

NEWS RELEASE



Snohomish County

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Updating Snohomish County's Comprehensive Plan Council Adopts Updated 2025 Plan

The Snohomish County Council voted to approve the update of the county's Comprehensive Plan on December 21 to accommodate the county's forecasted growth over the next 20 years. The state Growth Management Act (GMA) requires the county to update the Comprehensive Plan, first adopted in 1995, at least once every ten years. This milestone included action on 27 ordinances and three motions.

"Wednesday's action concludes the last step in a 3-year process that meets the requirements of GMA; incorporates input from the community, cities and tribes and numerous stakeholder groups; and minimizes transportation costs by concentrating growth in existing urban areas," said Craig Ladiser, Planning and Development Services Director. "We successfully met our goal of year's end, the target date for adoption."

The updated plan accommodates a forecasted population of 932,951 in the year 2025. It also plans for an increase of 133,032 jobs in the county by 2025. The county made room for growth through changes to land use, zoning, policies and regulations.

The final plan includes zoning changes to allow development at higher densities in some carefully selected portions of existing urban areas. This process is known as infill. It also, expanded the Arlington, Granite Falls, Lake Stevens, Maltby, Marysville, Snohomish, Stanwood and Sultan urban growth areas (UGAs). These expanded urban areas allow more housing to be built to serve the county's growing population.

The Transportation, Parks and Capital Facilities Plans were also updated to serve future growth. New programs and policies for Fully Contained Communities and Transfer of Development Rights (a program to preserve agricultural land) were also approved to allow for some additional urban development under specific circumstances.

The plan continues the county's traditional distribution of population and employment which meets the requirements of the state Growth Management Act, with 85% in urban areas and 15% in rural areas. Within the urban areas, 37% of the population growth is expected inside existing cities, and the rest is expected in unincorporated urban areas.

In addition to approving the final Comprehensive Plan, the council passed three motions related to the update and opportunities for future changes. One remands potential additional UGA expansions in Granite Falls, Sultan and Gold Bar to the Planning Commission for further study. Another reduces the size of the planned 148th St. SW

urban village. The third extends the 2006 docket deadline to January 31, 2006, for proposals that were considered during the 10 Year Update process and that are sponsored by a Council member or the County Executive. The docket is a process for considering changes to the comprehensive plan on an annual basis.

State law allows the county executive ten working days to sign the ordinances or veto an ordinance (or ordinances) and return them to the county council with his written objections for their reconsideration.

The county followed a rigorous process to update its 1995 Comprehensive Plan over the past three years. The process included regular opportunities to update and receive feedback from citizens, organizations, cities and tribes. Milestones in the project include the Draft 10 Year Update Comprehensive Plan issued in April 2004; a Draft Environmental Impact Statement issued in May 2004; issuance of a "preferred alternative" map in October 2004; joint County Council/Planning Commission hearings after which the Planning Commission issued a recommended plan in July 2005; County Council public hearings on the Planning Commission recommendations in October 2005; County Council hearings on Council-proposed amendments in early December 2005, and the Final Environmental Impact Statement issued on December 13, 2005, in accord with state law.

For more information on the Comprehensive Plan update, please check the project website at http://www1.co.snohomish.wa.us/Departments/PDS/Divisions/LR_Planning/Projects_Programs/10_Year_Update/ or call the Long Range Planning Division at 425-388-3311.

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Attachment: Fact Sheet

Fact Sheet
**County Council Final Actions on 10 Year Update
of the Snohomish County GMA Comprehensive Plan
December 21, 2005**

I. Approved ordinances expanding the following UGA's, adding a total of approximately 3.94 square miles:

Arlington	Marysville	Monroe
Granite Falls	Snohomish	
Lake Stevens	Stanwood	
Maltby	Sultan	

II. Approved other land use changes in existing Urban Growth Areas (UGAs). These changes include steps to increase capacity for population and employment (infill steps) as well as technical corrections to the 1995 plan. These changes occurred in the following UGAs:

- Arlington (Employment Infill)
- Granite Falls (Population and Employment Infill)
- Lake Stevens (Employment Infill, Technical Corrections)
- Marysville (Population and Employment Infill, Technical Corrections)
- Monroe (Population Infill, Technical Corrections)
- Snohomish (Population and Employment Infill)
- Stanwood (Population and Employment Infill)
- Southwest Urban Growth Area (Population and Employment Infill, Technical Corrections)

III. Approved numerous policy changes to the General Policy Plan (one of the five components of the Comprehensive Plan), including:

- Established a Transfer of Development Rights (TDR) program, including specific sending and receiving areas in the Arlington vicinity, policies to monitor and expand the TDR program, and policies for the Purchase of Development Rights program (PDR). As a component of this action, the Future Land Use Map was revised to designate 337 acres adjacent to Arlington as a TDR receiving area.
- Established a process for evaluation and approval of proposals for Fully Contained Communities
- Amended the Future Land Use Map to remove the symbols depicting the location of mineral lands, and adopted a new Mineral Resource Lands map and policies to limit permitting for the excavation and processing of minerals to lands designated within a defined Mineral Resource Overlay (MRO).
- Amended policies to minimize the introduction of residential and other non-farm uses within designated farmland, reduce opportunities for land use conflicts and noise complaints, limit loss of prime agricultural soils, and minimize pressure to bring in residential support services.

IV. Adopted a new Transportation Element to support forecasted 2025 population and employment figures, as distributed on the Future Land Use Map, which included the following:

- Revised level of service standards for county arterials.

- List of improvements to roads, streets, and highways needed by 2025 to support the future land use and maintain the adopted level-of-service standards.
- Strategy for financing the estimated costs of the improvements needed to county roads.
- Revised arterial circulation map and countywide bicycle facility system map.
- Countywide inventory of transportation facilities and services.
- Strategies and implementation measures such as concurrency management system, transportation demand management, non-motorized transportation, and access management.

V. Adopted minor Parks Plan amendments to reflect forecasted 2025 population and employment figures, as distributed on the Future Land Use Map.

VI. Adopted Capital Facilities Plan amendments to support forecasted 2025 population and employment figures, as distributed on the Future Land Use Map.

VII. Approved several amendments to the Snohomish County Code to implement the plan, including:

- Mineral lands: Increased protection of mineral resources by limiting subdivision and development of land within the Mineral Resource Overlay; increased efforts to mitigate the environmental and traffic impacts of mineral operations; and removed the requirement for a rezone to Mineral Conservation in order to commence mineral operations (a conditional use permit will be required).
- Removed a prohibition on PRDs within the Lake Stevens UGA for areas zoned R-9600.
- Added a requirement for county approval of a site plan for general commercial zoned development.
- Removed the Development Phasing Overlay within the Lake Stevens UGA.
- Modified the Urban Centers Demonstration Program to improve review of projects and increase predictability.
- Removed the option for Rural Cluster Subdivisions within Local Commercial Farmland and enhanced the required “right to farm” notice.
- Transportation Concurrency and Mitigation. Revised the code related to level-of-service standards, ultimate capacity, and impact fees. The key provisions are as follows:
 - Impact Fee Increases (see revised table below).
 - Adoption of a two-part LOS measurement, first average daily trips (ADT), then average travel speed.
 - An average-travel-speed LOS standard that is 5 miles per hour lower for certain public facilities needed to support residential development (and criteria for those facilities).
 - Criteria on ultimate capacity.

Elimination of “automatic concurrency” for “small” developments.

Impact Fee Table in Amended Ordinance 05-092

LOCATION	TYPE	NEW TRIP AMOUNT	
Transportation Service Area (TSA)	Residential/ Commercial	Developments Inside the Urban Growth Area (UGA)	Developments Outside the Urban Growth Area (UGA)
A	RESIDENTIAL	((\$205-)) <u>\$242</u>	((\$224-)) <u>\$264</u>
A	COMMERCIAL	((\$174-)) <u>\$206</u>	((\$192-)) <u>\$227</u>
B	RESIDENTIAL	((\$337-)) <u>\$364</u>	((\$368-)) <u>\$397</u>
B	COMMERCIAL	((\$286-)) <u>\$309</u>	((\$317-)) <u>\$343</u>
C	RESIDENTIAL	((\$203-)) <u>\$152</u>	((\$221-)) <u>\$166</u>
C	COMMERCIAL	((\$172-)) <u>\$129</u>	((\$190-)) <u>\$142</u>
D	RESIDENTIAL	((\$226-)) <u>\$267</u>	((\$247-)) <u>\$291</u>
D	COMMERCIAL	((\$192-)) <u>\$227</u>	((\$213-)) <u>\$252</u>

- Added development regulations for Fully Contained Communities

VIII. Motions passed

1. Voted to remand several potential UGA expansions to the Planning Commission for the following UGA: (Motion 05-601)

- Gold Bar
- Granite Falls
- Sultan

2. Voted to remand the portion of proposed area-wide rezones proposed for the urban village near 148th and Seattle Hill Road to the Planning Commission. (Motion 05-602)

3. Voted to set the application deadline for the 2006 GMA Docket to January 31, 2006 for matters considered in the 2005 10 Year Update and referred by the County Executive or members of the County Council. The motion also includes the statement that the Department of Planning and Development Services shall commence a GMA docket for 2006 to be processed simultaneously with the reconciliation process of the 10 Year Update. (Motion 05-603)