

Land Use

This 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 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 provide more detailed explanations of the land use strategy. Each section includes various land use goals, objectives, 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 2020 and Destination 2030 Policy Documents and the Countywide Planning Policies (CPPs), as well as the 1995 General Policy Plan (GPP).

The sections are Urban Growth Areas (with subsections of Fully Contained Communities (FCC), Urban Development Patterns, Urban Design, Centers, and Small Area and Neighborhood Structure); Rural Lands; and Resource Lands.

Urban Growth Areas

The GMA requires that urban growth areas (UGAs) be designated through the county's 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 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 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, and third in the remaining portions of the urban growth areas.

Planning for growth in this way accomplishes two GMA goals: 1) the efficient provision and utilization of public facilities and services, including public transportation; and 2) reduced conversion of undeveloped land into sprawling, low-density development.

Individual 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. Each UGA contains both incorporated and unincorporated areas. The total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans does not exceed the total 20-year forecasted UGA population growth by more than 15 percent. UGA boundaries

will be re-evaluated at least once every five years 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 2020 and Destination 2030) and the countywide planning policies.

In the southwest area of the county the UGA includes nine cities and unincorporated urban area, all contiguous to one another. The entire area is known as the Southwest Urban Growth Area (SWUGA). This unincorporated urban area has been further divided to show that the appropriate adjacent city will annex the area in the future. Hence, these subdivided areas are labeled Municipal Urban Areas (MUGA's) 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 also provides for the designation of rural urban transition areas (RUTAs) outside of UGAs. Rural urban transition areas are intended to set aside a potential supply of land for employment and residential land uses for possible future inclusion in a UGA. The policies provide direction for the designation of rural urban transition areas.

This plan promotes the use of innovative techniques, such as transfer of development rights receiving area designations, to encourage the preservation of rural and resource lands and the efficient use of urban land.

This chapter of the GPP addresses: 1) locating, sizing, maintaining and expanding UGA boundaries; 2) establishing potential future UGA areas; 3) a new UGA called FCC's; 4) urban development patterns and design; 5) urban centers; 6) urban phasing; and 7) neighborhood structures.

GOAL LU 1 Establish and maintain compact, clearly defined, well designed UGAs.

Objective LU 1.A Establish UGAs with sufficient capacity to accommodate the majority of the county's projected population and employment growth over the next 20 years.

LU Policies 1.A.1 UGAs shall contain sufficient land capacity for a variety of land uses and densities, including green belts and open space, in suitable locations to accommodate the county's 20-year population projection allocated to the urban area. The total additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans shall not exceed the total 20-year forecasted UGA population growth by more

than 15 percent. A portion of the 20-year forecast UGA population may be reserved for allocation to Transfer of Development Rights (TDR) receiving areas and Fully Contained Communities (FCC). Following the initial establishment of the UGAs in the General Policy Plan, subsequent recalculation of the percent by which additional population capacity exceeds the 20-year forecasted population growth shall occur at the time of the mandatory 10-year comprehensive review and updating of UGAs.

- 1.A.2 Snohomish County shall ensure no net loss of capacity to accommodate the amount and type of projected employment growth for 2025 while ensuring an adequate supply of both new and existing affordable housing.
- 1.A.3 Snohomish County shall ensure a no net loss of housing capacity that preserves the County's ability to accommodate the 2025 growth targets, while pursuing compliance with all relevant federal, state and local laws and regulations.
- 1.A.4 UGAs shall have existing or planned infrastructure capacity to adequately support urban growth over the 20-year period.
- 1.A.5 Determination of adequate land capacity shall be based on methodologies developed jointly with other jurisdictions and shall be consistent with Countywide Planning Policy UG-13.
- 1.A.6 All incorporated cities and towns shall be included within UGAs.
- 1.A.7 Designated forest and agricultural lands shall not be included within the UGA unless the designated lands are maintained as natural resource lands and a TDR/PDR program has been enacted by the city or the county.
- 1.A.8 New, fully-contained communities outside existing UGAs shall be considered when a portion of the population is placed in a reserve for Fully Contained Communities and the proposed communities are sited in accordance with the conditions in LU1.E.1 and the criteria in LU1.E.2. A FCC shall be sited only when an application is approved by Snohomish County.
- 1.A.9 UGA boundaries shall be re-evaluated at least every five years to determine whether or not they are capable of meeting the county's 20-year population and employment projections. This re-evaluation shall be consistent with Snohomish County's "buildable lands" review and evaluation program requirements established in Countywide Planning Policy UG-14 except that these conditions do not apply to the expansion of a UGA for churches or school instructional facilities when the affected land is dedicated solely for those uses.
- 1.A.10 Ensure the efficient use of urban land by adopting reasonable measures to increase residential, commercial and industrial capacity

within urban growth areas prior to expanding urban growth boundaries. The County Council will use the list of reasonable measures in accordance with the guidelines for review contained in Appendix C of the Countywide Planning Policies to evaluate all UGA boundary expansions proposed pursuant to LU 1.A.11.1 through LU 1.A.11.4.

1.A.11

Expansion of the boundary of an individual UGA to include additional residential, commercial and industrial land shall not be permitted unless it is supported by a land capacity analysis adopted by the County Council pursuant to RCW 36.70A.110 and otherwise complies with the Growth Management Act, and includes consultation and coordination with appropriate jurisdictions in the UGA or MUGA. In addition, one of the following nine conditions must be met:

1. The expansion is a result of the review of UGAs at least every ten years to accommodate the succeeding twenty years of projected growth, as required by RCW 36.70A.130(3).
2. The expansion conforms with the findings of the most recent five-year buildable lands review and evaluation conducted required by RCW 36.70A.215 and described in Countywide Planning Policy (CPP) UG 14(a) through (d).
3. Both of the following conditions are met for expansion of the boundary of an individual UGA under an annual comprehensive plan amendment cycle to include additional residential land:
 - (a) Population growth within the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty percent of the additional population capacity estimated for the UGA at the start of the planning period, as documented in the most recent Snohomish County Tomorrow Growth Monitoring Report or the buildable lands review and evaluation (Buildable Lands Report); and
 - (b) An updated residential land capacity analysis conducted by city and county staff for the UGA confirms the accuracy of the above finding using more recent residential capacity estimates and assumptions.
4. For expansion of the boundary of an individual UGA during the annual comprehensive plan amendment cycle to include additional commercial and industrial land, the county and the city or cities within that UGA document that commercial or industrial land consumption within the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty

percent of the developable commercial or industrial land supply within the UGA at the start of the planning period. In UGAs where this threshold has not yet been reached, the boundary of an individual UGA may be expanded to include additional commercial or industrial land if the expansion is based on an assessment that concludes there is a deficiency of larger parcels within that UGA to accommodate the remaining commercial or industrial growth projected for that UGA. Other parcel characteristics determined to be relevant to the assessment of the adequacy of the remaining commercial or industrial land base, as documented in the Procedures Report required by CPP UG-14(a), may also be considered as a basis for expansion of the boundary of an individual UGA to include additional commercial or industrial land.

5. The expansion is necessary to make technical corrections to a UGA boundary to be more consistent with CPP UG-1, which requires a UGA to have identifiable physical boundaries such as natural features, roads, or special purpose districts, where feasible, provided that such expansions shall not increase total residential capacity by more than by the lessor of 0.5% or 20 acres, nor employment capacity by any significant amount, of an individual UGA in any given year, as reported in the most recent Snohomish County Tomorrow Growth Monitoring Report.
6. The expansion will result in the realization of a significant public benefit as evidenced by Transfer of Development Rights (TDR) to the expansion area from Agriculture or Forest lands designated as TDR sending areas. The expansion area shall not be a designated forest or agricultural land of long-term significance. The expansion area shall be consistent with Objective LU 14.A and the TDR population reserve established in Appendix D pursuant to PE Policy 1.A.6.
7. The expansion will permanently preserve a substantial land area containing one or more significant natural or cultural feature(s) as open space adjacent to and outside of the revised UGA boundary and will provide separation between urban and rural areas. The presence of significant natural or cultural features shall be determined in consultation with the city or cities immediately adjacent to the proposed expansion. Significant natural or cultural feature(s) may include, but are not limited to, landforms, rivers, bodies of water, historic properties, archeological resources, unique wildlife habitat, and fish and wildlife conservation areas.

8. The expansion is a response to a declaration by the County Executive, or the County Council by resolution, of a critical shortage of affordable housing, which has the following characteristics:
 - (a) is incurable in a timely manner by the implementation of reasonable measures or other instrumentality reasonably available to the jurisdiction; and
 - (b) the expansion is reasonably calculated to provide affordable housing;

The expansion shall be directed toward accommodating households displaced by the closure of mobile home parks. The expansion shall be a demonstration area for mobile home parks or small-lot subdivisions only. Such declaration or resolution of a critical shortage of affordable housing must be supported by an updated housing needs analysis demonstrating that there is an insufficiency of land within the UGA to provide an adequate housing stock for all economic segments of the population. The expansion must be supported by documentation that explains why reasonable measures cannot be implemented in time to prevent a critical shortage of affordable housing or that such reasonable measures do not exist.

9. The expansion will result in the economic development of lands that no longer satisfy the designation criteria for natural resource lands and the lands have been redesignated to an appropriate non-resource land use designation, provided that expansions are supported by the majority of the affected cities and towns whose UGA or designated MUGA is being expanded and shall not create a significant increase in total employment capacity (as represented by permanent jobs) of an individual UGA, as reported in the most recent Snohomish County Tomorrow Growth Monitoring Report in the year of expansion.

1.A.12 Land use and capital facilities required for growth within the UGA shall be evaluated at least every five years to determine whether or not modifications to land use or facilities are required to more adequately meet the projected needs of the UGA.

1.A.13 Urban growth areas which are located within the floodplain, as identified in 30.65 SCC (Special Flood Hazard Areas), shall comply with all provisions of that title, except that airports, and uses directly related to airports and sawmill storage yards, should be allowed in density fringe areas through a code amendment when located adjacent to existing airport or sawmill uses. Annexation agreements shall ensure the continued implementation of this policy.

1.A.14 Technology corridors should be considered as a strategy to direct jobs to areas within the UGA.

Objective LU 1.B Designate rural urban transition areas outside of and adjacent to UGAs to reserve a potential supply of land for residential and employment land uses for the next plan cycle.

LU Policies 1.B.1 The designation of rural urban transition areas is an overlay that may be applied to rural lands adjacent to UGAs as a result of the review of UGAs at least every ten years, as required by RCW 36.70A.130(3), in order to allow for possible future expansion of employment and residential land uses.

1.B.2 Rural urban transition area boundaries shall not include designated farm or forest lands.

Objective LU 1.C Establish and maintain a UGA boundary that provides a distinct edge between urban and rural land uses.

LU Policies 1.C.1 Unique topographical and physical features such as watershed boundaries, streams, rivers, ridge lines, steep slopes, roads, railroad lines and transmission lines (where they follow property lines) and special purpose district boundaries shall be used, if possible, to delineate and define the boundary.

1.C.2 The design of development and the location of structures along the UGA boundary should use guidelines such as the Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992) which includes cluster development techniques.

1.C.3 The designation and siting of new industrial, commercial, and public facility land uses along the UGA boundary should include vegetative buffers.

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

- 1.C.5 The county may consider the expansion of UGA boundaries as part of a 10-Year Update to the Comprehensive Plan or as part of a growth target and plan reconciliation process that follows a 10-Year Update, while deferring implementing zoning in situations where urban infrastructure or special regulatory controls are needed and anticipated but are not in place to serve the population and employment allocated to the UGA. Where such UGA expansions with deferred implementing zoning are approved, no rezoning of properties within the expansion area may occur until: (1) necessary capital facilities plan updates have been completed and adopted by the utility provider; or (2) the necessary development regulations have been adopted.

Objective LU 1.D Continue to support the joint city/county planning process that may result in adjustments to UGA boundaries consistent with this plan and GMA.

- LU Policies**
- 1.D.1 Following the reconciliation of population and employment projections by Snohomish County Tomorrow and the county, make adjustments to UGA boundaries, if necessary. A UGA boundary adjustment shall be considered only when necessary to ensure adequate capacity for accommodating projected urban growth in the succeeding 20-year period, as required by Policy LU 1.A.11 and when it is consistent with GPP policies and the GMA.
 - 1.D.2 UGA plans may be undertaken to provide greater detail as to the type and location of future land uses and shall address the following.
 - (a) Analyze and designate locations for increased residential, commercial, and industrial densities.
 - (b) Preserve and enhance unique and identifiable characteristics such as urban centers, cultural and historic resources, critical areas, open space areas and trails, distinctive development patterns, and neighborhood areas.
 - (c) Provide for growth phasing areas within UGAs where appropriate.
 - (d) Provide for any needed amendments to the General Policy Plan following adoption of the UGA plan.
 - (e) Consider open space, parks, and recreational facilities needed for urban growth.

Fully Contained Communities

A fully contained community (FCC) is a new community, located in a rural area at least one mile outside current UGAs within reasonable distance to a state highway or arterial. No FCC will be sited until an application for an FCC is approved. The FCC provides a mix of uses supporting the residential, service, facility and employment needs of the residents of the FCC. The specific interrelation between an FCC and neighboring areas is described more fully in LU 1.E. Upon approval, an FCC is considered part of a UGA and is urban in nature.

The term “fully contained” does not mean totally self contained, but rather that criteria and regulations affecting FCCs shall avoid, minimize and mitigate the impacts of FCCs on nearby lands. Also, the FCC may not provide the origin and end point of all needed services and utilities and may provide services to property located outside the FCC. The FCC will pay its fair share of needed services and facilities within and outside the community as determined by governing laws and regulations.

RCW 36.70A.350 allows counties to establish a process for reviewing proposals to authorize new FCCs outside of existing UGAs. Approval depends on complying with criteria established in RCW 36.70A.350 (1) and LU 1.E.2. An FCC offers many opportunities to Snohomish County, including:

- Innovative land use planning to provide a portion of projected housing and employment needs;
- A mix of uses in a compact area designed to reduce off-site traffic impacts;

- Comprehensive land use planning for a large area at one time;
- A coordinated approach to land use, open space, infrastructure and critical area planning;
- Integration of natural features throughout urban neighborhoods;
- A diversity of housing types and ownership options;
- The establishment of a specific range and intensity of uses;
- A high degree of certainty about the nature of future development;
- Efficient review and approval of land use applications using comprehensive and consistently applied development standards and mitigation measures;
- Opportunities to create a system of public open spaces linked by recreational/fitness trails in proximity to natural amenities; and
- New economic development opportunities.

Since there are also challenges associated with developing FCCs, they shall also reduce or eliminate negative impacts by measures such as the following:

- Completing the master plan before development begins;
- Monitoring the implementation of permits and agreements to assure conformity with plans;
- Providing for the protection of rural or resource character of neighboring property; and
- Demonstrating the financial capacity of the development entity to assure completion of the development as planned.

Objective LU 1.E

Establish preconditions, criteria and a process for considering an FCC.

LU Policies 1.E.1

All of the following preconditions shall be met prior to considering the designation of a site as an FCC:

- (a) The site shall contain at least 2,000 acres, with an adequate amount of property to accommodate a compact and efficient urban community;
- (b) The site shall be in single ownership or control by a legal entity with the financial capacity to facilitate site planning and to assure ultimate development consistent with an approved FCC master plan;
- (c) The site shall be located on land that is not resource land or
 - (i) on designated forest lands that no longer satisfy the criteria set forth in LU 8.A.2; or
 - (ii) on designated mineral lands that no longer meet the criteria set forth in LU 9.A.
- (d) The siting and development of the FCC shall assure that it can incorporate as a separate city in the future; and
- (e) The site shall be at least one mile from any Snohomish County city and at least one mile from any urban growth area boundary associated with a Snohomish County city.

1.E.2

FCC development regulations shall address the following criteria, including those established in RCW.36.70A.350. Nothing in the following statements limits the applicability of existing Snohomish County Codes:

- (a) New on-and off-site infrastructure is provided for and impact fees are established consistent with the requirements of RCW 82.02.050 prior to development.
 - (1) The site shall either be capable of connecting to an existing public water supply system that has the capacity to serve the needs of the proposed project, or have identified water rights to establish a new system, as determined by the governing agency, without unmitigated negative impacts on existing water users and water resources;
 - (2) The site shall either be capable of connecting to an existing public wastewater treatment system that has the capacity to serve the needs of the proposed project, or the demonstrated capability to develop a new wastewater treatment facility to meet the needs of the proposed

project that, after mitigation, will not adversely impact any watersheds; and

- (3) The site shall be located where adequate road systems are in place or will be put in place to address transportation needs and impacts. Snohomish County shall confirm the evaluation of the transportation infrastructure impacts and improvement needs and their financial implications shall be evaluated. The evaluation will include a determination that a proposed FCC can be made consistent with requirements of chapter 30.66B SCC. The obligations arising from this analysis shall be included in the Development Agreement. (see LU1.E.4)
 - (4) Responsibility for the provision of any needed facilities shall be determined in the Development Agreement.
- (b) Transit-oriented site planning and traffic demand management programs are implemented.

Sites for pedestrian, bicycle and high occupancy vehicle facilities shall be designated and incorporated into the design and management of the FCC. (See also chapter 30.66B SCC and LU 1.E.4)

- (c) Buffers are provided between the FCC and adjacent urban development.

Perimeter buffers may be provided on- or off-site, consisting of either landscaped areas with native vegetation or natural areas, to reduce impacts on adjacent lands.

- (d) The FCC shall provide a mix of uses to offer jobs, housing and services to the residents of the new community.

- (1) The FCC shall allocate a sufficient amount of land with appropriate infrastructure to accommodate an appropriate number of employment opportunities as determined by an analysis of the relevant factors affecting the proposed FCC.

- (2) Service uses in the FCC may also serve residents outside the FCC, where appropriate.

- (e) Affordable housing is provided within the new community for a broad range of age and income levels.

The percentage of housing for low and moderate income households shall comply with Snohomish County's fair share housing allocation.

At least 30% of the total housing within the FCC shall be divided into three classes:

- (1) affordable to those with incomes at 80% of the median income;
- (2) affordable to those with incomes at 100% of the median income; and
- (3) affordable to those with incomes at 120% of the median income.

The exact mix between these three classes shall be determined by the director.

- (f) Environmental protection has been addressed and provided for.
- (g) Development regulations are established to ensure urban growth will not occur in adjacent non-urban areas.
 - (1) Measures shall include, but are not limited to, rural zoning of adjacent rural areas, limits on size of FCC water and sewer systems.
 - (2) FCC shall prohibit connection by property owners in the adjacent rural area to the FCC sewer and water mains or lines, except as allowed under GMA.
- (h) Provision is made to mitigate impacts on designated agricultural lands, forest lands, and mineral resource lands.

The site shall be on land that minimally impacts any designated resource lands;

- (i) The plan for the FCC is consistent with the development regulations established for the protection of critical areas and shorelines by the county pursuant to RCW 36.70A.170 and chapter RCW 90.58.

The site shall be located where environmental impacts to critical areas can be avoided, minimized, or mitigated.

- (j) Low impact development and other techniques developed for resource conservation and reduction of environmental impacts, both during construction and over the life of the project, shall be incorporated into the planning, design, construction, and operation of the project.
- (k) The FCC applicant will prepare a financial and fiscal analysis of the adequacy of existing capital facilities and general governmental services “necessary for urban development,” and a financial plan to address identified needs.
- (l) The FCC applicant shall coordinate and cooperate with cities and nearby property owners that would be directly affected

by the establishment of the FCC and shall document its efforts during the approval process.

1.E.3 Snohomish County shall adopt development regulations for FCCs which establish the process for:

- (a) Administrative and public review and approval of a FCC master plan;
- (b) Any amendments to the FCC master plan; and
- (c) Subsequent development review and approvals.

1.E.4 Snohomish County and the owner or owners of all land within a FCC shall enter into a Development Agreement, as authorized by RCW 36.70B.170-210, prior to any subdivision and construction of any development designated in the approved FCC master plan. This Development Agreement shall:

- (a) Specify the term of the FCC permit;
- (b) Incorporate from the FCC master plan detailed development standards for retention of natural vegetation, landscaping, parking, signage, trails, utility corridors, storm water management and groundwater protection pedestrian/vehicular traffic separation, and clearing and grading;
- (c) Provide financial plans for infrastructure and services, amount and payment of impact fees, and eventual incorporation as a city/town;
- (d) Specify roles and responsibilities in the provision of services and facilities in the FCC;
- (e) Provide conditions for phasing and development, and mitigation measures that apply to the FCC;
- (f) Provide a mechanism for assuring a mixture of uses and housing types in the development of the FCC in accordance with the applicable goals, objectives, policies and development standards;
- (g) Provide a plan for the conversion of commercial to residential land use;
- (h) Identify the permitted land uses, densities, and constraints for the development as a whole and for subareas;
- (i) Provide a plan for zoning changes for the FCC;
- (j) Provide provisions for the “Critical Areas Development Standards”;
- (k) Specify the permit process and platting standard for the FCC;
- (l) Provide any needed Quarry Development Standards;

- (m) Define the urban road design standards for the FCC;
- (n) Provide the agreement for implementing water and sewer service to FCC areas;
- (o) Provide park and recreation improvements to the FCC, including plan for trails;
- (p) Include a plan for schools, police and fire programs for the FCC;
- (q) Address the adequacy and sufficiency of public facilities;
- (r) Specify a plan for signs and landscaping for the FCC;
- (s) Include Public Works agreement established for the FCC;
- (t) Include county processing and review procedures;
- (u) Provide for vesting of development standards for the FCC;
- (v) Provide joint transportation improvements and preservation of open space for the FCC;
- (w) Include general provisions agreed upon for the FCC;
- (x) Provide for monitoring of measures to reduce impacts and address permitting conditions; and
- (y) Include other terms and conditions the county deems necessary or appropriate to ensure that the development of the FCC is accomplished in compliance with the provisions and policies of Snohomish County and state and federal regulations that govern such development.

Urban Development Patterns

To promote efficient utilization of land within unincorporated UGAs, the county will encourage well-designed, more pedestrian-friendly urban development patterns with a greater mix of uses and a more efficient, creative use of land. By improving land use efficiency in UGAs, several GMA objectives can be accomplished:

- reduced dependence on the automobile;
- increased support for public transportation;
- improved air quality;
- increased choice of housing types;
- improved efficiency of infrastructure provision and usage; and
- reduced consumption of rural lands.

In addition to the GMA, multi-county planning policies and the countywide planning policies also support these objectives.

Snohomish County's Opinion Survey and Visual Preference Assessment, Transit Oriented Development Guidelines (Snohomish County Tomorrow, 1999), the Residential Development Handbook for Snohomish County, the Snohomish County Tomorrow Urban Centers paper and Snohomish County centers studies all provide additional direction and support for these concepts.

To improve the efficiency of urban residential land utilization, planning within UGAs and development regulations will ensure that future residential subdivisions will achieve a minimum net density of 4 to 6 dwelling units per acre except in areas within or near critical areas that are large in scope, with a high rank order value, and are complex in structure and function. In addition, the county will provide for higher density and mixed use housing types around and within centers and along major transportation corridors; encourage infill and

intensification of areas at existing residential densities; and also broaden the variety of housing types within both traditional single family and multi-family neighborhoods while respecting the vitality and character of established residential neighborhoods. A mix of housing types with a range of densities will be encouraged throughout UGAs, as long as they are carefully sited, well designed, and sensitively integrated into existing communities.

For all commercial and industrial developments, the intent is to encourage the expansion, revitalization, redevelopment, and intensification of these areas before establishing new sites. The county also intends to limit 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.

The growth phasing overlay was originally applied to rural areas added to several urban growth areas with the adoption of the GPP in 1995. It served to phase development in these areas until plans for land use, public facilities and services to serve urban development were complete. There may be no areas within the growth phasing overlay on the Future Land Use map at any given time. However, the policies and designation remain for future use should similar circumstances arise as a result of comprehensive plan updates or UGA expansions.

GOAL LU 2 Establish development patterns that use urban land more efficiently.

Objective LU 2.A Increase residential densities within UGAs by concentrating and intensifying development in appropriate locations.

- LU Policies 2.A.1** Within UGAs, development regulations shall be adopted and maintained which will require that new residential subdivisions achieve a minimum net density of 4-6 dwelling units per acre in all unincorporated UGAs, except (1) in the UGAs of Darrington, Index, and Gold Bar as long as those cities do not have sanitary sewer systems and (2) in areas without sanitary sewers which the sewer purveyor with jurisdiction, or in nearest reasonable servicing proximity will certify are either an unsewered urban enclave or are not capable of being connected to public sewers via annexation within the next six years or by the improvements provided pursuant to its adopted six year capital facilities plan, (3) where regulations for development on steep slopes require reduced lot or dwelling unit yields, or (4) where a lower density is necessary because of the existence of critical areas that are large in scope, with a high rank order value, and are complex in structure and function. Lot size averaging, planned residential developments, sewerage regulations and other techniques may be used to maintain minimum density or to insure later development at minimum densities is not inhibited when sanitary sewers become available.
- 2.A.2 The county shall not support any proposed annexation by a city unless and until an annexation agreement has been signed by the county and said city ensuring the continued implementation of Policy LU 2.A.1 for the area to be annexed.
- 2.A.3 Any UGA shall provide for a variety of residential densities identifying minimum and maximum allowable. Density ranges shall consider the presence of critical areas.
- 2.A.4 Any UGA shall provide opportunities for a mix of affordable housing types (e.g. small lot detached, townhouses, duplex, triplex, 6 to 8 unit apartment and small group housing units) within medium density residential areas.
- 2.A.5 Medium and high density residential development (including elderly and disabled housing) shall be encouraged to locate, where possible, within walking distance of transit access or designated transit corridors, medical facilities, urban centers, parks, and recreational amenities.

2.A.6 Within UGAs, alternatives to standard single family designs such as zero lot line housing and cottages on small lots around a central courtyard, shall be considered in development regulations for residential areas.

2.A.7 Rezones and subdivisions in areas designated Other Land Uses shall only be allowed when a detailed UGA plan and, if required by the General Policy Plan, a master plan has been adopted for the area.

Objective LU 2.B Encourage intensification and revitalization of existing and planned commercial and industrial areas.

LU Policies 2.B.1 The county shall encourage expansion, revitalization, redevelopment, and intensification of existing areas before new sites are designated and zoned.

2.B.2 The majority of new commercial development shall be accommodated as mixed use in urban centers, and/or urban village or adjacent to transit stations or designated transit corridors (see also policies under LU 3.A.1 or objectives LU 4.A and 4.B).

2.B.3 The intensification or redevelopment of existing strip commercial developments shall be encouraged including changing to mixed use in appropriate locations.

2.B.4 New strip commercial development shall be discouraged.

2.B.5 New industrial areas within the UGAs shall be designated only within areas which have direct access to existing and proposed transportation facilities (airports, highways, rail and transit lines), and in areas with adequately planned, programmed or existing roads, utilities and services.

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 supported. These centers are intended to be compact and centralized living, working, shopping and/or activity areas linked to each other by high capacity or regular bus transit. The concept of centers is pedestrian orientation with pedestrian circulation, pedestrian scale and pedestrian convenience and with a mix of uses. An important component of a center is the public realm. The public realm is areas within the center that the public has access to for informal rest and recreation activities such as walking, sitting, games and observing the natural environment. The public realm along with residential and employment uses define a sense of place and give the center an identity.

The primary direction for the development of centers comes from Vision 2020. The multi-county planning policies and the countywide planning policies provide further direction. Specific guidelines for center development are derived from Vision 2020 and the Snohomish County Tomorrow Urban Centers paper and Transit Oriented Development Guidelines Report and are updated based on recent regional center development and the SW Snohomish County Urban Center Phase 1 Report (February 2001).

VISION 2020 is the long-range growth management, economic and transportation strategy for the central Puget Sound region encompassing King, Kitsap, Pierce and Snohomish counties. It combines a public commitment to a growth management vision with the transportation investments and programs and economic strategy necessary to support that vision. VISION 2020 also identifies the policies and key actions necessary to implement the overall strategy. VISION

2020 was developed by the Puget Sound Regional Council, an association of cities, towns, counties, ports, and state agencies that serves as a forum for developing policies and making decisions about regional growth and transportation issues in the four-county central Puget Sound region.

The Snohomish County Tomorrow urban centers guidelines provide for a hierarchical classification of centers to be developed within the county.

Snohomish County initially designated centers as a circle on the Future Land Use Map in the 1995 GMA Comprehensive Plan to provide a starting point for more detailed planning. Urban Centers were also designated in adopted UGA plans.

Snohomish County has three types of centers in unincorporated UGAs:

- Urban Centers
 - A sub-component of Urban Centers is the Transit/Pedestrian Villages
- Urban Villages
- Manufacturing and Industrial Centers

The three types of centers are differentiated by purpose, location intensity, and characteristics. Urban centers provide a mix of high-density residential, office and retail development with public and community facilities and pedestrian connections located along designated high capacity routes or transit corridors. The plan designates Urban Centers at the following locations:

- Interstate 5 and 128th St SE;
- Interstate 5 and 164th St SW;
- State Route 527 and 196th St SE;
- State Route 99 and State Route 525;
- State Route 99 and 152nd St SW; and
- Interstate 5 and 44th Avenue West.

Transit/Pedestrian Villages are core areas within designated Urban Centers where transit-oriented development will be required. They feature mixed-use buildings combining housing and offices with neighborhood oriented retail shops and services, with street front retail at key locations in a compact area. Transit/Pedestrian Villages require access to transit and will be considered for inclusion in the regional light rail system or enhanced high-capacity express bus service. They provide multiple family housing at a density that supports high-capacity transit. Emphasis is placed on the public realm and creation of a sense of place with the inclusion of park, open spaces, plazas, transit centers and other public facilities. The plan designates a Transit/Pedestrian Village at the following location:

- 164th St SW and Ash Way

Urban Villages are smaller scale than urban centers, have lower densities, and allow mixed uses and may be located on or outside a high capacity transit corridor. The plan designates Urban Villages at the following locations:

- State Route 99 and Airport Road;
- State Route 99 and Center Road;
- 112th St SE and 4th Ave W;
- 164th St SW and 33rd Ave W;

- 132nd St SE and 42nd Ave SE;
- 148th St SE and Seattle Hill Road;
- State Route 527 and 185th St SE;
- Filbert Road and North Road;
- Maltby Road and 39th Ave SE; and
- 80th Ave NW and 284th St NW.

Manufacturing/Industrial Centers are major existing regional employment areas of intensive, concentrated manufacturing and industrial land uses which cannot be easily mixed at higher densities with other land uses and located with good access to the region's transportation system (VISION 2020, Appendix I, Table 2). The plan designates a Manufacturing and Industrial Center at Paine Field.

Whenever possible, it is the county's intent 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.

GOAL LU 3

Establish compact, clearly defined mixed-use centers that promote a neighborhood identification.

Objective LU 3.A

Plan for Urban Centers within unincorporated UGAs consistent with Vision 2020 and the CPP's.

LU Policies 3.A.1

The Future Land Use Map (FLUM) and UGA land use plans shall include designations and implementation measures for Urban Centers, based on the characteristics and criteria below.

- 3.A.2 Urban Centers shall be compact (generally not more than 1.5 square miles), pedestrian-oriented areas within designated Urban Growth Areas with good access to higher frequency transit and urban services. Pedestrian orientation includes pedestrian circulation, pedestrian scaled facilities and pedestrian convenience. These locations are intended to develop and redevelop with a mix of residential, commercial, office, and public uses at higher densities, oriented to transit and designed for pedestrian circulation. Urban Centers should also include urban services and reflect high quality urban design. Urban Centers shall emphasize the public realm (open spaces, parks and plazas) and create a sense of place (identity). Urban Centers will develop/redevelop over time and may develop in phases.
- 3.A.3 Urban Centers shall be located adjacent to a freeway/highway and a principal arterial road, and within one-fourth mile walking distance from a transit center, park-and-ride lot, or be located on a regional high capacity transit route or a major bus route.
- 3.A.4 Residential net densities shall not be less than 12 dwelling units per acre; maximum densities may be established as part of more detailed planning. Population and employment size will be consistent with criteria in the Countywide Planning Policies and General Policy Plan.
- 3.A.5 The following Urban Centers are designated on the FLUM: 164th Street and I-5; 128th Street and I-5; Highway 99 and 152nd St SW; Highway 99 and SR-525; 196th Street and SR-527; and 44th Avenue West and I-5. Additional Urban Centers may be designated in future amendments to the Comprehensive Plan.
- 3.A.6 Desired growth within Urban Centers shall be accomplished through the development of concept or master plans, application of appropriate zoning classifications, provision of necessary services and public facilities, including transit, sewer, water, stormwater, roads and pedestrian improvements, parks, trails and open space, and protection of critical areas. The County will identify and apply methods to facilitate development within designated Urban Centers, including supportive transit, parks, road and non-motorized improvements.

Objective LU 3.B Plan for Transit/Pedestrian Villages within Urban Centers.

- LU Policies** 3.B.1 Transit/Pedestrian Villages are core areas within designated Urban Centers where transit-oriented development is required. Transit/Pedestrian Villages shall be designated on the FLUM. Transit/Pedestrian Villages require access to transit and will be considered for regional light rail or high-capacity express bus service.

- 3.B.2 Transit/Pedestrian Villages will be located within one-fourth mile walking distance of a transit center or park-and-ride lot or on a bus route with at least one stop within the Village.
- 3.B.3 Minimum densities within Transit/Pedestrian Villages shall be at least 20 dwelling units per acre with maximum densities determined through more detailed planning.
- 3.B.4 The county shall develop and adopt a detailed master plan for each Transit/Pedestrian Village as an amendment to the GPP. State Environmental Policy Act review shall be conducted for each plan. The plan and planning process shall include the following elements:
- (a) a survey of local residents and property owners to identify local issues;
 - (b) analysis of land use, including an assessment of vacant and redevelopment land potential, ownership patterns, and a ranking of sites based on their potential for development/redevelopment in the near and long terms;
 - (c) analysis of demographic and market conditions, to help identify the most feasible mix of land uses;
 - (d) assessment of environmental constraints and issues (e.g., wetlands, streams, views);
 - (e) identification and mapping of the geographic boundaries for each Village center;
 - (f) identification of and creation of a conceptual plan for the Village area, indicating the general location and emphasis of various land uses including residential, employment and the public realm, and any potential phases of development;
 - (g) review and allocation or reallocation of targets for population and employment growth and affordable housing, in conjunction with land use planning;
 - (h) identification of public service and capital facility needs (e.g., drainage, sewerage facilities, parks, cultural/educational facilities, transit facilities), and development of a targeted, phased capital improvement program;
 - (i) development of a circulation plan, including street improvements, parking management, and pedestrian and bicycle improvements;
 - (j) recommendations to address specific design concerns and planning or regulatory issues; and
 - (k) analysis of existing and potential transit service.

- 3.B.5 Transit Pedestrian/Village development shall be regulated through the Urban Centers Demonstration Program (SCC 30.34A). Snohomish County shall consider a new zoning classification for Transit/Pedestrian Villages. The new zone will guide and encourage the type, form and density of development appropriate for Transit/Pedestrian Villages. Incentives, such as density bonuses, will also be included. The classification will incorporate design guidelines to promote high quality site and building design, pedestrian amenities and environmental features. The regulations will be tested and refined as the result of ongoing planning and/or through demonstration projects.
- 3.B.6 Snohomish County will work with key service providers and agencies to develop coordinated capital facility plans for each designated village. The county will also use its budgeting process to target and prioritize provision of adequate county services and facilities to designated centers.

Objective LU 3.C

Plan for Urban Villages within unincorporated UGAs.

LU Policies 3.C.1

Urban Villages shall be planned as compact (approximately three to 25 acres in size), pedestrian-oriented areas within designated Urban Growth Areas with existing or potential access to public transit. The development will include a variety of small-scale commercial and office uses, public buildings, high-density residential units, and public open space. Pedestrian orientation includes pedestrian circulation, pedestrian scale and pedestrian convenience with connections between neighborhoods, communities and other centers. Urban Villages should also include urban services and reflect high quality urban design. Urban Villages serve several neighborhoods or communities within a radius of about two miles. Urban Villages will develop/redevelop over time and may develop in phases.

- 3.C.2 Urban Villages shall be located adjacent to a principal arterial road and with existing or potential access to public transit. Urban Villages shall generally be located within one-fourth mile walking distance from existing or potential public transportation.
- 3.C.3 Residential net densities shall be at least 12 dwelling units per acre; maximum densities may be established as part of more detailed planning.
- 3.C.4 Additional Urban Villages may be designated in the future through amendments to the comprehensive plan.
- 3.C.5 Urban Villages will be implemented through application of appropriate zoning classifications, provision of necessary services and public facilities (including transit, sewer, water, stormwater, roads and pedestrian improvements, parks, trails and open space) and

protection of critical areas. The county will identify and apply methods to facilitate development within designated Urban Villages, including targeting of public facilities such as transit, parks and road improvements.

Objective LU 3.D Link new and redeveloped neighborhoods and centers with existing neighborhoods, commercial development, and employment areas.

- LU Policies**
- 3.D.1 The county shall work to create pedestrian, bicycle and public transportation linkages to be included in new and redeveloped areas to reduce the dependence on the automobile.
 - 3.D.2 The county shall work to link new and existing neighborhoods creating a sense of community and shall include sidewalks and paths, where practicable, for safe passage to schools and other places of activity in the community.

Objective LU 3.E Plan for Manufacturing and Industrial Centers within the unincorporated UGA.

- LU Policies**
- 3.E.1 Manufacturing and Industrial Centers shall be one to two square miles in size and allow a mix of nonresidential uses that support the center and its employees.
 - 3.E.2 The Manufacturing and Industrial Centers shall be sized to allow a minimum of 10,000 jobs at an average employment density of 20 employees per employment acre for new growth.
 - 3.E.3 The Manufacturing and Industrial Centers shall be shown on the Future Land Use Map as an overlay.
 - 3.E.4 Within Manufacturing and Industrial Centers large retail or non-related office uses shall be discouraged.
 - 3.E.5 Manufacturing and Industrial Centers shall be supported by adequate public facilities and service, including good access to the regional transportation system.
 - 3.E.6 The county shall designate the Paine Field-Boeing area as a Manufacturing/Industrial Center in coordination with the City of Everett.
 - 3.E.7 Land uses and zoning of Paine Field will continue to be governed by the Snohomish County Airport Paine Field Master Plan and Snohomish County Zoning Code consistent with federal aviation policies and grant obligations.

Objective LU 3.F Support city efforts to preserve enhance or develop urban or small town centers and main streets.

LU Policy 3.F.1 Coordinate land use planning efforts with towns and cities and encourage development within the unincorporated area that enhances the vitality of a city's center or main street.

Objective LU 3.G Investigate and develop techniques to ensure the long-term success of center development.

LU Policies 3.G.1 The county shall recognize the importance of centers in setting high priorities for development and installation of capital improvements within urban centers, and shall encourage similar recognition by other service providers.

3.G.2 The county shall coordinate the design and development of centers in unincorporated areas with developers, transit planning agencies, and service providers to achieve compatibility of land use, transportation, and capital facility objectives within centers. (See Urban Design Section)

3.G.3 The county shall develop and implement techniques within designated centers that allow the phasing of development and ensure the centers' long-term development potential.

3.G.4 The county shall investigate innovative methods that will facilitate center development such as land assembly, master planning, and urban redevelopment.

3.G.5 Centers should be located and designed to be connected to bicycle and pedestrian trails.

3.G.6 The county shall explore incentives used by other jurisdictions for suitability for use within unincorporated UGAs to encourage mixed-use development.

3.G.7 The county shall codify suitable incentives for mixed-use development.

3.G.8 The county shall explore the use of floor area ratio (FAR) to determine density in centers. FAR is the relationship between the total amount of floor space in a multi-story building and the land area occupied by that building.

3.G.9 Snohomish County shall support city annexation of areas designated Urban Center, Transit Pedestrian Village, or Urban Village after the annexing city and the county adopt an interlocal agreement consistent with the annexation principles developed by Snohomish County Tomorrow. The interlocal agreement shall address the smooth transition of services from the county to the city and shall ensure that the city comprehensive plan and development regulations provide capacity for at least the same overall density and intensity of development provided by the county comprehensive plan and development regulations. If the area to be annexed includes an area designated as a receiving area under the county's Transfer of Development Rights

(TDR) program, then the interlocal agreement shall also ensure that the area remains a TDR receiving area or that other areas of the city are designated TDR receiving areas so that the city development regulations provide equivalent or greater capacity for receiving TDR certificates and equivalent or greater incentives for the use of TDR certificates.

Objective LU 3.H

Encourage compatible and supporting land uses adjacent to centers and transit facilities and along transit corridors.

LU Policies 3.H.1

The county shall encourage mixed-use development in commercial and high density residential zones when adjacent to center or transit facilities or along transit corridors.

3.H.2

Properties adjacent to centers, transit facilities or transit corridors shall provide pedestrian and bicycle connections to the center to encourage pedestrian activity and decrease auto trips.

Urban Design

To enhance the character and quality of development within UGAs, the county intends to develop and implement comprehensive design guidelines. The intent of these guidelines will be 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.

The primary direction for establishing urban design guidelines comes from countywide planning policies. In response, the county and the cities prepared the Residential Development Handbook for Snohomish County Communities (Snohomish County Tomorrow, 1992). The focus of the handbook was on enhancing pedestrian accessibility and connectivity and compatibility between uses. Specifically, the urban design strategies and guidelines of the handbook addressed: building location, orientation and setbacks; screening and reduction of visual clutter; architectural variation; orientation of parking areas; enhanced pedestrian, bicycle and transit linkages; and design concepts enhancing the identity of and activity within centers.

In addition to the handbook, the following documents served as a basis for the policies of this chapter and will direct the preparation of urban design guidelines and criteria:

- A Guide to Land Use and Public Transportation for Snohomish County, Washington (Snohomish County Transportation Authority, 1989);
- Snohomish County Opinion Survey and Visual Preference Assessment (Hewitt Isley, 1993);
- Transit Oriented Development Guidelines (Snohomish County, July 1999);
- SW Snohomish County Urban Centers Phase 1 Report (Huckell Weinman Associates, Inc. and Snohomish County, February 2001); and
- Sound Transit Swamp Creek Station Area Plan: 164th Street & Ash Way, Snohomish County, Washington (Huckell Weinman Associates, Inc. & Sound Transit, April 2002).

GOAL LU 4 In cooperation with the cities and towns, create urban developments which provide a safe and desirable environment for residents, shoppers and workers.

Objective LU 4.A Develop and implement comprehensive design guidelines and a design review process that improves the quality of residential, commercial, and industrial development.

- LU Policies**
- 4.A.1 The county shall work with architects, builders and others to establish a design review process, innovative and flexible design guidelines and development regulations for site planning and the design of buildings, consistent with the urban design policies of the GPP and utilizing reports such as the reports referenced in the introduction to Goal LU 4.

 - 4.A.2 The county shall explore and consider design guidelines for residential, commercial and industrial development that meet the following criteria:
 - (a) Residential developments should support family households and children by providing adequate and accessible open space and recreation, and encouraging opportunities for day care, preschool and after school care services within close proximity.
 - (b) Where increased density housing is proposed, the height, scale, design and architectural character should be compatible with the character of buildings in the surrounding area.
 - (c) New buildings oriented onto the street, maintain or create streetscape and pedestrian qualities and reduce the visual impact of parking lots, garages and storage areas.
 - (d) Where high rise buildings are developed, street level uses are limited to commercial activities, entertainment services, public services, and other related public-generating activities.
 - (e) The appearance of existing areas should be improved by:
 - 1. encouraging well maintained landscaping on streets and in parking areas;
 - 2. reducing the visual clutter of utility poles, overhead power-lines, and suspended traffic signals;
 - 3. encouraging improvements to entrances, facades, and lighting; and
 - 4. grouping together signs and ensuring they are scaled and designed in a manner appropriate to the street frontage.

- (f) Developments should provide adequate setbacks, buffers and visual screens to make them compatible with abutting residential and other land uses.
- (g) Urban design is sensitive to the preservation of existing cultural resources.
- (h) Consideration of design guidelines should include consideration of costs and impacts on affordable housing.

Objective LU 4.B

Establish and implement specific design guidelines for mixed use areas - Urban Centers and Urban Villages.

LU Policies 4.B.1

The county shall work with architects, builders and others to establish a design review process, innovative and flexible design guidelines, development regulations, and incentives for the development of Urban Centers and Urban Villages, consistent with the urban design policies of the GPP and utilizing reports referenced in the introduction to Goal LU 4.

4.B.2

The county shall explore and consider design guidelines for urban centers and villages that achieve the following objectives:

- (a) Centers that are visible and accessible to pedestrians from the streets and clearly defined through lighting, landscaping, street furniture, landmarks, changes in land use, and/or open space.
- (b) The design of new buildings that result in the creation of quality pedestrian spaces and that are compatible with planned architectural scale, massing, building orientation, height, articulation, and materials.
- (c) Open spaces that are incorporated into the design of centers and situated in a manner that complements other land uses.
- (d) Where increased density housing is proposed, the height, scale, design and architectural character of the proposed units is compatible with the character of buildings in the surrounding area and may require taller buildings to be located in the core of the Village or Center, or at an edge adjacent to non-residential uses, with heights stepping down towards existing lower density housing.
- (e) High quality developments and a mix of housing and commercial uses that allows for the use of creative and innovative design and fosters joint development strategies.
- (f) Building setbacks that create public spaces with visual interest.
- (g) Off-street parking that is within structures or underground, where feasible. Where underground parking or structures are not feasible, off-street surface parking within a center should be located at the sides or the rear of buildings and well landscaped to reduce the visual impact of large parking areas. Surface parking in front of a building (between the building and the street) should be avoided, whenever possible.

- (h) Shared parking among various land uses and provision of bicycle parking.
- (i) Centers that are connected with nearby residential, parks, schools and employment areas by well-landscaped and barrier-free pedestrian, bicycle, and transit linkages (see also transportation element).
- (j) Well designed urban centers and urban villages that are sensitive to natural and cultural resources so as to preserve them.
- (k) Emphasis shall be placed on the public realm, which may include parks, plazas, play area and trails, such that they create a sense of place within centers.
- (l) Consideration of design guidelines should include consideration of costs and impacts on affordable housing.

Small Area and Neighborhood Structure

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

However, 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 Policies LU 1-4. These small 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. Even within a discreet city's UGA, there may be several neighborhoods, such as the Mill Creek East area and the Mill Creek A area.

This section of the Land Use chapter acknowledges and treats earlier smaller area plans done by the county. It also identifies the potential for future small area/neighborhood level plans and provides a way to integrate these plans into the overall GPP.

In the past, the county completed plans for 13 subareas. Some plans date from the early 1980s, pre-GMA and five were adopted from the 1995-2005 period, under the GMA. But some of the more recent plans have established goals and policies that address special structures and needs of the neighborhood and are retained. The pre-GMA plans no longer have any legal effect and are repealed. Some plans are outdated and are repealed. This section of the plan addresses these issues.

Beginning in 1995, the county initiated and adopted more detailed planning with several cities and the unincorporated portions with adjacent UGA's. These plans provide important background information on land uses, infrastructure and policy direction. They include the Gold Bar UGA Plan; Snohomish

UGA Plan; Mill Creek "A" UGA Plan; Lake Stevens UGA Plan; and the Mill Creek "East" UGA Plan. The plans also provided a framework for enhancing the neighborhood structure specifically through localized policy direction. Although these UGA plans were repealed in the 2005 update of the GMA comprehensive plan, some important land use policies in these UGA plans have been incorporated within this section, as well as other sections of the GPP, and are intended to provide guidance for the adoption of development regulations that lead to the enhancement of neighborhood structure within the respective UGA.

Policies which enhance specific neighborhood structures and address specific needs are retained in this section of the Land Use Chapter for the Maltby area, the Cathcart area, the area around 35th Avenue SE and 132nd Street SW in the SW UGA, in the Marysville area, and the Tulalip area.

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 des-

ignation 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 Tula-lip 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 create 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 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 Encourage land use patterns that create connected, identifiable neighborhoods and communities in UGAs through a consolidated system of past and future neighborhood plans.

Objective LU 5.A Revitalize or create identifiable, pedestrian-oriented neighborhood areas with focal points, mixed-use centers, and employment areas that are linked with each other.

LU Policies	5.A.1	Repeal subarea land use plans dated prior to 1995.
	5.A.2	Use of former subarea plans dated prior to 1995 should be for reference purposes only.
	5.A.3	Consolidate portions of former subarea plans dated 1995-2002 that are applicable countywide into appropriate chapters of the 2025 plan.
	5.A.4	Recognize unique land use issues within UGAs as identified in former sub-area plans dated 1995-2002 in the Neighborhood Structure section.

- 5.A.5 For planning and zoning proposed within Urban Growth Areas, more detailed planning processes may be developed for identified neighborhoods with the following characteristics:
- (a) areas encompassing 200 to 500 acres and a population of 4,000 to 8,000 people;
 - (b) varied densities and character;
 - (c) a mix of housing types and architecturally compatible styles yielding an average of at least 6 dwelling units per acre; and
 - (d) focal points such as parks, meeting halls, churches, libraries, fire stations, schools and other uses within one quarter mile of neighborhood residents.
- 5.A.6 For planning and zoning proposed within Urban Growth Areas-more detailed planning processes may be developed for identified Neighborhood Commercial Centers with the following characteristics:
- (a) a variety of small-scale commercial uses, public buildings, and mixed-use development within one-half mile or a fifteen minute walking distance for the majority of neighborhood residents;
 - (b) approximately 3 acres in size;
 - (c) served by public transportation; and
 - (d) compatible with adjacent uses.
- 5.A.7 For planning and zoning purposes within Urban Growth Areas, more detailed planning processes may be developed for identified Commercial Centers with the following characteristics:
- (a) approximately 20 to 25 acres in size;
 - (b) serving several neighborhoods within a radius of approximately two miles;
 - (c) providing for public open space;
 - (d) accommodate mixed-use commercial and multi-family residential; and
 - (e) served by public transportation, including connections between neighborhoods and major urban centers.
- 5.A.8 Natural features, open space and critical areas shall be preserved to enhance neighborhood identity.
- 5.A.9 Infrastructure improvements shall be coordinated and shall be provided, where financially feasible, to support the creation of neighborhoods, focal points, and Neighborhood and Community Commercial Centers.
- 5.A.10 Large-scale, auto-oriented commercial uses and employment areas shall be located on the periphery of centers or else, where feasible, linked to centers by pedestrian and bicycle paths and public transit.

5.A.11 Cultural and historical resources shall be preserved to enhance neighborhood identity.

Objective LU 5.B Recognize unique land use issues within specific Urban Growth Areas as identified in previously adopted sub-area plans and/or studies.

LU Policies 5.B.1 New development on property within the Snohomish UGA and designated Urban Industrial and zoned General Commercial (GC) shall be approved with site development plan according to the standards and procedures for the Planned Community Business (PCB) zone. The site development plan shall delineate limited access points to properties and demonstrate compatibility with existing adjacent commercial and residential uses through such measures as landscaping, natural buffers, berms, fencing, sign and lighting control.

5.B.2 Industrial development within the Mill Creek UGA that involves construction of new building, expansion of existing buildings, or a change of use that is clearly visible from adjacent residential property shall provide adequate screening and buffering along the common property lines. Adequate screening and buffering shall generally mean any one or combination of dense plantings, decorative walls or solid fences, and landscaped berms that serve to visually screen and acoustically shield the residential property from the industrial uses.

5.B.3 The county should adopt incentive programs to encourage the reservation or dedication of land through either fee or easement for a pedestrian trail corridor with the general alignment depicted on the parks and open space map of the former Mill Creek East UGA Plan. The actual location of the trail shall be determined on a site-by-site basis, and may vary from the general alignment due to site-specific natural features or project design as long as the connectivity of the entire trail is not compromised.

5.B.4 Within the Southwest County UGA, the Urban Commercial designations in the northeast and southeast quadrants of the intersection of 35th Ave. SE and 132nd St. SE shall be zoned to the Planned Community Business zone. Transportation impacts of development within these Urban Commercial designations shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works.

5.B.5 Within the Southwest County UGA, the Urban High Density Residential designations in the northwest quadrant of the intersection of 35th Ave. SE and 132nd St. SE shall be rezoned to the Multiple

Residential zone. Those parcels that will be zoned Multiple Residential only partially due to flood prone areas within those parcels may be rezoned by an applicant in their entirety to a Planned Residential Development-Multiple Residential zone. Unit yield for the entire Planned Residential Development zone shall be based on the Multiple Residential zone in the Urban High Density Residential designation and the R-9,600 zone in the Urban Low Density Residential designation with an additional Planned Residential Development bonus as permitted by the zoning code. The unit yield allowed in the Urban Low Density Residential designation shall be transferred to the non-flood prone portions of a rezone site. Transportation impacts of development within these Urban High Density Residential designations shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in the Supplemental EIS issued for the Snohomish County 1996 Amendments to the GMA Comprehensive Plan and Development Regulations, as deemed necessary by the Department of Public Works

- 5.B.6 The county shall conduct a master planning study of the Cathcart site, which is located north of Cathcart Way and west of the closed county landfill site. The study shall determine the most appropriate future development to best achieve the county's objectives for this site. The study should include a mix of land use designations and a more precise geographic location of the designations. The master plan shall be adopted as an amendment to the GMA comprehensive plan.
- 5.B.7 Within the Maltby UGA, only industrial uses shall be allowed in areas that are designated on the Future Land Use Map for industrial use and are served or can be served by a railway spur line.
- 5.B.8 Within the Maltby UGA, the Urban Industrial plan designation shall be implemented through the Light Industrial or Industrial Park zones. Areas zoned Light Industrial are those areas located (1) under the Bonneville power line transmission easement and between Broadway and the eastern boundary of the SR-522 right-of-way, (2) between 206th St. SE, Broadway, 207th St. SE, and 88th Dr. SE or their extensions; (3) north of 212th St. SE in which the Light Industrial zone existed as of December 12, 1996; and (4) south of 212th St. SE and designated Urban Industrial by the Future Land Use Map. The Urban Commercial plan designations within the Maltby UGA shall be implemented through the Planned Community Business zone
- 5.B.9 Within the Maltby UGA, the parcel located at the terminus of 219th St. SE and west of 85th Avenue SE shall be designated as Urban Industrial and zoned to the Light Industrial zone. Transportation impacts of development within this Urban Industrial designation

and Light Industrial zone, shall be mitigated consistent with GPP transportation policies, SCC Title 30.66B, and the mitigation measures identified in Addendum No. 16 to the County's GMA Comprehensive Plan/General Policy Plan.

- 5.B.10 Within the Maltby UGA, any future development of urban industrial land which abuts the UGA boundary shall provide the following undeveloped buffer: visual screening comprised of dense plantings, decorative walls, landscaped berming and/or other buffering techniques to make urban development compatible with adjacent rural residential uses.
- 5.B.11 Within the Marysville UGA, parcels zoned light industrial located between 43rd Ave. NE and the railroad right of way shall be limited to no more than 50% lot coverage for new developments or as defined by environmental analyses. All new developments shall mitigate for all drainage impacts, degradation of water quality and loss of fish and wildlife habitat.
- 5.B.12 Within the Southwest UGA, parcels designated Urban Industrial (on Point Wells) shall be considered for future redesignation from Urban Industrial to Mixed Use/Urban center designation upon receipt of necessary studies addressing all permitting considerations such as site development, environmental impacts and issues.
- 5.B.13 New development, excluding single-family residential building permits, proposed within any portion of a Southwest UGA expansion area approved on or after December 20, 2006, located in the Little Bear Creek Watershed shall, when site conditions allow, use low-impact development techniques consistent with the Puget Sound Action Team's Low Impact Development Technical Guidance Manual for Puget Sound to meet storm water management standards instead of conventional methods.

Objective LU 5.C

Recognize the unique development characteristics of certain commercial lands located on fee-simple lands under County jurisdiction within the Tulalip Reservation.

LU Policies 5.C.1

Develop a Reservation Commercial (RC) designation and apply this designation to certain fee-simple lands under county jurisdiction located on the Tulalip Reservation in an area characterized by a unique patchwork of lands under tribal and county jurisdiction, containing urban commercial land uses, supported by urban infrastructure including sanitary sewer and public water, and bordered on the west and north by Quilceda Creek, on the south by Ebey Slough and on the east by Interstate-5. Due to its unique characteristics, this

area is not appropriate for designation as a UGA or LAMIRD. The Reservation Commercial designation shall only apply to lands described in this policy within the Tulalip Reservation.

- 5.C.2 Vacant or under utilized properties designated Reservation Commercial shall be zoned General Commercial. All new development on any property designated Reservation Commercial shall be approved with an official site plan according to the requirements of Chapter 30.31B SCC.

- 5.C.3 New development on property designated Reservation Commercial and adjacent to Quilceda Creek and associated wetlands is subject to a minimum 150 foot wide buffer of undisturbed native vegetation as measured from the ordinary high water mark or wetland edge.

Rural Lands

Rural lands are those areas outside of urban growth areas (UGAs), excluding agricultural and forest lands, which are discussed in separate subsections. Mineral resource lands, also discussed in a separate subsection, overlap with a small portion of rural lands. In Snohomish County, rural areas are traditionally used for hobby farms, tree nurseries, greenhousing, 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 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 of the Land Use chapter as well as other rural-related policies addressing utilities, transportation, housing, open space, parks and recreation, economic development, and natural resources, each discussed in separate sections of the county's comprehensive plan.

- The utilities element discourages urban development patterns in the rural area by restricting public sewer systems outside designated UGAs.
- The 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 lists facilities that are "necessary to support rural development" and corresponding minimum levels of service for each facility.

- The housing section 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 in the Land Use chapter 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 in the GPP provide a foundation supporting rural and resource-based economic activities in the rural areas.

The countywide planning policies for Rural Land Use provide the policy framework for preparing the rural element of the county comprehensive plan. While 85% of the county's population growth will be directed into cities and urban growth areas, rural areas must support the remaining 15%. The rural land use policies provide for this limited growth in rural areas, strive to be sensitive to existing land uses and development patterns, preserve rural character and lifestyle, and protect the environment and natural resource lands.

Rural land use policies describe and accommodate a wide array of land uses and a variety of residential densities that are compatible with the character of rural areas; support rural and natural resource-based industries; provide economic opportunities for rural residents; promote low intensity recreational uses consistent with rural surroundings; and preserve 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 Protect and enhance the character, quality, and identity of rural areas.

Objective LU 6.A Reduce the rate of growth that results in sprawl in rural and resource areas.

- LU Policies**
- 6.A.1 Accommodate the portion of the 20-year growth not assigned to the urban growth areas at appropriate rural densities and using rural development standards.
 - 6.A.2 Establish rural infrastructure standards that are consistent with appropriate rural development patterns and densities.
 - 6.A.3 The Warm Beach Health Care Center/Senior Community may be expanded into an area that includes parcels with the following tax account numbers: 183104-1-002, 2-007, 2-008, 2-009, 2-018, and 2-022. Densities within the expansion area may exceed the density allowed by the GPP Future Land Use Map and/or the zoning classification for these parcels but may not exceed 2 dwelling units per acre, provided that a planned residential development (PRD) consistent with this density allowance is approved for the site prior to the issuance of building permits. The official site plan required by the PRD shall meet applicable requirements of the zoning code. The following additional requirements shall be met:
 - (a) no new lots are created;
 - (b) housing shall be limited to rental housing units for senior citizens;
 - (c) senior housing does not unduly disrupt or alter the visual character of rural uses in the immediate vicinity;
 - (d) impacts concerning traffic, sewage disposal, water supply, and nearby wells are mitigated consistent with county code and policies; and

- (e) the development will not lead to more non-rural development.

Objective LU 6.B

Encourage land use activities and development intensities that protect the character of rural areas, avoid interference with resource land uses, minimize impacts upon critical areas, and allow for future expansion of UGAs. (See the resource sections of the land use element for protection of resource lands and the natural environment element for protection of critical areas.)

LU Policies 6.B.1

Use of a clustering subdivision technique should be encouraged by the County in rural residential areas to 1) preserve the rural character of Snohomish County; 2) avoid interference with resource land uses; 3) minimize impacts upon critical areas; 4) allow for future expansion of the UGAs, where appropriate, and 5) support the provision of more affordable housing in rural areas. The primary benefit of clustering is the preservation of open space. Modest density incentives should be provided in a manner which encourages use of the technique and maximum preservation of open space and maintenance of rural character. The open space tracts in rural cluster subdivisions shall be preserved in perpetuity, except for those located now or in the future within the Rural/Urban Transition Area. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that it may be used for future urban development. Rural cluster subdivision regulations implementing this policy shall include performance standards to ensure that:

1. The number, location and configuration of lots will constitute compact rural development rather than urban growth. Performance standards shall include the following:
 - (a) Preservation of a substantial percentage of total site area in open space to be held in single ownership and in a separate tract or tracts;
 - (b) Provision of a density incentive which is tied to the preservation of open space;
 - (c) Connection of open space tracts with open space tracts on adjacent properties;
 - (d) Density at no greater than the underlying zoning density together with a modest density bonus as an incentive for use of the clustering technique;
 - (e) Allowance of open space uses consistent with the character of the rural area;

- (f) Division of the development into physically separated clusters with a limitation on the maximum number of lots per cluster;
 - (g) Physical separation between clusters consisting of a buffer of wind resistant vegetation;
 - (h) Design that configures residential lots to the greatest extent possible to maintain rural character by:
 - (i) maximizing visibility of open space tract and minimizing visibility of clusters from adjoining collector roads, arterial roads, or state and federal highways through the placement of lots in the interior of the site and through vegetative buffers; and
 - (ii) placing buildings and lots in a manner which does not intrude on the visual character of the rural landscape, in particular, avoiding placement of houses or buildings on forested ridgelines or other prominent physical features;
 - (i) Submittal of a planting and clearing plan to ensure that any planting or clearing proposed will not interfere with the rural character of the site;
 - (j) Submittal of a site plan to ensure that siting of lots and built areas will not interfere with the rural character of the site and is consistent with the performance standards of the ordinance. The site plan must include:
 - (i) location of clusters, roads and open space;
 - (ii) within clusters, location and placement of buildings, useable building areas, driveways, and drainage systems; and
 - (iii) location of critical areas and all buffers;
2. The development minimizes adverse impacts to large-scale natural resource lands, such as forest lands, agricultural lands and critical areas. Performance standards shall include the following:
- (a) Minimization of alterations to topography, critical areas, and drainage systems; and
 - (b) Adequate separation between rural buildings and clusters and designated natural resource lands;
3. The development does not thwart the long-term flexibility to expand the UGA. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that the tract may be reserved for future urban development. When an open space tract is added to a UGA and adequate services can be

provided, the County may allow redevelopment of the open space tract into additional lots to provide appropriate urban level density.

4. The development has made adequate provision for impacts to transportation systems. Performance standards shall include:
 - (a) controls for access to the rural cluster subdivision from public roads;
 - (b) requirements to meet rural concurrency standards; and
 - (c) requirement that the development be located within a rural fire district.
- 6.B.2 The retention of small forest, farming, horse farm and other live-stock based farm operations and hobby farms shall be encouraged in rural areas.
- 6.B.3 Resource-based industries that help sustain rural communities, require only rural levels of service, support the conservation of natural resource lands, and complement rural character shall be promoted in rural areas.
- 6.B.4 Resource-dependent tourism and recreation-oriented uses such as commercial horse stables, guide services, golf courses, and group camps should be allowed on a conditional use basis in rural areas provided they do not adversely impact adjoining rural uses.
- 6.B.5 Nonresource-dependent tourism-related uses such as motels and restaurants serving rural and resource areas should be located within the commercial zones and designations of nearby towns and unincorporated rural areas.
- 6.B.6 Development standards in rural areas shall be consistent with the cultural resources policies in the plan so as to preserve them.
- 6.B.7 Except for athletic facilities located near urban growth areas, campgrounds, parks, recreational facilities, and trails shall consist of low intensity and density uses and be sited and designed to avoid adverse impacts on residents and the environment.
- 6.B.8 Monitor the rate and pattern of development created by rural cluster subdivisions and report to the county council annually to ensure that a pattern of urban development is not established in rural areas.
- 6.B.9 Within the Rural Residential designation, and within that portion of the Rural Residential-Rural Diversification designation that has a Rural/Urban Transition Area overlay, subdivisions may exceed the basic density of 1 lot per 5 acres if the rural cluster subdivision technique is used, all of its criteria and requirements for the maintenance and enhancement of the rural character are met, and the maximum lot yield does not exceed 1 lot per 2.3 acres.

Objective LU 6.C Identify and designate as Rural Resource Transition rural lands with natural resource values between designated resource and rural lands.

- LU Policies**
- 6.C.1 Designate as Low Density Rural Residential those areas which are currently zoned Forestry requiring 20 acre minimum lot sizes in new subdivisions but are not included in the Forestry designations of the General Policy Plan.
 - 6.C.2 The county shall consider the establishment of a Rural Resource Transition designation which would serve as a transition area between rural residential and natural resource lands.
 - 6.C.3 The Rural Resource Transition designation should initially incorporate the Low Density Rural Residential and Rural Residential-10 (Resource Transition) designations of the General Policy Plan and may include other lands which provide an appropriate transition between rural and resource lands.
 - 6.C.4 The county should work with willing landowners to designate lands as Rural Resource Transition which have productive soils, are surrounded by very low intensity land uses, and have parcel sizes of 10 acres or greater.
 - 6.C.5 Through subsequent implementation measures, rural cluster subdivision of Low Density Rural Residential and Rural Resource Transition lands shall be encouraged on tracts 40 acres or larger.
 - 6.C.6 Designate as Rural Residential-10 (Resource Transition) those areas outside of the Tulalip Reservation which were formerly included in Forestry designations on pre-GMA subarea plans but not zoned Forestry. These areas shall not be subdivided into lots less than 10 acres except through the use of cluster subdivision or housing demonstration program using PRD provisions at a maximum density of 1 dwelling unit per 5 acres.
 - 6.C.7 Designate as Rural Residential-10 (Resource Transition) those fee-simple lands on the Tulalip Reservation which are adjacent or in close proximity to lands designated for forestry or agricultural use by the GPP or the Tulalip Tribes' comprehensive plan and lands adjacent to the estuary of Quilceda Creek. The Rural Residential-10 (Resource Transition) designation will serve as a density transition between 5-acre rural residential uses and natural resource lands on the Reservation. The Rural Residential-10 (Resource Transition) areas on the Tulalip Reservation shall not be subdivided into lots less than 10 acres except through the use of the rural cluster subdivision technique at a maximum density of 1 dwelling unit per 10 acres with the provision of a density bonus.

Objective LU 6.D **Designate as Rural Residential-10 those areas outside the Marysville-Arlington Urban Growth Areas east of I-5 to maintain large parcel patterns for small farm and low density rural uses.**

LU Policies 6.D.1 Provide that the portion of the Rural Residential-10 area bounded on the south by 108th and on the north by the diagonal railroad line be maintained in rural status and specialty agriculture through cluster provisions and a specialty agriculture priority.

Objective LU 6.E **Within rural residential areas, recognize existing businesses that are an integral part of the rural character and provide for small-scale, commercial developments that support the immediate rural population with necessary goods and services.**

LU Policies 6.E.1 Within the rural residential designations of the Future Land Use Map, limited commercial uses shall be permitted within a Rural Business zone that provide opportunities for retail sales and services to the surrounding rural population.

6.E.2 The county shall develop Rural Business zoning and development standards that facilitate small-scale retail and service uses at appropriate locations within rural residential areas and minimize impacts to residential areas, resource lands, and critical areas.

6.E.3 In order to maintain the character of surrounding rural residential areas, the Rural Business development standards shall restrict the building size, height, and setback; the size, location, and type of uses; and the areas of impervious surfaces.

6.E.4 Rural Business development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include domestic water, septic systems, and transportation facilities.

6.E.5 Existing small-scale commercial uses within rural residential zones may be zoned Rural Business whether or not they meet the locational criteria listed in Policy LU 6.B.7 only if they are uses allowed within the Rural Business zone. If existing uses do not meet the locational criteria, no future expansion of the zone shall be allowed. This policy is not intended to preclude legal non-conforming uses from expanding consistent with Snohomish County Code provisions.

6.E.6 The county shall rezone existing commercial zones within rural areas and outside the Rural Commercial and Rural Freeway Service designations to the new Rural Business zone.

- 6.E.7 New Rural Business zones may only be approved in Rural Residential plan designations if they meet the following locational criteria:
- (a) A minimum of six hundred residential dwelling units should be located within a two and one-half mile radius of the proposed site.
 - (b) The site is located along a county road or state highway with at least one hundred feet of street frontage or at an intersection of two public roads.
 - (c) No new areas designated or zoned for commercial uses should be located closer than two and one-half miles in the rural area.
 - (d) The total area zoned for Rural Business at any given location should not include more than five acres of net usable area. Net usable area should be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales. Parcels within a Rural Business location should have common boundaries unless separated by public rights-of-way.
 - (e) The size and configuration of the area to be zoned should be capable of accommodating setbacks, buffers, critical area protection, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
- 6.E.8 Sites within a Rural Business zone should be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment should be provided.
 - (b) Site disruption such as excessive grading, filling, or clearing of vegetation should be minimized through landscaping and buffer requirements.
 - (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., should not exceed fifty percent of the net usable site area.
 - (d) Storm water detention facilities, such as ponds and grassy swales, should be designed and landscaped to integrate them into the overall site design and the landscaped buffers on the site.
 - (e) All structures should be set back fifty feet from residentially zoned properties. Structures should be set back one hundred feet from designated agricultural and forest lands.
 - (f) Sites should retain all existing trees in all required buffers along side and rear property lines. Sites should retain all

existing evergreen trees in all required buffers along property frontage excluding areas for access drives and sign locations, unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.

- (g) Billboards should be prohibited within the Rural Business zone. Signage requirements should be similar to the signage provisions of the Neighborhood Business zone.
- (h) Adequate water supplies should be demonstrated for commercial use and fire protection including fire flow.
- (i) Refuse collection, fuel loading and storage areas, and large truck parking areas should be located at least one hundred feet from residential areas and screened by fence or landscaping.

Objective LU 6.F

Provide areas for small-scale, freeway interchange commercial uses that support both local rural populations and the traveling public with necessary goods and services.

LU Policies LU 6.F.1

Within rural lands outside of urban growth areas (UGAs), and located along Interstate 5 at freeway interchanges, permit limited commercial uses that provide opportunities for retail sales and services to rural populations and the needs of the traveling public.

LU 6.F.2

The Rural Freeway Service designation shall apply to areas that are located at the Interstate 5 interchanges north and west of, and outside of, the Arlington/Marysville UGA.

LU 6.F.3

Existing commercial zones currently located at freeway interchanges outside UGAs and within Rural Freeway Service plan designations shall be rezoned to the Rural Freeway Service zone regardless of size.

LU 6.F.4

Rural Freeway Service zoning and development, site, and locational criteria shall be adopted that facilitate small-scale retail and service uses at appropriate locations that minimize impacts to rural residential areas, resource lands, and critical areas.

LU 6.F.5

In order to maintain the rural character of the area, Rural Freeway Service development standards shall restrict the building size, height, and setback, the areas of impervious surfaces, and the size, location, and type of uses.

LU 6.F.6

Rural Freeway Service development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include domestic water, septic systems, and transportation facilities.

- LU 6.F.7 New Rural Freeway Service designations on the Future Land Use map may be approved only in rural areas and if the area meets the following locational criteria:
- (a) Sites should be located near an Interstate 5 interchange and shall abut a frontage or access road.
 - (b) Total land area designated for Rural Freeway Service at any given interchange shall not include more than ten net usable acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.
 - (c) Site conditions such as topography, soils, existing vegetation, critical areas, vehicular traffic sight lines and capacity for water, fire protection and septic systems shall be adequate to support Rural Freeway Service development without adverse impacts to adjacent sites or the natural environment.
 - (d) The size and configuration of the area to be designated must be capable of accommodating setbacks, buffers and other site planning and design techniques that permit small-scale, rural commercial development characteristics.

- LU 6.F.8 Sites within a Rural Freeway Service designation shall be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment shall be provided.
 - (b) Site disruption such as excessive grading, filling, or clearing of vegetation shall be minimized through landscaping and buffer requirements.
 - (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed sixty percent of the net usable site area.
 - (d) Storm water detention facilities, such as ponds and grassy swales, shall be designed and landscaped to integrate them into the overall site design and the landscaped buffers on the site.
 - (e) All applicable State Highway regulations related to access shall be met.
 - (f) All structures shall be set back fifty feet from rural residential zoned properties and from designated farmland. Structures shall be set back one hundred feet from designated forest land.
 - (g) Type III landscaping (as defined by the county's landscaping code), which may include native vegetation with an average width of twenty-five feet but not less than ten feet,

shall be required along all frontage and access roads abutting the property and between other Rural Freeway Service or Rural Business zoned properties. Type II landscaping (as defined by the county's landscaping code), which may include native vegetation with a width of fifty feet, shall be provided along property lines adjacent to rural residential zoned areas.

- (h) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage, excluding areas for access drives and sign locations, unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
- (i) Billboards shall be prohibited within the Rural Freeway Service zone. Signage requirements shall be similar to the signage provisions of the Freeway Service zone.
- (j) Adequate water supplies shall be demonstrated for commercial use and fire protection including fire flow.
- (k) Refuse collection, fuel loading and storage areas, and large truck parking areas shall be located at least one hundred feet from residential areas and screened by fence or landscaping.

Objective LU 6.G

Provide for small-scale industrial uses in the rural areas of the county that are primarily dependent on the natural resources derived from the rural and resource areas.

LU Policies LU 6.G.1

Within rural lands outside of urban growth areas (UGAs), permit limited rural industrial land uses in areas previously designated or zoned for rural industrial uses and permit limited rural industrial uses in areas which have not been previously designated or zoned for rural industrial uses but contain uses or existing structures previously devoted to rural industry. Provide opportunities for small-scale industrial development that relates to other rural uses and natural resource production, processing and distribution of goods.

LU 6.G.2

Recognize the existing rural industrial designations and zones in the county that contribute to the economic diversity of the unincorporated areas of the county and provide employment opportunities to nearby rural populations.

LU 6.G.3

Existing industrial zones outside UGAs shall be rezoned to the Rural Industrial zone regardless of size.

LU 6.G.4

Rural industrial areas should be developed in a manner which supports the rural character of the county and protects sensitive natural

features of the environment. The scale and character of rural industrial development shall be smaller and less intense than urban industrial development.

- LU 6.G.5 Rural Industrial development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include water, septic systems, and transportation facilities.
- LU 6.G.6 Expansions of Rural Industrial designations on the Future Land Use map may be approved only if they meet the following locational criteria:
- (a) Site conditions such as topography, soils, existing vegetation, critical areas, and capacity for water, fire protection and septic systems shall be adequate to support intensive resource-based industrial production without significant adverse environmental impacts.
 - (b) Designation size and configuration shall allow for setbacks, buffers, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
 - (c) Total land area designated for Rural Industrial at any given location shall not include more than twenty net usable acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.
 - (d) Rural industrial development shall not require the construction of long access roads or other transportation improvements such as bridges and roads.
- LU 6.G.7 Sites within a Rural Industrial designation shall be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment shall be provided.
 - (b) Site disruption such as excessive grading, filling, or clearing of vegetation shall be minimized through landscaping and buffer requirements.
 - (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed sixty percent of the net usable site area.
 - (d) Storm water detention facilities such as ponds and grassy swales shall be designed and landscaped to integrate them into the overall site design and the landscape buffers on site.

- (e) All structures shall be set back one hundred feet from rural residential zoned properties, designated farmland, and designated forest land.
- (f) Type III landscaping (as defined by the county's landscaping code), which may include native vegetation with an average width of twenty-five feet but not less than ten feet shall be required along all frontage and access roads abutting the property and between other Rural Freeway Service or Rural Business zoned properties. Type II landscaping (as defined by the county's landscaping code), which may include native vegetation with a width of one hundred feet shall be required along property lines abutting rural residential areas.
- (g) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage excluding areas for access drives and sign locations unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
- (h) Billboards shall be prohibited within the Rural Industrial zone. Signage requirements shall be similar to the signage provisions of the Neighborhood Business zone.
- (i) Adequate water supplies shall be demonstrated for commercial use and fire protection including fire flow.
- (j) Refuse collection, fuel loading and storage areas, and large truck parking areas shall be located at least one hundred feet from residential areas and screened by fence or landscaping.
- (k) Disruption to adjacent rural residential areas by noise, dust, odors, operating hours, vehicular movement and traffic, or adverse visual alteration of the natural landscape by industrial activities shall be minimized.

Objective LU 6.H

Within the rural Clearview area and along State Route 9, establish two limited areas of more intense rural development within logical outer boundaries that are based on commercial uses in existence as of July 1, 1990, and which permits limited infill, development or redevelopment within existing areas.

LU Policies LU 6.H.1

Recognize the existing commercial and residential settlement pattern in the area of southeast Snohomish County along State Route 9 between 184th and 172nd Streets SE and at 164th Street SE as limited areas of more intense rural development (LAMIRD) that pro-

vide retail goods and services to the immediate population and a larger surrounding service area and allow limited infill adjacent to existing commercial development.

- LU 6.H.2 Areas with an existing commercial designation or zoning within LAMIRD boundaries shall be designated Clearview Rural Commercial (CRC).
- LU 6.H.3 Areas designated Rural Residential within LAMIRD boundaries shall retain the existing Rural Residential designation.
- LU 6.H.4 Rural residents should have access to a mix of small scale retail sales, personal services and job opportunities within the CRC designation.
- LU 6.H.5 Prevent strip development by minimizing and containing infill and redevelopment within the logical outer boundaries of two distinct commercial nodes in the Clearview area.
- LU 6.H.6 The boundaries of the Clearview LAMIRDs are shown on the Future Land Use map. The boundaries are based on those found in the Cathcart-Maltby-Clearview area plan, generally follow parcel lines, and include parcels which meet the following criteria:
- (a) The area does not contain extensive critical areas, and
 - (b) The area is developed with a commercial use which was in existence on or before July 1, 1990; or
 - (c) The area is zoned Neighborhood Business or Community Business and is a cohesive part of the existing commercial settlement pattern; or
 - (d) The remaining area constitutes infill, as it is located between and adjacent to two larger areas meeting criteria b) or c) above, or is along the boundary edge and its exclusion would create an irregular boundary.
- LU 6.H.7 Implement the CRC designation through zoning and development standards which reduce impacts of new infill development or redevelopment to adjacent rural residential areas and rural character:
- (a) Require a twenty-five foot wide sight-obscuring landscape buffer adjacent to the LAMIRD boundaries. The buffer should be designated to preserve native vegetation and existing trees of three-inch caliper or larger; and
 - (b) New uses shall be limited primarily to those uses similar to and compatible with uses that existed on July 1, 1990, and which serve the local rural population.
- LU 6.H.8 Development within the CRC designation shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include water, septic systems, and transportation facilities.

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. Along with forestry 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 came into effect in the early 1990's, the county was positioned to amalgamate the GMA requirements into its framework of agricultural planning.

The Growth Management Act (GMA) states that cities and counties should “assure conservation of agricultural land of long-term commercial significance.”

The Act also requires local government to assure that land uses adjacent to designated resource lands 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 classified and designated:

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

Protective measures were adopted for each of the three farmland classifications 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 significant changes over the last two 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.

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.

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:

- 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, staff was dedicated solely to agriculture as a liaison to encourage agriculture overall and 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. 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 held in the fall of 2004,

was also released. Together, these two documents will work to increase the viability of agriculture, clearly showing the county's emphasis on preserving and conserving both the land and the farming livelihood. Some of the measures and topics outlined are:

- Implement the Transfer of Development Rights and Purchase of Development Rights Programs;
- Improve information access and communications with farmers;
- Provide clear definition and clarity as to what agriculture is;
- Conduct regulation reforms to increase efficiency and clarity on agricultural issues;
- Increase agricultural economic development efforts;
- Strengthen public outreach and education efforts on the importance of agriculture and its contributions;
- Recognize agriculture's cultural heritage and historic importance;
- Acknowledge that growth impacts agriculture and work to define measures for assistance and mitigation;
- Educate the next generation of farmers;
- Create the Agriculture Action Plan Advisory Group; and
- Emphasize the importance of the Agriculture Advisory Board.

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 measures, programs and other endeavors have helped bring about a new level of cooperation between the agriculture community, county staff, council and

executive. These policies 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 Conserve agriculture and agricultural land through a variety of planning techniques, regulations, incentive and acquisition methods.

Objective LU 7.A Classify and designate agricultural land of long-term commercial significance.

- LU Policies**
- 7.A.1 The county shall classify and designate farmlands in three classes: Riverway Commercial Farmland, Upland Commercial Farmland, and Local Commercial Farmland as shown on the Future Land Use map and shown in greater detail on a set of assessor's maps which will be part of the implementation ordinances.
 - 7.A.2 Landowners may request in writing a review of the farmland designations as part of the county's annual GMA comprehensive plan amendment process.
 - 7.A.3 The county shall designate farmland as required by the GMA, and consider the guidance provided for designating agricultural lands of long term commercial significance adopted by the State. In addition, farmland designations and expansions of such designations on contiguous lands should be made considering all of the following criteria:
 - (a) The land is prime farmland as defined by the U.S. Soil Conservation Service (SCS) or consists of other Class III soils in the SCS capability classification;
 - (b) The land is shown to be devoted to agriculture by:
 - 1. the adopted future land use map;
 - 2. a current zoning classification of Agriculture-10 acre; and
 - 3. was identified in the 1982 agriculture land inventory, the 1990 aerial photo interpretation, or the 1991 field identification of land devoted to agriculture;
 - (c) The land is located outside a UGA;
 - (d) The land is located outside a sewer service boundary; and
 - (e) The land consists of a parcel of 10 acres or greater in areas designated as Upland Commercial Farmland or Local Commercial Farmland.

- 7.A.4 If requested by a landowner, the county shall consider adding farm lands to the commercial farmland designation if they meet the following criteria:
 - (a) the lands are adjacent to designated farmland and are a minimum of 10 acres; and
 - (b) if not adjacent to designated farmland, the lands must be a minimum of forty (40) acres.

Objective LU 7.B Conserve designated farmland and limit the intrusion of non-agricultural uses into designated areas.

- LU Policies**
- 7.B.1 Areas designated Local Commercial Farmland and not zoned Agriculture-10 shall not be divided into lots of less than 10 acres except when used exclusively for agricultural purposes.
 - 7.B.2 Conversion of Riverway Commercial and Upland Commercial Farmland to ultra-light fields, churches, or new government facilities shall not be allowed.
 - 7.B.3 The county development regulations shall require residential dwellings, with the exceptions of existing dwellings and when rebuilding on the previous dwelling site, be set back from the property line abutting designated farmland as follows:
 - (a) dwellings within or adjacent to designated farmland shall be setback 50 feet
 - (b) if the size, shape, and/or physical site constraints of an existing legal lot do not allow for the required setback, the new dwelling shall maintain the maximum setback possible within the physical constraints of the lot as determined by the department; or
 - (c) the owner of the land proposed for residential development and the owner of the adjacent designated farmland each legally record and file signed covenants running with the land and a document establishing an alternative setback for one or both of the properties which meets the intent of this policy.
 - 7.B.4 The county should work to find alternatives to the planning or construction of public or private infrastructure improvements such as electrical substations, sewer lines and treatment facilities and services on designated farmland. If located on or adjacent to designated farmland the county shall ensure that impacts on commercial agriculture are minimized.
 - 7.B.5 Recreational uses that do not preclude future agriculture use shall be allowed consistent with the Growth Management Act, as now exists or hereafter amended, through implementing development regulations, which incorporate conditions ensuring compatibility with surrounding agricultural uses and limiting loss of prime agricultural soils.

- 7.B.6 In cases where a sewer line has been installed through farmland, residences shall be prohibited from connecting to the sewer line, unless a public health emergency is declared.

Objective LU 7.C Enhance and encourage the agricultural industry through development and adoption of supporting programs and code amendments.

- LU Policies**
- 7.C.1 The Agricultural Advisory Board shall provide advice on and recommendations for goals, policies, programs, incentives and regulations related to agriculture and agricultural conservation.
 - 7.C.2 The county shall work with the cities to develop interlocal agreements that apply standards that include Right to Farm noticing and setback requirements to developments which occur in cities and are adjacent to designated farmlands.
 - 7.C.3 The county shall promote the expansion of agricultural enterprises, such as agri-tourism, specialty and niche agriculture, and especially greenhouses and hydroponic farming on Local and Upland Commercial Farmland and Rural Residential areas.
 - 7.C.4 The county shall ensure that permitted uses in designated agricultural lands adjacent to airports are compatible with airport operations and requirements of the Federal Aviation Administration.
 - 7.C.5 The county shall continue to educate the public on the importance of, and many benefits associated with, the long-term commercial viability of Snohomish County’s local agricultural economy.
 - 7.C.6 The county shall support the use of innovative agricultural technologies, procedures and practices that protect existing land, soil and water resources.
 - 7.C.7 The county shall support programs and partnerships that recognize and promote public awareness of the economic, historic and cultural importance of local agriculture.
 - 7.C.8 The county shall expand opportunities for the agriculture community to participate in economic development, code development and public policy initiatives related to agriculture and agricultural practices.
 - 7.C.9 The county shall consider grade separations, frontage roads, or other methods to safely move vehicles and livestock when new or improved roads are proposed in designated farmland or on roads that receive substantial farm vehicle traffic.
 - 7.C.10 The county shall support and participate in programs that promote and market locally grown and processed products.

7.C.11 The county shall participate in the development of a farm product processing facility (USDA certified) to be located within the county.

Objective LU 7.D Initiate and continue studies which may result in improved conservation of agricultural lands.

- LU Policies**
- 7.D.1 The county should study methods such as the Transfer of Development Rights or Purchase of Development Rights Programs for mitigating the de-designation of farmlands.
 - 7.D.2 Incentives for agricultural industry enhancement such as improved permit processing for designated farmlands and value assessment of farm residences in designated farmland areas at farm rates shall be investigated.
 - 7.D.3 The impacts of siting public facilities such as schools, fire stations, and community centers adjacent to designated farmland should be studied and, if necessary, plan and code amendments should be initiated.
 - 7.D.4 The county shall investigate improvements to development regulations that will reduce the stormwater run-off and water quality impacts of upstream developments on designated farmland .
 - 7.D.5 The county shall investigate ways to simplify the permit process for routine maintenance and repair of dikes/levees and drainage systems on designated farmland.
 - 7.D.6 The county shall investigate funding mechanisms such as grants to help fund the maintenance and repair of agricultural drainage systems.
 - 7.D.7 The county shall conduct a traffic study to identify and assess where traffic interferes with farming.
 - 7.D.8 The county shall study methods to decrease and mitigate the negative effects of residential development adjacent to or on designated agricultural land.
 - 7.D.9 The county shall investigate programs that have the potential to convert farmland for habitat restoration, mitigation or flood storage and their resulting long term effects on agriculture. This investigation shall provide the basis for a subsequent analysis of the effects of such programs on farmland and shall be followed with appropriate policies and regulations to protect designated commercial farmlands.
 - 7.D.10 The county may scope and conduct an analysis of designated farmlands and lands that could be utilized for agriculture. This analysis shall provide the basis for subsequent analysis of the land’s future use, and designation.

Objective LU 7.E

Designate as Recreational Land playing fields and supporting facilities historically located on commercial farm land.

LU Policies LU 7.E.1

Pursuant to state legislation (Laws of Washington 2005, chapter 423), the county shall consider proposals for the Recreational Land designation consistent with the GMA, chapter 36.70A RCW, using the following criteria:

- a. The property is designated as Commercial Farmland on the Future Land Use Map at the time the county considers redesignation.
- b. Grass playing fields and supporting facilities for sports played on grass playing fields were in existence on the property proposed for redesignation prior to July 1, 2004.
- c. The property proposed for designation is not currently in use for commercial production of food or other agricultural products.
- d. The proposed property is not included in a UGA.

LU 7.E.2

The opportunity to redesignate Commercial Farmland to Recreational Land shall expire June 30, 2006.

LU 7.E.3

Designated Recreational Land may be used only for playing fields and supporting facilities for sports played on grass playing fields or for agricultural uses.

LU 7.E.4

Continued operation of playing fields and supporting facilities on lands designated Recreational Land shall not affect other natural resource lands designated under RCW 36.70A.170 (1) (b), and shall not preclude reversion to agricultural uses.

LU 7.E.5

Lands designated Recreational Land are agricultural lands appropriate only for playing fields or agricultural use and not for future transition into UGAs, and subsequent land use actions must be consistent with the Commercial Agriculture of Long Term Significance designation.

LU 7.E.6

Reconsideration of the Recreational Land designation and possible redesignation to Commercial Farmland can occur through a subsequent comprehensive plan amendment when:

- a. Use of playing fields and supporting facilities on designated Recreational Land ceases as the result of a voluntary action by the property owner for two consecutive years; or
- b. Use of playing fields on Recreational Land interferes with surrounding Commercial Farmland or agricultural uses or activities.

Forest Lands

The county recognizes the economic, ecological and historical value of forest lands in the county. Forest lands make up over 18% of the county's total area. 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 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.

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 Identify and designate, conserve and promote sustainable use of valuable forest resource land in the county.

Objective LU 8.A Classify and designate Commercial Forest and Local Forest lands that are primarily devoted to growing trees and that can be economically and practically managed for long term commercial timber production.

- LU Policies**
- 8.A.1 Commercial Forest and Local Forest lands shall be classified and designated as shown on the Future Land Use map attached to this plan and in greater detail on a set of county assessor's maps which are incorporated into this plan by reference.
- 8.A.2 Commercial Forest and Local Forest lands were evaluated considering the factors listed in RCW 36.70.A.030(8) and are designated pursuant to the Growth Management Act (RCW 36.70A.040) because they meet all of the following applicable criteria:
- (a) Parcel Size (Commercial Forest and Local Forest): (a) A minimum of 40 acres or 1/16th of a section; or (b) parcels less than 40 acres which are zoned Forestry when at least 40 acres are contiguously owned and the land is in a deferred forest or exempt tax status.
 - (b) Peninsula Width (Commercial Forest only): Peninsulas shall be more than one quarter mile wide.
 - (c) Island Size (Commercial Forest only): Islands shall be a minimum of 2,000 acres.
 - (d) Tax Classification (Commercial Forest only): Parcels shall currently be in a deferred forest tax status pursuant to RCW 84.33 or RCW 84.34.
 - (e) Primary Use (Commercial Forest and Local Forest): Land shall be primarily devoted to growing trees for long-term commercial timber production; any FPA permit issued within seven years prior to the date of review of these criteria on a site shall have been issued for commercial forest.
 - (f) History of Development Permits (Commercial Forest and Local Forest): The land shall not be subject to any vested development applications containing residential lots or densities higher than one unit per 40 acres for Commercial Forest lands and one unit per 20 acres for Local Forest Lands.
 - (g) Forest Land Cover (Commercial Forest and Local Forest): The land should consist of large forested areas, unless logged within seven years under an FPA permit that did not indicate change of use, and may not contain densely built residential or agricultural areas.
 - (h) Forest Land Grades (Commercial Forest and Local Forest): The land should consist primarily of Forest Land Grades one through three as mapped by the Department of Natural Resources.
 - (i) Exceptions: The only exceptions to these criteria are isolated and uncommon inholdings (parcels surrounded by commercial forest land on all sides).
- 8.A.3 Private and state owned lands within the Mt. Baker-Snoqualmie National Forest that meet the criteria defined in Policy 8.A.2 shall be designated as Commercial Forest.

8.A.4 Landowner requests for changes to the Commercial Forest land designation of their property shall be reviewed for their suitability as Commercial Forest land in accordance with the criteria contained in GPP policy 8.A.2 as part of the county's annual GMA comprehensive plan amendment process.

Objective LU 8.B Conserve designated Commercial Forest lands through the adoption of development regulations.

LU Policies 8.B.1 The county shall not approve subdivision of land designated Commercial Forest beyond the 1/du/80 acres, except for subdivision to allow installation of communication and utility facilities provided all of the following requirements are met:

- (a) the facility cannot suitably be located on undesignated land;
- (b) the installation cannot be accomplished without subdivision;
- (c) the facility is located on the lowest feasible grade of commercial forest land; and
- (d) the facility removes as little land as possible from timber production.

8.B.2 New structures proposed to be located on parcels adjacent to designated Commercial Forest lands shall establish and maintain a minimum 100 foot setback, which shall be a resource protection area, from the property boundaries of adjacent Commercial Forest lands except as follows:

- (a) if the size, shape, and/or physical site constraints of an existing legal lot do not allow a setback of 100 feet, the new structure shall maintain the maximum setback possible; or
- (b) if the owner of the land on which the new structure is proposed and the owner of the adjacent designated Commercial Forest land each legally record and file signed covenants running with the land, and a document establishing an alternative setback for one or both of the properties.

8.B.3 The builders of new dwellings proposed to be located on designated Commercial Forest lands or on parcels adjacent to designated Commercial Forest lands shall provide adequate access for fire vehicles.

8.B.4 The builders of new dwellings proposed to be located on designated Commercial Forest lands or on parcels adjacent to designated Commercial Forest lands, if located within 200 feet of the property boundary of adjacent designated Commercial Forest land, shall be required to survey the property boundaries that abut designated Commercial Forest lands, locate the property boundaries on the ground, and submit a record of survey with a building permit application.

- 8.B.5 Subdivisions, short subdivisions, and rural cluster subdivisions of parcels adjacent to designated Commercial Forest land shall establish a resource protection area of a minimum 100 foot width along designated Commercial Forest land boundaries.
- 8.B.6 Tax incentives should be provided to encourage designated Commercial Forest landowners and owners of land adjacent to designated Commercial Forest land to establish a permanent resource protection area or buffer 200 to 500 feet in width between timber management uses on designated Commercial Forest land and residential uses on adjacent land.
- 8.B.7 New structures proposed to be located on designated Commercial Forest lands shall establish and maintain a minimum 500 foot setback, which shall be a resource protection area, from the property boundaries of adjacent Commercial Forest lands.

Objective LU 8.C **Establish regulations and incentives that encourage multiple use of forest lands for a variety of natural resource and land use activities that are especially suited to commercial forest land because of physical and topographical characteristics, remoteness from populated areas, availability of water supplies, and the quality of the forest environment.**

- LU Policies**
- 8.C.1 Commercial forestry, tree farms, non-commercial mineral extraction, low intensity recreation, compatible ancillary uses, and other activities relying on forest land should be the primary uses of designated Commercial Forest land.
 - 8.C.2 Residential development should be strongly discouraged within designated Commercial Forest lands. However, nothing in this policy shall be construed to prevent the owner of designated Commercial Forest land from living on his/her land, provided that applicable building requirements are met.
 - 8.C.3 Commercial mineral extraction including sand, gravel, and quarry rock shall be allowed on designated Commercial Forest lands through the conditional use permit process where the commercial forest and mineral lands designations coincide.
 - 8.C.4 Incentives should be established to encourage landowners to continue commercial forest management of designated Commercial Forest lands.
 - 8.C.5 The establishment or expansion of special purpose districts and local improvement districts resulting in the imposition of assessments, rates, or charges on designated commercial forest land should be discouraged when the services do not benefit forest management activities.

- 8.C.6 The maintenance of forest lands in timber and current use property tax classifications consistent with RCW 84.33 and RCW 84.34 should be encouraged.

Objective LU 8.D Ensure that adjacent land uses do not interfere with commercial forest management activities.

- LU Policies** 8.D.1 Rural cluster subdivisions shall be utilized for the division of rural land adjacent to designated Commercial Forest lands, except that rural cluster subdivisions shall not be utilized on lands designated Rural Residential-RD and located outside a Rural/Urban Transition Area. Home sites within the rural cluster subdivision shall be sited away from adjacent designated Commercial Forest land property boundaries.
- 8.D.2 Designated Commercial Forest land and land adjacent to designated Commercial Forest land that was previously subdivided but not yet developed for residential use should be considered for replat as a rural cluster subdivision.
- 8.D.3 New dwellings on all designated commercial forest lands and lands adjacent to designated Commercial Forest lands shall meet fire protection standards.
- 8.D.4 Land uses on or adjacent to designated Commercial Forest land shall be sited and designed to minimize trespassing, dumping of garbage, forest fire hazards, and complaints against forest management activities.

Objective LU 8.E Establish a Forest Transition Area (FTA) that creates a protected long-term Commercial Forest land boundary that will not be impacted by adjacent land use conflicts.

- LU Policies** 8.E.1 An FTA one quarter mile in width shall be designated on Commercial Forest lands adjacent to non-resource lands. The FTA consists of Commercial Forest lands and is shown as an overlay to Commercial Forest lands on the County's GMA Comprehensive Plan Future Land Use map.
- 8.E.2 The FTA may be partially developed if adjacent land use conflicts restrict normal forest practices as indicated by at least one of the following:
 - (a) If any of the following uses are located within 500 feet of the commercial forest land boundary:
 - i) residences, campgrounds or other structures valued at more than \$1,000;
 - ii) other areas or activities with frequent public use; or
 - iii) conflicting uses or improvements which are either susceptible to damage from, or are incompatible with, forest practices typical of the area (including, but not limited to, ornamental or fruit trees, berry

- bushes, beehives, livestock or poultry enclosures, etc.).
 - (b) If legal action or action by a public agency or court restricts normal forest practices due to potential conflicts along the boundary.
 - (c) Proof of existence of an active surface water intake which is currently used as source for potable water within one quarter mile downstream.
- 8.E.3 If adjacent land use conflicts restrict normal forest practices, as defined in the GPP, the Commercial Forest landowner shall have the option of developing one sixteenth section of the FTA or a one quarter mile wide segment of the FTA that borders the adjacent land use conflict, whichever is greater. That portion of the FTA eligible for development may be developed at a density of one dwelling per 20 acres through a standard plat or 1 dwelling per 10 acres using a cluster subdivision process.
- 8.E.4 When FTA lands are platted, a deed restriction shall be required that prevents all proposed and future development and other conflicting non-forestry uses in the FTA from being located closer than 500 feet to adjacent non-transition Commercial Forest lands and 200 feet from adjacent undeveloped FTA lands. This 500-foot or 200-foot restricted zone shall be managed and maintained as Commercial Forest land. The deed restriction shall apply only as long as the FTA borders other Commercial Forest lands.
- 8.E.5 The Right to Practice Forestry notice shall apply to properties within the FTA.
- 8.E.6 When FTA lands are divided using a cluster subdivision process, the lands not proposed for use as residential lots, roads, utilities, open space or other uses associated with the residential development, and not within the 500-foot or 200-foot restricted zone, which must be managed as Commercial Forest land as defined by Policy 8.E.4 above, shall be identified as a Resource Management Area which may be managed for timber production in accordance with the Washington Forest Practices Rules and Regulations.

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. 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 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 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 designation represents a reduction in area from the 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. Of the 177,000 acres identified in the inventory, 131,000 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.

The volume of mineral resources designated

on the FLU 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

Conserve mineral resource lands for mineral extraction, minimize the detrimental effects of mineral extraction on the environment and other land uses, and plan for the eventual post-extractive use of mine sites.

Objective LU 9.A Identify and designate mineral resource lands that are not already characterized by urban growth and that have long term significance for the extraction of minerals.

LU Policies 9.A.1 The county shall use the “Prospect Identification and Preliminary Classification” inventory report and maps completed December 1998, and as subsequently revised and updated based on further site-specific geologic data, to identify sand, gravel and bedrock resources potentially eligible for designation as mineral resource land. Determination of eligibility for designation considers the following criteria:

- physical properties of the resource including quality and type;
- depth of the resource;
- depth of the overburden; and
- life of the resource.

9.A.2 The county shall exclude selected mineral resources identified on the inventory from potential designation because of legal, environmental or policy conflicts. Lands which shall be excluded are those:

- located within incorporated city, Urban Growth Area, or National Forest boundaries;
- identified as Tulalip Tribal Trust Lands;
- developed at densities greater than or equal to 0.15 lot per acre (average lot size of 6.67 acres) in neighborhoods with 5 or more homes;
- containing hard-to-replace public facilities (cemeteries, schools/colleges, hospitals, libraries, parks and trails);
- designated Riverway Commercial Farmland, Upland Commercial Farmland, or Local Commercial Farmland by the Snohomish County comprehensive plan;
- designated as a Natural or Conservancy environment by the Snohomish County Shoreline Management Master Program;
- located within a 300-foot Chinook Salmon/Bull Trout corridor;
- located within a 100-year floodplain;
- isolated islands less than 10 acres, except as provided in 9.A.3; and/or
- land with 5-acre or smaller underlying land use designation and/or zoning, except in cases in which the landowner requests mineral resource designation and the site otherwise meets the criteria in 9.A.1 and 9.A.2.

- 9.A.3 The county shall consider proposals for mineral resource designations or extraction on islands less than 10 acres under the following conditions:
- the resource is needed for emergency purposes;
 - the resource is of an exceptional quality needed to satisfy requirements of a specific project;
 - the resource, including precious metals, is part of an official mining claim within the boundaries of the National Forest; or
 - the landowner requests mineral resource designation and the site otherwise meets all criteria in 9.A.1 and 9.A.2.
- 9.A.4 Mineral resource lands are classified and designated in the comprehensive plan as shown on the Mineral Resource Lands Map (Map 2) and in greater detail in the county’s Geographic Information System (GIS) coverage. The mineral resource land designation is an “overlay,” referred to as the Mineral Resource Overlay (MRO), to the Future Land Use Map designation of the comprehensive plan.
- 9.A.5 When interpreting the Mineral Resource Lands Map at the project level, any parcel shown on the map to contain any amount of designated mineral resource shall be considered to be designated for the purpose of eligibility to submit permit applications.
- 9.A.6 Designation as mineral resource land signifies that the use of mineral lands has been anticipated and evaluated at an area-wide level in terms of potential environmental impacts. The environmental documents associated with the mineral lands subelement may be used, as permitted by the SEPA rules, when making threshold determinations and/or preparing environmental documents.
- 9.A.7 Designation as mineral resource land indicates eligibility for permitting by the county as a mineral excavation site and that, at the comprehensive plan level, such land is potentially appropriate for mineral excavation.
- 9.A.8 Designation as mineral resource land does not substitute for any permit or approval required for mineral extraction and should not create a presumption of approval for any required permits.
- 9.A.9 Certain undesignated lands are eligible for permitting by the county under the following conditions:
- expansion of existing legally established mineral operations onto adjacent undesignated land where a portion of the existing site has been designated or zoned Mineral Conservation; or

- private actions within National Forest boundaries for extraction of mineral resources, including precious metals, where the proponent's rights to the minerals has been acknowledged by the Bureau of Land Management.
- 9.A.10 Presence or absence of a mineral resource land designation does not change the current conditional use or legal non-conforming use status of existing mining sites.
- 9.A.11 Retention of conditional use or non-conforming use status for existing mine sites shall not exclude county monitoring, review or certification under updated policies and rules developed after the effective date of the Growth Management Act.
- 9.A.12 Landowner requests for changes in the mineral resource land designations shall be subject to the county's GMA comprehensive plan amendment process. Such requests should be reviewed for consistency with LU Policies 9.A.1, 9.A.2 and 9.A.3.
- 9.A.13 The county shall remove, by amendment of the comprehensive plan, the mineral resource land designation of any mineral site certified as restored by the Washington Department of Natural Resources. If the mineral site lies within one mile of a tribal reservation or Urban Growth Area boundary, the county shall consult with the affected tribe or city regarding the comprehensive plan amendment.
- 9.A.14 The county may consider removing the mineral resource designation, by amendment to the comprehensive plan, from sites where substantial evidence of unique circumstances determines that mineral excavation is not an appropriate use for the site.
- 9.A.15 The county shall study the consideration of landowners' requests for mineral resource designation on their property in river shorelines of the state through the county's GMA comprehensive plan amendment process. The following designation criteria in LU Policy 9.A.2 will be considered during the study:
- Designated as a Natural or Conservancy environment by the Snohomish County Shoreline Management Master Program;
 - Located within a 300-foot Chinook Salmon/Bull Trout corridor;
 - Located within a 100-year floodplain; and/or
 - Designated as Riverway Commercial Farmland by the Snohomish County comprehensive plan.
- 9.A.16 The county shall investigate the economic viability requirements of the mineral industry and review and amend, as appropriate, the mineral lands designation criteria in Policy LU 9.A.2.

Objective LU 9.B Protect designated mineral resource lands from development that would prevent future excavation on those lands.

- LU Policies** 9.B.1 The county shall establish and retain a rural residential or commercial forest comprehensive plan designation and implementing zoning for mineral resource land.
- 9.B.2 The county shall prohibit residential subdivision where the MRO coincides with a 5-acre rural residential designation. Where the MRO covers only a portion of a rural 5-acre designated parcel, the parcel may be subdivided provided that:
- a. minimum lot size requirements can be met according to underlying zoning;
 - b. rural cluster subdivision is used; and
 - c. the portion of the property having the MRO overlay shall be preserved for future mineral resource use by adequate buffers, setbacks and open space.
- 9.B.3 Any subdivision of mineral resource land outside of 5-acre rural designations (e.g. 1 du/10 acres, 1 du/20 acres, or local forest) shall utilize site planning and design opportunities, including rural cluster subdivisions, to retain the maximum amount of land for potential mineral resource use. Open space provisions will preserve the option for future mineral resource extraction.
- 9.B.4 The county will maintain mineral resource maps and/or GIS data and provide this resource information to landowners who wish to investigate resource potential on their lands.

Objective LU 9.C Ensure that the use of lands adjacent to designated mineral resource lands does not interfere with the use of these lands for the extraction of minerals.

- LU Policies** 9.C.1 A mineral lands notice ordinance shall require that all plats, short plats, development permits, and building permits issued for development activities on or within two thousand feet of lands designated as mineral resource contain a notice that the subject property is within or near designated mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. The notice shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

- 9.C.2 The county shall maintain five-acre or larger minimum lot size comprehensive plan designations of rural lands adjacent to designated mineral resource lands.
- 9.C.3 The county shall require the use of rural cluster subdivision for subdivision of rural residential lands (e.g. 1 du/5 acres, 1 du/10 acres, or 1 du/20 acres) adjacent to designated mineral resource lands. Residential lots within the development shall be located as far as possible from designated resource lands.
- 9.C.4 The county shall consider open space, forestry, rural industry, agriculture or recreational uses as preferred land uses on parcels adjacent to designated mineral resource lands in future amendments to the comprehensive plan.

Objective LU 9.D

Ensure that the impacts of mineral extraction, processing and transporting are adequately addressed and mitigated in the permit review process.

LU Policies 9.D.1

The county shall adequately address and mitigate on-site and off-site impacts of mineral operations and transporting in the permit review process. Impact assessment shall include, at a minimum:

- Evaluation of impacts to the natural environment and critical areas both on- and off-site with particular attention to geologic hazards, impacts to groundwater used for potable supply, and fish habitat;
- Evaluation of impacts to adjacent properties including use compatibility, health, safety and welfare; and
- Evaluation of traffic impacts including safety, congestion, road characteristics and conditions, and non-vehicular users along roads impacted by large trucks generated by mineral operations taking into consideration the size, weight and performance characteristics of the large trucks.

- 9.D.2 As part of the permit review process for mineral extraction and processing uses, the county shall consider the impact analysis completed for this plan's environmental documents, which identifies areas with moderate to high land use, watershed and/or transportation impacts, when requesting information for permit applications, making threshold determinations or preparing site-specific environmental documents.
- 9.D.3 The county will evaluate transportation and hauling impacts as part of an individual site specific permit application.
- 9.D.4 The county shall coordinate with the mineral industry and stakeholder groups to develop a mineral lands strategy addressing education and outreach; data collection and tracking; and economic development.

9.D.5 Protection of groundwater resources is of primary importance thus the county shall require hydrogeologic site evaluations, mitigation plans and/or groundwater monitoring programs when conditions merit. The county shall also require contingency plans for alternate potable water supply in the event of groundwater contamination or aquifer breach directly resulting from mineral operations.

9.D.6 Application of the criteria in policy 9.A.2 results in elimination of Shorelines of the State from mineral resource designation. Therefore, proposals including mineral operations within Shorelines of the State shall not be eligible for permits from the county.

Objective LU 9.E Ensure that jurisdictions potentially affected by mineral extraction activities are consulted when mineral permit applications are submitted to the county.

LU Policies 9.E.1 Request-for-review comments on mining proposals shall be solicited from all nearby and affected cities, Indian Tribes and state and federal landowners.

9.E.2 The county shall consider interlocal agreements with jurisdictions already impacted by established mines, including, but not limited to: Gold Bar, Sultan, Monroe and Granite Falls.

9.E.3 The county shall coordinate with affected jurisdictions when reviewing new applications for mineral operations.

Objective LU 9.F Ensure that mining site approval does not preclude or inhibit the planned post-extractive use of the mine site or the planned future use of adjacent lands.

LU Policies 9.F.1 Post-extractive uses should be identified, at the time of permitting, for mineral resource lands that are consistent with adjacent and nearby comprehensive plan designations. Where adjacent or nearby lands are designated mineral resource land, the post-extractive use of the permitted site should be compatible with future mineral extraction activities on the adjacent or nearby lands.

9.F.2 The county shall utilize available opportunities to ensure that mine site excavation and reclamation are consistent with county, city and tribal land use plans and the state Surface Mine Reclamation Act (RCW 78.44).

9.F.3 The county shall pursue innovative reclamation plans in concert with private landowners for the final conversion of exhausted mineral resource lands into desirable uses (park land, open space, forest land, community lakes, etc.). Such reclamation plans will be considered as favorable mitigations of the mining activity during the county's SEPA review process.

Open Space, Shoreline and Scenic Resources

Open space is defined as any parcel or area of land that remains essentially unimproved 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 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 GMA establishes the following planning goal (9) concerning open space and resource 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. The open space corridors are to include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. In urban areas, open space provides relief from intense urban land uses. Open space needs must be balanced with other land uses in urban planning.

The Open Space Corridor/Greenbelt Map (Map 4 in the map portfolio and described in the Open Space Corridor/Greenbelt Areas

map section of this plan) depicts a county-wide open space network.

Multi-county policies have been adopted by the Puget Sound Regional Council which place emphasis on funding countywide networks of permanent urban and rural open space. Other multi-county policies require planning for open space areas and corridors of regional significance.

The multi-county policies also call for regulatory and acquisition programs to protect scenic resources of unique or outstanding value.

In 2001, the county completed the Southwest UGA GreenSpace Project. This report, developed with the assistance of representatives from throughout the Southwest UGA, identified funding strategies for preserving open space. This document is advisory and can provide a resource for policy decisions on incentives to encourage the preservation of open spaces in the Southwest UGA.

Other documents which may also provide guidance in determining open space corridors are WRIA plans, Critical Areas maps, and the Parks and Recreation Plan. 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 Identify and protect open space, natural and scenic resources and shoreline areas.

Objective LU 10.A Identify and preserve an integrated open space network.

- LU Policies** 10.A.1 The county shall consider the following features for inclusion in an open space system:
- (a) natural or scenic resource areas;
 - (b) water supply protection areas (public watersheds) and natural drainage easements;
 - (c) urban and rural landscaped areas, such as public or private golf courses, public or private school yards, cemeteries, active parks and arboretums;
 - (d) public and private low intensity park and recreation sites such as wildlife preserves, nature reservations, sanctuaries, or hiking, equestrian and biking trails;
 - (e) land reserved as open space or buffer as part of development;
 - (f) cultural, archaeological, geologic, and historic sites;
 - (g) major multi-functional river corridors (Snoqualmie, Snohomish, Skykomish and Stillaguamish valleys) and other water bodies including Puget Sound, major lakes, and major tributaries;
 - (h) linear open space such as utility and trail corridors;
 - (i) land designated open space under the Open Space General Criteria established according to SCC 4.28.040 for tax assessment purposes;
 - (j) lands that link existing open space and recreation areas; and
 - (k) lands that form open space corridors within and between urban growth areas.

Objective LU 10.B Develop plans and techniques to preserve open space and scenic resources.

- LU Policies** 10.B.1 The county shall use a variety of land development techniques to preserve and maintain open space corridors that define urban growth boundaries and provide separation between communities, and between urban and rural areas where feasible.
- 10.B.2 The county shall consider various land acquisition techniques in the development of cooperative management plans and implementation strategies for open space areas of inter-jurisdictional significance.
- 10.B.3 The county shall pursue joint ventures with cities, school districts, and private land developers to exploit joint use opportunities for open space and recreation.
- 10.B.4 The county shall work with cities to create an integrated system of passive and active parks, open spaces, and trails in areas which are

accessible to all residents of the county and cities, and provide for a variety of recreational activities, and contribute to neighborhood or community identity.

10.B.5 The county shall work cooperatively with public and private groups to identify, protect, and enhance open space areas and corridors of regional significance, such as the Stevens Pass Greenway.

10.B.6 The county shall integrate open space planning and the protection of scenic resources with innovative programs, such as purchase or transfer of development rights, cluster development, open space tax assessment, and acquisition of easements.

10.B.7 The county shall consider development of code and site design standards that encourage the preservation of natural and scenic resources.

Objective LU 10.C **Preserve and enhance public access and recreational opportunities through the Shoreline Master Program. See Shoreline Master Program for Goals and Policies related to areas of Snohomish County subject to the Shoreline Management Act.**

Cultural Resources

Snohomish County is blessed with 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, 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 and identity for all ages.
- 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 of this 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 and the state

procedures for protection of archaeological resources.

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

One of the thirteen goals of the GMA which states: "identify and encourage preservation of lands, sites and structures, that have historical and archeological significance," 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 on April 3, 2002. Title 33 outlines the procedures by which the county will identify, evaluate and protect archaeological and historic resources. Specifically, through the ordinance the county created the Historic Preservation Commission and outlined its powers and duties. The county also adopted rules to ensure the protection of archaeological resources.

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.

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, 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 Sno-

homish 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 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 Identify and encourage the preservation and enhancement of cultural resources in Snohomish County, including archaeological, historic and arts resources.

Objective LU 11.A Identify and document archaeological and historic resources throughout Snohomish County.

- LU Policies**
- 11.A.1 The Snohomish County historic resource inventory shall be used in conjunction with the State’s list of registered archaeological sites as the county’s vehicles for identifying and documenting historic and archaeological resources.
 - 11.A.2 The county’s historic resource inventory and its copies of the State’s list of registered archaeological sites shall be updated on a continuing basis to ensure the inventories’ usefulness as historic preservation and land use tools.
 - 11.A.3 The county’s resource inventories shall be coordinated with similar programs maintained by municipalities and indigenous people within the county to ensure the comprehensiveness of the inventories.
 - 11.A.4 Consistent with its resources and based on the standards of the resources inventories, the county shall provide technical assistance to local groups whose work can be incorporated into the county’s inventories.
 - 11.A.5 The county shall encourage the protection and use of cultural resources which have the potential to further economic development initiatives.
 - 11.A.6 Since lands designated Reservation Commercial are located in a culturally significant area, development applications on any property in this designation shall include an archeological assessment in order to avoid impacting any archeological resource.

Objective LU 11.B Preserve and enhance archaeological and historic resources.

- LU Policies**
- 11.B.1 The county shall maintain its certified local government status under the 1966 National Historic Preservation Act by carrying out the requirements of its historic preservation ordinance.
 - 11.B.2 The county shall meet its historic and archaeological resource management obligations under federal, state, and local regulations in an efficient and effective manner.
 - 11.B.3 Commensurate with its resources, the county shall provide technical assistance on historic and archaeological resource matters.
 - 11.B.4 The county shall promote preservation of identified archaeological and historic resources.
 - 11.B.5 On projects under its authority, the county shall consistently seek to mitigate unavoidable negative impacts to historic and archaeological resources and to discourage demolition of culturally significant structures and sites.
 - 11.B.6 The county shall develop incentives to promote preservation and adaptive reuse of historic resources.
 - 11.B.7 The county shall continue coordinated long-range planning to identify the best strategies for preserving and enhancing historic and archaeological resources.
 - 11.B.8 The county shall participate in an ongoing community cultural planning process with representatives of arts, heritage, and tourism organizations.

Objective LU 11.C Ensure that Snohomish County's policies encourage the social, economic and quality of life benefits of the arts.

- LU Policies**
- 11. C.1 The county shall encourage the identification, documentation, protection and enhancement of arts resources which have the potential to further economic development initiatives.
 - 11.C.2 The county should seek to integrate the arts and aesthetic values with government action through the guidance of the General Policy Plan and other appropriate documents.
 - 11.C.3 The county shall cooperate with arts and tourism organizations to promote inclusion of the arts in community planning and development as well as cultural tourism efforts.
 - 11.C.4 The county shall cooperate with the Snohomish County Arts Commission in their discussions and research regarding the potential for cultural tourism, economic development, and acquisition of public art through the commission's arts program.

- 11.C.5 Commensurate with its resources, the county shall provide technical assistance on arts resource matters.
- 11.C.6 On projects under its authority, the county shall consistently seek to mitigate unavoidable negative impacts to arts resources and to discourage demolition of works of art.
- 11.C.7 The county shall undertake, through its arts commission, coordinated long-range planning to identify the best strategies for preserving and enhancing arts resources.
- 11.C.8 The county shall participate in an ongoing community cultural planning process with representatives of arts, heritage, and tourism organizations.

Objective LU 11.D Recognize the value of promoting cultural tourism as an economic development tool and as a stimulus to cultural resource preservation and enhancement.

- LU Policies**
- 11.D.1 The county shall ensure that cultural tourism projects remain eligible for funding assistance through its hotel/motel tax fund program.
 - 11.D.2 The county shall continue to cooperate with cultural groups and the organized representatives of the tourism industry to promote cultural tourism.
 - 11.D.3 Commensurate with its resources, and in addition to the official Local Register of Historic Places program, the county shall provide honorary recognition programs, such as Centennial Farms and Landmark designations, in order to stimulate efforts to preserve cultural resources.

Airport Compatibility

Aviation is important to the economic health of Snohomish County and the quality of life of its citizens, businesses and visitors. One of the major challenges is to balance aviation needs with the needs of local communities. The Growth Management Act requires that every county discourage within its jurisdiction the siting of incompatible land uses adjacent to public use airports. 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 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. Both Paine Field and Harvey Field are FAA designated reliever airfields for SEATAC International Airport.

Public Use Airports in Snohomish County are:

- The Snohomish County Airport - Paine Field, southwest of Everett
- The City of Arlington Municipal Airport
- Harvey Field, just south of the City of Snohomish
- The Darrington Municipal Airport
- Firstair Field, Monroe

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 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 required to prevent potential conflicts with air operations. To ensure compatibility with airport operations, proof of an airspace analysis should be 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 of the GPP.

The following goals and policies are intended to guide the development of regulations that will protect each of the County's public use airports and the adjacent proper-

ties 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 Protect public use airports in the county from nearby incompatible land uses and developments.

Objective LU 12.A Discourage incompatible uses in the vicinity of public use airports.

- LU Policies** 12.A.1 The county shall work with the owners and managers of public use airports to identify and designate criteria identifying incompatible land uses in the vicinity of public use airports and how they should be discouraged through the adoption of zoning and development regulations.
- 12.A.2 The county shall work with the owners and managers of public use airports to identify and designate areas on the Future Land Use Map where incompatible uses should be discouraged.
- 12.A.3 When adopting amendments to the comprehensive plan the county shall consider the compatibility of the amendments with public airport uses.

Objective LU 12.B Notify surrounding properties of proximity to public use airports.

- LU Policy** 12.B.1 The county shall develop a process to notify property owners within Airport Influence Areas that their property is located adjacent to a public use airport and may experience impacts from airport operations.

Objective LU 12.C Discourage development in areas adjacent to public use airports that may negatively impact airport operations.

- LU Policies** 12.C.1 The county shall discourage the siting of uses that attract birds, create visual hazards, discharge any particulate matter in the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and/or instrument landing systems, or otherwise obstruct or conflict with aircraft patterns within airport influence areas.
- 12.C.2 The county shall consult with stakeholders to develop regulations that require proof of an airspace analysis pursuant to Federal Aviation Administration regulations before issuing permits for projects that are developed adjacent to public use airports.

GOAL LU 13

Recognize and support county public use airports as essential public facilities and significant economic resources.

Objective LU 13.A

Support actions that make public use airports economically viable.

LU Policies 13.A.1

The county shall encourage economic development opportunities and aviation-related uses adjacent to airports in urban growth areas.

13.A.2

The county shall promote the efficient, region-wide mobility of goods and services consistent with the economic development element of the Snohomish County GMA Comprehensive Plan and the regional transportation strategy developed by the Puget Sound Regional Council.

Transfer and Purchase of Development Rights

The GMA states that cities and counties should assure the conservation of agricultural and forestry lands of long-term commercial significance. The Act further specifies that, in assuring conservation, these jurisdictions should provide for innovative land use management techniques, such as the transfer of development rights. Both the Countywide Planning Policies and General Policy 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," where development is encouraged. Thus, TDR programs have the ability to lessen public expenditure while achieving the same resource conservation benefits as PDR.

The establishment of complementary TDR and PDR programs in Snohomish County provides greater flexibility in resource conservation efforts. A "toolbox" of regulatory, incentive and promotional techniques can best address unique locational, landowner, market and funding considerations.

Phased or incremental development of the TDR and PDR programs allows an initial focused conservation effort in Snohomish County. Farmlands are under the most immediate threat of conversion to non-resource uses. Therefore, the initial phases of TDR and PDR will be limited to such lands, although additional land use designations could be added in the future if the initial TDR and PDR efforts prove effective. Completing periodic program evaluations, making adjustments as necessary, and working with cities are keys to ensuring the county's TDR and PDR programs are successful. In the TDR context, for example, program development requires careful monitoring of market conditions, including the relationship between the supply of development rights within sending areas and the demand for those rights within receiving areas.

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.

Additional receiving areas, as well as further regulatory amendments, may be adopted in the future based on experience gained in the Arlington pilot TDR receiving area. Similarly, based on the experience of landowners within the TDR sending area, the county may consider designating more natural resource lands as sending areas and/or expanding the sending area designation to include critical areas.

Summary of the County’s TDR System

In a nutshell, the County’s TDR program conserves vital natural resource lands by conditioning development within urban receiving areas on the use of “TDR certificates” acquired from sending area landowners or, in limited circumstances, directly from the County.

The TDR sending area designation is a legislative planning overlay that is applied to important agricultural or forest lands designated as “natural resource land” pursuant to the GMA. Landowners within designated sending areas can obtain TDR certificates, which are freely transferable, in exchange for recording a conservation easement that provides greater protection of the sending site’s natural resource functions than the underlying zoning.

The TDR receiving area designation is a legislative planning overlay designated on the GPP future land use map. The designation is applied in connection with UGA expansions conditioned on the adoption of TDR regulations by the adjacent city and the execution of an interlocal agreement between the county and the city. GPP policies establish minimum requirements for the required TDR regulations and interlocal agreement that must be satisfied in order for the UGA expansion to become effective. These requirements ensure that TDR certificates will be required for development approvals within the receiving area following annexation, while providing cities the flexibility to adopt TDR regulations that fit their local circumstances.

Consistent with market-based principles inherent to TDR programs, it is envisioned that most transactions will occur directly between sending and receiving area landowners. However, chapter 30.35A SCC authorizes the county to purchase, hold and resell de-

velopment rights from designated sending areas under limited circumstances. Based on a review of other jurisdictions’ TDR programs, this option can be expected to: 1) help jumpstart private sector transfers by demonstrating successful transfers; and 2) respond in a timely manner to development pressures within the sending area. Limited funds have been identified to help with this effort.

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. 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 2005 amendments to the GMA Comprehensive Plan: General Policy Plan establish a policy basis for a PDR program in Snohomish County.

GOAL LU 14 Conserve important natural resource lands through the use of complementary Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs.

Objective LU 14.A Develop and implement a TDR program based on free market principles for the purpose of permanently conserving specified natural resource lands.

- LU Policies**
- 14.A.1 Natural resource lands targeted for conservation through the TDR program shall be referred to as “sending areas” and shall be: (a) designated as Transfer of Development Rights Sending Area Overlay on the Future Land Use Map, which shall also retain the underlying natural resource designation; and (b) depicted on the official zoning maps with an “SA” suffix: or (c) designated by interlocal agreement, development agreement or code amendment.
 - 14.A.2 Agricultural and forest lands as defined in RCW 36.70A.170 shall be eligible for designation as TDR sending areas, based on consideration of the following factors: (a) the extent to which the area has historically been used for commercial agricultural or forest production; (b) the extent to which future residential or commercial development is likely to occur in or near the area, as evidenced by overall market trends; and (c) the extent to which conservation of the area would further the natural resource goals of the General Policy Plan.
 - 14.A.3 TDR implementing regulations shall allow the transfer of development rights only from sites that are located within TDR sending areas and comply with additional substantive requirements, to be established by regulation, which help to further the natural resource goals of the General Policy Plan.
 - 14.A.4 TDR implementing regulations shall establish a clear, orderly process for landowners within designated TDR sending areas to obtain TDR certificates in exchange for recording a conservation easement restricting non-agricultural development on the sending site. The number of TDR certificates issued shall be based on the approximate development potential of the sending site, multiplied by a “transfer ratio” established by the county, if necessary, in order to facilitate the creation of a market for TDR certificates. TDR certificates shall be valid for transfer purposes only and shall not entitle the sending area landowner to development approvals.
 - 14.A.5 Requirements for TDR conservation easements shall be established by regulation and shall specify the substantive terms and conditions applicable to the sending site, including: (a) the prohibition of new residential development on all portions of the sending site for which TDR certificates are issued; (b) the prohibition of all development within the sending site that would impair or diminish the natural resource values of the land; and (c) provisions for the administration, enforcement, recording, and acceptance of TDR conservation easements.

- 14.A.6 Lands where development rights from TDR sending areas may be used shall be referred to as TDR receiving areas and shall be (a) designated as Transfer of Development Rights Receiving Area Overlay on the Future Land Use Map; and (b) depicted on the official zoning maps with an “RA” suffix applied to the underlying zoning classification: or (c) designated by interlocal agreement, development agreement or code amendment.
- 14.A.7 In identifying potential TDR receiving areas, the county council shall give priority to areas where: (a) market pressures favor increased development; (b) existing or planned urban services will be available to accommodate new growth and development; (c) the adjacent city and surrounding community support the proposed TDR receiving; and (d) a designated TDR sending area is located in the same area or region as the proposed TDR receiving area.
- 14.A.8 The TDR Receiving Area Overlay may only be applied to areas located within the Rural Urban Transition Area concurrent with the addition of such areas to an adjacent urban growth area (UGA) or to other areas agreed to by interlocal agreement, development agreement, or code amendment. Expansions of a UGA to include a TDR receiving area must be conditioned by the county council on compliance with the requirements set forth in LU Policy 14.A.9 and will become effective only if those conditions are satisfied within a time period specified by ordinance. In the event that those conditions are not satisfied within the required time period, the population allocated to support the UGA expansion pursuant to PE Policy 1.A.6 shall revert back to the TDR population reserve set forth in Appendix D.
- 14.A.9 UGA expansions to include a TDR receiving area shall be conditioned by the county council on execution of an interlocal agreement between the county and a city adjacent to the UGA expansion area. The agreement, which may be included as an addendum to an existing interlocal agreement, shall be approved by ordinance and executed by the county only if the following provisions are included:
1. An agreement by the city to annex the TDR receiving area in a timely manner following expansion of the UGA.
 2. An agreement by the city to adopt TDR regulations prior to annexation and to apply those regulations to the TDR receiving area following annexation. These regulations, as provided for in the agreement, must include:
 - a. A requirement that applicants for residential development in connection with a subdivision, short subdivision, binding

site plan, planned residential development, or other official site plan provide the city with TDR certificates issued pursuant to chapter 30.35A SCC as a condition to development approval. For the pilot TDR receiving area designated outside the city of Arlington, the number of TDR certificates required must equal or exceed 25% of the number of single family residential units and 50% of the number of multi-family residential units resulting from the proposed development. The minimum TDR percentage required under interlocal agreements for future incorporated TDR receiving areas may vary, based on local circumstances and market conditions.

- b. A requirement that applicants for commercial developments provide the city with TDR certificates issued pursuant to chapter 30.35A SCC and a provision establishing the number of TDR certificates to be required for approval of commercial development applications.
 - c. Other provisions, if any, that are deemed appropriate by the city, such as requirements for the presentation and extinguishment of TDR certificates.
3. An agreement by the county to retain existing zoning for the receiving area in order to prevent urban development from occurring prior to annexation and thus ensure that urban development within the receiving area will be compatible with the city's development standards and served by adequate facilities.
 4. Other provisions, if any, that are deemed appropriate by the city and the county, such as requirements for zoning, master planning, and permit review within the TDR receiving area.

14.A.10 The county intends for TDR transactions to occur predominantly in the private sector, directly between sending area and receiving area landowners. However, to promote and encourage use of the TDR program, the county shall be authorized to buy, hold, and resell TDR certificates issued for sending sites within the TDR pilot program sending area located in the Stillaguamish River Valley. The purchase and sale of TDR certificates shall be subject to a competitive process, pursuant to chapter 30.35A SCC, which ensures that the county receives fair market value for the sale of TDR certificates and that decisions concerning potential purchases are based on the goals of this chapter.

- 14.A.11 The effectiveness of the TDR program should be evaluated and adjustments made to the program as determined appropriate:
1. Performance indicators or measures of program success should be developed;
 2. The level of development rights transfers between sending and receiving areas should be monitored; and
 3. Based on an assessment of the measures of program success, changes to the sending or receiving area designations, transfer ratios, and other policy and code provisions should be considered and implemented, when appropriate.
- 14.A.12 Opportunities to create “non-residential” receiving areas and transfer options should be evaluated and, where appropriate, be established through amendment of the comprehensive plan and/or implementing code. Examples of such options include increases to commercial floor area, impervious surfaces, parking stalls, or building heights through the use of transferred development rights.
- 14.A.13 Opportunities to designate additional natural resource lands as sending areas should be evaluated and, where appropriate, be established through amendment of the comprehensive plan and implementing code. When 50% or more of the projected number of transferable development rights have been utilized in the designated sending areas, the addition of sending area lands should be considered by the county.
- 14.A.14 A public outreach and education process, focusing on sending and receiving area landowners, should be implemented to inform potential program participants and to encourage participation in the TDR program.
- 14.A.15 The county should consider actions to promote the transfer of development rights including:
1. Helping facilitate the transfer of development rights from sending area to receiving area landowners;
 2. Selective purchase and sale of private development rights to stimulate private sector transfers; and
 3. Funding of public amenities in receiving areas to enhance the livability of the neighborhoods where higher densities are encouraged.

Objective LU 14.B Develop and implement a Purchase of Development Rights (PDR) program utilizing available funding sources for the purpose of permanently preserving natural resource lands.

- LU Policies**
- 14.B.1 A PDR program may, at the option of the county, be used for the purpose of permanently preserving natural resource lands.
 - 14.B.2 The PDR program shall be coordinated with, and be designed to complement, the TDR program.
 - 14.B.3 Agricultural and forest lands as defined in RCW 36.70A.170 shall be eligible for conservation through the PDR program. Other lands having high natural resource, environmental, or open space values may also be determined eligible for conservation.
 - 14.B.4 An application process, application forms and review criteria shall be developed and utilized to consider landowner proposals to sell developments rights.
 - 14.B.5 A public outreach and education process, focusing on sending area landowners, shall be implemented to inform potential program participants and to encourage participation in the PDR program.
 - 14.B.6 Sources of funding for any PDR program shall be identified. The use of county Conservation Futures fund monies, grant, and local bond revenues should be considered. Where appropriate, applications for grant monies should be prepared and submitted.
 - 14.B.7 The effectiveness of the PDR program shall be evaluated and adjustments made to the program as determined appropriate:
 - 1. Indicators or measures of program success shall be developed;
 - 2. The level of development rights sales shall be monitored; and
 - 3. Based on an assessment of the measures of program success, changes to the PDR program shall be considered and implemented, when appropriate.

Future Land Use Map

Interpreting the Future Land Use Map

The future land use map provides generalized urban and rural residential, commercial, and industrial land use designations.

The map includes urban growth area (UGA) boundaries between urban and rural land uses. The locations of several centers, consistent with plan policies, are also identified.

Implementing Zoning

The appropriate implementing zoning classifications for the GPP land use designations are identified in the following subsections.

The county completed areawide rezones in rural areas to make the zoning map consistent with the rural plan designations and their density and lot size requirements. Within urban residential plan designations, the county will continue to adopt zoning to ensure consistency with future land use map designations. Property owners may individually request rezones to higher urban residential densities consistent with the GPP policies and the GPP Future Land Use Map. Within urban commercial and industrial designations, property owners may individually request rezones to higher urban residential densities consistent with the GPP policies and the GPP Future Land Use Map. The exception is the Maltby UGA, where additional planning was conducted in response to a GMHB remand order and final zoning is in place. Within UGAs, implementing zoning may be further limited in the designations described below.

Forestry and Recreation (F&R) is not identified as an implementing zone within the applicable General Policy Plan designation. 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 within the applicable General Policy Plan designation. Properties already zoned MC may develop as provided for under existing policies and regulations.

URBAN PLAN DESIGNATIONS

Urban Residential Designations

These designations encompass residential lands within the unincorporated 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. The allowable density for a development will be determined by the provisions of the GMA zoning code rather than the density values associated with the plan designations, except that the minimum density in UGAs may not be less than 4 dwelling units per net acre except as specified in Policy LU 2.B.1.

There are no other minimum density requirements imposed by these plan designations. Rezones to any of the zoning categories listed below for urban residential designations may be approved consistent with general zoning criteria and GPP policies, except as described below.

Densities may be exceeded by the bonus density provided by the zoning code such as in planned residential development zones and Transfer of Development Rights (TDR) receiving areas. The urban residential designations include some areas where land use, and public facilities and services to serve urban development have not yet been planned. These areas may be identified on the Future Land Use Map by a growth phasing overlay. In those areas, preliminary subdivisions, PRDs, short plats, and binding site plans may be discouraged or disallowed unless criteria

specified in the GPP's land use policies are met.

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: 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 of detached homes on small lots, townhouses, and apartments in medium density, multi-family residential developments. Implementing zones: 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: MR, PRD-MR, LDMR, and PRD-LDMR.

Supplemental Designations of ULDR Areas (Map 6)

Map 6 provides additional detail regarding allowed residential densities within the Urban Low Density Residential plan designation for the Mill Creek, Marysville and Lake Stevens UGAs. Within these UGAs, implementing zoning shall be limited in the designations described below.

Marysville Urban Low Density Residential – Limited (ULDR-L (4-5)): 4 to 5 dwelling units per acre. Like the ULDR designation, the ULDR-L (4-5) designation allows mostly detached housing development on larger lot sizes. This designation is applied in a portion of the Sunnyside area that is confined to the lowest density urban zone because of environmental constraints and difficulties in service provision. Implementing zones: include R-9,600 and R-8,400 and PRD-9,600.

Marysville Urban Low Density Residential – Limited (ULDR-L (5-6)): 5 to 6 dwelling units per acre. The ULDR-L (5-6) designation allows mostly detached housing development on larger lot sizes. It is applied to portions of Sunnyside area in the Marysville UGA. Land in this category may be developed at a density of five to six dwelling units per acre. Implementing zones: include R-8,400 and R-7,200 and PRD-7,200.

Lake Stevens Urban Low Density Residential - Limited (ULDR-L (4)): 4 dwelling units per acre. Like the ULDR designation, the ULDR-L (4) designation allows mostly detached housing development on larger lot sizes in the Lake Stevens UGA. This designation is applied in a portion of the Sunnyside area, around Lake Stevens and southeast of the City that are confined to the lowest density urban zone because of environmental constraints and difficulties in service provision. Implementing zones: include R-9,600 and R-20,000.

Lake Stevens Urban Low Density Residential - Limited (ULDR-L (6)): 6 dwelling units per acre. The ULDR-L (6) designation allows mostly detached housing development on larger lot sizes. It is applied to most of the non-constrained ULDR land in the Lake Stevens UGA. Land in this category may be developed at a density of six dwelling units per acre. Implementing zones: include R-7,200 and PRD-7,200.

Mill Creek East Urban Low Density Residential - Limited (ULDR-L (6)): 6 dwelling units per acre. The area designated ULDR (6) is located south of Seattle Hill Road, east of 35th Avenue SE, north of the Seattle City Light utility corridor and west of the Village Center/Urban Center designation. This area is relatively free of existing development, with the exception of scattered single-family residences, one single-family plat and a mobile home park. It is located adjacent to an existing transit route on 35th Avenue SE, and generally consists of large parcels. Although the Tambark Creek riparian corridor divides this area, the area east of the corridor is directly adjacent to higher densities within the Urban Village designation, where single-family development at slightly higher densities will complement the urban village. The area west of the riparian corridor is directly adjacent to the transit route on 35th Avenue SE, and has enough contiguous undeveloped area to ensure that future development will have consistent densities. The existing manufactured home park would provide a well-established, compatible alternative to single family housing in this area. Implementing zone: R-7,200.

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, Freeway Service and Business Park. In the Lake Stevens UGA, the implementing zoning shall be limited to Neighborhood Business, Community Busi-

ness and Planned Community Business. In the Southwest County UGA, no rezones to General Commercial shall be approved outside of the State Route 99 corridor.

Reservation Commercial (RC). This designation identifies a unique commercial designation that is limited only to fee-simple lands under county jurisdiction that are located on 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.

Urban Industrial (UI). This designation identifies industrial designations within the UGA and was based on the various light industrial, heavy industrial, industrial park and business park designations of pre-GMA subarea plans. 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.

CENTER DESIGNATIONS

The Future Land Use Map identifies the specific locations for Urban Centers, Transit/Pedestrian Villages, Urban Villages and Manufacturing and Industrial Centers.

Additional Centers may be designated in the future through amendments to the comprehensive plan. A rezone to Planned Community Business or Neighborhood Business is required to utilize the Urban Centers Demonstration Program (SCC 30.34A).

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 zones are Planned Community Business and Business Park. Urban Centers Demonstration Program (SCC 30.34A) is an optional regulatory tool.

Transit/Pedestrian Village. This designation identifies a compact, walkable area that could serve as the focal point for Center redevelopment. The county shall prepare and adopt a conceptual or master plan showing how the area could accommodate a mix of commercial, office, residential, transit, circulation and public land uses. The implementing zone is Planned Community Business-TPV (PCB-TPV). Use of the Urban Centers Demonstration Program is mandatory for parcels zoned PCB-TPV.

Urban Village. This designation identifies a mixed-use area with higher density residential development located within neighborhoods and communities. Urban Villages are smaller than Urban Centers. The implementing zones are Neighborhood Business and Planned Community Business. The Urban Centers Demonstration Program (SCC 30.34A) is an optional regulatory tool.

Manufacturing/Industrial Center. This overlay identifies major regional employment areas of intensive, concentrated manufacturing and industrial land uses which are not easily mixed with other uses. These centers serve as high density employment areas. Notwithstanding the Vision 2020 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 Snohomish County Zoning Code consistent with federal aviation policies and grant obligations.

OTHER URBAN DESIGNATIONS

Development Phasing Overlay. Where parts of an Urban Growth Area lack revenues from public and/or private sources to provide adequate public facilities necessary to support development, the county may apply a Development Phasing Overlay suffix to implementing zoning. This suffix may be applied along with any urban zone based on direction from a more detailed plan process. Once in place, the development phasing overlay regulation will require that urban development of the overlay area be delayed until a commitment is in place to fund and construct public facilities necessary to support development.

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, ~~level II health and social service facilities,~~ 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:

- (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

• The stricken text in the Public/Institutional Use paragraph reflects the reinstatement of text as was in effect prior to the adoption of Amended Ordinance No. 06-113, which was ruled invalid by the CPSGMHB on September 17, 2007. (See Resolution No. 07-028 adopted on November 19, 2007)

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, ~~level II health and social service facilities~~,^{*} utility plants or other government operations either outright or conditionally may implement this designation. Implementing zoning should be consistent with surrounding zones.

- (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.11. Institutional UGA expansions are not subject to the requirements of LU 1.A.11, 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.11 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. When applied to land designated P/IU concurrent with or prior to a UGA expansion, these implementing zones shall allow only churches, ~~level II health and social service facilities~~,^{*} and school instruc-

tional facilities unless the land is re-designated to urban commercial, residential, or industrial in compliance with the UGA expansion requirements of LU 1.A.11.

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.

Other Land Uses. This designation includes areas within UGAs that will be studied for their potential as future residential or employment land. Subdivisions or rezones within the Other Land Uses designation will be delayed until the development potential of these areas is determined through a more detailed planning process—with appropriate urban land use designations.

RURAL PLAN DESIGNATIONS

Rural Residential Designations

These designations encompass residential land outside of 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. 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.

* The stricken text in the Public/Institutional Use paragraph reflects the reinstatement of text as was in effect prior to the adoption of Amended Ordinance No. 06-113, which was ruled invalid by the CPSGMHB on September 17, 2007. (See Resolution No. 07-028 adopted on November 19, 2007)

Future GPP 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 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 Existing zones within this designation, except where located on the Tulalip Reservation, may remain, but zoning regulations shall limit the minimum lot size in new subdivisions within this designation to 10 acres with an option for using the rural cluster subdivision technique with a lot yield that is determined by utilizing a minimum lot area of 200,000 square feet. On the Tulalip Reservation only, lands designated RR-10-RT 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 with a basic lot yield calculated by utilizing a minimum lot size of 10 acres.

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 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.

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 and the Tulalip Tribes' Comprehensive Plan, and (2) lands adjacent to the estuary of Quilceda Creek. The implementing zone is the RRT-10 zone.

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. The base density of 1 dwelling unit per 5 acres may be increased consistent with Policy LU 6.B.9.

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 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 code provisions that 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 previously designated Commercial Farmland, not in use for the commercial production of food or other agricultural products, occupied by playing fields and supporting facilities prior to July 1, 2004 and designated Recreational Land in accordance with RCW 36.70A.170(1). The designation is implemented through GPP policies and code provisions 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 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 their ability to meet the criteria described in Policy 8.A.2 and the County's GMA Comprehensive Plan Future Land Use map will be amended as necessary.

Commercial Forest (CF). This designation includes primarily large forest land tracts that may not be subdivided for residential development. These lands may be segregated only into tracts of eighty acres or larger. The Forestry zone is the implementing zone for this designation.

Local Forest (LF). (Tulalip Reservation Only) This designation includes productive 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 (1 dwelling unit per 20 or more acres). The rural cluster subdivision technique may be used in the For-

estry zone and the basic lot yield is calculated using a minimum lot size of 20 acres.

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. 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. 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 (CPP) Appendix B which is adopted through Snohomish County Tomorrow. The MUGA will be used by Snohomish County in planning for future population and employment growth.

Open Space Corridors/Greenbelt Areas Map (Map 4)

The countywide Open Space Corridors/Greenbelt 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. 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 developing greenbelt corridors within and between urban growth areas.

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 in-

flating 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 at least once every ten years or as needed pursuant to other 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.

Public roads, however, are not highlighted on this map, but are identified on the maps included with the Transportation Element. Similarly, 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 at least once every ten years or as needed pursuant to other 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

These two designations encompass areas which serve as either sending or receiving areas for the county's Transfer of Development Rights (TDR) program. The designations "overlay" other Future Land Use Map designations in order to provide clarity on applicable land use policies and regulations beyond the TDR program. Specific sending and receiving area provisions are established by GPP policies and implementing regulations.

Transfer of Development Rights Sending Area Overlay.

This overlay designation includes lands that allow the voluntary sale and transfer of development rights to designated receiving areas pursuant to Policies 14.A.1 through 14.A.5, as implemented by chapter 30.35A SCC. The sending area designation does not limit or otherwise affect development rights or zoning.

Transfer of Development Rights Receiving Area Overlay.

This overlay designation includes lands that may receive development rights transferred from a designated sending area pursuant to GPP Policies 14.A.6 through 14.A.9, as implemented by chapter 30.35A SCC.