

Land Use Element

VISION STATEMENT

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:

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.

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).

LAND USE STRATEGY

This ~~((land use element))~~ Land Use Element is comprised of interrelated land use goals which form the basis of the county’s land use strategy and:

- provide for a supply and distribution of land use types to accommodate the majority of county population and employment growth within urban growth areas;
- reduce land consuming urban development patterns and provide structure for urban development within neighborhoods ~~((or urban))~~ and centers;
- reduce development pressures and patterns of sprawl within rural areas;

- conserve agricultural, forest, and mineral resource lands of long-term commercial significance; and
- preserve and protect open space, scenic, and cultural resources.

~~((The following sections))~~ The Land Use Element is composed of 15 subelements that provide more detailed explanations of the land use strategy. Each ~~((section))~~ subelement includes various land use goals, objectives, and policies, ~~((and implementation measures))~~ to carry out the strategy.

~~((Policy framework for this chapter comes from the Growth Management Act RCW 36.70A (GMA), the Puget Sound Regional Council's Vision 2040 and Destination 2030 Policy Documents and the Countywide Planning Policies (CPPs).))~~

The ~~((sections))~~ subelements are:

- Equity;
- Urban Growth Areas;
- Urban Development Patterns;
- Centers;
- Urban Design;
- Small Area and Neighborhood Structure;
- Rural Lands;
- Agricultural Lands;
- Forest Lands;
- Mineral Lands;
- Open Space, Shoreline and Scenic Resources;
- Cultural Resources;
- Airport Compatibility;
- Transfer and Purchase of Development Rights; and
- Future Land Use Map.

CONSISTENCY WITH STATE AND LOCAL REQUIREMENTS

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.

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.

RELATIONSHIP TO OTHER COMPREHENSIVE PLAN ELEMENTS

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.

EQUITY

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.

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.

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:

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.

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.

~~((Urban Growth Areas))~~

URBAN GROWTH AREAS

The GMA requires that urban growth areas (UGAs) be designated through the county's ~~((plan))~~ Plan. 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))~~ 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.

Planning for growth in this way ~~((accomplishes two))~~ helps achieve several GMA goals: ~~((4))~~

- ~~((the efficient provision and utilization of))~~ 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))~~
- reduces the inappropriate conversion of undeveloped land into sprawling, low-density development~~((-))~~; and
- protects the environment, resource industries, and open spaces by discouraging sprawling land conversion.

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.

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.

~~((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.))~~

The ~~((Southwest Urban Growth Area ()))~~ SWUGA~~((,))~~ has been divided to show where each city may annex the area in the future. These ~~((subdivided))~~ divided areas are labeled Municipal Growth Areas (MUGAs) e.g. Lynnwood's MUGA; Mill Creek's MUGA.

~~((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.))~~

The ~~((plan))~~ Land Use Element also provides for the designation of rural urban transition areas (RUTAs) outside of UGAs. ~~((Rural urban transition areas))~~ RUTAs are intended to be set aside as a potential supply of land for employment and residential land uses for possible future inclusion in a UGA. The policies in the UGA subelement provide direction for the designation of ~~((rural urban transition areas))~~ RUTAs, whereas policies focused on rural areas outside of the RUTA can be found in the Rural Lands subelement.

~~((This plan))~~ 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.

~~((This chapter of the GPP))~~ 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.

GOAL LU 1

~~((Urban Development Patterns))~~

URBAN DEVELOPMENT PATTERNS

To promote efficient utilization of land within unincorporated urban growth areas (UGAs), the county will encourage ~~((well designed, more pedestrian friendly urban development patterns))~~ 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. Within designated centers (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.

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

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:

- reduced dependence on the automobile;
- increased opportunities for safe, physical activity and accessible mobility;
- increased support for public transportation;
- improved air quality;
- increased choice of housing types and affordability;
- improved efficiency of infrastructure provision and usage;
- reduced consumption of fossil fuels and associated emissions of greenhouse gases; and
- reduced transformation of rural lands to urban use.

~~((In addition to the GMA, the))~~ The Washington State *Integrated Climate Change Response Strategy* (Chapter 43.21M RCW), ~~((the Vision 2040))~~ *VISION 2050* ~~((multi county planning policies)), and the ~~((countywide planning policies))~~ CPPs also support these objectives. The Transportation and Climate Change Elements also address many of these objectives in more detail.~~

~~((For all commercial and industrial developments, the))~~ The County ~~((intends to encourage))~~ encourages the expansion, revitalization, redevelopment, and intensification of existing

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>.

commercial and industrial areas before re-designating new properties for commercial and industrial development. The county shall 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.

~~((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.))~~

~~((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, preservation requires a careful balance between the rights of park owners and the rights of the tenants living within in them.))~~

GOAL LU 2

~~((Centers))~~

CENTERS

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))~~ active transportation and transit investments are supported. ~~((These))~~ Centers are intended to be compact and promote centralized living, working, shopping, ~~((and/or))~~ and activity areas linked to each other by transit emphasis corridors (TECs). Centers are ~~((pedestrian))~~ 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.

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:

- Countywide Centers

- Urban Centers
- Light Rail Community (LRC)
- Mixed-Use Corridor (MUC)
- Urban Villages
- Manufacturing and Industrial Centers

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.

Manufacturing and Industrial Centers concentrate and preserve manufacturing and industrial lands in strategic locations. Infrastructure investments in industrial centers support local industry and development.

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.

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 climate change as detailed in the ((Natural Environment chapter)) Climate Change Element of ((this comprehensive plan)) the Plan.

~~((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 Green₂, and low impact development (LID) techniques.

~~((Snohomish County has four types of Centers in unincorporated UGAs that are differentiated by purpose, location, intensity, and characteristics:))~~

- ~~Urban Centers~~
- ~~Transit Pedestrian Villages~~
- ~~Urban Villages~~
- Manufacturing and Industrial Centers))

~~((Whenever possible, it is the))~~ 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.

GOAL LU 3

~~((Urban Design))~~

URBAN DESIGN

To enhance the character and quality of development within urban growth areas (UGAs), the county has developed comprehensive design guidelines. 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. 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. ((Documents found in Appendix I serve as the basis for the policies of this chapter.))

GOAL LU 4

~~((Small Area and Neighborhood Structure))~~

SMALL AREA AND NEIGHBORHOOD STRUCTURE

This ~~((section))~~ subelement of the Land Use ~~((chapter))~~ Element incorporates policies contained in subarea plans adopted by the county prior to the enactment of the Growth Management Act (GMA) or in urban growth area (UGA) plans adopted by the county following the adoption of

the initial 1995 GMA comprehensive plan. These plans were repealed by the county with the adoption of either the 1995 plan or 2005 Ten Year Update.

~~((#)) The subelement also identifies the potential for future small area/neighborhood ((plan)) planning ((and provides a way to integrate these plans into the overall GPP)).~~

~~((Land Use Goals 1-4 address overall development patterns, location, type, and design. Large areas and single development sites are guided by those principles.))~~

In the past, smaller areas of the county have needed, and future areas may need, planning studies and attention ((,)) in a way that is not addressed through Goals LU 1-4. These smaller neighborhood areas are cohesive because of a variety of factors such as early history, topography, shared facilities such as schools, roads and crossroads, types of land uses, natural features, and human interactions. ~~((For example, there are a number of discreet neighborhoods within the larger Southwest unincorporated UGA.))~~

Policies which enhance specific neighborhood structures and address specific needs are retained in this section of the Land Use Chapter. This includes the Maltby area, the Cathcart area and the Tulalip Reservation.

The southeast portion of the Tulalip Reservation, a federally designated reservation of a federally recognized Indian tribe, at the Marine Drive NE and I-5 interchange has traditionally been the main entry onto the reservation to access businesses, residential areas and tribal government offices. This particular area of the reservation contains a small viable commercial community with a pattern of urban development that is served by urban infrastructure including sanitary sewer and is outside of an urban growth area. This unique commercial community is a jurisdictional patchwork of lands held in trust by the federal government for tribal members and the tribe, fee-simple lands under tribal member ownership and not subject to county jurisdiction and fee-simple lands under non-tribal ownership which are subject to county jurisdiction. Land use policies are contained in the Neighborhood Structures section, including the recommendation of a Reservation Commercial designation that apply only to this unique commercial area of the reservation. Neither a UGA designation nor a designation as a Limited Area of More Intense Rural Development (LAMIRD) is appropriate for this area. A UGA designation implies annexation to a city. The subject lands within the Reservation Commercial designation are integrally associated with Tribal lands and not city areas. Because the area is urban in nature and served by urban services, it is not appropriate for a LAMIRD designation. Applying the Reservation Commercial designation is more appropriate because it fits the character of the existing land uses and is compatible with adjoining parcels that are held in trust by the United States government for the benefit of the Tulalip Tribes.

~~((Finally, this section gives overall policy guidance for potential neighborhood plans, which may be needed in the future. These plans would be integrated into the GPP through inclusion in the Small Area and Neighborhood Structure section and would not be stand alone documents.))~~

The county’s challenge will be to further define and enhance existing neighborhood areas and support the creation of new neighborhoods in the unincorporated UGAs. Specifically, the county’s approach to neighborhood development will:

- ensure an adequate distribution and variety of land uses necessary to establish neighborhood identity and functionality including a mix of residential and commercial densities, focal points, centers and villages, and nearby employment areas;
- coordinate more detailed land use, transportation, parks, open space, and capital facilities plans to ensure the creation of viable neighborhood areas;
- encourage that natural features, open spaces, environmentally sensitive areas, and landscaped boulevards are integrated into neighborhoods to enhance their identity; and
- encourage new neighborhoods with distinctive geographic, historic, or cultural features to be connected to existing neighborhoods with similar distinctive features.

GOAL LU 5

~~((Rural Lands))~~

RURAL LANDS

Rural lands are those areas outside of urban growth areas (UGAs), excluding designated agricultural and forest lands, which are discussed in separate ~~((subsections))~~ subelements as resource lands. Mineral resource lands, also discussed in a separate ~~((subsection))~~ resource subelement, overlap with a small portion of rural lands. In Snohomish County, rural areas are traditionally used for hobby farms, tree nurseries, ~~((greenhousing,))~~ greenhouses, agricultural crops, livestock, mineral extraction and processing, timber production, and low-density residential development. The low intensity use of rural land also provides fish and wildlife habitat, open space, and other environmental benefits.

The Growth Management Act (GMA) requires the county to include a rural element in its comprehensive plan. The county’s rural element consists of the rural land use policies in this ~~((subsection))~~ subelement of the Land Use ~~((chapter))~~ Element as well as other rural-related policies addressing utilities, transportation, housing, open space, parks and recreation, economic development, and natural resources, that are each discussed in more depth within separate ~~((sections))~~ elements of the ~~((county’s comprehensive plan))~~ Plan:

- The ~~((utilities element))~~ Capital Facilities and Utilities Element discourages urban development patterns in the rural area by restricting public sewer systems outside designated UGAs. The ~~((utilities element))~~ Capital Facilities and Utilities Element also addresses potable water supply issues in rural areas.
- The ~~((transportation element))~~ Transportation Element establishes rural standards and rural levels of service to support low density/low intensity development in rural areas consistent with the rural land use policies.

- The ~~((capital facilities plan))~~ Capital Facilities and Utilities Element also lists facilities that are "necessary to support rural development" and corresponding minimum levels of service for each facility.
- The ~~((housing section))~~ Housing Element promotes provision of a broad range of housing types in urban and rural areas to ensure all segments of the population have the opportunity to obtain safe, sanitary, and affordable housing.
- The open space ~~((section))~~ subelement in the Land Use ~~((chapter))~~ Element provides a policy framework linking open space preservation and development of ~~((low intensity))~~ recreational and residential opportunities in rural areas.
- Policies in the ~~((economic development and natural resource sections))~~ Economic Development and Natural Environment Elements in the ~~((GPP))~~ Plan, as well as the resource subelements of the Land Use Element provide a foundation supporting rural and resource-based economic activities in the rural areas.

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))~~ Rural subelement of the ~~((county comprehensive plan))~~ Plan. The rural land use policies in the CPPs and the Rural subelement provide for limited growth in rural areas ~~((,))~~ consistent with the county's maximum rural population growth target of 4.5 percent of total county growth. The rural land use policies strive to be sensitive to existing land uses and development patterns, preserve rural character and lifestyle, and protect the environment and natural resource lands.

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 reduce the growth rate down to a maximum 4.5 percent as directed by VISION 2050, the CPPs, and LU 6.A.1.

Rural land use policies describe and accommodate a wide array of land uses and a variety of low-density residential ~~((densities))~~ housing that ~~((are))~~ is compatible with the character of rural areas 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.

~~((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.)

((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.))

GOAL LU 6

((Agricultural Lands))

AGRICULTURAL LANDS

Geological forces, glacial action, and great river systems have created soils of fertility and depth within Snohomish County. These soils, a mild climate, and 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.

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.

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." The (~~Growth Management Act~~) GMA also states that cities and counties should (~~assure~~) assure conservation of agricultural land of long-term commercial significance. (~~The~~) GMA also requires local government to assure that land uses adjacent to designated resource lands do not interfere with the continued resource use. These statements provide a clear directive to conserve agricultural lands for the future of the state.

((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.))

~~((The GMA interim plan mapped and characterized farmlands included in the 1982 plan, as well as other identified areas fulfilling state and local criteria for designation as agricultural lands of long term commercial significance.))~~ Three types of agricultural land ~~((were))~~ are classified and designated within the Future Land Use Map (FLUM):

- Riverway Commercial Farmland,
- Upland Commercial Farmland, and
- Local Commercial Farmland.

Protective measures were adopted for each of the three farmland classifications in 1990 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.))~~

~~((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.))~~

~~((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.))~~

Agriculture in Snohomish County has ~~((been undergoing))~~ undergone significant changes over the last ~~((two))~~ four 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.

Data from the United States Department of Agriculture (USDA) indicate that the number of farms and the total acreage in farmland has generally decreased in the county from at least the 1930s until today.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))~~ have all likely played a role.

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:

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

- 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.

~~((In 2004,))~~ Beginning in the early 2000's County staff ~~((was dedicated solely to agriculture))~~ have acted as ~~((a liaison))~~ liaisons to the Agricultural Advisory Board to encourage agriculture overall and to work with individual farms. 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. These efforts led to a ~~((The))~~ Focus on Farming website ~~((was))~~ developed to bring together information pertinent to the agricultural community and to provide a multitude of resources that were previously not available or hard to locate.

~~((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))~~ Conferences ~~((held in the))~~ and the Executive's office in the early 2000's produced Agricultural Plans aimed at ~~((fall of 2004, was also released. Together, these two documents will work to increase))~~ increasing the viability of agriculture. ~~((, clearly showing the county's emphasis on preserving and conserving both the land and the farming livelihood.))~~ These Agricultural Plans helped initiate ~~((Some))~~ some of the measures and topics ~~((outlined are))~~ still performed by the county today that demonstrate the county's emphasis on preserving and conserving both the land and the farming livelihood. Beginning in the 2000's, the county:

- ~~((Implement))~~ Implemented the Transfer of Development Rights (TDR) and Purchase of Development Rights Programs;
- ~~((Improve))~~ Continues to improve information access and communications with farmers;
- ~~((Provide))~~ Provides clear definition and clarity as to what agriculture is in development regulations;
- ~~((Conduct))~~ Conducts ~~((regulation reforms))~~ regular reviews of development regulations to increase efficiency and clarity on agricultural issues;
- ~~((Increase))~~ Increases agricultural economic development efforts;
- ~~((Strengthen))~~ Strengthens public outreach and education efforts on the importance of agriculture and its contributions;
- ~~((Recognize))~~ Recognizes agriculture's cultural heritage and historic importance;
- ~~((Acknowledge))~~ Acknowledges that growth impacts agriculture and works to define measures for assistance and mitigation;
- ~~((Educate))~~ Educates the next generation of farmers;
- ~~((Create))~~ Created the Agriculture Action Plan Advisory Group; and
- ~~((Emphasize the importance of))~~ Supports the Agriculture Advisory Board.

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 (SLS). 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 was and still 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))~~ This initiative developed ~~((,))~~ the general guidelines and principles ~~((upon which to base future actions))~~ to preserve farmlands and restore fish and wildlife ~~((have been developed))~~.

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.

Collectively, ~~((these))~~ the measures, programs, and other endeavors described above have helped bring about a new level of cooperation between the agriculture community, county staff, council, and executive. ~~((These))~~ 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.

~~((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.))~~

GOAL LU 7

~~((Forest Lands))~~

FOREST LANDS

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-))~~) A goal of the GMA is to conserve productive forest land and discourage incompatible uses. For Snohomish County, this goal helps to protect a valuable resource.

To comply with specific provisions in the Growth Management Act (GMA) 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-))~~ that became Commercial Forest and Local Forest designations on the Future Land Use Map (FLUM) with adoption of the first Plan in 1995.

~~((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-))~~

~~((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.))~~

~~((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 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-))~~

GOAL LU 8

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

~~((Mineral Lands))~~

MINERAL LANDS

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 consistent with the Growth Management Act (GMA) planning goals. 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.

The mineral resource lands subelement is intended to:

- 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.

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.

The ~~((Growth Management Act))~~ GMA requires counties to identify and conserve natural resource lands (RCW [36.70A.060](#)). This includes designating 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\(1\)](#)).

~~((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.))~~

~~((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.))~~

~~((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.))~~

Mineral resource land designation and the associated policies in this subelement are based on:

- a 1999 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.

The mineral resource land overlay (MRO) future land use designation represents a reduction in area from the 1999 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, 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. Of the 177,000 acres identified in the inventory, ~~((131,000))~~ 130,440 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.

~~((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.))~~

The volume of mineral resources designated on the ~~((FLU map))~~ Future Land Use Map 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.

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.

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.

GOAL LU 9

~~((Open Space, Shoreline and Scenic Resources))~~

OPEN SPACE, SHORELINE, AND SCENIC RESOURCES

Open space is defined as any parcel or area of land that remains essentially unimproved without buildings and other impervious surfaces, 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))~~ ecosystem services such as recreation, wildlife habitat, and carbon sequestration 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.

~~((The))~~ 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.”

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. 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.⁴ In urban areas, open space provides relief from intense urban land uses that create, among other things, urban heat islands. ~~((Open space needs must be balanced with other land uses in urban planning.))~~

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.

~~((Multi-county policies))~~ Multicounty Planning Policies (MPPs) have been adopted by the ~~((Puget Sound Regional Council))~~ PSRC which place emphasis on funding countywide networks of permanent urban and rural open space. Other ~~((multi-county policies))~~ MPPs require planning for open space areas and corridors of regional significance. The ~~((multi-county policies))~~ MPPs also call for regulatory and acquisition programs to protect scenic resources of unique or outstanding value.

Other documents which may also provide guidance in determining open space corridors are Water Resource Inventory Area (WRIA) plans, Critical Areas maps, and the Parks and Recreation ~~((Plan))~~ Element. The latter document provides implementation measures to meet GMA goal 9.

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.

GOAL LU 10

~~((Cultural Resources))~~

CULTURAL RESOURCES

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.

Snohomish County ~~((is blessed with))~~ has 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 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,

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

Snohomish County has cultural landscapes, landmarks, and areas of special locational character which are worthy of study and preservation. In order to address all these resources, Snohomish County has grouped historical, archeological, and arts resources under the collective label of "cultural resources."

A number of benefits result from cultural resource preservation and enhancement:

- Cultural resources contribute materially to the aesthetics of a community, fostering a sense of place, belonging, and identity for all ages and communities.
- They are important components of the civic pride found in stable, successful communities.
- Economic dividends come from cultural tourism and downtown revitalization done under historic preservation and artistic guidelines. The ~~((economic development element))~~ Economic Development Element of this ~~((plan))~~ Plan refers to the benefits, which can come from these programs.
- Strong cultural resources programs meet the legal obligation of the federal laws such as the Native American Graves Protection and Repatriation Act, the National Historic Preservation Act, and the state procedures for protection of archaeological resources.
- The protection of cultural resources helps connect the county to our past.

The county values all these resources, and considers them worthy of preservation, enhancement, and encouragement.

One of the ~~((thirteen))~~ 14 goals of the Growth Management Act (GMA) ~~((which))~~ states: "identify and encourage preservation of lands, sites and structures, that have historical and archeological significance."" This GMA goal provides the framework for implementing the county's values for historic and archeological resources. Pursuant to that goal, and goals and policies on this same topic in the 1995 General Policy Plan (GPP), Snohomish County adopted Title 33 of the Snohomish County Code (SCC) on April 3, 2002. Title 33 ~~((outlines))~~ outlined the procedures by which the county will identify, evaluate, and protect archaeological and historic resources ~~((Specifically, through the ordinance the county))~~ and created the Historic Preservation Commission ~~((and outlined its powers and duties. The county also adopted rules to ensure the protection of archeological resources))~~. The sections of Title 33 that focused on the protection of archeological resources moved to chapter 30.32D SCC when Title 30 was consolidated through Ordinance 02-064. The remainder of Title 33 was repealed by Ordinance 06-038, and the Historic Preservation Commission moved to chapter 2.96 SCC and tax incentives moved to chapter 4.31 SCC.

In September 2003, Snohomish County received Certified Local Government status. This certification recognizes the county's professionally staffed historic preservation program. The certification also makes the state's tax incentive program available for properties that meet certain criteria for rehabilitation and are on the Local Register of Historic Places. ~~((The first property was placed upon the register in October 2003.))~~

This program also works in conjunction with the federal, state, and county regulations, which require the county to cooperate with the tribal governments in the county to protect their archeological and cultural sites from disturbance. More specific policies related to tribal cultural resources can be found in the Tribal Coordination Element.

In addition, the county has elected to identify and preserve works of art and to encourage the work of arts councils and performing arts, dance, and theater groups, including their festivals and special events. While this effort is not addressed specifically in the ~~((Growth Management Act))~~ GMA, it is consistent with the overall goals of the act of preserving neighborhoods and the quality of life in the county. On July 24, 2004, the Snohomish County Council adopted Ordinance No. 04-063, which creates the Snohomish County Arts Commission, and the accompanying code chapter outlines their duties and powers. ~~((The Commission was recreated to build upon the precedent set by the first Arts Commission in the county in the early 1990s.))~~

This ~~((section of the GPP))~~ subelement reinforces the value of cultural resources, adds new policies to the 1995 plan and updates others, based on the progress made since 1995. The cultural resources are addressed through the goals, objectives, and policies below.

GOAL LU 11

~~((Airport Compatibility))~~

AIRPORT COMPATIBILITY

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))~~ 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.))~~

Public use airports such as Arlington Municipal Airport, Darrington Municipal Airport, First Air Field, Paine Field, and Harvey Field 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. 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. With the population and development increases experienced in Snohomish County, airports are coming under increasing pressure from encroaching development.

~~((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.))~~

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))~~ 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))~~ are required to prevent potential conflicts with air operations is the Airport Compatibility Area (ACA). To ensure compatibility with airport operations, proof of an airspace analysis ~~((should be))~~ if necessary is required for any structure to be constructed adjacent to a general use airport in accordance with 14 CFR Part 77. The configuration and extent of these areas differ depending on the size and configuration of the airport and its airfields.

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.

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.

GOAL LU 12

GOAL LU 13

~~((Transfer and Purchase of Development Rights))~~

TRANSFER AND PURCHASE OF DEVELOPMENT

RIGHTS

The Growth Management Act (GMA) states that cities and counties should assure the conservation of agricultural and forestry lands of long-term commercial significance. The ~~((Act))~~ GMA further specifies that, in assuring conservation, these jurisdictions should provide for innovative land use management techniques, such as the transfer of development rights (TDR). Both the Countywide Planning Policies (CPPs) and ~~((General Policy))~~ the Plan encourage the use of innovative land use techniques for the protection of important resource lands and sensitive areas.

Snohomish County has established complementary ~~((Transfer of Development Rights-))~~ TDR ~~((+))~~ and Purchase of Development Rights (PDR) programs which provide resource landowners the opportunity to realize the development value of their lands, while retaining the right to use the land in ways that won't impair its natural resource functions. The central objective of both programs is the conservation of important natural resource lands, while keeping such lands in private ownership and in resource production.

TDR and PDR programs have much in common: 1) permanent protection of important natural resource lands through the use of conservation easements, 2) voluntary participation by landowners, 3) separation and sale of the right to develop land from other property rights, 4) continued land ownership by the resource manager, 5) continued use of the land for resource production, and 6) the ability to fulfill other community goals, such as economic development and open space retention.

The programs differ in how they provide funding for the compensation of landowners. PDR programs are quite straightforward - public monies are used to purchase and extinguish development rights. TDR programs, on the other hand, use market forces to fund the conservation effort by allowing landowners within designated "sending areas" to sell the development rights from their land, which requires recording a protective conservation easement that restricts non-agricultural development. Developers who purchase those rights from sending area landowners can use them to obtain development incentives within designated "receiving areas." Thus, TDR programs have the ability to lessen public expenditure while achieving the same resource conservation benefits as PDR.

~~((TDR and PDR programs in Snohomish County, while complementary, each have unique historical and operational characteristics, which are more fully described below.))~~

((Transfer of Development Rights))**((History of TDR in Snohomish County))**

~~((Snohomish County has long considered the need for a TDR program to help protect important natural resource lands. The January 1981 *Agricultural Preservation Plan* contained an analysis of TDR and advocated its use to protect important agricultural lands. The May 1993 *Evaluation of the Feasibility of a TDR Program* 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 *Feasibility Assessment of TDR and/or PDR Programs to Conserve Resource Lands in Snohomish County, Washington*.)~~

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 were reserved for the pilot program and two feasibility studies were completed later in 2002: *TDR Pilot Program Feasibility Study, Preliminary Conclusions* and *TDR Pilot Program Feasibility Study*.)~~

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](#).)~~

~~((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.)~~

~~((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.)~~

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 ~~((=it))~~ 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.

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 based on recommendations from the Cascade Land Conservancy (now known as Forterra). 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.

~~((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.))~~

~~((Purchase of Development Rights))~~

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 than TDR programs. However, PDR was also found to require substantial public funding to address county-level conservation needs.

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.

~~((The))~~ In 2005, amendments to the GMA Comprehensive Plan ~~((= General Policy Plan establish))~~ established a policy basis for a PDR program in Snohomish County.

GOAL LU 14

~~((Future Land Use Map))~~

FUTURE LAND USE MAP

~~((Interpreting the 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))~~

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

These designations encompass residential lands within the unincorporated urban growth area (UGA) and are intended to provide for urban housing opportunities. The density ranges are defined by zoning classifications that implement the Future Land Use Map (FLUM). 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))~~ six dwelling units per net acre except as specified in Policy LU 2.A.1.

Urban Low Density Residential (ULDR: 3 dwelling units per acre).

This designation allows detached housing developments on larger lot sizes. This designation is applied only in the Darrington and Gold Bar Urban Growth Areas due to the absence of sanitary sewers. Implementing zones: R-20,000 and R-12,500.

Urban Low Density Residential (ULDR).

This designation allows mostly detached housing developments on larger lot sizes. Implementing zones: MHP, R-7,200, PRD-7,200, R-8,400, PRD-8,400, R-9,600, PRD-9,600 and WFB. Except within the Lake Stevens UGA, areas containing critical areas that are large in scope, with a high rank order value, and are complex in structure and function, the implementing zoning shall be R-9,600.

Urban Medium Density Residential (UMDR).

This designation allows a ~~((combination))~~ variety of housing types, including detached homes on small lots, townhouses, and apartments in medium density ~~((, multi-family residential))~~ developments. Implementing zones: MHP, LDMR, PRD-LDMR, Townhouse, R-7,200, PRD-7,200 and WFB.

Urban High Density Residential (UHDR).

This designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses. Implementing zones: MHP, MR, PRD-MR, LDMR, and PRD-LDMR.

~~((Supplemental Designations of ULDR Areas (Map 6)
REPEALED BY ORDINANCE NO. 16-065.))~~

Commercial and Industrial Designations

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.

Urban Commercial (UC).

This designation identifies commercial designations within the UGA which allow a wide range of commercial as well as residential uses. Implementing zones: Neighborhood Business, Planned Community Business, Community Business, General Commercial, and Business Park. In the Southwest County UGA, no rezones to General Commercial shall be approved outside of the State Route 99 corridor. In the Maltby UGA, the implementing zoning is limited to the Planned Community Business Zone.

Urban Industrial (UI).

This designation identifies industrial and manufacturing areas in UGAs. Implementing zones: Business Park, Light Industrial, Heavy Industrial and Industrial Park. In the Lake Stevens UGA, the implementing zoning is limited to Business Park and Heavy Industrial, ~~((and))~~ in the Snohomish UGA ~~((;))~~ the implementing zoning is limited to Business Park and Industrial Park, and in the Maltby UGA the implementing zoning is limited to the Light Industrial and Industrial Park zones.

CENTER DESIGNATIONS

The Future Land Use Map (FLUM) identifies the specific locations for Urban Centers, ~~((Transit Pedestrian Villages))~~ Light Rail Communities, Mixed Use Corridors, Urban Villages, and Manufacturing ~~((and))~~ Industrial Centers.

Additional Centers may be designated in the future through amendments to the comprehensive plan.

Urban Center.

This designation identifies a higher density area that contains a mix of residential and non-residential uses, and whose location and development are coordinated with the regional high capacity transportation system. The implementing zone is Urban Center.

Mixed-Use Corridor (MUC).

This designation identifies a higher density corridor within the Urban Core Subarea that contains a mix of residential and non-residential uses, and whose location and development are coordinated with the regional high capacity transportation system. The implementing zone is Mixed-Use Corridor.

~~*((Transit Pedestrian Village.*~~

~~This designation identifies a compact, walkable area around an existing or planned high capacity transit station. The county shall prepare and adopt a conceptual or master plan showing how the area could enhance and support the high capacity transit station. The implementing zone is Urban Center.)~~

Light Rail Community (LRC).

This designation identifies a higher density area that contains a mix of residential and non-residential uses, served by local multi-modal and active transportation systems, and whose location and development are coordinated with the regional light rail transportation system. The implementing zone is Urban Center.

Urban Village.

This designation identifies a mixed-use area with higher density residential development located within neighborhoods. Urban Villages are smaller than Urban Centers. The implementing zones are Neighborhood Business and Planned Community Business.

Manufacturing/Industrial Center (MIC).

This overlay identifies the unincorporated portion of major regionally-designated employment areas. MICs are intended to include intensive, concentrated manufacturing and industrial land uses which are not easily mixed with other uses. Notwithstanding the ((~~Vision 2040~~)) VISION 2050 guidelines for MIC designations, land uses and zoning of Paine Field continue to be governed by the Snohomish County Airport Paine Field Master Plan and Title 30 SCC consistent with federal aviation policies and grant obligations.

OTHER URBAN DESIGNATIONS

Public/Institutional Use (P/IU).

The Public/Institutional Use designation can be applied to existing or planned public and privately owned and/or operated properties including churches, schools, parks, government buildings, utility plants and other government operations or properties within UGAs or adjacent to UGAs. The P/IU designation can be applied to existing areas within a UGA, as well as areas being added to a UGA concurrent with a re-designation to P/IU. When applying the P/IU designation, the following requirements apply:

Subsection (1) Use of P/IU designation for existing areas within a UGA.

The P/IU designation is appropriate for existing or planned government owned and/or operated properties, including schools, parks, government buildings, utility plants, and other government operations or properties as requested. There are no specific implementing zones for this designation since zoning will vary from site to site. However, only zones that allow schools, parks, government buildings, utility plants or other government operations either outright or conditionally may implement this designation. Implementing zoning should be consistent with surrounding zones. When a school district surpluses property that was in the UGA before it was designated P/IU and notifies the county that the school district no longer needs the land for school district purposes, the designation should be changed to a designation corresponding to the underlying zone as a technical correction in the next comprehensive plan update cycle.

Subsection (2) Use of P/IU designation in conjunction with a UGA expansion.

All residential, commercial, or industrial UGA expansions are subject to the requirements of LU ((~~1.A.10~~)) 1.A.9. Institutional UGA expansions are allowed subject to the requirements of LU ((~~1.A.10~~)) 1.A.9, provided that the land added to a UGA is designated P/IU concurrent with or prior to the UGA expansion. Subsequent re-designations of land added to a UGA under the P/IU designation are subject to the applicable requirements of LU ((~~1.A.10~~)) 1.A.9 for residential,

commercial, or industrial UGA expansions. Where land added to a UGA is designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-9,600. For land added to the Darrington UGA or Gold Bar UGA as part of a UGA expansion or adjustment, the implementing zone may be R-12,500. When applied to land designated P/IU concurrent with or prior to a UGA expansion, these implementing zones shall allow only churches, schools, parks, government buildings, utility plants and other government operations or properties unless the land is re-designated to urban commercial, residential, or industrial in compliance with the UGA expansion requirements of LU ((1.A.10)) 1.A.9.

Urban Horticulture (UH).

This designation is intended for low density, low impact, non-residential land uses adjacent to agricultural areas that do not require extensive structures or development. Examples of UH uses include agricultural operations, sales of farm products, and sales of landscape materials. Implementing zoning for areas designated UH is Agriculture-10 acre.

Overlapping Designations.

There may be sites within the UGA where more than one land use designation is appropriate to permit a greater range of potential implementing zones. In particular, some sites meeting the criteria enumerated in Policy LU ((2.C.1)) 2.E.1 may be appropriately developed or redeveloped for a land use permitted in the implementing zones for either designation. In these situations, the county may utilize overlapping land use designations for particular sites or areas on the Future Land Use Map. On sites having overlapping land use designations, a change of zoning from an implementing zone in one designation to an implementing zone in the other designation may be requested through a rezone application without the need for a comprehensive plan amendment.

PLAN DESIGNATIONS UNIQUE TO THE TULALIP RESERVATION

Reservation Commercial (RC).

This designation identifies a unique commercial designation that is limited only to fee-simple lands under county jurisdiction that are located within the exterior boundaries of the Tulalip Reservation in an area bordered on the west and north by Quilceda Creek, on the south by Ebey Slough and on the east by Interstate-5. This area of the reservation is served by urban infrastructure including public sewer and water and contains existing urban development under county and Tulalip Tribes jurisdiction. The implementing zone for new development on vacant or under-utilized property designated Reservation Commercial is General Commercial, subject to approval of an official site plan according to the requirements of Chapter 30.31B SCC.

Local Forest (LF).

This designation includes productive fee simple forest lands which are an integral part of the Tulalip Tribes’ designated forest lands and are intended to contribute to the preservation of a large contiguous area of land within the interior of the Tulalip Reservation for management of sustainable natural resources. Local Forest lands and adjacent tribal forest lands collectively provide timber production, surface and ground water resources, fisheries and wildlife habitat, and recreation opportunities. The Local Forest designation provides landowners a means of residing on their property while providing protection from rural residential activities that could conflict with forest practice operations. The implementing zone for the Local Forest designation is the Forestry (F) zone (one dwelling unit per 20 or more acres). The rural cluster subdivision technique may be used in the Forestry zone.

RURAL PLAN DESIGNATIONS

Rural Residential Designations

These designations encompass residential land outside of urban growth areas (UGAs) 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 not be connected to sanitary sewers except for necessary public facilities or when public health emergencies exist.

Low Density Rural Residential (LDRR: 1 dwelling unit per 20 acres).

This designation includes lands that have been zoned Forestry but are not designated as Commercial Forest Land in the ((GPP)) Comprehensive Plan. This designation is intended to be a partial basis for a future Rural Resource Transition designation which could provide for transition areas between rural residential lands and natural resource lands of long-term commercial significance. Future ((GPP)) Comprehensive Plan amendments will determine the feasibility of such a designation as well as its extent and future minimum lot size requirements. The existing Forestry zone will continue to remain in place until any ((GPP)) Comprehensive Plan amendments and implementing regulations for this designation are adopted.

Rural Residential-10 (Resource Transition) (RR-10-RT: 1 dwelling unit per 10 or more acres).

This designation includes lands which were included in Forestry designations on pre-GMA subarea plans but not zoned Forestry and includes: (1) lands on the Tulalip Reservation adjacent to or in close proximity to lands designated for forestry or agriculture use by the ((GPP)) Comprehensive Plan and the Tulalip Tribes’ Comprehensive Plan, and (2) lands adjacent to the estuary of Quilceda Creek. The implementing zone is the RRT-10 zone.

Existing zones within this designation, except where located on the Tulalip Reservation, may remain, but zoning regulations shall limit the minimum lot size in new subdivisions within this designation to 10 acres with an option for using the rural cluster subdivision technique. On the Tulalip Reservation only, lands designated RR-10-RT are zoned RRT-10. The RRT-10 zone requires a minimum lot size of 10 acres for each house in a new subdivision. The rural cluster subdivision technique may be used in the RRT-10 zone.

Rural Residential-10 (RR-10: 1 dwelling unit per 10 or more acres).

This designation includes lands which have been previously designated agriculture in pre-GMA subarea comprehensive plans or zoned Agriculture-10 Acre. The existing Agricultural-10 Acre zone will continue to remain in place until the ((GPP)) Comprehensive Plan is amended in the future and implementing regulations for this designation are adopted.

This category provides for an alternative rural lot size and possible set of uses which can accommodate a wider variety of rural uses and lots, be used where hazardous and critical areas require lower density and be applied as a transition category between resource lands/critical areas and rural residential/urban areas.

Rural Residential-5 (RR-5: 1 dwelling unit per 5 or more acres).

This designation includes lands that were designated Rural on pre-GMA subarea comprehensive plans and zoned Rural 5. As the result of a joint planning effort between the county and the Tulalip Tribes, the RR-5 designation also applies to certain lands on the Tulalip Reservation that were previously designated Rural Residential. The implementing zone in this designation will continue to be the R-5 zone.

Rural Residential (RR: Base density of 1 dwelling unit per 5 or more acres).

This designation includes lands which were designated as Rural or Residential Estates on pre-GMA subarea comprehensive plans. The implementing zones within this designation are the Rural-5 Acre zone and other zones with a minimum lot size requirement larger than 5 acres.

Rural Residential RD (RR-RD: 1 dwelling unit per 5 or more acres).

This designation applies only to the rural residential areas that were designated as Rural Diversification in the pre-GMA Darrington Area Comprehensive Plan. This designation will continue to allow a mix of rural residential housing and small home-based, rural industrial/commercial uses. The implementing zone is the Rural Diversification zone.

Rural/Urban Transition Area (RUTA).

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.

RURAL COMMERCIAL AND INDUSTRIAL DESIGNATIONS

Clearview Rural Commercial (CRC).

This designation generally allows for neighborhood, community, and rural commercial uses including, but not limited to, small grocery stores, restaurants, service stations, hardware stores, art galleries, antique stores, and nurseries to serve the needs of the rural population. The implementing zone within the Clearview Rural Commercial designation consistent with LU 6.H.6 and LU 6.H.7 is the Clearview Rural Commercial zone.

Rural Freeway Service (RFS).

This designation includes land that has previously been designated or zoned as Rural Commercial land at the rural Interstate 5 interchanges in north Snohomish County. The designation and implementing zones require rural development standards that make rural freeway service development compatible with adjacent rural residential uses.

Rural Industrial (RI).

This designation includes existing industrial zones and industrial plan designations on subarea comprehensive plan maps in rural areas. These designations allow rural industries which need locations close to the natural resources in rural areas. They are located in areas where urban services, particularly sanitary sewers, will not be provided. The designation is implemented through GPP policies and Title 30 SCC to ensure industrial development is compatible with surrounding rural residential land uses.

RESOURCE PLAN DESIGNATIONS

Agricultural Designations

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.

Local Commercial Farmland (LCF).

This designation includes farmland areas outside of the floodplain or shoreline areas which are generally characterized by a mixture of prime farmland and other soils as defined by the Soils Conservation Service.

Upland Commercial Farmland (UCF).

This designation includes farmland areas on the Tulalip Reservation and outside of the floodplain or shoreline area and is generally characterized by having nearly continuous prime farmland soils and more than fifty percent of the land area in parcels of ten acres or larger. New subdivisions in this designation may not create lots smaller than ten acres. The UCF designation

also provides protection for the drainage basin of the West Fork of Quilceda Creek within the Tulalip Reservation. The Agricultural-10 Acre (A-10) zone is the implementing zone for the UCF designation.

Riverway Commercial Farmland (RCF).

This designation includes farmland areas generally characterized by being in a river valley, floodplain or shoreline area, having continuous prime farmland soils, and having approximately fifty percent or more of the land area in parcels of forty acres and larger. The Agricultural-10 Acre zone is the implementing zone.

Recreational Land (RL).

This designation applies only to lands designated Recreational Land in accordance with RCW 36.70A.170(1). The designation is implemented through Title 30 SCC and ensures the recreational use does not affect surrounding agricultural lands of long term commercial significance designated under 36.70A.170(1). The implementing zone is the Agricultural-10 Acre (A-10) zone.

Forest Land Designations

The designations listed below include state and private forest lands. These designations ~~((are))~~ were 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))~~ 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 Growth Management Act (GMA) Comprehensive Plan Future Land Use ~~((map))~~ Map (FLUM) will be amended as necessary.

Commercial Forest (CF).

This designation includes primarily large forest land tracts that may not be subdivided for residential development. This designation also includes smaller forest land tracts that are permanently protected from residential development through the Transfer of Development Rights program. These lands may be segregated only into tracts of eighty acres or larger. The Forestry zone is the implementing zone for this designation.

Forest Transition Area (CF-FTA).

This designation is an overlay to the Commercial Forest (CF) designation. The FTA consists of a one quarter mile wide band of Commercial Forest land on the edge of the Commercial Forest Land designation bordering non-resource lands but it does not apply to forest lands that are permanently protected from residential development through the Transfer of Development

Rights program. The use of FTA lands is the same as Commercial Forest lands, unless adjacent land uses prevent normal forest practices, in which case limited low density development options also apply.

Mineral Resource Overlay (M) (Map 2)

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.

OTHER GMA COMPREHENSIVE PLAN MAPS OR OVERLAYS

Municipal Urban Growth Areas (Map 3)

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 Snohomish County Tomorrow process. The MUGA will be used by Snohomish County in planning for future population and employment growth.

Open Space Corridors and Wildlife Areas Map (Map 4)

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, provide habitat for wildlife, and provide recreational opportunities for the public. This map is incorporated herein by this reference. Many of the land categories listed under Policy [LU 10.A.1](#) have been included in this map.

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).

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.

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.

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.

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.

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.

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.

Lands Useful for Public Purpose (Map 5)

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.

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.

~~((Public roads, however,))~~ Transportation corridors are not highlighted on this map beyond the depiction of existing road locations, ((but)) although areas such as Transit Emphasis Corridors (TECs) are identified on the maps ~~((included with))~~ within the Transportation Element. Similarly, federal and state 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.

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.

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.

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.

~~**((Rural/Urban Transition Area (RUTA).**~~

~~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.))~~

~~**((TRANSFER OF DEVELOPMENT RIGHTS DESIGNATIONS**~~

~~**REPEALED BY AMENDED ORDINANCE NO. [17-050](#).))**~~