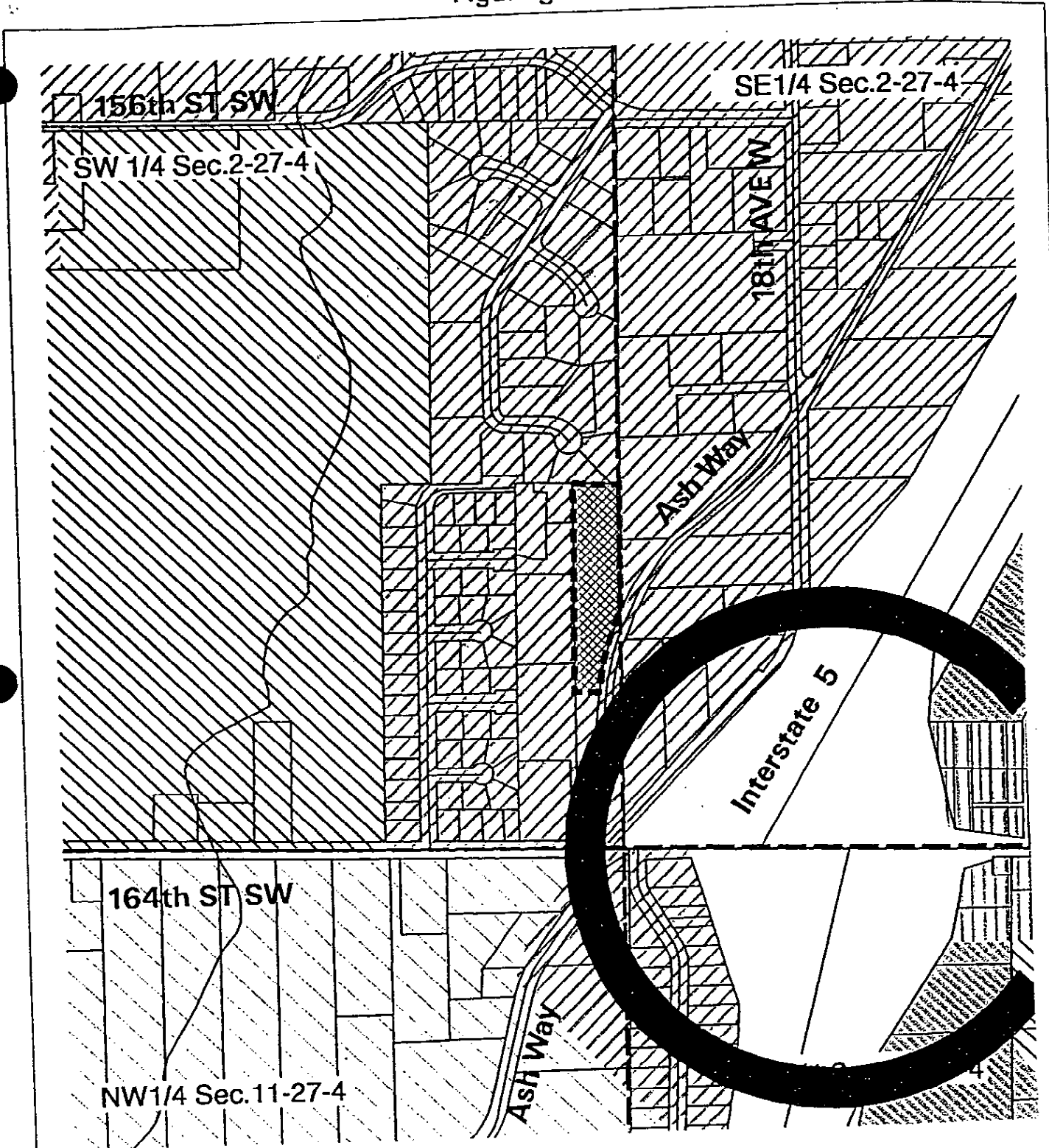
Scale in Feet
 Original map scale 1:6000


Figure 9









Proposed Comprehensive Plan Amendment - Tutmarc - 1

Consolidated Docket - 1999


LEGEND

Existing Plan Designations

-  Urban Low Density Residential (4-6 DU/Acre)
-  Urban Medium Density Residential (6-12 DU/Acre)
-  Urban Commercial

-  Urban Industrial
-  Other Land Uses
-  Centers Designation

Proposed Plan Amendment Designations

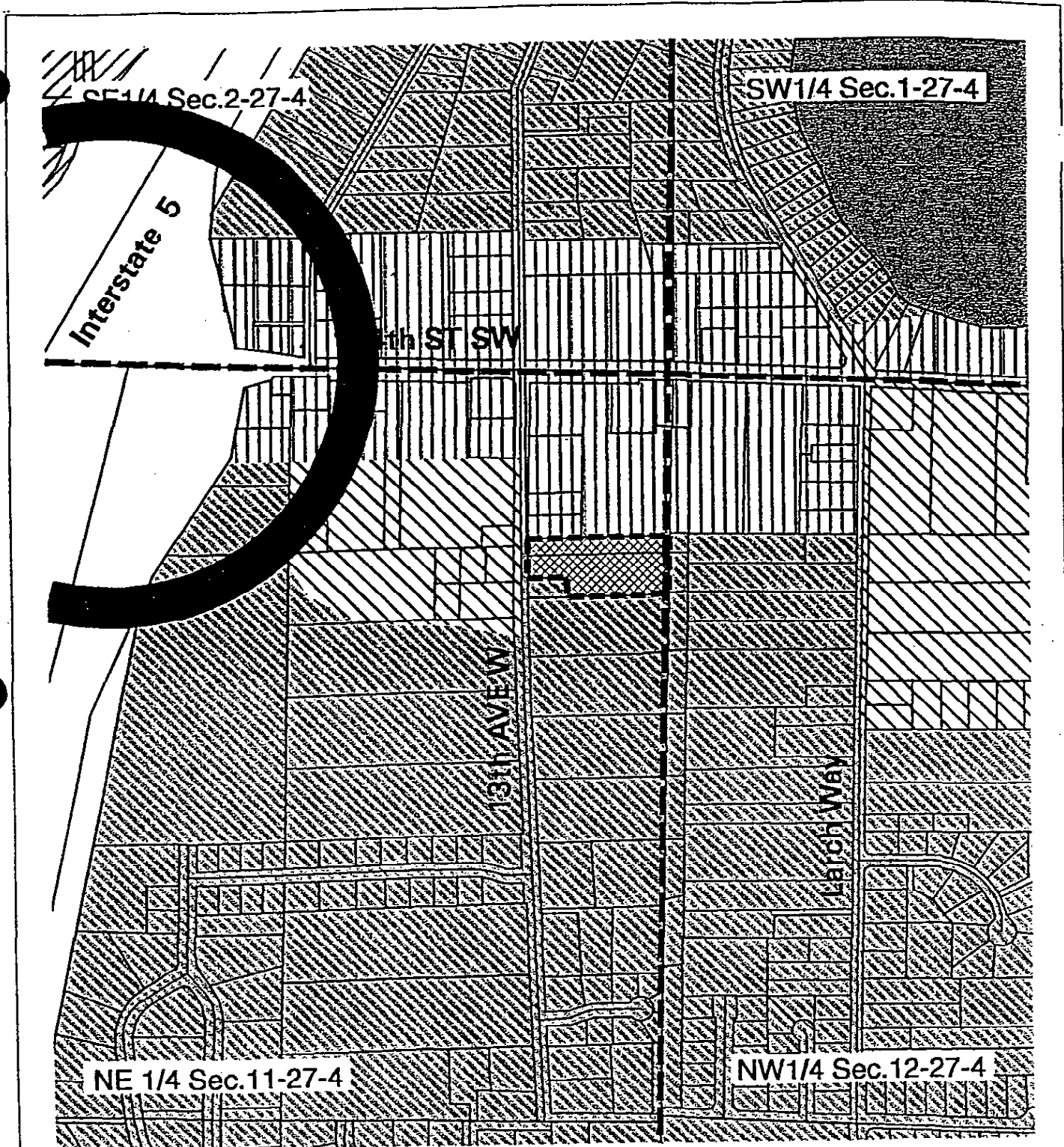
-  Tutmarc - 1, Change from Urban Medium Density Residential (6-12 DU/Acre) to Urban High Density Residential (12-24 DU/Acre)

-  Incorporated Cities
-  Existing Urban Growth Area Boundary

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.

Scale in Feet: Original map scale 1:2500
 0 250 500 750

Figure n








Proposed Comprehensive Plan Amendment - Tutmarc - 2


Consolidated Docket - 1999

LEGEND

Existing Plan Designations

-  Urban Low Density Residential (4-6 DU/Acre)
-  Urban Medium Density Residential (6-12 DU/Acre)
-  Urban Commercial
-  Urban Industrial
-  Centers Designation

Proposed Plan Amendment Designations

-  Tutmarc - 2, Change from Urban Low Density Residential (4-6 DU/Acre) to Urban Commercial

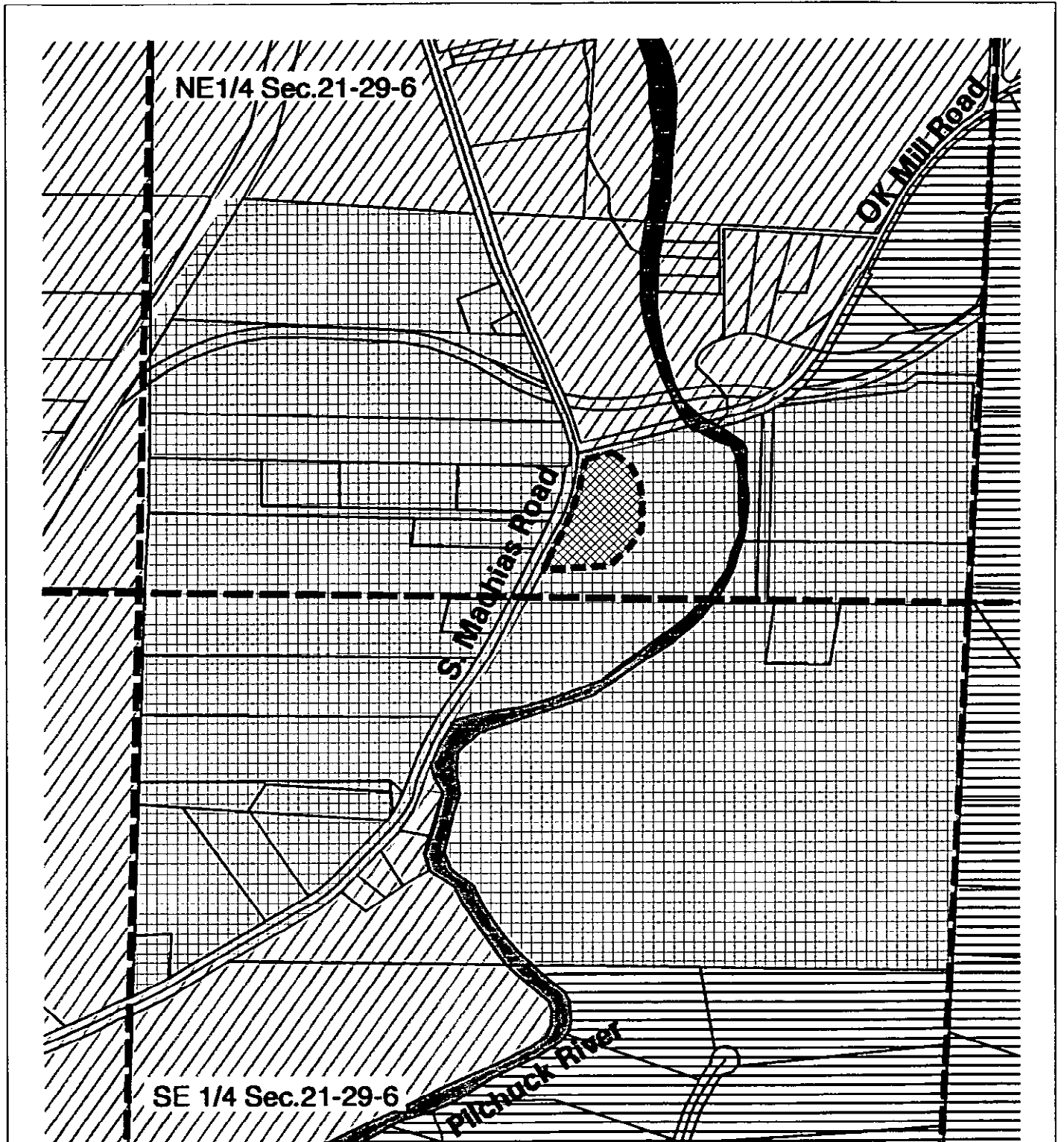
 Incorporated Cities

 Existing Urban Growth Area Boundary

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 general area parcelization.

Scale in Feet  Original map scale 1:8000
0 250 500 750

Figure i






Comprehensive Plan Amendment - Williams


LEGEND

Consolidated Docket - 1999

Existing Plan Designations

-  Riverway Commercial Farmland
-  Rural Residential - 5 (1 DU/5 Acres)
-  Rural Residential (1 DU/5 Acres - Basic)

Comprehensive Plan Amendment Designations

-  Williams Change from Riverway Commercial Farmland to Rural Residential-5 (1 DU/5 Acres)

-  Incorporated Cities
-  Existing Urban Growth Area Boundary

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.

Scale in Feet Digital map scale 1:6000
