

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p><u>VISION STATEMENT</u></p> <p><u>The Snohomish County Comprehensive Plan (“Plan”) includes a Vision Statement that is presented in its entirety within the Introduction of the Plan. The Vision Statement is an aspirational goal that the Plan aims to help bring to fruition through the goals, objectives, and policies of each element. The Plan’s Vision for Snohomish County in 2044 is:</u></p> <p style="padding-left: 40px;"><u>We’re all in this together: In 2044 Snohomish County is a resilient, vibrant, and inclusive place to live with a high-quality of life where all residents can thrive.</u></p> <p><u>The land use strategy and the policies within the Land Use Element were reviewed through the lens of the Vision Statement for the 2024 update to the Plan. Part of the rationale for amendments, new policies, and the new Equity subelement (Goal EQ 1) in the 2024 Plan is to ensure that the Land Use Element can help move the county toward the shared vision for the future. The Land Use Element supports the Vision Statement through policies focused on fostering neighborhood communities (Goal 5) and strengthening community connections with transit and land use planning policies (Goal 2). By incorporating equity into all aspects of land use planning (Goal EQ 1) and directing growth into urban areas that are vibrant with people, uses, and resilient design (Goals 1, 2, 3, and 4), the Land Use Element helps the county grow responsibly to promote livability and equity. The equity policies within Goal EQ 1 and throughout the element aim to make Snohomish County an inclusive place with a high quality of life for all. The Land Use Element also values the natural environment with policies aimed at preserving and connecting open spaces (Goal 10) while also protecting and restoring resource lands (Goals 7, 8, 9, and 14), bolstering a strong economy (Goals 3, 12, and 13), and protecting the cultural resources (Goal 11) and rural character (Goal 6) that make Snohomish County unique (Goal 11).</u></p>	<p>The Vision Statement is newly proposed within the Introduction of the 2024 Update to the Comprehensive Plan (Plan), and this section is proposed to be added to the Land Use (LU) Element narrative to describe how the goals, objectives, and policies of the Element help move the Plan towards the Vision of the County in 2044.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p><u>CONSISTENCY WITH STATE AND LOCAL REQUIREMENTS</u></p> <p><u>Policy framework for the Land Use Element comes from the Growth Management Act, chapter 36.70A RCW (GMA), the Puget Sound Regional Council’s (PSRC’s) VISION 2050, the Countywide Planning Policies (CPPs), and the Comprehensive Plan’s Vision Statement.</u></p> <p><u>Land Use and Rural Elements are mandatory in the GMA (RCW 36.70A.070) and the two are combined into one element within the Plan. The Land Use Element must designate urban growth area (UGA) boundaries (RCW 36.70A.110) and this is accomplished within the Future Land Use Map (FLUM) included in the Land Use Element. The Multicounty Planning Policies (MPPs) of VISION 2050 and the CPPs are reflected and implemented in the goals, objectives, and policies of the Land Use Element.</u></p>	<p>Proposed new section in the LU Element that pulls together text previously spread in the opening paragraphs of the narrative into one location under a clear header. The proposed section is necessary to clarify how the LU Element is consistent with the state and local requirements such as the GMA and VISION 2050.</p>
<p><u>RELATIONSHIP TO OTHER COMPREHENSIVE PLAN ELEMENTS</u></p> <p><u>While the land use strategy for the county is contained within the Land Use Element, the strategy cannot be fully implemented without considering, for instance, transportation networks, housing patterns, economic development, and the location of public facilities, all of which are topics of focus in other elements of the Plan. Many of the subjects detailed in the Land Use Element overlap with those discussed in other elements, and there is sometimes the need to reference those elements. While there are references to other elements across the Plan, policies are not duplicated across elements. For instance, Objective 2.B in the Land Use Element includes policies on how transportation planning and land use planning should work together to help create walkable, compact, and accessible urban areas. Policy direction for specific transportation infrastructure or encouraging transit service in appropriate areas is located in the Transportation Element.</u></p>	<p>Proposed new section in the LU Element to help the reader understand how the LU Element fits in with the rest of the Plan. There is overlap and coordination between the LU Element and all other elements.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p><u>EQUITY</u></p> <p><u>Planning decisions have historically upheld and instituted social and racial inequities. This subelement will help Snohomish County utilize a social justice-oriented planning process needs to include historically and currently marginalized communities. As the county has an obligation to plan for all residents, workers, and visitors, Snohomish County has committed to equitably and meaningfully engaging and planning with historically and currently marginalized communities.</u></p> <p><u>Historically and currently marginalized communities include, but are not limited to, native and Indigenous peoples, people of color, immigrants and refugees, people with low incomes, people living with disabilities and health conditions, and people with limited English proficiency. This definition is adapted from the CPPs.</u></p> <p><u>VISION 2050 envisions a future where “All people can attain the resources and opportunities to improve their quality of life and enable them to reach their full potential.” A new principle in the CPPs also states that the county should, “Incorporate equity and inclusion into all aspects of countywide and local planning.” The definition of equity is:</u></p> <p style="padding-left: 40px;"><u>All people can attain the resources and opportunities that improve their quality of life and enable them to reach full potential. Those affected by poverty, communities of color, and historically and currently marginalized communities are engaged in decision-making processes, planning, and policy making.</u></p> <p><u>The Land Use Element is consistent with VISION 2050 and the CPPs that emphasize equity. The Equity subelement incorporates the language and sentiment of the MPPs and CPPs, as well as Snohomish County public input.</u></p>	<p>The proposed new section introduces the new equity subelement of the LU Element. This section also places the LU Element within the regional and countywide framework for equity and inclusion in planning.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>((Urban Growth Areas)) URBAN GROWTH AREAS</p> <p>The GMA requires that urban growth areas (UGAs) be designated through the county's ((plan)) <u>Plan</u>. UGAs are to include areas and densities sufficient to permit the urban growth that is projected to occur in the county over the next twenty years((Urban)) <u>as outlined within the Population and Employment Element. The county, cities, and towns collaborated on a policy framework for designating UGAs and directing urban growth patterns in the Countywide Planning Policies (CPPs) that is consistent with VISION 2050. The county's land use strategy and guidance from the GMA, MPPs, and CPPs dictates that urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development ((second in)). Next, urban growth should be directed towards areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services that are provided by either public or private sources as outlined within the Transportation, Parks, and Capital Facilities and Utilities Elements. ((and third in)) Finally, the remaining growth should be directed to the remaining portions of the ((urban growth areas)) UGAs.</u></p> <p>Planning for growth in this way ((accomplishes two)) <u>helps achieve several GMA goals: ((1))</u></p> <ul style="list-style-type: none"> • ((the efficient provision and utilization of)) <u>encourages development in urban areas where adequate public facilities and services ((including public transportation)) exist or can be provided in an efficient manner; ((and 2) reduced)</u> • <u>reduces the inappropriate conversion of undeveloped land into sprawling, low-density development((-)); and</u> • <u>protects the environment, resource industries, and open spaces by discouraging sprawling land conversion.</u> 	<p>Proposed amendments to the Urban Growth Areas subelement narrative are necessary to make housekeeping, and to update the referenced documents such as VISION 2050. Amendments are also necessary to explain that the goals, objectives, and policies associated with Urban Development Patterns, Centers, Urban Design, and Small Areas and Neighborhoods Structures are separate subelements within the LU Element instead of nested within the overarching Urban Growth Areas subelement as they appeared to be in the 2015 version.</p> <p>Text within this narrative is also proposed to be rearranged for clarity, and more details are proposed to describe how this subelement helps implement the CPPs and MPPs.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p><u>The MPPs also call for the county to encourage higher residential densities and greater employment concentrations within the UGAs through development regulations. The CPPs promote the use of innovative development standards, design guidelines, regulatory incentives, and low impact development measures to provide compact, high-quality communities. The County is also encouraged to develop compact urban communities that impart a sense of place, preserve local character, encourage multi-modal transportation options, and provide for mixed uses and choices in housing types.</u></p> <p><u>Snohomish County has 20 towns and cities classified as urban. As required by the GMA, the Future Land Use Map (FLUM) designates UGA boundaries. UGAs have been designated to include each city and town in the county, with the nine cities in southwest county included in one large UGA known as the Southwest Urban Growth Area (SWUGA). Most of the UGAs include unincorporated and incorporated urban land, allowing for future city expansion. ((Each UGA contains both incorporated and unincorporated areas:)) UGA boundaries will be re-evaluated as mandated by the GMA to ensure they are adequate to accommodate 20-year growth projections. This assessment of UGA capacity is based upon developable lands, environmental constraints, city comprehensive plans, housing and economic development needs, public facility and service capacities, and ((,lastly,)) the implementation of growth strategies aimed at developing and enhancing urban development patterns.</u></p> <p>((The county and the cities and towns within the county collaborated on a policy framework for designating UGAs and directing urban growth patterns. It is called the Countywide Planning Policies (CPP). This policy framework is informed by the multi-county planning policies (Vision 2040 and Transportation 2040) and the countywide planning policies:))</p> <p>The ((Southwest Urban Growth Area-)) SWUGA((,)) has been divided to show where each city may annex the area in the future. These ((subdivided))</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>divided areas are labeled Municipal Urban <u>Growth</u> Areas (MUGAs) e.g. Lynnwood’s MUGA; Mill Creek’s MUGA.</p> <p>((This General Policy Plan provides additional direction, consistent with the multi-county and countywide planning policies, for urban growth within the unincorporated portions of all the UGAs.))</p> <p>The ((plan)) <u>Land Use Element</u> also provides for the designation of rural urban transition areas (RUTAs) outside of UGAs. ((Rural urban transition areas)) <u>RUTAs</u> are intended to <u>be set aside as a potential supply of land for employment and residential land uses for possible future inclusion in a UGA.</u> The policies in the <u>UGA subelement</u> provide direction for the designation of ((rural urban transition areas)) <u>RUTAs, whereas policies focused on rural areas outside of the RUTA can be found in the Rural Lands subelement.</u></p> <p>((This plan)) <u>The Land Use Element also promotes the use of innovative techniques, such as transfer of development rights receiving area designations (Goal 14), to encourage the preservation of rural and resource lands and the efficient use of urban land.</u></p> <p>((This chapter of the GPP)) <u>The UGA subelement addresses: ((1)) locating, sizing, maintaining, and expanding UGA boundaries((:)), and ((2)) establishing potential future UGA areas. There are four other urban-related subelements, and these include ((:3)) urban development patterns and design; ((4) urban) centers; ((5)) urban ((phasing)) design; and ((6)) neighborhood structures.</u></p>	
<p>((Urban Development Patterns)) <u>URBAN DEVELOPMENT PATTERNS</u></p> <p>To promote efficient utilization of land within unincorporated <u>urban growth areas (UGAs)</u>, the county will encourage ((well-designed, more pedestrian-friendly urban development patterns)) <u>livable communities for the public by directing growth into designated urban areas to create urban places that are equitable, walkable, compact, and transit oriented; preserve and create open space; and protect rural and resource lands.</u> Within designated centers</p>	<p>Proposed amendments within the Urban Development Patterns subelement narrative to incorporate language and ideas from CPPs that were updated in 2021. For instance, language in the CPPs indicates that the county and cities should encourage livable communities instead of well-designed areas. This sort of language is also easier for the average reader to understand.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>(described in the next ((section)) subelement) and along their connecting network of transit emphasis corridors (as defined and displayed in the Transportation ((Chapter)) Element), the county will encourage a greater mix of uses and a more efficient, creative use of land and transportation assets.</p> <p><u>Transportation and land use patterns interact within the UGA, each shaping the other’s ability to function effectively. Across the Country there is a strong correlation between land use density and transit demand, although according to Community Transit’s Long Range Plan this relationship is not linear. “Transit demand tends to increase most dramatically between about 6 and 12 households per acre. Below six households per acre, it is usually difficult to operate productive transit services. Above twelve, high capacity modes such as BRT [bus rapid transit] or light rail, often become the dominant method of travel in a community.”¹</u></p> <p><u>With a 6 dwelling unit per acre minimum net density for new residential development, ((By)) and improving land use and transportation integration and efficiency in UGAs, several GMA and county objectives can be accomplished:</u></p> <ul style="list-style-type: none"> • reduced dependence on the automobile; • increased <u>opportunities for safe, physical activity and accessible mobility;</u> • increased support for public transportation; • improved air quality; • increased choice of housing types and affordability; • improved efficiency of infrastructure provision and usage; 	<p>Newly proposed text also describes that there are interactions between transportation and land use patterns. This information is important to add to the narrative especially because all transportation related policies are proposed to move into this subelement.</p> <p>There are other housekeeping updates proposed, and the final two paragraphs are proposed for repeal. The paragraph on growth phasing is proposed for repeal because the growth phasing overlay concept and policies were deleted in 2005. Further, the 1995 plan had these overlays inside UGAs as there were areas included when UGAs were adopted, mainly in the east portion of the SWUGA, that did not have sewer service and R-5 zoning was retained to discourage development until urban services were provided which would allow for a rezone to urban densities.</p> <p>The paragraph on the mobile home parks and affordable housing is also proposed for repeal from this subelement as they are the primary purview of the Housing Element where there is an in-depth discussion on these topics.</p>

¹ “Long Range Transit Plan: Thinking Transit First,” Community Transit and Nelson/Nygaard Consulting Associates. Adopted March 3, 2011, <https://www.communitytransit.org/long-range-plan>.

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<ul style="list-style-type: none"> • reduced consumption of fossil fuels and associated emissions of greenhouse gases; and • reduced transformation of rural lands to urban use. <p>((In addition to the GMA, the)) <u>The Washington State <i>Integrated Climate Change Response Strategy</i> (Chapter 43.21M RCW), ((the <i>Vision 2040</i>)) <u><i>VISION 2050</i> ((multi-county planning policies)), and the ((countywide planning policies)) <u>CPPs</u> also support these objectives. <u>The <i>Transportation and Climate Change Elements</i> also address many of these objectives in more detail.</u></u></u></p> <p>((For all commercial and industrial developments, the)) <u>The County ((intends to encourage)) <u>encourages</u> the expansion, revitalization, redevelopment, and intensification of existing commercial and industrial areas before re-designating new properties for commercial and industrial development. The county <u>shall</u> also ((intends to discourage new strip commercial development and)) focus the majority of new commercial growth within mixed-use commercial centers or revitalized strip commercial areas.</u></p> <p>((To ensure efficient expansion of infrastructure and services, the plan provides for the designation of urban growth phasing overlay areas. This overlay designation, when used, will direct development into areas where existing infrastructure capacity is available before infrastructure is extended into predominantly undeveloped areas.))</p> <p>((Mobile home parks and manufactured home parks provide affordable housing to many county residents. In many cases, they provide the opportunity of home ownership to households which cannot afford to purchase more traditional types of housing. Mobile and manufactured home parks provide a transition between traditional single family detached dwellings and higher density attached housing. Preservation of mobile and manufactured home parks is an important goal of the county. However,</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>preservation requires a careful balance between the rights of park owners and the rights of the tenants living within in them.))</p>	
<p>((Centers)) <u>CENTERS</u></p> <p>Centers have been identified by the county and its cities where significant population and employment growth can be located, a community-wide focal point can be provided, and ((the increased use of transit, bicycling and walking can be)) <u>active transportation and transit investments are supported.</u> ((These)) Centers are intended to be compact and <u>promote centralized living, working, shopping, ((and/or)) and activity areas linked to each other by transit emphasis corridors (TECs).</u> Centers are ((pedestrian)) <u>active transportation and transit oriented with a focus on circulation, scale, and convenience with a mix of uses. The Transportation Element defines TECs and includes a map of all TEC locations and policies regarding infrastructure needs.</u></p> <p><u>Centers are defined focal points within a community that are a priority for local planning and infrastructure. The Puget Sound Regional Council’s (PSRC) VISION 2050, and the CPPs provide policy guidance on centers that the Centers subelement has adapted to be Snohomish County specific. Appendix I of the CPPs define Regional Centers, Countywide Centers, and Local Centers and provide criteria for their selection in the county. The Centers subelement identify six types of centers in unincorporated urban growth areas (UGAs) that are differentiated by purpose, location, intensity, and characteristics:</u></p> <ul style="list-style-type: none"> • <u>Countywide Centers</u> • <u>Urban Centers</u> • <u>Light Rail Community (LRC)</u> • <u>Mixed-Use Corridor (MUC)</u> • <u>Urban Villages</u> • <u>Manufacturing and Industrial Centers</u> 	<p>The MPPs and CPPs were updated in 2020 and 2021 and this included revisions to the concept and definitions of Centers to include Countywide Centers. Additionally, the 2024 Plan will include an Urban Core Subarea Plan Element that will utilize Light Rail Community and Mixed-Use Corridor centers that need to be introduced and cross referenced within this subelement. Proposed language to this subelement narrative provides more specific information about what centers are, and what centers are located or will be identified in the county.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p><u>Countywide Centers, Urban Centers, LRCs, MUCs, and Urban Villages should have a mix of housing, employment, retail, and entertainment uses served by multiple transportation options. This includes active transportation such as walking and cycling, and transit such as bus and light rail service. These centers are distinguished by their scale and the surrounding areas that they serve.</u></p> <p><u>Manufacturing and Industrial Centers concentrate and preserve manufacturing and industrial lands in strategic locations. Infrastructure investments in industrial centers support local industry and development.</u></p> <p><u>An important component of Centers is the public realm. The public realm ((is the area that the public has access to for informal rest and recreation activities such as walking, sitting, games and observing the natural environment)) includes publicly owned street rights-of-way, sidewalks, trails, and other publicly accessible open spaces such as parks and plazas. The public realm serves as transportation routes, public gathering spaces, and spaces for recreation and leisure. A public realm with high quality infrastructure investments such as sitting areas, tree plantings, and public art ((The public realm along with residential and employment uses)) help define a sense of place and give ((Centers)) centers an identity.</u></p> <p><u>Pedestrian-oriented development is the development and siting of housing, commercial space, services, and job opportunities in a manner that accommodates walking. Such development is intended to create more vibrant urban areas and to reduce dependency on automobile travel. The pedestrian and transit-oriented design of ((Centers helps)) centers reduce single-occupancy auto trips and promote physical activity, which can ((reduce obesity-)) help create an active and mobile populace. Similar attention to the ((transit emphasis corridors)) TECs that connect the ((Centers)) centers can further reduce such trips and the resulting greenhouse gas emissions – a main contributor to climate change. A reduction in vehicle miles traveled helps the county in meeting its goals for</u></p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>climate change as detailed in the ((Natural Environment chapter)) <u>Climate Change Element of ((this comprehensive plan)) the Plan.</u></p> <p>((Specific)) Centers ((also)) promote the county’s goals for sustainability by incorporating environmentally friendly building design and development practices into the development process such as Leadership in Energy and Environmental Design (LEED), Built Green, and low impact development (LID) techniques.</p> <p>((Snohomish County has four types of Centers in unincorporated UGAs that are differentiated by purpose, location, intensity, and characteristics:</p> <ul style="list-style-type: none"> ● Urban Centers ● Transit Pedestrian Villages ● Urban Villages ● Manufacturing and Industrial Centers)) <p>((Whenever possible, it is the)) <u>The county’s intent is to support the efforts of ((the)) cities to preserve, enhance, or develop centers within their city limits. Centers within unincorporated UGAs will be established with special emphasis on areas within the Southwest UGA cognizant of the cities’ efforts for their own centers. The county will explore incentives and develop other techniques to make center development viable in the long term. ((Careful attention must be given to the recreational and cultural needs of those who will live and work in unincorporated county areas.)) This includes supporting recreational and cultural initiatives for people who live and work in urban unincorporated areas of the County. The Urban Core Subarea Plan Element focuses a heightened level of attention within the SWUGA and around potential future light rail stations.</u></p>	
<p>((Urban Design)) URBAN DESIGN</p> <p>To enhance the character and quality of development within <u>urban growth areas (UGAs)</u>, the county has developed comprehensive design guidelines.</p>	<p>Compatibility is an important concept in development, especially as allowed densities increase to encourage more urban infill. Proposed amendments to the narrative for the Urban Design</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>The intent of these guidelines is to ensure that urban residential, commercial, industrial, and mixed use developments relate to and are compatible with their surroundings, and provide a safe and desirable environment for residents, shoppers, and workers. <u>Compatibility does not mean that a proposed use or building is the same as what already exists in the area. With the forecasted population and employment growth in the county that will be focused into existing UGAs, new infill development will likely be denser, taller, and of a larger scale than existing buildings. This new or infill development can still fit into the existing area through careful design.</u> ((Documents found in Appendix I serve as the basis for the policies of this chapter.))</p>	<p>subelement clarify that compatibility does not mean that density must be the same, there will be change and good design can help the new structures blend in with the old. This sentiment is echoed in proposed amendments to the policies of this subelement.</p>
<p>((Rural Lands)) RURAL LANDS ... The ((countywide planning policies)) CPPs for Rural Land Use and Resource Lands (agricultural, forest, and mineral lands) provide the policy framework for preparing the ((rural element)) <u>Rural subelement</u> of the ((county comprehensive plan)) <u>Plan</u>. The rural land use policies <u>in the CPPs and the Rural subelement</u> provide for limited growth in rural areas((;)) <u>consistent with the county’s maximum rural population growth target of 4.5 percent of total county growth. The rural land use policies</u> strive to be sensitive to existing land uses and development patterns, preserve rural character and lifestyle, and protect the environment and natural resource lands. <u>Pre-GMA trend forecasts showed 28 percent of the county’s population growth occurring in rural areas. Actual growth patterns since adoption of the county’s first GMA plan in 1995 show that only 11% of total population growth from 1995 to 2020 has occurred outside the UGAs. This dramatic shift in pre-GMA and post-GMA growth patterns strongly suggests that the county’s Plan has been, and can continue to be, a significant force for the preservation of the county’s rural lands. Concerted action will be required to</u></p>	<p>The entirety of the Rural Lands subelement is not shown here because the much of the proposed amendments (as fully displayed in Attachment B) are housekeeping in nature.</p> <p>The amendments proposed for the Rural Lands subelement narrative displayed in this table update the percentages of land cover and other statistics such as rural growth. These updates ensure the information is arcuate to the current state of Snohomish County. The updated land cover data provided in the text was produced through GIS analysis of geographic data.</p> <p>Proposed paragraphs for repeal include out-of-date information that no longer provides important contextual information to the reader.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p><u>reduce the growth rate down to a maximum 4.5 percent as directed by VISION 2050, the CPPs, and LU 6.A.1.</u></p> <p>Rural land use policies describe and accommodate a wide array of land uses and a variety of <u>low-density residential ((densities)) housing that ((are)) is</u> compatible with the character of rural areas <u>and the 4.5 percent growth targets; ((support)) supports rural and natural resource-based industries; ((provide)) provides economic opportunities for rural residents; ((promote)) promotes low intensity recreational uses consistent with rural surroundings; and ((preserve)) preserves the rural lifestyle and traditional rural activities which contribute to the county’s overall quality of life.</u></p> <p>((A major portion of the county’s rural planning work was completed as part of the GPP amendments that were adopted and became effective on December 12, 1996, in response to Growth Management Hearings Board decisions. The amendments modified and refined the rural residential plan provisions of the GPP. On December 16, 1998 the county adopted additional plan refinements concerning rural commercial and rural industrial land uses as directed by the GPP, the countywide planning policies, and amendments to the GMA passed by the state legislature in 1997.))</p> <p>((The rural policies were reviewed in 2005 as part of the 10-year update cycle. Rural policies and the resulting rural development patterns were evaluated to ensure that patterns of urban development were not occurring in the rural area; that rural character has been preserved; and that the rural element provides a balanced approach for satisfying the goals of the GMA. Based on this evaluation, policies were updated to strengthen the county’s commitment to preservation of rural lifestyle and to reflect completed planning efforts and evolution of the rural planning work program.))</p>	
<p>((Agricultural Lands)) <u>AGRICULTURAL LANDS</u></p> <p>Geological forces, glacial action, and great river systems have created soils of fertility and depth within Snohomish County. These soils, a mild climate, and</p>	<p>Proposed amendments to the Agricultural Lands subelement narrative include updates to statistical information that are necessary, so the narrative is accurate for the current state of the</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>an abundance of water (brought early farming pioneers and settlers) helped create a fertile landscape for agricultural activities in Snohomish County. Along with forestry, fishing, and mining, agriculture dominated the earlier history of Snohomish County. From the early 1800's through to the 1980's, Snohomish County farms produced milk, eggs, chickens, hogs, beef, berries, vegetables such as corn, peas, pumpkins and other row crops, hay, and nursery stock among other crops.</p> <p>Since agriculture had a place of prominence in the economy of the county, the county prepared an agriculture plan in 1982. When the Growth Management Act (GMA) came into effect in the early 1990's, the county was positioned to amalgamate the GMA requirements into its framework of agricultural planning.</p> <p><u>One of the 14 GMA planning goals includes maintaining and enhancing "natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forestlands and productive agricultural lands, and discourage incompatible uses."</u> The (Growth Management Act) GMA also states that cities and counties should (") assure conservation of agricultural land of long-term commercial significance.(") The (Act) GMA also requires local government to assure that land uses adjacent to designated resource lands <u>do</u> not interfere with the continued resource use. These statements provide a clear directive to conserve agricultural lands for the future of the state.</p> <p>((The GMA required the county to prepare and adopt an interim agricultural conservation plan and development regulations. The interim agricultural conservation planning process began in 1990 and has relied heavily on the farmland-use inventory, documented farmland loss, and issues discussion completed for the 1982 Agricultural Preservation Plan.))</p> <p>((The GMA interim plan mapped and characterized farmlands included in the 1982 plan, as well as other identified areas fulfilling state and local criteria</p>	<p>County. Proposed text for repeal includes out-of-date information that no longer provides important contextual information to the reader.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>for designation as agricultural lands of long term commercial significance.)) Three types of agricultural land ((were)) <u>are</u> classified and designated <u>within the Future Land Use Map (FLUM):</u></p> <ul style="list-style-type: none"> • Riverway Commercial Farmland, • Upland Commercial Farmland, and • Local Commercial Farmland. <p>Protective measures were adopted for each of the three farmland classifications <u>in 1990</u> together with supplemental policies for land use and zoning, adjacent land uses, innovative land use techniques, road and utility restrictions, water management, and industry enhancements. ((Where appropriate, future policy needs were identified along with a strategy to ensure their timely consideration.))</p> <p>((Formal public participation for GMA agricultural planning was initiated in August 1991. The Citizen Agriculture Committee consisted of eleven farm-related positions and an equal number of non farm related positions.))</p> <p>((The committee generally met every two weeks from August until it completed a recommendation in early February 1992. During that same period, five public meetings were held in five locations throughout the county. The 1993 Interim Agricultural Conservation Plan provided the basis for the agricultural land designations in the General Policy.))</p> <p>Agriculture in Snohomish County has ((been undergoing)) <u>undergone</u> significant changes over the last ((two)) <u>four</u> decades. It has shifted from dairy farms that have traditionally been a cornerstone of agriculture in Snohomish County to smaller diversified crop farms((;)), agri-tourism, and pumpkin patches.</p> <p><u>Data from the United States Department of Agriculture (USDA) indicate that the number of farms and the total acreage in farmland has generally</u></p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p><u>decreased in the county from at least the 1930s until today.</u>² The reasoning for this decline is multifaceted, although ((There has been an overall decline in agriculture in the county due to)) shifts in the global economy, changing markets, increased conversion of agricultural lands to non-agricultural uses, and environmental regulations ((-all played a part in the overall decline of dairying in particular and agriculture in general in the county)) <u>have all likely played a role.</u></p> <p>To respond to the challenges facing Snohomish County farmers, the Agricultural Advisory Board, county staff, the county council, and the Executive’s office together with local farmers began to take steps to increase the economic viability of agriculture in Snohomish County. Some of these early actions were:</p> <ul style="list-style-type: none"> • Harvest Celebrations; • Participation in a regional agriculture product marketing campaign - Puget Sound Fresh; • Regional agricultural summits; • Transfer of Development Rights Program; • Purchase of Development Rights program; and • Farmers’ markets and farm stands as a new outlet for farm products. <p>((In 2004,)) <u>Beginning in the early 2000’s County staff</u> ((was dedicated solely to agriculture)) <u>have acted as</u> ((a liaison)) <u>liaisons to the Agricultural Advisory Board to encourage agriculture overall and to work with individual farms.</u> Staff works directly with farmers as well as other agencies and groups within the county, region, and state to increase the economic viability of farming. <u>These efforts led to a</u> ((The)) <u>Focus on Farming website</u> ((was)) developed to bring together information pertinent to the agricultural community and to</p>	

² “Census of Agriculture Historical Archive, Washington.” United States Department of Agriculture. 2019. https://agcensus.library.cornell.edu/census_parts/2012-washington/.

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>provide a multitude of resources that were previously not available or hard to locate.</p> <p>((The Executive's Citizen Cabinet which met in late 2004, formally recommended in its Citizens Cabinet Final Report that the county should increase support for agriculture. In early 2005, the Agriculture Action Plan, which was generated from the)) Focus on Farming ((Conference)) <u>Conferences</u> ((held in the)) and the Executive's office in the early 2000's produced <u>Agricultural Plans</u> aimed at ((fall of 2004, was also released. Together, these two documents will work to increase)) <u>increasing the viability of agriculture.</u> ((, clearly showing the county's emphasis on preserving and conserving both the land and the farming livelihood.)) <u>These Agricultural Plans helped initiate</u> ((Some)) <u>some</u> of the measures and topics ((outlined are)) <u>still performed by the county today that demonstrate the county's emphasis on preserving and conserving both the land and the farming livelihood.</u> Beginning in the 2000's, the county:</p> <ul style="list-style-type: none"> • ((Implement)) <u>Implemented</u> the Transfer of Development Rights (TDR) and Purchase of Development Rights Programs; • ((Improve)) <u>Continues to improve</u> information access and communications with farmers; • ((Provide)) <u>Provides</u> clear definition and clarity as to what agriculture is in <u>development regulations</u>; • ((Conduct)) <u>Conducts</u> ((regulation reforms)) <u>regular reviews of development regulations</u> to increase efficiency and clarity on agricultural issues; • ((Increase)) <u>Increases</u> agricultural economic development efforts; • ((Strengthen)) <u>Strengthens</u> public outreach and education efforts on the importance of agriculture and its contributions; 	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<ul style="list-style-type: none"> • ((Recognize)) <u>Recognizes</u> agriculture’s cultural heritage and historic importance; • ((Acknowledge)) <u>Acknowledges</u> that growth impacts agriculture and works to define measures for assistance and mitigation; • ((Educate)) <u>Educates</u> the next generation of farmers; • ((Create)) <u>Created</u> the Agriculture Action Plan Advisory Group; and • ((Emphasize the importance of)) <u>Supports</u> the Agriculture Advisory Board. <p>In 2010, the county co-sponsored and launched, along with funding partners including state agencies and the Tulalip and Stillaguamish Tribes, the Sustainable Lands Strategy Initiative (<u>SLS</u>). Founding members of the SLS Executive Committee included representatives from Futurewise, Forterra (formerly Cascade Land Conservancy), the Tulalip Tribes, Stillaguamish Tribe of Indians, Snohomish County Agricultural Advisory Board, Snohomish Conservation District, and an independent farm operator. The goal of the initiative <u>was and still</u> is to accommodate both habitat restoration for threatened and endangered species and protection of agricultural resource lands, in a manner that would generate net gains for the agricultural, tribal cultural, and ecological productivity and health in Snohomish County. ((Through this)) <u>This initiative developed</u> ((;)) the general guidelines and principles ((upon which to base future actions)) to preserve farmlands and restore fish and wildlife ((have been developed)).</p> <p>Snohomish County agriculture gives life and diversity to our local, regional, and international economies, and provides open space as well as fish and wildlife habitat. It also contributes to a level of food security for the region and provides access to affordable and nutritious food and fiber for animal and human use.</p> <p>Collectively, ((these)) <u>the</u> measures, programs, and other endeavors <u>described above</u> have helped bring about a new level of cooperation</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>between the agriculture community, county staff, council, and executive. ((These)) <u>The policies within the Agricultural Lands subelement are based on these growing efforts and work to preserve farmland and increase the viability of agriculture, while at the same time striving to protect the farmer, the essential key to sustaining agriculture in Snohomish County for the next generation.</u></p> <p>((In 2005 the state legislature amended the GMA to authorize the limited redesignation of Commercial Farmland to Recreational Land to permit the continued use of grass playing fields and supporting facilities in existence as of July 1, 2004. The amendment to the GMA specifies the criteria for redesignation and establishes a limited timeframe for the registration of pre-existing playing fields and supporting facilities and redesignation to Recreational Land.))</p>	
<p>((Forest Lands)) FOREST LANDS</p> <p><u>The scenic backdrop of the Cascade Mountains with their forest cover is a visual reminder of both the aesthetic and the economic benefits of forestry. The county is composed of over 65% forest areas for timber production, recreation, education, and wildlife habitat. The county recognizes the economic, ecological, and historical value of forest lands in the county. Forest lands are the focus of this subelement and make up over 18% of the county’s total area. Timber production is one of the oldest industries in the county and provides economic benefits in the form of jobs and tax revenue for the county that totaled more than 2 million dollars in 2021.³ ((Productive forest lands in Snohomish County are expected to contribute an estimated \$1.9 billion to the economy between 2005 and 2026 (given current timber values for the first half of 2005).))</u> A goal of the GMA is to conserve</p>	<p>Proposed amendments to the Forest Lands subelement narrative include updates to statistical information that are necessary, so the narrative is accurate for the current state of the County. Proposed text for repeal includes out-of-date information that no longer provides important contextual information to the reader.</p>

³ Mason, Bruce & Girard, Inc. “Contribution of Working Forests to the Washington State Economy: 2021.” *Washington Forest Protection Association*. June 4, 2022. https://data.workingforests.org/doc/WFPA_Industry_Econ_Impacts_2021_b.pdf

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>productive forest land and discourage incompatible uses. For Snohomish County, this goal helps to protect a valuable resource.</p> <p>To comply with specific provisions in the <u>Growth Management Act (GMA)</u> to designate and conserve forest lands for long term commercial production of timber, 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 Forest Reserve land. The interim plan was intended to conserve designated forest land through policies and regulations until the county adopted its first GMA comprehensive plan. In 1993, the county adopted the Rural Cluster Subdivision and the Right to Practice Forestry ordinances which implemented key provisions of the interim plan.) <u>that became Commercial Forest and Local Forest designations on the Future Land Use Map (FLUM) with adoption of the first Plan in 1995.</u></p> <p>((The interim plan was revised and designation criteria were refined with adoption of the GPP in 1995. The interim designations were replaced by Commercial Forest and Local Forest designations.))</p> <p>((The Forest Advisory Committee (FAC) was appointed by the county in 1991 to advise planning staff and make recommendations to the planning commission. The FAC assisted in developing the criteria for classifying Commercial Forest lands, identifying Commercial Forest lands on the County's GMA Comprehensive Plan Future Land Use map, and formulating the forest land policies in this General Policy Plan.))</p> <p>((Lands designated Local Forest on the Tulalip Indian Reservation were reviewed as a result of a cooperative planning effort by the county and the Tulalip Tribes in 1999. Local Forest lands that met the refined criteria, pursuant to the cooperative plan, for long term commercial timber production have been retained in that designation. Designated Local Forest</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>lands are fee simple non-tribally owned lands falling under county jurisdiction. However, they are adjacent to tribally owned forest lands and together enhance resource protection and management for both jurisdictions. These lands 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 Reservation.)</p>	
<p>((Mineral Lands)) MINERAL LANDS</p> <p>Snohomish County has a wealth of mineral resources including sand, gravel, and bedrock with additional deposits of precious metals located primarily in the mountainous region within the national forest lands. It is the intent of the county to preserve these resource areas for future access to the minerals <u>consistent with the Growth Management Act (GMA) planning goals</u>. However, it is also the intent of the county to identify adjacent incompatible uses and to balance the resource land needs with those of the surrounding land owners and the environment.</p> <p>The mineral resource lands subelement is intended to:</p> <ul style="list-style-type: none"> • identify and designate mineral resource lands; • ensure that these lands continue to be available for mining; • minimize the impacts of mining on the environment, communities, and other land uses; and • ensure that mining sites are left in a condition compatible with subsequent uses. <p>The foundation of the mineral resource lands subelement is the goals and requirements of the GMA (RCW 36.70A), the minimum guidelines for classifying resource lands (WAC 365-190), and the direction provided in the 1995 General Policy Plan for detailed mineral lands planning.</p> <p>The ((Growth Management Act)) <u>GMA</u> requires counties to identify and conserve natural resource lands (RCW 36.70A.060). This includes designating</p>	<p>Proposed minor amendments proposed to the Mineral Lands subelement to update statistical information to be accurate for the current state of the County. Proposed text for repeal includes out-of-date information that no longer provides important contextual information to the reader or that was altered through recent code amendments.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals (RCW 36.70A.170). Conservation in this context is intended to maintain such lands for potential mineral extraction. Counties must also protect these lands by ensuring that the use of adjacent lands does not interfere with mineral extraction. (RCW 36.70A.060(1)).</p> <p>((Policies in the 1995 Snohomish County General Policy Plan directed the county to identify and designate an adequate supply of mineral resource deposits to meet the 20-year projected demand in Snohomish County. In 1997, Snohomish County initiated the mineral resource lands planning project to fulfill this directive. A Mineral Lands Task Force was established in 1998 to provide input to the county during the planning process.))</p> <p>((A geologic inventory was completed in 1999 and identification and classification of mineral resource lands was completed in 2000 after analysis of alternative designation approaches. Associated policy and regulatory measures were then developed and evaluated in a Draft Supplemental Environmental Impact Statement issued November 21, 2001, an Addendum issued July 5, 2002, and a Final Supplemental Environmental Impact Statement issued August 6, 2003. Five public workshops were conducted between January and July, 2002.))</p> <p>((Public hearings were held by the planning commission in November 2002 and the county council in July and August 2003. Public input prompted further review and analysis to address land use compatibility, traffic impacts and groundwater concerns. In 2004, representatives from the mineral resource industry participated in analysis of the supply and demand for minerals expected through 2025 and forecasts of the resulting heavy truck traffic.))</p> <p>Mineral resource land designation and the associated policies in this subelement are based on:</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<ul style="list-style-type: none"> • a <u>1999</u> geologic inventory supplemented by parcel specific resource data; • a hierarchical classification of resources based on resource quality and quantity; • designation criteria consistent with WAC 365-190-170 addressing resource value, land use compatibility and environmental concerns; and • policies to minimize potential land use, environmental and transportation conflicts while recognizing the economic necessity of the mineral resource industry. <p>The mineral resource land <u>overlay (MRO) future land use</u> designation represents a reduction in area from the <u>1999</u> overall resource inventory, which identified 177,000 acres of potentially viable mineral resource deposits. Areas were excluded from consideration based on jurisdictional and legal issues, environmental constraints, ((and)) land use compatibility, <u>and land can be removed from the resource designation after resources are depleted and the Washington State Department of Natural Resources cancels the reclamation permits.</u> Of the 177,000 acres identified in the inventory, ((131,000)) <u>130,440</u> acres are designated as an ((overlay (Mineral Resource Overlay or)) MRO(())) on the Future Land Use Map (FLUM). This represents all of the mineral resource deposits in the county which meet the criteria for volume, quality and extractability; are under county jurisdiction and are not slated for more intensive urban development; and are located in predominantly undeveloped, low density rural ((10-20 acre lot size)) or forest areas where land use incompatibility issues have been addressed at a countywide level. Mineral resources are also designated in limited 5-acre rural areas at the request of landowners where it was determined that the individual sites met all of the designation criteria established in the policies.</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>((Some mineral resource lands will see all of their commercially significant minerals extracted, the site depleted, and will require a transition to post-extractive land uses.))</p> <p>The volume of mineral resources designated on the ((FLU map)) <u>Future Land Use Map</u> will meet demand well beyond the 20-year planning horizon. The designation and the associated policies balance the goals of the GMA to protect the resource lands, provide for a variety of rural land uses, and support economic opportunities in rural areas. Designation of mineral resources in predominantly undeveloped rural areas allows rural land owners the opportunity to extract minerals from their property, provides policy direction for development patterns which can be compatible with mineral resource uses, and reduces transportation costs by designating some resource supply closer to urban market areas.</p> <p>Mineral resource land designation is an overlay with forest resource or rural designations underneath. Where mineral resources are designated in forest areas, mineral resource uses are allowed with appropriate permits. Where mineral resources are designated in rural areas, mineral resource uses will be preferred and other uses which would preclude future mineral extraction will be limited or required to utilize innovative site design techniques to preserve the resource deposits for future use.</p> <p>Designation means that mineral resources are present, planning level environmental review has been completed and designated sites are eligible to apply for the permits needed for extraction and/or processing of minerals. Designation does not mean that all designated lands will become active mines or quarries. Every proposal for extraction or processing must complete additional environmental review at the project level and obtain the required permits.</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>((Open Space, Shoreline and Scenic Resources)) <u>OPEN SPACE, SHORELINE, AND SCENIC RESOURCES</u></p> <p>Open space is defined as any parcel or area of land that remains essentially unimproved <u>without buildings and other impervious surfaces</u>, and which may be devoted to or used for public or private use or enjoyment, or the protection of environmentally sensitive areas. Open space includes a wide variety of lands with many types of uses that can support ((an)) open space ((function)) <u>ecosystem services such as recreation, wildlife habitat, and carbon sequestration</u> as a partial or supplemental use. Examples include publicly owned lands and parks useful for either active or passive recreation, schools, water bodies, utility corridors, fish and wildlife conservation areas and other types of critical areas, trails, resource lands, cemeteries, and scenic or open space easements on private land.</p> <p>((The)) <u>Protecting and establishing open space networks is consistent with Growth Management Act (GMA) ((establishes the following)) planning goal (9) concerning “open space and ((resource)) recreation lands: Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.”</u></p> <p>The GMA also requires the county to identify open space corridors within and between urban growth areas (UGAs). The open space corridors are to include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. <u>The need for a connected open space system is also echoed in the Puget Sound Regional Council’s (PSRC’s) Regional Open Space Conservation Plan.</u>⁴ In urban areas, open space provides relief from intense urban land uses <u>that create, among other things, urban heat islands.</u> ((Open space needs must be balanced with other land uses in urban planning.))</p>	<p>Proposed amendments to clarify what is defined as open space. These updates are based in the Puget Sound Regional Council’s Open Space Conservation Plan and best available science.</p>

⁴ “Regional Open Space Conservation Plan.” *Puget Sound Regional Council*. June 2018, <https://www.psrc.org/our-work/open-space-conservation>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>The Open Space Corridors and Wildlife Areas Map (Map 4 in the map portfolio and described in the Open Space Corridors and Wildlife Areas map section of this plan) depicts a countywide open space network.</p> <p>((Multi-county policies)) <u>Multicounty Planning Policies (MPPs)</u> have been adopted by the ((Puget Sound Regional Council)) <u>PSRC</u> which place emphasis on funding countywide networks of permanent urban and rural open space. Other ((multi-county policies)) <u>MPPs</u> require planning for open space areas and corridors of regional significance. The ((multi-county policies)) <u>MPPs</u> also call for regulatory and acquisition programs to protect scenic resources of unique or outstanding value.</p> <p>Other documents which may also provide guidance in determining open space corridors are <u>Water Resource Inventory Area (WRIA)</u> plans, Critical Areas maps, and the Parks and Recreation ((Plan)) <u>Element</u>. The latter document provides implementation measures to meet GMA goal 9.</p> <p>It is important to note that not all open space areas are mapped – i.e., small forest lots, cemeteries, archeological sites, small critical areas, or land preserved as buffer in a development agreement.</p>	
<p>((Cultural Resources)) CULTURAL RESOURCES</p> <p><u>Snohomish County has a rich history. The Coast Salish peoples were the first inhabitants; they have sustained vibrant and flourishing cultures since time immemorial and continue to do so today. People from African, Asian, and European including Hispanic cultures arrived much later, having reached what is now Snohomish County in the late 18th century. The history of this long span of time tells the story of how those who came before shaped the present-day.</u></p> <p>Snohomish County ((is blessed with)) <u>has</u> rich historical, archeological, and arts resources. ((These valuable resources mark the collective culture of the people in the county.)) Located within the county are several historic districts, hundreds of historic and archeological sites, outstanding privately</p>	<p>The proposed changes to this subelement recognize the histories and different cultures that have shaped Snohomish County cultural resources.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>and publicly owned works of art, and an active arts community consisting of several symphonies, choral and dance groups, theatres, art schools, and arts councils. Numerous cultural festivals occur throughout the county during the year. In addition,</p>	
<p>((Airport Compatibility)) AIRPORT COMPATIBILITY</p> <p>Aviation is important to the economic health of Snohomish County and the quality of life of its ((citizens)) residents, businesses, and visitors. ((One of the major challenges is)) <u>It can be a challenge to balance aviation needs with the needs of local communities. The Growth Management Act (GMA) requires that every county discourage ((within its jurisdiction)) the siting of incompatible land uses adjacent to public use airports, and the GMA also identifies airports as essential public facilities and requires jurisdictions to adopt a process for siting such facilities. Balance is required as airports are often located within urban growth areas (UGAs) where density and growth are also encouraged. ((The GMA also identifies airports as essential public facilities and requires jurisdictions to adopt a process for siting such facilities.))</u></p> <p>Public use airports such as Arlington Municipal Airport, <u>Darrington Municipal Airport, First Air Field, Paine Field, and Harvey Field</u> are transportation facilities key to the County's economic vitality. Paine Field is one of the most important public facilities in the region, state, and nation, providing crucial support to the local aerospace industry. <u>Paine Field is a commercial airport with the Federal Aviation Administration (FAA) designation of primary non-hub, and ((Both Paine Field and)) Harvey Field ((are)) is a FAA designated reliever ((airfields)) airfield for SEATAC International Airport. <u>With the population and development increases experienced in Snohomish County, airports are coming under increasing pressure from encroaching development.</u></u></p>	<p>Proposed amendments necessary as there have been changes to the airports located in the county since the last Update to the Plan. One of the largest changes is that Paine Field is now a commercial airport, and many compatibility measures have been implemented and now need to be maintained.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>((Protection of these facilities is of importance to both the economic viability and the quality of life in Snohomish County. With the population and development increases experienced in Snohomish County, airports are coming under increasing pressure from encroaching development. State law requires every city and county having a general aviation airport in its jurisdiction to discourage the siting of land uses that are incompatible with the airport.))</p> <p>Public use airports in Snohomish County vary in size, runway capacity, complexity of airspace, and sophistication of airport improvements. ((One example is Paine Field, the only airport in the County with a permanent air traffic control tower.)) Aircraft approach slopes vary by airport. Additionally, Snohomish County’s public use airports vary in location from urban to rural. The scope and extent of what amounts to an incompatible land use adjacent to an airport varies from airport to airport depending upon the size and scope of airport activities. Both the FAA and the Washington State Department of Transportation, Aviation Division, have identified criteria for evaluating land use compatibility adjacent to public use airports. ((In the course of planning and conducting operations, public use airports have evaluated specific land use compatibility issues for areas adjacent to the respective airports. One area is called the)) <u>The County has adopted an Airport Influence Area (AIA), which is defined as the property within the environs of the airport where land uses are either influenced by, or will influence, the operation of the airport in a positive or negative manner. An additional area adjacent to an airport ((to be addressed is that)) where height restrictions on new construction ((should be)) <u>are</u> required to prevent potential conflicts with air operations <u>is the Airport Compatibility Area (ACA)</u>. To ensure compatibility with airport operations, proof of an airspace analysis ((should be)) <u>if necessary is</u> required for any structure to be constructed adjacent to a general use airport in accordance with 14 CFR Part</u></p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>77. The configuration and extent of these areas differ depending on the size and configuration of the airport and its airfields.</p> <p>Paine Field is owned and operated by Snohomish County, and additional policies regarding this facility are set forth in the Capital Facilities ((Chapter)) and Utilities Element of the ((GPP)) Plan.</p> <p>The following goals, objectives, and policies are intended to guide ((the development of)) and maintain regulations that ((will)) protect each of the County’s public use airports and the adjacent properties from conflicts that can arise between incompatible uses. Also included are policies that encourage actions that support the economic health of airports.</p>	
<p><u>TRANSFER AND PURCHASE OF DEVELOPMENT RIGHTS</u></p> <p>...</p> <p>((TDR and PDR programs in Snohomish County, while complementary, each have unique historical and operational characteristics, which are more fully described below.))</p> <p>((Transfer of Development Rights))</p> <p>((History of TDR in Snohomish County))</p> <p>((Snohomish County has long considered the need for a TDR program to help protect important natural resource lands. The January 1981 <i>Agricultural Preservation Plan</i> contained an analysis of TDR and advocated its use to protect important agricultural lands. The May 1993 <i>Evaluation of the Feasibility of a TDR Program</i> assessed, from both a regulatory and market perspective, if a TDR program could protect farm and forest resources in Snohomish County. Further analysis was included in the November 1997 <i>Feasibility Assessment of TDR and/or PDR Programs to Conserve Resource Lands in Snohomish County, Washington.</i>))</p> <p>A focused effort to develop a TDR pilot program followed the passage of Resolution 02-007, adopted by the county council in March 2002. ((Funds</p>	<p>Not all proposed amendments are displayed within this table, all changes can be reviewed within Attachment B. Propose to repeal much of the history of TDR and PDR as this information no longer provides contextual data necessary to understand the TDR and PDR policies within the LU Element.</p> <p>By reducing the amount of text in this subelement, the remaining text may also be more likely to be read by the public to better understand the existing and amended policies.</p>

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>were reserved for the pilot program and two feasibility studies were completed later in 2002: <i>TDR Pilot Program Feasibility Study, Preliminary Conclusions</i> and <i>TDR Pilot Program Feasibility Study</i>.)</p> <p>In November 2002 the county council passed Motion No. 02-473 authorizing the county executive to establish a TDR pilot program. ((A policy framework for the TDR program, including general parameters and a pilot "sending area" (see definition in Appendix E) designation, was then established in September 2003 with adoption of Ordinance No. 03-100.)</p> <p>((The adoption of Amended Ordinance No. 04-123 in December 2004 completed the initial phase of TDR by: 1) creating a new TDR code (Chapter 30.35A SCC); 2) delineating a pilot program sending area land on the zoning map; 3) establishing the methodology for determining the number of rights that can be transferred from a sending site; 4) providing for the certification of development rights and issuance of TDR certificates; 5) requiring a conservation easement; 6) authorizing the conveyance of certified development rights; 7) authorizing the county to purchase, hold and sell certified development rights; and 8) creating a TDR advisory committee to advise the county on the purchase of development rights. Additionally, a TDR population reserve was established in Appendix D of the General Policy Plan to support the expansion of urban growth areas in connection with the creation of future TDR receiving areas.))</p> <p>((The 2005 amendments to the GMA Comprehensive Plan: General Policy Plan and its implementing regulations extend beyond the first phase of the TDR program by: 1) creating an initial, pilot TDR receiving area using a comprehensive plan land use designation and an implementing overlay zone within portions of the expanded urban growth area (UGA) for the City of Arlington; and 2) establishing a policy framework and regulatory requirements for use of TDR certificates as a condition to development approval within TDR receiving areas.))</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>Ordinance No. 08-051 was adopted in June 2008 to provide greater flexibility in the TDR program. It allowed TDR sending areas to be designated by interlocal agreement, development agreement, or code amendment in addition to designations by comprehensive plan amendment. Ordinance No. 09-059 was adopted in June 2009 ((-#)) and added Chapter 30.35B to the development code, implementing the new flexibility in the policies and allowing the county council to designate sending areas by motion. This made it easier to designate sending and receiving areas so TDR can be used outside the pilot area when opportunities arise.</p> <p>In 2010, ((the county council hired the Cascade Land Conservancy (now known as Forterra) to analyze and recommend options for enhancing the county's TDR and PDR programs. Council also initiated comprehensive plan amendments to implement the Forterra recommendations. Based on those recommendations,)) the county created a countywide TDR program <u>based on recommendations from the Cascade Land Conservancy (now known as Forterra)</u>. The county program is designed to work with the regional TDR program authorized under state law. The regional program authorizes a form of tax increment financing as an incentive for cities that provide receiving areas for regional TDR credits.</p> <p>((In 2015, the City of Arlington and the county mutually agreed to terminate the TDR pilot program as the city desired to participate in the countywide and regional TDR programs.))</p> <p>((Purchase of Development Rights))</p> <p>As with TDR, Snohomish County has long considered the need for a PDR program to help protect important natural resource lands, particularly farmlands. ((The TDR studies mentioned above often included a comparative analysis of PDR.)) PDR was typically found to be less complex and with more certain results <u>than TDR programs</u>. However, PDR was also found to require substantial public funding to address county-level conservation needs.</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>In December 2004 the county council passed Motion No. 04-461 relating to the establishment of a PDR program. The motion authorized the County Executive to implement a PDR program for designated agricultural lands outside of TDR sending areas. A limited amount of county and Federal grant funds were reserved for initial acquisitions.</p> <p>((The)) In 2005, amendments to the GMA Comprehensive Plan ((- General Policy Plan establish)) <u>established</u> a policy basis for a PDR program in Snohomish County.</p>	

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Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

FUTURE LAND USE MAP

Interpreting the Future Land Use Map

The Future Land Use Map (FLUM) provides generalized urban and rural residential, commercial, and industrial land use designations.

The map includes urban growth area (UGA) boundaries and specific designations of urban, rural, and resource land uses.

Implementing Zoning

The appropriate implementing zoning classifications for the FLUM designations are identified in the following subsections.

The county ~~((completed))~~ has adopted areawide rezones ~~((in rural areas))~~ to make the zoning map generally consistent with the ~~((rural plan))~~ FLUM designations and their density and lot size requirements. ~~((Within urban residential plan designations, the county))~~ The county will continue to adopt zoning to ensure consistency with ~~((future land use map))~~ FLUM designations. Property owners may individually request rezones ~~((to higher urban residential densities))~~ consistent with the ~~((GPP))~~ Plan's policies and the ~~((GPP Future Land Use Map))~~ FLUM. ~~((Within UGAs, implementing))~~

Implementing zoning may be further limited in the designations as described below.

Forestry and Recreation (F & R) is not identified as an implementing zone within the applicable ~~((General Policy Plan))~~ FLUM designations. Property owners may request this zoning classification, and their requests will be considered as provided for under existing policies and regulations.

~~((Mineral Conservation (MC) zone is not identified as an implementing zone for any FLUM designations. Properties already zoned MC may develop as provided for under applicable GPP policies and Title 30 SCC.))~~

Urban Plan Designations

Urban Residential Designations

See Attachment A Policy Table for findings related to amendments to individual FLUM designations.

Much of the proposed amendments to the FLUM section of the LU Element includes housekeeping changes such as updating references and reformatting.

Also propose to delete reference in narrative to the Mineral Conservation (MC) zone, which was repealed. Update reference to minimum net density for urban residential designations consistent with proposed amendment to LU 2.A.1. Delete notes regarding repealed Map 6 and repealed TDR designation descriptions.

The section also proposes to update Centers narrative to include references to two new proposed designations: Light Rail Community and Mixed-Use Corridor. Propose to move RUTA description into the Rural Plan Designation section rather than following the Map 5 description, since it is designated on the FLUM.

Forest Lands narrative amended to delete outdated references and information. Map 5 narrative revised to clarify that Transportation Emphasis Corridors are mapped in the Transportation Element.

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>These designations encompass residential lands within the unincorporated <u>urban growth area (UGA)</u> and are intended to provide for urban housing opportunities. The density ranges are defined by zoning classifications that implement the <u>Future Land Use Map (FLUM)</u>. The allowable density for a development will be determined by the provisions of Title 30 SCC, except that the minimum density in UGAs may not be less than ((four)) <u>six</u> dwelling units per net acre except as specified in Policy LU 2.A.1.</p> <p>...</p> <p><i>Commercial and Industrial Designations</i></p> <p>The Urban Commercial (UC) and Urban Industrial (UI) designations of the GPP provide for a wide range of implementing zones and, in some cases, provide specific locational criteria or recommendations as to how the zones should be applied within the designation.</p> <p>...</p> <p>Center Designations</p> <p>The Future Land Use Map (<u>FLUM</u>) identifies the specific locations for Urban Centers, ((Transit Pedestrian Villages)) <u>Light Rail Communities, Mixed Use Corridors</u>, Urban Villages, and Manufacturing/ ((and)) Industrial Centers.</p> <p>Additional Centers may be designated in the future through amendments to the comprehensive plan.</p> <p>...</p> <p>Rural Plan Designations</p> <p><i>Rural Residential Designations</i></p> <p>These designations encompass residential land outside of <u>urban growth areas (UGAs)</u> and are intended to provide rural housing opportunities while preserving the rural character of these lands. Land in the six rural residential designations may be served by public water supplies but development may</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>not be connected to sanitary sewers except for necessary public facilities or when public health emergencies exist.</p> <p>...</p> <p><u>Rural/Urban Transition Area (RUTA).</u></p> <p><u>This designation is intended to reserve a potential supply of land for future addition into the UGA. Developments utilizing rural cluster subdivision will have the option of redeveloping required open space tracts upon inclusion within an urban growth area.</u></p> <p>...</p> <p>Resource Plan Designations</p> <p><i>Agricultural Designations</i></p> <p>The designations listed below include land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, fruit, or animal products. These designations were based on the Interim Agricultural Conservation Plan.</p> <p>...</p> <p><i>Forest Land Designations</i></p> <p>The designations listed below include state and private forest lands. These designations ((are)) <u>were</u> based on the Interim Forest Land Conservation Plan and the Forest Advisory Committee Findings and Conclusions on the Designation of Commercial Forest Lands, January 5, 1995. ((The text of these documents is incorporated into this document by reference. Designated Commercial Forest lands within the Mt. Baker-Snoqualmie National Forest and other selected forest lands will be further evaluated for)) <u>New designation or de-designation of forest lands shall be based on their ability to meet the criteria described in Policy 8.A.2 and the County's <u>Growth Management Act (GMA) Comprehensive Plan Future Land Use ((map)) Map (FLUM)</u> will be amended as necessary.</u></p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>...</p> <p><i>Mineral Resource Overlay (M) (Map 2)</i></p> <p>This designation is an overlay to the Future Land Use Map (FLUM). Designated Mineral Resource Lands include those lands identified through a comprehensive inventory and assessment process as not being characterized by urban growth and as having long-term significance for the extraction of minerals. The designation includes bedrock, sand/gravel, and precious metals mineral resources. The implementing zone in this designation is dependent on the underlying zone.</p> <p>Other GMA Comprehensive Plan Maps or Overlays</p> <p><i>Municipal Urban Growth Areas (Map 3)</i></p> <p>This map identifies municipal urban growth areas (MUGAs) within the Southwest UGA. A MUGA contains all the land within a city's current incorporated limits, plus adjacent, unincorporated territory which the city and county have identified as potentially appropriate for annexation at some time in the future. The map is also reflected in the ((countywide planning policies))-Countywide Planning Policies (CPP) Appendix B which is adopted through the <u>Snohomish County Tomorrow process</u>. The MUGA will be used by Snohomish County in planning for future population and employment growth.</p> <p><i>Open Space Corridors and Wildlife Areas Map (Map 4)</i></p> <p>The countywide Open Space Corridors and Wildlife Areas map geographically depicts various types of largely "open" land in Snohomish County that, taken in the aggregate, can serve as greenbelts to help structure land development patterns, <u>provide habitat for wildlife, and provide recreational opportunities for the public</u>. This map is incorporated</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>herein by this reference. Many of the land categories listed under Policy LU 10.A.1 have been included in this map.</p> <p>The purpose of the map is to provide a geographical framework to guide present and future implementation strategies for preserving open space and wildlife habitat and developing open space and wildlife corridors within and between urban growth areas (UGAs).</p> <p>The map is a long-range planning tool that does not, by itself, create any regulatory impact. Certain underlying designations, such as forestry and agricultural land designations, may have regulatory implications. This map, however, is not intended to be used in the review of development applications, nor does it imply or anticipate public ownership of, or public access to, these lands.</p> <p>The several categories of lands depicted on the map include both public and privately owned parcels. In some cases (i.e., utility corridors) the lands may not be held in fee simple ownership by the primary user. Not all lands appearing on this map – either public or private – will become a part of a permanent open space system. Similarly, lands not presently shown on this map may later become permanent open space as the result of future public action or acquisition.</p> <p>Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. This approach avoids the possibility of jeopardizing such acquisitions by calling them out in advance, thereby potentially inflating their asking price and narrowing options.</p> <p>Although certain types of parks and other categories of open space lands within city limits have been depicted on the map, the plans of the respective cities should be considered the primary source of open space information within their municipal boundaries.</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small scale neighborhood parks, subdivision detention or recreation sites, and the like have not been included on this map.</p> <p>Finally, the accuracy and completeness of this map is dependent on data from many sources, some of which may be dated and/or incomplete. It is the intent of Snohomish County to regularly review and refine this data to reflect changes in ownership and underlying use, and to produce continual improvement in the accuracy and completeness of this map. This regular review shall occur as needed pursuant to the requirements of the Growth Management Act.</p> <p><i>Lands Useful for Public Purpose (Map 5)</i></p> <p>A countywide map depicting "lands useful for public purpose" is included (Map 5 in the map portfolio) to show various types of public land that presently accommodate public facilities. This map is incorporated herein by this reference. It is a long-range planning tool that will be regularly updated as future land acquisitions occur.</p> <p>The purpose of the "Lands Useful for Public Purpose" map is the identification of site locations for existing and potential future public facilities. The primary focus is on the identification of public lands in the unincorporated areas – which consist primarily of county and state properties, but also include some city and federal properties. Map 5 also includes the Public/Institutional Use data set from the Future Land Use Map (Map 1). This data set includes both publicly and privately held properties. Inclusion of private institutions on Map 5 does not imply that these properties are "useful for public purpose" and in no way imparts any right of public access to private property.</p> <p>((Public roads, however,)) <u>Transportation corridors</u> are not highlighted on this map <u>beyond the depiction of existing road locations, ((but)) although</u></p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
<p>areas such as <u>Transit Emphasis Corridors (TECs)</u> are identified on the maps ((included with)) <u>within</u> the Transportation Element. Similarly, <u>federal and state</u> public land used for resource management, wildlife refuge, or other open space uses are not included on this map, but are shown on the Open Space Map.</p> <p>Except for clearly defined trail corridors already identified for county acquisition, parcel-specific public land acquisitions planned by Snohomish County (or other public agencies) are not identified on the map. The reason for this is to avoid the possibility of jeopardizing such acquisitions by calling them out in advance, thereby inflating their asking price and narrowing siting options. As new sites for public facilities are added through conventional acquisition or by use of the common siting process, they will be added to this map.</p> <p>Although certain types of parks and other public lands within city limits have been depicted on the map, the plans of the respective cities should be considered the primary source of information within their municipal boundaries.</p> <p>The scope and scale of this countywide map necessitate a size threshold for excluding categories and parcels that might otherwise be shown. Consequently, small neighborhood parks, subdivision scale stormwater detention or recreation sites, and the like have not been included on this map. It is the intent of Snohomish County to regularly review and refine the source data to produce continual improvement in the accuracy of this map. This regular review shall occur as needed pursuant to the requirements of the Growth Management Act.</p> <p>((Rural/Urban Transition Area (RUTA).</p> <p>This designation is intended to reserve a potential supply of land for future addition into the UGA. Developments utilizing rural cluster subdivision will</p>	

Attachment C - Summary of proposed changes to narrative and findings: Land Use Element

Proposed Change	Finding
have the option of redeveloping required open space tracts upon inclusion within an urban growth area.)) ((TRANSFER OF DEVELOPMENT RIGHTS DESIGNATIONS REPEALED BY AMENDED ORDINANCE NO. 17-050.)	

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