

**SULTAN PLANNING BOARD
AGENDA ITEM COVER SHEET**

ITEM NO: Special Meeting Discussion

DATE: May 20, 2010

SUBJECT: 2011 Comprehensive Plan Update – Land Use Element Goals and Policies

CONTACT PERSON: Deborah Knight, City Administrator

ISSUE:

The issue is to review the city council proposed goal and policy changes to the land use element of the 2004 comprehensive plan and provide direction to staff.

SUMMARY:

The city council held a special meeting on Thursday, May 6, 2010 to review the planning board recommended changes to the land use goals and policies. The council is reviewing changes to the land use element to:

1. Update the comprehensive plan goals and policies to be consistent with the multi-county planning policies (MPP) and Snohomish County planning policies (CPP).
2. Lay the policy framework to review the future land use map and urban growth area in 2012 following the county's buildable lands report

Council Proposed Changes

For the most part, the city council did not make material changes to the planning board recommendations.

Planning board members present at the May 6, 2010 special council were concerned the council proposed changes are not consistent with the MPP and CPP goals and policies. Staff have reviewed the council proposed changes and did not find any inconsistencies with the MPP or CPP. The city council should continue to monitor proposed changes to ensure consistency.

Other proposed changes include:

- Replacing the words “small town character” with “Sultan’s local character”.
- Replacing “safely” with “conveniently”
- Replacing “provide” with “designate” or “require”

- Ensuring land use designations can be supported with adequate facilities and urban services consistent with capital facilities plans for public facilities and utilities (LU 3.3.2 and LU 3.8)
- Delete LU 3.7 related to developments outside the UGA in resource areas as not applicable to Sultan as an urban area.
- Replacing “necessary” with “feasible”
- Moving policies to develop a historic plaque system and evaluate project impacts on historic sites to implementation strategies.

Attachment A provides a list of the adopted multi-county planning policies and draft countywide planning policies for land use and development patterns.

Attachment C is a summary of the city council recommended changes to the land use goals and policies.

Attachment D is the mark-up version with planning board recommended changes.

Attachment E is the city council recommended changes to the land use element from the May 6, 2010 special meeting.

BACKGROUND:

The city council used the following information to assist in reviewing and recommending changes to the land use element:

Guiding Principals

1. Provide city staff with policy direction to amend goals and policies for review by small groups, stakeholders and community members.
2. Keep goal and policy language simple and easy to understand. Use “plain” language. Mean what you say.
3. Split long phrases and sentences into separate single sentence statements for easier reading.
4. Eliminate unnecessary phrases in the goals and policies that belong in the city’s development regulations (e.g. “disallow or disapprove proposals that violate the original use intent...”)
5. Update goals and policies to reflect multi-county planning policies (MPP) and Vision 2040
6. Update goals and policies to reflect county-wide planning policies (CPP)
7. Update goals and policies to reflect citizen input and feedback.

Summary Small Group Feedback (Attachment B)

1. Decommission the Industrial Park Master Plan.
2. Do only what is required. Reduce unnecessary regulations
3. Create new business centers. Additional town centers are valuable. Downtown should be one of the centers but not the only one.
4. Support mixed-use centers with caveats: retain views and focus commercial on US 2.
5. Ensure Sultan provides shopping and commercial services to surrounding rural areas.
6. Provide incentives for preserving historic buildings, view corridors and other scenic assets. Don't mandate preservation.
7. Basic design standards should be a part of the development code. Involve the business community.

Planning Board Recommendations (Attachment D)

1. Define "small town character" – what does "small town character" mean to the council and community?
2. Focus future growth in limited number of designated "centers" at key intersections along US 2 such as Old Owen Road, 5th Street and Rice Road.
3. Encourage a mix of commercial, office and residential land uses to locate in centers.
4. Locate parks, civic and public places with or adjacent to centers.
5. Plan to connect neighborhoods to each other and the commercial centers so people can walk and bike around the community.
6. Protect industrial lands from encroachment by other land uses.
7. Limit conflicts such as light, noise, and traffic between commercial, industrial, retail and residential uses.
8. Focus commerce to support the surrounding rural areas in Sultan.
9. Encourage high-density development to relocate outside the floodplain
10. Move away from the strict requirements to phase growth and utility extension outlined in the 2004 Plan.
11. Support annexation proposals where the city can eventually provide efficient and effective urban levels of public services.
12. Adopt policies to site essential public facilities as required by GMA.
13. Work with property owners to establish standards to organize Sultan's centers into a cohesive pleasing identity.

Staff Recommended Changes

1. List criteria for annexations under LU 3.8
2. Add policies for siting essential public facilities (required by state law)¹

DISCUSSION OF THE LAND USE ELEMENT:

Purpose of the Land Use Element

A Land Use Element is one of six mandatory elements required by the Growth Management Act ²:

The Growth Management Act requires that population, employment and land use be planned together through the Year 2030; and that the Comprehensive Plan and City Code be coordinated to accomplish those targets in a coordinated fashion.

The Land Use section of the Comprehensive Plan establishes the framework for the City's future land use development. It presents the community's policy for growth through 2030. It deals directly with how citizens will be able to use their land and therefore is among the most sensitive topics of government regulation. Most important to this Plan update, it shows where development will occur as a basis for a Capital Facilities Plan. It considers the general location, intensity and density of land uses so that traffic, drainage, community services, utilities, etc. can be properly planned for.

Vision 2040 Land Use Goal

The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be the focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.

Required Land Use Element Components (WAC 365-196-405)

1. Consideration of urban planning approaches that increase physical activity.
2. Provisions for the protection of the quality and quantity of groundwater used for public water supplies.
3. Policies to designate and protect critical areas.

¹ **RCW 36.70A.200 Siting of essential public facilities — Limitation on liability.** (1) The comprehensive plan of each county and city that is planning under RCW ^{36.70A.040} shall include a process for identifying and siting essential public facilities. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW ^{47.06.140}, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW ^{71.09.020}.

² RCW 36.70A.070(1)

4. Policies for co-locating public facilities such as schools, parks, libraries, community centers, and athletic centers within walking or cycling distance of users.
5. Policies supporting linear parks and shared use paths supporting bike and pedestrian travel.
6. Policies supporting all types of travel (multi-modal) to achieving transportation concurrency.
7. Essential public facilities siting process.
8. Process to ensure that proposed regulatory or administrative actions don't result in an unconstitutional taking of private land.

Organization of the Land Use Element

Under Vision 2040, the Sultan land use element has been reorganized into nine topic headings consistent with the multi-county planning policies.

Three topic headings – centers; built environment and health; and innovative techniques are new to Sultan's land use element. The new topic headings are consistent with organization and emphasis adopted in Vision 2040.

1. Urban Lands
2. Regional Coordination and Cooperation
- 3. Centers (new for Sultan)**
4. Cities in Rural Areas
5. Elements of Orderly Development and Design
- 6. Built Environment and Health (new for Sultan)**
- 7. Innovative Techniques (new for Sultan)**
8. Incompatible Land Uses
9. Concurrency (covered under capital facilities section)

FISCAL IMPACT:

This is a planning level activity. The fiscal impact of land use goals and policies will be determined during the technical analysis of the goals and policies later in 2010. However, the planning board should keep in mind the connection between land use, housing, transportation and capital facilities costs.

One of the primary components of Vision 2040 is to focus future development in "centers". Decisions to create new "centers" in Sultan as recommended by the small

group come with a cost. The city will need to provide water, sewer, stormwater and roads to new commercial areas within the city.

Typically, the cost to redevelop an existing area is lower than new development because the services are already in place. The cost of providing services is translated into developer paid impact fees and infrastructure improvements. Impact fees are in turn folded into the cost of new housing and commercial development.

RECOMMENDED ACTION:

Review the proposed goal and policy changes to the land use element of the 2004 comprehensive plan and provide direction to staff.

ATTACHMENTS:

- A – MPP and Draft CPP (04-06-10)
- B - Land Use Element Policy Responses from Small Group Meeting
- C - How to Review the Proposed Changes to the Goals and Policies
- D – City Council and Planning Board Recommended Changes to the Land Use Goals and Policies by “Topic”– “mark-up version”
- E - City Council Recommend Changes from May 6, 2010
- F - Draft Definitions 2008 Revisions to 2004 Comprehensive Plan

Puget Sound Regional Council
Vision 2040 Multi-county Planning Policies
Land Use

DEVELOPMENT PATTERNS

Urban Lands

Goal: The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designated urban growth area.

MPP-DP-1 Provide a regional framework for the designation and adjustment of the urban growth area to ensure long-term stability and sustainability of the urban growth area consistent with the regional vision.

MPP-DP-2 Encourage efficient use of urban land by maximizing the development potential of existing urban lands, such as advancing development that achieves zoned density.

Goal: The region, countywide planning bodies, and local jurisdictions will work together to set population and employment growth targets consistent with the regional vision.

MPP-DP-3 Use consistent countywide targeting processes for allocating population and employment growth consistent with the regional vision, including establishing: (a) local employment targets, (b) local housing targets based on population projections, and (c) local housing and employment targets for each designated regional growth center.

MPP-DP-4 Accommodate the region's growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with the regional vision.

Centers

Goal: The region will direct growth and development to a limited number of designated regional growth centers.

MPP-DP-5 Focus a significant share of population and employment growth in designated regional growth centers.

MPP-DP-6 Provide a regional framework for designating and evaluating regional growth centers.

MPP-DP-7 Give funding priority – both for transportation infrastructure and for economic development – to support designated regional growth centers consistent with the regional vision. Regional funds are prioritized to regional growth centers. County-level and local funding are also appropriate to prioritize to regional growth centers.

Regional Manufacturing/Industrial Centers

Goal: The region will continue to maintain and support viable regional manufacturing/industrial centers to accommodate manufacturing, industrial, or advanced technology uses.

MPP-DP-8 Focus a significant share of employment growth in designated regional manufacturing/industrial centers.

MPP-DP-9 Provide a regional framework for designating and evaluating regional manufacturing/industrial centers.

MPP-DP-10 Give funding priority – both for transportation infrastructure and for economic development – to support designated regional manufacturing/industrial centers consistent with the regional vision. Regional funds are prioritized to regional manufacturing/industrial centers. County-level and local funding are also appropriate to prioritize to these regional centers.

Other Centers, Including Countywide and Local Centers

Goal: Subregional centers, such as those designated through countywide processes or identified locally, will also play important roles in accommodating planned growth according to the regional vision. These centers will promote pedestrian connections and support transit-oriented uses.

MPP-DP-11 Support the development of centers within all jurisdictions, including town centers and activity nodes.

MPP-DP-12 Establish a common framework among the countywide processes for designating subregional centers to ensure compatibility within the region.

MPP-DP-13 Direct subregional funding, especially county-level and local funds, to centers designated through countywide processes, as well as to town centers, and other activity nodes.

Compact Urban Communities

MPP-DP-14 Preserve and enhance existing neighborhoods and create vibrant, sustainable compact urban communities that provide diverse choices in housing types, a high degree of connectivity in the street network to accommodate walking, bicycling and transit use, and sufficient public spaces.

MPP-DP-15 Support the transformation of key underutilized lands, such as brownfields and greyfields, to higher density, mixed-use areas to complement the development of centers and the enhancement of existing neighborhoods.

Cities in Rural Areas

MPP-DP-16 Direct commercial, retail, and community services that serve rural residents into neighboring cities and existing activity areas to prevent the conversion of rural land into commercial uses.

MPP-DP-17 Promote transit service to and from existing cities in rural areas.

Unincorporated Urban Growth Area

Goal: All unincorporated lands within the urban growth area will either annex into existing cities or incorporate as new cities.

MPP-DP-18 Affiliate all urban unincorporated lands appropriate for annexation with an adjacent city or identify those that may be feasible for incorporation. To fulfill the regional growth strategy, annexation is preferred over incorporation.

MPP-DP-19 Support joint planning between cities and counties to work cooperatively in planning for urban unincorporated areas to ensure an orderly transition to city governance, including efforts such as: (a) establishing urban development standards, (b) addressing service and infrastructure financing, and (c) transferring permitting authority.

MPP-DP-20 Support the provision and coordination of urban services to unincorporated urban areas by the adjacent city or, where appropriate, by the county as an interim approach.

Rural Lands

Goal: The region will permanently sustain the ecological functions, resource value, lifestyle, and character of rural lands for future generations by limiting the types and intensities of development in rural areas.

MPP-DP-21 Contribute to improved ecological functions and more appropriate use of rural lands by minimizing impacts through innovative and environmentally sensitive land use management and development practices.

MPP-DP-22 Do not allow urban net densities in rural and resource areas.

MPP-DP-23 Avoid new fully contained communities outside of the designated urban growth area because of their potential to create sprawl and undermine state and regional growth management goals.

MPP-DP-24 In the event that a proposal is made for creating a new fully contained community, the county shall make the proposal available to other counties and to the Regional Council for advance review and comment on regional impacts.

MPP-DP-25 Use existing and new tools and strategies to address vested development to ensure that future growth meets existing permitting and development standards and prevents further fragmentation of rural lands.

MPP-DP-26 Ensure that development occurring in rural areas is rural in character and is focused into communities and activity areas.

MPP-DP-27 Maintain the long-term viability of permanent rural land by avoiding the construction of new highways and major roads in rural areas.

MPP-DP-28 Support long-term solutions for the environmental and economic sustainability of agriculture and forestry within rural areas.

Resource Lands

Attachment A

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Goal: The region will conserve its natural resource land permanently by designating, maintaining, and enhancing farm, forest, and mineral lands.

MPP-DP-29 Protect and enhance significant open spaces, natural resources, and critical areas.

MPP-DP-30 Establish best management practices that protect the long-term integrity of the natural environment, adjacent land uses, and the long-term productivity of resource lands.

MPP-DP-31 Support the sustainability of designated resource lands. Do not convert these lands to other uses.

MPP-DP-32 Ensure that resource lands and their related economic activities are not adversely impacted by development on adjacent non-resource lands.

Elements of Orderly Development and Design

Regional Design

Goal: The region will use design to shape the physical environment in order to create more livable communities, better integrate land use and transportation systems, and improve efforts to restore the environment.

MPP-DP-33 Identify, protect and enhance those elements and characteristics that give the central Puget Sound region its identity, especially the natural visual resources and positive urban form elements.

MPP-DP-34 Preserve significant regional historic, visual and cultural resources including public views, landmarks, archaeological sites, historic and cultural landscapes, and areas of special character.

MPP-DP-35 Develop high quality, compact urban communities throughout the region's urban growth area that impart a sense of place, preserve local character, provide for mixed uses and choices in housing types, and encourage walking, bicycling, and transit use.

MPP-DP-36 Provide a wide range of building and community types to serve the needs of a diverse population.

MPP-DP-37 Support urban design, historic preservation, and arts to enhance quality of life, improve the natural and human-made environments, promote health and well-being, contribute to a prosperous economy, and increase the region's resiliency in adapting to changes or adverse events.

MPP-DP-38 Design public buildings and spaces that contribute to a sense of community and a sense of place.

MPP-DP-39 Identify and create opportunities to develop parks, civic places and public spaces, especially in or adjacent to centers.

MPP-DP-40 Design transportation projects and other infrastructure to achieve community development objectives and improve communities.

MPP-DP-41 Allow natural boundaries to help determine the routes and placement of infrastructure connections and improvements.

MPP-DP-42 Recognize and work with linear systems that cross jurisdictional boundaries – including natural systems, continuous land use patterns, and transportation and infrastructure systems – in community planning, development, and design.

The Built Environment and Health

Goal: The region's communities will be planned and designed to promote physical, social, and mental well-being so that all people can live healthier and more active lives.

MPP-DP-43 Design communities to provide an improved environment for walking and bicycling.

MPP-DP-44 Incorporate provisions addressing health and well-being into appropriate regional, countywide, and local planning and decision-making processes.

MPP-DP-45 Promote cooperation and coordination among transportation providers, local government, and developers to ensure that joint- and mixed-use developments are designed to promote and improve physical, mental, and social health and reduce the impacts of climate change on the natural and built environments.

MPP-DP-46 Develop and implement design guidelines to encourage construction of healthy buildings and facilities to promote healthy people.

MPP-DP-47 Support agricultural, farmland, and aquatic uses that enhance the food system in the central Puget Sound region and its capacity to produce fresh and minimally processed foods.

Innovative Techniques

MPP-DP-48 Encourage the use of innovative techniques, including the transfer of development rights, the purchase of development rights, and conservation incentives. Use these techniques to focus growth within the urban growth area (especially cities) to lessen pressures to convert rural and resource areas to more intense urban-type development, while protecting the future economic viability of sending areas and sustaining rural and resource-based uses.

MPP-DP-49 Support and provide incentives to increase the percentage of new development and redevelopment – both public and private – to be built at higher performing energy and environmental standards.

MPP-DP-50 Streamline development standards and regulations for residential and commercial development, especially in centers, to provide flexibility and to accommodate a broader range of project types consistent with the regional vision.

Incompatible Land Uses

MPP-DP-51 Protect the continued operation of general aviation airports from encroachment by incompatible uses and development on adjacent land.

MPP-DP-52 Protect military lands from encroachment by incompatible uses and development on adjacent land.

MPP-DP-53 Protect industrial lands from encroachment by incompatible uses and development on adjacent land.

Concurrency

MPP-DP-54 Develop concurrency programs and methods that fully consider growth targets, service needs, and level-of-service standards. Focus level-of-service standards for transportation on the movement of people and goods instead of only on the movement of vehicles.

MPP-DP-55 Address nonmotorized, pedestrian, and other multimodal types of transportation options in concurrency programs – both in assessment and mitigation.

MPP-DP-56 Tailor concurrency programs for centers and other subareas to encourage development that can be supported by transit.

Development Patterns

The physical form, location, and servicing of development throughout Snohomish County are vitally important if we are to achieve livable places that are environmentally sustainable, economically viable and socially responsible for the long-term future. The following countywide planning policies (CPPs) provide guidance for concentrating growth into existing Urban Growth Areas (UGAs), and ensuring that such growth occurs in a variety of healthy, accessible and well-designed communities that are connected with an efficient transportation network.

Development Patterns Goal:

The cities, towns, and Snohomish County will promote and guide well-designed growth into designated urban areas to create more vibrant urban places while preserving our valued rural and resource lands.

Urban Growth Areas and Land Use

The Growth Management Act (GMA) establishes a framework for coordinated and comprehensive planning to help local communities manage their growth. The GMA calls for UGAs where growth will be encouraged and supported with adequate facilities and urban services. Areas outside the UGAs are reserved for non-urban uses such as rural and resource lands.

The County and cities have established UGAs. This document provides the process and criteria for considering expansion of UGAs to accommodate the projected growth.

- DP-1** The County shall maintain Urban Growth Areas (UGAs), as shown on the map in Appendix A, which:
- a. when aggregated at the time of 10-year updates shall include additional capacity to accommodate at least 100%, but no more than 115%, of the County's adopted 20-year urban allocated population growth projection;
 - b. include all cities in Snohomish County;
 - c. can be supported by an urban level of service consistent with capital facilities plans for public facilities and utilities;
 - d. are based on the best available data and plans regarding future urban growth including new development, redevelopment, and infill
 - e. have identifiable physical boundaries such as natural features, roads, or special purpose district boundaries when feasible;
 - f. do not include designated resource lands (e.g., agricultural or forest lands) unless the city or County has enacted a program authorizing transfer or purchase of development rights;
 - g. have been evaluated for the presence of critical areas;
 - h. where possible, include designated greenbelts or open space within their boundaries and on the periphery of the UGA to provide separation from adjacent urban areas, rural areas, and resource lands;

- i. should consider the vision of each jurisdiction regarding the future of their community during the next 20 years; and
- j. are large enough to ensure an adequate supply of land for an appropriate range of urban land uses to accommodate the planned growth; and
- k. support pedestrian, bicycle and transit compatible design.

DP-2 Expansion of the boundary of an individual Urban Growth Area (UGA) to include additional residential, commercial and industrial land shall not be permitted unless:

- a. The expansion is evaluated by a land capacity analysis adopted by the County Council pursuant to RCW 36.70A.110;
- b. The expansion otherwise complies with the Growth Management Act;
- c. The County has consulted with appropriate jurisdictions in the UGA or Municipal UGA; and
- d. One of the following conditions is met:
 - 1. The expansion is a result of the most recent buildable lands review and evaluation required by RCW 36.70A.215 and performed per policy GF-7 following the procedures in Appendix E.
 - 2. 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 projected by the State Office of Financial Management, and adopted by the County as the 20-year urban allocated population projection as required by RCW 36.70A.130(3).
 - 3. Both of the following conditions are met for expansion of the boundary of an individual UGA to include additional residential land:
 - (a) Population growth in 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. Acceptable sources of documentation are the most recent Snohomish County Tomorrow (SCT) Growth Monitoring Report (GMR) or the buildable lands review and evaluation (Buildable Lands Report [BLR]), 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. Both of the following conditions are met for expansion of the boundary of an individual UGA to include additional employment land:
 - (a) Employment growth in the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty percent of the additional employment capacity in the UGA at the start of the planning period. Acceptable sources of documentation are the most recent SCT GMR or the buildable lands review and evaluation (BLR), and
 - (b) An updated employment land capacity analysis conducted by city and County staff for the UGA confirms the accuracy of the above finding using more recent employment capacity estimates and assumptions.

Editor's Note: The subcommittee had a long debate on the remaining conditions for UGA expansions. There are minority views on conditions 5, 8, 9, and 10. (There is agreement on amending Condition 6 as shown below, as well as on moving Condition 7 to a new policy, now DP-3, because it is a kind of expansion where the criteria here in DP-2 do not necessarily apply.)

Majority Views on UGA Expansions

The majority of subcommittee members recommend deleting the subpolicies 5, 8, 9, and 10 for the following reasons:

- UGA expansion is contrary to Vision 2040, where it states:
“The Regional Growth Strategy was developed with the assumption that, with good planning and efficient land use, existing urban growth area designations can accommodate the population and employment growth expected by 2040. Any adjustments in the coming decades should continue to be minor.”
- Vision 2040 calls for TDR to “focus growth within the urban growth area (especially cities)” MPP DP-48.⁹
- These expansions exceed the UGA sizing criteria in RCW 36.70.A.110.
- One of the guiding principles for updating the CPPs reads, “provide [a] unifying vision for future growth”;
 - Several cities have long-standing opposition to UGA expansion through these means; hence, they are not part of a unifying vision, and
 - Vision 2040 is the regional vision and having a potentially inconsistent local policy is not “unifying”.
- [Specific to (9) and (10)] Several parts of the conditions are in need of definition.

Minority Views on UGA Expansions

A minority of subcommittee members recommend retaining the subpolicies 5, 8, 9, and 10 for the following reasons:

It is County staff's view that the proposed action to reverse adopted countywide policy on conditions under which UGA expansions can take place is not supported by mandate, nor is a change in adopted policy required for consistency of the CPPs with the MPPs. Neither GMA nor the MPPs preclude expansion of UGAs. State law gives counties legislative discretion in determining what types of UGA expansions to allow locally. The MPPs may not encourage UGA expansions, and they reference “minor” expansions, but they do not require cessation of expansions. Further, from the perspective of county staff, it is not apparent which of the “Guiding Principles”, developed to guide proposals for CPP amendments, is being used to support the recommendations for such a substantive policy amendment. For these reasons, county staff is not recommending the proposed amendments to delete adopted policy regarding conditions under which urban expansions can be considered.

⁹ MPP DP-48 reads, “Encourage the use of innovative techniques, including the transfer of development rights, the purchase of development rights, and conservation incentives. Use these techniques to focus growth within the urban growth area (especially cities) to lessen pressures to convert rural and resource areas to more intense urban-type development, while protecting the future economic viability of sending areas and sustaining rural and resource-based uses.”

Majority View: Delete Subpolicy 5

Minority View: Retain Subpolicy 5

5. 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.
6. The expansion will correct a clearly demonstrated mapping error.¹⁰

[Note: the proposal moves the current (7) to become a new policy, DP-3]

Majority View: Delete Subpolicy 8

Minority View: Retain Subpolicy 8

8. The expansion will permanently preserve a substantial land area containing one or more significant natural or cultural feature(s) as open space adjacent to the revised UGA boundary and will provide separation between urban and rural areas. The presence of significant natural or cultural features shall be determined by the respective legislative bodies of the County and the city or cities immediately adjacent to the proposed expansion, and 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.

Majority View: Delete Subpolicy 9

Minority View: Retain Subpolicy 9

9. 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 is incurable in a timely manner by the implementation of reasonable measures or other instrumentality reasonably available to the jurisdiction, and the expansion is reasonably calculated to provide affordable housing.

Majority View: Delete Subpolicy 10

Minority View: Retain Subpolicy 10

10. 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 SCT GMR in the year of expansion.

¹⁰ The type of errors that this policy intends to correct are cases where the UGA line incorrectly bisects an existing building or parcel, where it inadvertently and incorrectly follows an arbitrary feature such as a section line, or where the boundary is on the wrong side of a right-of-way that is expected to be annexed by a city.

(Editor's note: The proposal here is to split the second issue in condition 4 into its own condition, which would then become condition 11.)

Split View on condition 11.

Some subcommittee members would retain this condition (as amended) and others would delete it entirely. It is not clear if there is a majority or a minority, so the subcommittee is presenting this to PAC as a "split view".

Reasons to retain condition 11:

- 1- For cities in standalone UGAs, this condition allows them to increase their revenue base similar to how cities in the Southwest UGA can annex unincorporated MUGA areas.*
- 2- This is an existing policy that allows the political process and negotiations to resolve complex issues. Trying to resolve every possible situation in advance results in convoluted policies.*
- 3- Existing policy allows for this type of UGA expansion and there is no clear conflict with the Multicounty Planning Policies in Vision 2040.*

Reasons to delete condition 11:

- 1- This condition creates a disadvantage for cities without an expansion relative to cities with an expansion, particularly when the expansion affects more than one city because of proximity. It rewards cities that use their existing commercial or industrial lands at low intensities.*
- 2- This condition allows for UGA expansions—sprawl—over reasonable measures steps such as assembly of smaller parcels and incentives to promote redevelopment.*

Alternative Reasons to retain condition 11: (Proposed by Corbitt Loch)

- 1- This is existing policy that could, in only rare circumstances, be used to support an adjustment of a UGA boundary.*
- 2- The draft additions to the existing policy provide assurance that without the support of County buildable lands analysis, no UGA expansions will occur. This new language is a safeguard that prevents rogue cities from advancing unwarranted UGA expansion.*
- 3- For cities in standalone UGAs, and in particular those not along the I-5 corridor, this policy could potentially allow an adjustment of a UGA boundary established at a time when public revenue was based more upon property tax and equalized sales tax than retail sales tax.*
- 4- The suggestion that this existing policy should be repealed because one city could utilize it in a manner not supported by another city is without merit. There are many provisions within the CPPs that could potentially be implemented/applied in a manner that another jurisdiction would find unfavorable. The concern that the policy does not have mechanism for dispute resolution is real, but applies equally to all CPPs. The PAC could consider adding dispute resolution language that would apply to all CPPs.*
- 5- An expansion of a UGA should not be equated to sprawl. A UGA could be expanded to facilitate compact, Smart Growth land development. UGA boundary adjustments that would result in sprawl should not be approved.*

(Condition 11 is on the next page)

11. In UGAs where the threshold in condition 4 has not 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 shows a deficiency of larger developable sites in that UGA to accommodate commercial and industrial growth projected in that UGA. This assessment shall be based on a collaborative County and city analysis of large commercial or industrial parcel needs in relation to land supply. "Larger developable sites" may include land considered vacant, redevelopable, and/or partially-used by the Buildable Lands Program (per GF-7 and Appendix E of these CPPs) and may include one or more large parcels or several small parcels where consolidation is feasible. The basis for the large commercial or industrial parcel need shall be clearly defined and documented in the city's or County's economic development element of their GMA comprehensive plan.

(Note: DP-3 is a revision to UG-14.d.7, one of the UGA expansion conditions. This proposal moves it to its own policy because the criteria for it are different from those for the other UGA expansion conditions in the former UG-14.)

DP-3 Urban Growth Area (UGA) expansions may take place to allow the development of public facilities, provided that the expansion area is adjacent to an existing UGA and will be designated and zoned exclusively for that use and will not add any residential, commercial or industrial capacity to the affected UGA. Subsequent redesignations of the same property for a different purpose shall be subject to the requirements of policy DP-2.

DP-4 The County and cities shall use consistent land capacity analysis methods as approved by the Snohomish County Tomorrow Steering Committee.

DP-5 Allow development in the incorporated and unincorporated portions of the Urban Growth Areas (UGAs) as follows:

- a. City comprehensive plans shall include strategies and land use policies to achieve urban densities and provide for urban governmental services and capital facilities.
- b. The County shall regulate development in the unincorporated UGAs in a manner that supports urban uses and densities.
- c. Development shall be consistent with land use and capital facilities plans.

DP-6 In general, the County and cities should allow extension of urban infrastructure and urban levels of service only in Urban Growth Areas (UGAs). Extensions of sanitary sewer mains beyond UGAs in rural areas shall be prohibited except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and shall not result in the inducement of future urban development outside of UGAs. Utility transmission lines may be developed through rural and resource areas –

as long as extension through resource areas does not adversely impact the resource lands – to meet the needs of UGAs; however, connections in rural and resource areas are not allowed except for instances where necessary to protect health and safety.

- DP-7** City and County comprehensive plans should locate employment areas and living areas in close proximity in order to maximize transportation choices and minimize vehicle miles travelled and to optimize use of existing and planned transportation systems and capital facilities.
- DP-8** The County and affected cities shall adopt comprehensive plan policies and development regulations that provide for the orderly transition of unincorporated to incorporated areas in Municipal Urban Growth Areas and Urban Growth Areas. The County and affected cities should collaborate on the development of appropriate urban design measures in such unincorporated areas that create a safe and attractive urban environment and enhance livability.

Centers and Compact Urban Communities

- DP-9** Local plans shall identify centers as designated by the Regional Growth Strategy presented in Vision 2040. Jurisdictions in which regional growth centers and manufacturing and industrial centers are located shall provide land use policies and infrastructure investments that support growth levels and densities consistent with the regional vision for these centers.
- DP-10** The County and cities shall coordinate the designation and planning of urban centers with transit service and other providers to promote well-designed and transit oriented developments that will enhance economic development opportunities, address environmental goals, and reduce vehicle miles traveled.
- DP-11** The County and cities should revise development regulations and incentives, as appropriate, to encourage higher residential densities and greater employment concentrations in Urban Growth Areas.
- DP-12** Urban Growth Areas should provide for sufficient levels of development and developable land so that adequate sources of public revenue and public facilities are available to support the projected population and employment growth in Snohomish County consistent with GF-5 and the growth targets in appendix B. In addition, the allowed density should support transit services and the efficient utilization of infrastructure.
- DP-13** The County and cities should integrate the desirable qualities of existing residential neighborhoods when planning for urban centers and mixed-use developments. Jurisdictions should adopt design guidelines and standards for urban centers to provide for efficient site design that integrates building design, transportation facilities, and publicly accessible open spaces.
- DP-14** The County and cities should promote and focus new compact urban growth in urban centers and transit emphasis corridors.
- DP-15** The County and cities should adopt policies, development regulations, and design guidelines that allow for infill and redevelopment of appropriate areas as identified in their comprehensive plans.
- DP-16** Jurisdictions should encourage the use of innovative development standards, design guidelines, regulatory incentives, and low impact development measures to provide compact, high quality communities.

Unincorporated Urban Growth Areas

- DP-17** City comprehensive plans should include a strategy for annexing the areas in their unincorporated Urban Growth Area / Municipal Urban Growth Area.
- DP-18** Municipal Urban Growth Areas (MUGAs) shall be maintained as part of these Countywide Planning Policies in the Southwest Urban Growth Area (SWUGA) and document in County and city comprehensive plans for the purposes of allocating population as required by the Growth Management Act, and for delineating future annexation areas. Portray adopted MUGAs on the map in Appendix B.
- a. Overlapping MUGAs and MUGA gaps may be reconciled between the affected cities in Snohomish County and the County. “Affected cities” may also include cities having no territory in Snohomish County only after adoption, by all parties, of interlocal agreements between such cities and Snohomish County.
 - b. Amendments to MUGA boundaries that occur in conjunction with changes to the outer Southwest UGA boundary may take place through agreement and action by the County and affected cities following consultation with the cities.
 - c. Amendments to MUGA boundaries that are internal to the Southwest UGA boundary may take place through agreement and action by the affected cities following consultation with the County.
 - d. Legally binding agreements may be executed by the County and a city to define terms of the transfer of responsibilities for planning and/or development.
- DP-19** Jurisdictions in Urban Growth Areas shall coordinate on the data, analysis and methodologies relating to the Levels of Service (LOS) standards for all public facilities and services that are required by the Growth Management Act. Each jurisdiction may implement and monitor its own LOS standards in accordance with each jurisdiction's adopted comprehensive plan.

**2011 COMPREHENSIVE PLAN UPDATE
CITIZEN INVOLVEMENT TOPIC GROUP MEETING
OCTOBER 27, 2009**

This is a summary of the comments received at the first of the four scheduled initial topic group meetings. The purpose of the meetings is to introduce interested citizens to the update process and to the various standards that the City must meet for this update and to explain and gather input on the options related to those standards. Based on the input received, staff will review policies of the existing Comprehensive Plan and construct draft revised policies. These will be brought back to the work group for feedback before moving on in the update process.

At the October 27th meeting, the **Land Use Element** was reviewed by the whole group. The questions brought to the group are listed below with the responses and options recorded during the meeting.

Question 1: Should the city de-commission (un-adopt) the Industrial Park Master Plan and use existing regulations to manage growth and development in the area north of US 2 between Sultan Basin Road and Rice Road?

Responses: Do only what is required. Reduce unnecessary regulations. Take out the additional master plan. It cost (our business) a lot of additional money when we expanded.

Consensus: De-commission Industrial Park Master Plan and include appropriate/necessary development standards in zoning code.

Question 2: Should the city continue to focus on the historic business district as the primary town center or should additional town center areas be developed at the east and/or west ends of Sultan on US 2?

Responses: New centers are a good way to go. West-end center would provide better access/connect with Monroe. East-end center will provide local service and capture upper-valley market. We need to do whatever we can to capture HWY-2 traffic for commercial visits.

Consensus: Additional town centers are valuable. Downtown should be one of the centers, but not the only one.

Question 3: Should the city add policies to encourage mixed-use development (different housing types with retail stores), multi-story structures, transit and pedestrian oriented design?

Responses: Neighborhood convenience stores would be good for quick access and reducing traffic. Don't want mixed use to build high and block views and values of others who will want to build higher. Will cost community for fire service vehicles if go too high. Mixed use as in Mill Creek with condos and boutiques probably won't work here. Mixed use good to provide lower cost housing. Commercial needs to be along HWY-2 with houses behind.

Consensus: No consensus was reached on this question. Staff will return with additional information.

Question 4: Should Sultan become the place to provide services (commercial, retail, medical, (not utility services)) to rural populations in unincorporated Snohomish County?

Responses: This would increase the tax base. We need to grow retail. It can only help.

Consensus: The community should invest in becoming a service center for the upper valley area.

Question 5: Should the city protect view corridors and scenic assets such as barns, sheds, fences and other features that provide unique landmarks in the natural landscape even if the property owner wants to eliminate the structure?

Responses: This is not necessary, so don't do it. It would be good to allow people to be recognized for their effort to do this, but it should not be required. Can we provide some incentives for people to preserve historic buildings? There are buildings in town that are important and should be preserved. The old-town feel is what made me want to locate here, it should not be ignored.

Consensus: Assistance and incentives should be explored, but laws requiring historic preservation and views should not be enacted.

Question 6: Should the city establish and enforce downtown design standards even if it increases the cost of opening a new business or storefront in Sultan?

Responses: The look of downtown is important. People won't stop to shop if it doesn't look good. People drive through on HWY-2 and see empty and unkempt buildings and messy property and just keep driving. Downtown needs to invest in a theme. We should work to organize business owners to work together.

Consensus: Basic design standards should be part of the code. The business community needs to get involved.

ATTACHMENT C
Summary of Council Proposed Changes to the Land Use Element
May 6 2010

How to Review Proposed Changes to the Goals and Policies

Step 1. Review the Land Use Element and goals and policies adopted in the 2008 Revised Comprehensive Plan.

Step 2. Review the comments received from the small group meeting on the Land Use Element.

Step 3. Review the planning board recommended changes (March 16, 2010) to the land use element.

- **Topics.** The land use element is organized into topics based on the multi-county planning policies
- **Numbering System.** The proposed land use policies have been numbered (e.g. LU=Land Use) following standard government practice to aid in referencing the goals and policies during the revision process.

Main goals have primary headings (e.g. LU-1). With supporting concepts given sub-numbers (e.g. LU-1.1)

- **Legislative Markup.** The Microsoft Word “track changes” function is used to identify staff proposed changes to the goals and policies.

Newly added text is underlined. Deleted text is indicated by striking through existing text.

Proposed Changes to the Land Use Element

The following changes to the land use element were recommended by the city council on May 6, 2010:

LU3 Goal: Create an effective land use management process to guide the city’s population growth in a manner that endeavors to maintain or improves Sultan’s quality of life, environmental resources and unique character

LU3 Delete per PB 02-02-10 / add “endeavors” per city council 05-06-10

LU 3.1.1 Impart a sense of place and Ppreserve the existing small town character of Sultan’s local character while accommodating the state’s 20-year growth forecast for Sultan.

LU 3.1.1 Planning Board recommended defining “small town character” on 02-02-10. Council and Planning Board discussed at joint meeting on 04-27-10. The consensus was not to define “small town character in 2011 Update. Staff recommended change consistent with MPP-35.

~~LU 3.1.4 Provide~~Promote a compatible mix of residential and commercial land uses to make it possible to safely~~conveniently walk or bike to work and shopping;~~ to ~~R~~reduce reliance on automobiles and to reduce commuting time and distance Reduce green house gas emissions

LU 3.1.4 Delete “reduce commuting time and distance per PB 02-02-10, City council recommends changing “provide” to “promote” and replace “safely” with “conveniently” 05-06-10. Change is consistent with MPP Urban Lands goal.

LU 3.2 Institutional master planning

Editor’s note: not sure the purpose of this policy. Discuss deleting or rewrite in plain language.

~~Establish an institutional planning review of~~Review land uses ~~that may be conditionally allowed within residential areas including schools, churches, home occupations, incubator businesses, clubs and similar activities to limit conflicts between residential and commercial uses.~~ Review such as proposed expansion plans including height, mass, traffic, noise, and other characteristics for residential neighborhood compatibility. ~~Disallow or disapprove proposals that violate the original conditional use intent, that do not fit the scale of the neighborhood, and that will do harm to the residential integrity of the area.~~

LU 3.2 Initial changes recommended by planning board on 02-02-2010. City council recommended replacing “review” with “such as” in the second sentence.

LU 3.3.1 Define proposed ~~categories~~designations of land use. Coordinate all implementing ordinances, programs, proposals and projects ~~to~~in conformance with the intentions of ~~this official land use plan~~the Comprehensive Plan.

LU 3.3.1 City council replaced “categories” with “designations 05-06-10.

LU 3.3.2 Encourage future development in areas where: (MPP DP-2) (Note – need to define “encourage”)

1. Growth will be supported with adequate facilities and urban services consistent with capital facilities plans for public facilities and utilities~~With the capacity to absorb development (i.e. areas with vacant or underdeveloped land and available utility, street, park and school capacity, or where such facilities can be effectively provided), and~~ Where adopted level of service exists or can be provided; and

LU 3.3.2 Per PB 02-02-2010. Per CPP DP-1, city staff recommend deleting “where adopted level of service exists or can be provided” and replace with “Growth will be supported with adequate facilities and urban services consistent with capital facilities plans for public facilities and utilities”.

2. Where~~adverse environmental impacts can be minimized; and~~
3. where~~such development will~~may enhance the area’s vitality.

Change “will” to “may” per city council 05-06-10.

LU 3.3.3 ~~Provide~~Designate an adequate supply of land zoned for housing to support 20-year population allocations as required by Snohomish County Planning Policies.

LU 3.3.4 ~~Provide~~Designate an adequate supply of land zoned for employment to support 20-year employment allocations as required by the Snohomish County Planning Policies.

LU 3.3.4 Change “provide” to “designate” per city council 05-06-10.

LU 3.3.5 ~~Improve the fiscal condition of the City, Ensure fiscally sustainable City, in part, by providing~~Promote fiscal sustainability by designating adequate land zoned for uses that generate tax revenue for the City.

LU 3.3.5 Replace “improve the fiscal condition...” with “Promote fiscal sustainability...”
Add the word “zoned” after “land” to read, “adequate land zoned for uses...” per city council 05-06-10.

LU 3.7.2 Identify steps to limit development in resource areas (MPP DP 29-32)

LU 3.7.2 05-06-10 - Delete per city staff, not applicable to Sultan as a rural city within the urban area.

LU 3.7.3 Jointly create a Rural/Urban Transition Area (RUTA) with Snohomish County to preserve the existing, undeveloped character of the lands adjacent and northoutside of the urban growth area.

LU 3.7.3 Replace “adjacent and north” with “outside” per city council 05-06-10.

LU 3.8.1 ~~Phase annexations in accordance with efficient provision of necessary services. Support annexation proposals that meet the following criteria including those areas that can not achieve urban densities because of wetlands, critical area or other environmental constraints:~~

Editor’s Note: Add criteria for annexations 11-24-09

- a. The annexation achieves the growth, social and economic needs and goals for the city as set forth in the comprehensive plan; (Remove “social” per PB 02-16-10)
- b. ~~The city can eventually provide effective and efficient urban levels of public services~~The area can be supported with adequate facilities and urban services consistent with capital facilities plans for public facilities and utilities;

05-06-10 - Staff recommended change consistent with LU 3.3.2.

- c. ~~The city has~~There is an adopted land use plan for the annexation area;
- d. ~~Residential areas can achieve urban densities unless wetlands, critical areas or other environmental constraints preclude these densities;~~

LU 3.8.1 The planning board requested staff simplify LU 3.8.1(d). The idea is to allow annexations of residential properties that won't meet urban densities because the land is constrained by wetlands and/or critical areas. This is a concern for Sultan since the annexation area is impacted by wetlands and other critical areas. Staff recommends adding "wetlands, critical areas or other" per PB 02-16-10 and moving the language to the opening statement.

LU 3.9.5 Siting proposed new or expansions to existing essential public facilities shall consist of the following:

a. An inventory of similar existing essential public facilities, including their locations and capacities;

b. A forecast of the future needs for the essential public facility;

c. An analysis of the potential ~~social~~ and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;

LU 3.9.5 Delete "social" per city council 05-06-10

LU 4.6 ~~Ensure~~Promote that development in centers is compatible with surrounding residential and commercial neighborhoods. (Replace "ensure" with "promote" per city council 05-06-10)

LU 4.8 Where feasible and desirable, work with transit providers to incorporate transit amenities into the design of commercial and residential development. (Add "work with transit providers" per city council 05-06-10)

LU 4.9 Encourage uses that ~~will generate~~ give a sense of community not just commerce support day and evening activities for all ages. (PB 03-02-10. Replace "will generate" with "give a sense of .." per city council 05-06-10)

LU 5.3 ~~Develop~~Zone industrial lands so as to minimize impacts on surrounding land uses, especially residential land uses. (Replace "develop" with "zone" per city council 05-06-10)

LU 5.4 ~~Establish~~Zone new or additional industrial development where utilities are available or planned for and have convenient access to existing or planned highways or major streets. (Replace "establish" with "zone" per city council 05-06-10)

LU 1.1 Capable areas

Allocate urban development onto lands that are capable of supporting urban uses and/or that pose fewest environmental risks.

To the extent necessary~~feasible~~, locate urban uses away from lands or soils that have severe environmental hazards – such as the Sultan and Skykomish Rivers floodways.

LU 1.1 Replace "necessary" with "feasible" city council 05-06-10

LU 1.2 Suitable areas

Allocate urban development onto lands that are suitable for urban use and/or that have the least social value in an undeveloped state.

To the extent ~~necessary~~feasible, locate urban uses away from sites that have significant archaeological, historical, cultural or special ~~social significance~~character.

LU 1.2 Staff recommendation 05-06-10 – Replace “necessary” with “feasible”. Replace “social significance” with “character” consistent with MPP DP-34.

LU 2 Goal: Create identity

Define a pattern of urban development that is recognizable, provides an identity, and reflects Sultan’s ~~small town character~~, values and opportunities.

LU 2 Staff recommendation 05-06-10 – Delete “small town”

LU 2.1 Urban form

Create a recognizable urban pattern that distinguishes between urban and rural, ~~and establishes a harmonious relationship with the natural and man-made environment.~~

~~Protect area differences in architecture, physical and social composition, visual character, and other features that make each part of the Sultan urban form unique and valuable—such as downtown Sultan.~~ Per city council 05-06-10

DP 1.1 Historical/cultural sites

Protect lands, buildings or other site features that are unique archaeological sites, historic areas, publicly designated landmark districts or buildings.

Develop an historical plaque system identifying sites and buildings of interest in Sultan – particularly within the downtown ~~district~~area. (PB 03-02-10. Move to implementation strategies per city council 05-06-10)

DP 1.2 Special social or visual interest

~~Enforce exacting performance standards governing possible land use development or possible alteration of existing building or sites that have socially valued, interesting or unique facilities or characteristics, including visual values.~~ Identify ~~acceptable adaptive reuse concepts and design~~ and/or financial incentives that can be used to help with building or site modification costs – particularly within the downtown and floodway zones. (PB 03-02-10)

~~Create a program that allows~~Encourage architecturally pleasing, older buildings to be relocated to other, more compatible sites when the structures ~~cannot be accommodated at~~need to be relocated from present locations. (PB 03-16-10)

DP 1.2 Replace “create a special program that allows..” with “encourage” per city council 05-06-10.

~~Provide~~Require landscape screens, earth berms, and other natural material or design buffers, particularly about urban commercial or industrial uses that front or are visible from adjacent

residential areas or roads or U.S. 2. (Replace “provide” with “require” per city council 05-06-10.)

DP 1.5 Buffer corridors

~~Maintain~~ Preserve pleasing visual corridors along major roads to reflect natural beauty and a semi-rural atmosphere. (Replace “maintain” with “preserve” per MPP DP-34)

DP 2.1 Visual identity

~~Create special identities for unique districts or places, particularly of the Sultan downtown business district.~~ (Delete per city council 05-06-10)

DP 2.5 Historical/cultural impact assessment methodology

With the participation of the Snohomish County and the Washington State Historical Office, develop a methodology for determining the design and historic impact of proposed development projects on sensitive heritage sites within the Sultan Urban Growth Area. ~~The methodology could determine the potential facility design impacts that will be caused by a proposed urban development project, and an equitable design performance that is in accordance with the objective of the overlay design district standards~~

DP 2.5 Move to implementation strategies per city council 05-06-10.

~~LU 6.3 Pursue joint-use agreements to share facilities with schools to provide neighborhoods with safe~~ convenient and attractive places for recreation. (Replace “safe” with “convenient” per city council 05-06-10)

~~LU 6.5 Prioritize the development of safe~~ convenient, well-maintained walking routes along streams, rivers, and waterfronts. (Replace “safe” with “convenient” per city council 05-06-10)

~~LU 6.9 Support strategies that capitalize on the mutual benefit of connection between rural economies as food suppliers and the Sultan community as processors and consumers. Add “community”~~ per city council 05-06-10.

~~LU 6.9~~ LU 6.10 Encourage the use of vacant lots for community gardens.

~~LU 6.10~~ LU 6.11 Encourage new building construction to incorporate green building techniques and materials.

LU 6.9 and LU 6.10 Housing keeping - renumber to eliminate two (2) LU 6.9 policies.

Attachment D

Changes to the Land Use Goals and Policies by “Topic” Mark-Up Version

Purpose

A Land Use Element is one of six mandatory elements required by the Growth Management Act³:

The Growth Management Act requires that population, employment and land use be planned together through the Year 2040; and that the Comprehensive Plan and City Code be coordinated to accomplish those targets in a coordinated fashion.

The Land Use section of the Comprehensive Plan establishes the framework for the City’s future land use development. It presents the community's policy for growth through 2040. It deals directly with how citizens will be able to use their land and therefore is among the most sensitive topics of government regulation. Most important to this Plan update, it shows where development will occur as a basis for a Capital Facilities Plan. It considers the general location, intensity and density of land uses so that traffic, drainage, community services, utilities, etc. can be properly planned for.

Vision 2040 Land Use Goal

The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be the focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.

Organization

Under Vision 2040, the Land Use section is divided into nine topic headings:

1. Urban Lands
2. Regional Coordination and Cooperation
- 3. Centers (new for Sultan)**
4. Cities in Rural Areas
5. Elements of Orderly Development and Design
- 6. Built Environment and Health (new for Sultan)**
- 7. Innovative Techniques (new for Sultan)**
8. Incompatible Land Uses
9. Concurrency (covered under capital facilities section)

Insert discussion of Sultan’s pre-European history

3 RCW 36.70A.070(1)

Topic 1. Urban Lands

Vision 2040 Goal: The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designated urban growth area.

Sultan 2040 Goal

LU3 Goal: Create an effective land use management process to guide the city's population growth in a manner that endeavors to maintain or improve Sultan's quality of life, environmental resources and unique character (note - delete per PB 02-02-10 / add "endeavors" per city council 05-06-10)

~~Establish a planning and review document and process~~Adopt a Comprehensive Plan and development regulations that recognizes Sultan's needs; and ~~that~~ effectively coordinates development efforts.

LU 3.1 Planning unit boundaries

LU 3.1.1 Impart a sense of place and ~~P~~preserve the existing small town character of Sultan's local character while accommodating the state's 20-year growth forecast for Sultan. (staff recommended change consistent with MPP-35)

(Editor's note: Planning Board recommended defining "small town character" on 02-02-10. Council and Planning Board discussed at joint meeting on 04-27-10. Consensus not to define "small town character in 2011 Update.)

LU 3.1.2 Delineate ~~planning unit boundaries~~different land uses using natural features, road or other physical improvements.

LU 3.1.3 Identify and resolve critical transition areas or points of conflict with adjacent properties or incompatible land uses, ~~to be resolved in neighborhood planning processes, and respected in future development reviews.~~

LU 3.1.4 ~~Provide~~Promote a compatible mix of residential and commercial land uses to make it possible to ~~safely~~conveniently walk or bike to work and shopping; to ~~R~~reduce reliance on automobiles and to ~~reduce commuting time and distance~~ Reduce green house gas emissions (Per PB 02-02-10), City council recommends changing "provide" to "promote" and replace "safely" with "conveniently" 05-06-10. Change is consistent with MPP Urban Lands goal.

LU 3.2 Institutional master planning

Editor's note: not sure the purpose of this policy. Discuss deleting or rewrite in plain language.

Establish an institutional planning review ofReview land uses ~~that may be conditionally allowed within residential areas including schools, churches, home occupations, incubator businesses, clubs and similar activities~~ to limit conflicts between residential and commercial uses. ~~Review~~

~~such as proposed expansion plans including~~ height, mass, traffic, noise, and other characteristics for residential neighborhood compatibility. ~~Disallow or disapprove proposals that violate the original conditional use intent, that do not fit the scale of the neighborhood, and that will do harm to the residential integrity of the area.~~ (Per PB 02-02-2010. City council recommended replacing “review” with “such as”).

LU 3.3 Official land use plan

~~Maintain a coded map overlay designating the preferred future developed state of the Sultan corporate limits and urban growth area. Editor’s note: This is the existing comprehensive plan and future land use map.~~

LU 3.3.1 Define proposed categories-designations of land use. Coordinate all implementing ordinances, programs, proposals and projects to-in conformance with the intentions of this official land use planthe Comprehensive Plan. (City council replace “categories” with “designations 05-06-10).

LU 3.3.2 Encourage future development in areas where: (MPP DP-2) (Note – need to define “encourage”)

4. Growth will be supported with adequate facilities and urban services consistent with capital facilities plans for public facilities and utilitiesWith the capacity to absorb development (i.e. areas with vacant or underdeveloped land and available utility, street, park and school capacity, or where such facilities can be effectively provided), and Where adopted level of service exists or can be provided; and

(05-06-10 - Staff recommended deleting “where adopted level of service exists or can be provided and replace with “Growth will be supported with adequate facilities and urban services consistent with capital facilities plans for public facilities and utilities per CPP DP-1)

5. Where adverse environmental impacts can be minimized; and

6. where such development willmay enhance the area’s vitality.

(Per PB 02-02-2010. Change “will” to “may” per city council 05-06-10)

LU 3.3.3 ProvideDesignate an adequate supply of land zoned for housing to support 20-year population allocations as required by Snohomish County Planning Policies.

LU 3.3.4 ProvideDesignate an adequate supply of land zoned for employment to support 20-year employment allocations as required by the Snohomish County Planning Policies.

LU 3.3.5 Improve the fiscal condition of the City. Ensure fiscally sustainable City, in part, by providing-Promote fiscal sustainability by designating adequate land zoned for uses that generate tax revenue for the City.

LU 3.3.6 Periodically update the comprehensive plan to reflect changes, opportunities and desires.

LU 3.4 Performance based zoning ordinance

~~Consider amending the zoning ordinance to utilize performance rather than dimensional standards. Editor's Note: higher level of administrative process required. Not necessary for small towns.~~

~~LU 3.4.1 Define density based on the land's carrying capacity ~~capable or environmentally suitable acreage rather than on the land's gross size or unqualified characteristics.~~~~

~~LU 3.4.2 Ensure Construct zoning regulations governing zoning to provide incentives that are used appropriately to further the goals and policies of the Comprehensive Plan.~~

~~(Per PB 02-02-2010. Note – define “carrying capacity”)~~

LU 3.5 Environmental zoning designation

~~Editor's note: Consider deleting. Unnecessary level of regulation. Covered by critical areas and shoreline regulations.~~

~~Consider amending the zoning ordinance to include an environmental zoning designation for sensitive lands and soils that should not be developed for urban use. Base the new environmental zone on performance standards that will allow uses that will not cause hazard or risk conditions. Include the buffer and transitional protections that are now defined in the Sultan, Snohomish County, and Washington State Office of Community Development critical areas ordinances in accordance with the requirements of the Washington State Growth Management Act.~~

LU 3.6 Clustering and planned unit development provisions (MPP DP-14)

~~Amend the zoning ordinance to aAllow clustering within and planned unit residential developments ~~where the objective is to:~~~~

~~1. allow forEncourage a variety of housing producttypes,~~

~~2. eCreate common open space and/or~~

~~3. eConserve significant social characteristics of the land - like wooded areas and scenic views.
(Per PB 02-02-2010)~~

~~4. Reduce reliance on automobiles~~

~~5. Make area transit service more viable~~

Note – starting with Topic 2 February 16, 2010**Topic 2. Regional Coordination and Cooperation**

Vision 2040 Goal: The region, countywide planning bodies, and local jurisdictions will work together to set populations and employment growth targets consistent with the regional vision

Sultan 2040 Goal**LU 3.7 Rural/Urban Transition Area (RUTA)**

LU 3.7.1 Coordinate with adjacent jurisdictions to ensure compatible land uses in areas along contiguous boundaries. (MPP DP 18-19)

LU 3.7.2 Identify steps to limit development in resource areas (MPP DP 29-32) (05-06-10 Delete per city staff, not applicable to Sultan as a rural city within the urban area.)

LU 3.7.3 Jointly create a Rural/Urban Transition Area (RUTA) with Snohomish County to preserve the existing, undeveloped character of the lands adjacent and north outside of the urban growth area. (Replace “adjacent and north” with “outside” per city council 05-06-10)

LU 3.7.4 The purpose of the Rural/Urban Transition Area will be to prevent properties from being subdivided or otherwise altered into a use or pattern that:

- **could not be developed for additional urban uses** - should there ever be a need, and that
- **would detract** - from the rural, agricultural character and productivity of existing activities.

LU 3.8 Interlocal agreements with Snohomish County

LU 3.8.1 Phase annexations in accordance with efficient provision of necessary services. Support annexation proposals that meet the following criteria including those areas that can not achieve urban densities because of wetlands, critical area or other environmental constraints:

Editor’s Note: Add criteria for annexations 11-24-09

- e. The annexation achieves the growth, social and economic needs and goals for the city as set forth in the comprehensive plan; (Remove “social” per PB 02-16-10)
- f. The city can eventually provide effective and efficient urban levels of public services. The area can be supported with adequate facilities and urban services consistent with capital facilities plans for public facilities and utilities;
- g. The city has There is an adopted land use plan for the annexation area;
- h. Residential areas can achieve urban densities unless wetlands, critical areas or other environmental constraints preclude these densities. Editor’s Note: The planning board requested staff simplify this statement. The idea is to allow annexations of residential properties that won’t meet urban densities because the land is constrained by wetlands and/or critical areas. This is a concern for Sultan since the annexation area is impacted by wetlands and other critical areas. Staff recommends adding “wetlands, critical areas or other” per PB 02-16-10

LU 3.8.2 Enter into an interlocal agreement with Snohomish County to jointly agree upon and coordinate the:

- *the proposed boundaries* - of the Sultan urban growth area, and
- *suitable zoning protection* - of the lands within the proposed urban/rural transition area.

LU 3.8.3 Continue to participate in the activities of regional entities as deemed appropriate, such as the US 2 Safety Coalition, Snohomish County Tomorrow and Snohomish County Cities ~~and Towns~~. (Per city council 05-06-10)

Editor's Note: Add policies for siting essential public facilities consistent with WAC 365-196-550.

LU 3.9 Essential Public Facilities

LU 3.9.1 Define essential public facilities consistent with the Growth Management Act.

LU 3.9.1 Site essential public facilities consistent with the Growth Management Act, Snohomish County Comprehensive Plan and the Countywide Planning Policies.

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~~LU 3.9.3 Do not unduly impact any ethnic, cultural or class group by essential public facility siting or expansion.~~ **Editor's note: The planning board struggled with this statement. Staff reviewed WAC 365-196-550. There is no requirement to consider the social impacts on any particular group of citizens when evaluating a request to site an essential public facility. Staff recommend deleting LU 3.9.3 (PB 02-16-2010)**

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- a. An inventory of similar existing essential public facilities, including their locations and capacities;
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- d. An analysis of the proposal's consistency with County and City policies;
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- f. An analysis of alternative sites based on siting criteria developed through an interjurisdictional process;
- g. An analysis of environmental impacts and mitigation;
- h. Extensive public involvement.

Note: Starting with Topic 3 March 2, 2010

Topic 3. Centers

Vision 2040 Goal: The region will direct growth and development to a limited number of designated regional growth centers.

Sultan 2040 Goal

Editor's Note: Centers are a new concept in Vision 2040. Proposed goals and policies under LU-4 are new to Sultan's Comprehensive Plan.

LU-4 Goal: Establish land use patterns that encourage one or more central places as locations for more compact, mixed-use development. (MPP DP-11)

LU 4.1 Create vibrant compact centers that are inviting places to work, shop, live and ~~socialize~~ ~~meet together~~ to interact (PB 03-02-10 and 3-16-10)

LU 4.2 Encourage a mix of commercial, office and residential land uses to locate in centers.

LU4.3 Locate centers of retail, commercial, and residential uses nearest highway access and major streets and away from flood prone and critical areas.

LU 4.4 Locate centers where water, sewer, and other utility services are available or planned for.

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LU 4.6 ~~Ensure~~Promote that development in centers is compatible with surrounding residential and commercial neighborhoods. (Replace “ensure” with “promote” per city council 05-06-10)

LU 4.7 Require bike and pedestrian paths ~~non-motorized transportation facilities~~ throughout centers to promote pedestrian activity and ease of access to and from housing and retail areas.

LU 4.8 Where feasible and desirable, work with transit providers to incorporate transit amenities into the design of commercial and residential development. (Add “work with transit providers” per city council 05-06-10)

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Vision 2040 Goal: The region will continue to maintain and support viable regional manufacturing/industrial centers to accommodate manufacturing, industrial, or advanced technology uses.

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LU 5 Goal: Provide active and diverse industrial centers that promote economic growth, provide family wage jobs and meet the 20-year employment growth targets set by Snohomish County Planning Policies.

LU 5.1 Limit non-industrial use of industrial lands to uses which are complementary to industrial activities.

LU 5.2 Protect industrial lands from encroachment by other land uses, which would reduce the present and future economic vitality of industrial lands.(PB 03-02-10)

LU 5.3 DevelopZone industrial lands so as to minimize impacts on surrounding land uses, especially residential land uses. . (Replace “develop” with “zone” per city council 05-06-10)

LU 5.4 EstablishZone new or additional industrial development where utilities are available or planned for and have convenient access to existing or planned highways or major streets. (Replace “establish” with “zone” per city council 05-06-10)

Topic 4. Cities in Rural Areas

Vision 2040 Goal: There are a number of freestanding incorporated cities surrounded by rural lands throughout the region (e.g. Sultan). Under the Growth Management Act, these cities are part of the urban growth area. Cities in rural areas should also be the focal points of rural based industries and commerce. Schools and other institutions and facilities

servicing rural populations should be sited in rural cities. Commerce should cluster in the town center(s), which should be walkable and compact.

Sultan 2040 Goal

LU-1 Goal: Manage growth potentials

Maintain a realistic balance between the land's ~~capable, suitable potentials and capability and~~ Sultan's ability to provide urban services.

LU 1.1 Capable areas

Allocate urban development onto lands that are capable of supporting urban uses and/or that pose fewest environmental risks.

To the extent ~~necessary~~feasible, locate urban uses away from lands or soils that have severe environmental hazards – such as the Sultan and Skykomish Rivers floodways. (Replace “necessary” with “feasible” city council 05-06-10)

LU 1.2 Suitable areas

Allocate urban development onto lands that are suitable for urban use and/or that have the least social value in an undeveloped state.

To the extent ~~necessary~~feasible, locate urban uses away from sites that have significant archaeological, historical, cultural or special ~~social significance~~character. (Staff recommendation 05-06-10 – Replace “necessary” with “feasible”. Replace “social significance” with “character” consistent with MPP DP-34).

LU 1.3 Serviceable areas

Allocate urban uses onto capable, suitable lands that Sultan can provide sewer, water, storm, and other basic urban utilities.

Delineate boundaries between areas that will always be rural and transition or reserve areas that may be included within the future expansion of the Sultan urban area – such as the lands north along Sultan Basin Road.

LU 2 Goal: Create identity

Define a pattern of urban development that is recognizable, provides an identity, and reflects Sultan's ~~small town character,~~ values and opportunities. (Staff recommendation 05-06-10 – Delete “small town”)

LU 2.1 Urban form

Create a recognizable urban pattern that distinguishes between urban and rural, ~~and establishes a harmonious relationship with the natural and man-made environment.~~ ~~Protect area differences in architecture, physical and social composition, visual character, and other features that make each part of the Sultan urban form unique and valuable—such as downtown Sultan.~~ Per city council 05-06-10

~~LU 2.2 Encourage Sultan to develop the development of Sultan as the focal points- of rural based industries and commerce. Schools and other institutions and facilities serving rural populations should be sited in Sultan. (remove “s” from points – PB 03-02-10 reword 03-16-10)~~

Unincorporated Urban Growth Areas

Vision 2040 Goal: All unincorporated lands within the urban growth area will either annex into existing cities or incorporate as new cities.

Sultan 2040 Goal

~~SEE LU 3.7 and LU 3.8~~

Topic 5. ELEMENTS OF ORDERLY DEVELOPMENT AND DESIGN

Regional Design

Vision 2040 Goal: The region will use design to ~~share~~ shape the physical environment in order to create more livable communities, better integrate land use and transportation systems, and improve efforts to restore the environment.

Sultan 2040 Goal

DP-1 Goal: Protect valuable features of the manmade environment

Blend new land uses with the features and characteristics that have come to be valued from past developments of Sultan's manmade environment. ~~Enforce exacting performance standards governing possible land use developments on lands or sites, or possible conversions of existing buildings or sites that have unique social value. Use standards that guarantee into perpetuity the set asides or protection methods that are selected to further the intent of this goal.~~

DP 1.1 Historical/cultural sites

Protect lands, buildings or other site features that are unique archaeological sites, historic areas, publicly designated landmark districts or buildings.

Develop an historical plaque system identifying sites and buildings of interest in Sultan – particularly within the downtown ~~district area~~. (PB 03-02-10. Move to implementation strategies per city council 05-06-10)

~~Consider establishing special tax incentives or other financial assistance to help with historical building restoration and exhibition costs. (PB 03-02-10)~~

DP 1.2 Special social or visual interest

~~Enforce exacting performance standards governing possible land use development or possible alteration of existing building or sites that have socially valued, interesting or unique facilities or characteristics, including visual values. Identify acceptable adaptive reuse concepts and design and/or financial incentives that can be used to help with building or site modification costs – particularly within the downtown and floodway zones. (PB 03-02-10)~~

~~Create a program that allows~~Encourage architecturally pleasing, older buildings to be relocated to other, more compatible sites when the structures ~~cannot be accommodated at need to be relocated from~~ present locations. (PB 03-16-10 Replace “create a special program that allows..” with “encourage” per city council 05-06-10.)

DP 1.3 Scenic assets

Encourage protection of ~~Protect~~ lands, natural features or related activities ~~including agricultural structures like barns, sheds, fences, and other features~~ that provide unique landmarks in the natural landscape. Encourage protection of ~~Protect~~ lands or sites that have unique views or vistas of natural landforms and landmarks, particularly of the Wallace, Sultan, and Skykomish Rivers, and Cascade Mountains. (PB 03-02-10)

DP 1.4 View corridors

~~Enforce exacting performance standards governing possible alterations~~ Encourage retention of existing buildings or sites that provide unique or special landmarks, horizon references, or other interesting visual values. ~~Enforce exacting performance standards governing possible land use development of lands or sites that have natural views or vistas of interesting scenic assets or features.~~

DP 1.5 Buffer corridors

~~Maintain~~ Preserve pleasing visual corridors along major roads to reflect natural beauty and a semi-rural atmosphere. (Replace “maintain” with “preserve” per MPP DP-34)

~~Provide~~ Require landscape screens, earth berms, and other natural material or design buffers, particularly about urban commercial or industrial uses that front or are visible from adjacent residential areas or roads or U.S. 2. (Replace “provide” with “require” per city council 05-06-10)

DP 1.6 Open spaces

Protect lands, sites or improvements that have been or may be held in trust or common for parks, conservancies, recreation, or other open space preserves within Sultan's developing area. ~~Enforce exacting performance standards governing possible alterations of existing sites that provide unique open or natural space buffers to more urban land use developments.~~ Preserve, where possible and desirable, the open or natural space features within potential future land use developments – especially along the shorelines, bluffs, and wetlands.

DP 1.7 Institutional lands

Protect lands, sites or improvements that have been improved for cemeteries, ~~old farm,~~ or military fortifications or similar public or pioneering purposes. (03-02-10)

~~Enforce exacting performance standards governing possible~~ Ensure developments adjacent to sites that house schools and other institutional activities that may be sensitive to use intrusion ~~and that provide a special physical place within Sultan's developed area~~ are compatible with surrounding neighborhoods.

DP 2 Goal: Create visual interest

Create local visual identities and interests, retain natural landscape features, and generally develop a quality urban environment.

DP 2.1 Visual identity

~~Create special identities for unique districts or places, particularly of the Sultan downtown business district.~~ (Delete per city council 05-06-10)

Work with property owners to establish standards ~~coordinating informational and advertisement signing, street trees, landscape materials, streetscape furnishings, building materials or styles, even colors,~~ to create visual images that organize the disparate elements of ~~the special~~ Sultan's ~~business~~ district into a cohesive, pleasing identity. Editor's note: should we shorten this planning policy? (PB 03-02-10)

DP 2.2 Landscape

Retain the natural landscape as much as possible in land development projects, including trees, site contours, natural drainage features, and other characteristics. ~~Enforce replanting schemes and landscaping requirements, particularly along buffer or dividing zones with different uses, major arterial roads, and within parking lots and other large improved areas—especially along U.S. 2.~~

DP 2.3 Architectural quality

Where appropriate, and when downtown property owners desire, ~~establish~~ implement special overlay zones providing an architectural design review ~~process~~ consultation for building owners and business operators. (PB 03-02-10 and 3-16-10))

Provide illustrations of preferred concepts, solutions, materials, styles, and other particulars affecting quality architectural solutions within the downtown.

DP 2.4 Coordinate preservation efforts

Coordinate the land and financial resources that are available ~~of Sultan, Snohomish County, Washington State, and other preservation oriented agencies within the Sultan Urban Growth Area in order~~ to realize a more effective, balanced local system of historical and cultural heritage resources.

Work with land trust and other preservation groups to acquire and protect development rights on sensitive lands, environments, viewpoints, habitats, and other important resources.

Editor's Note: Move DP 2.5 to DP2.10 to Implementation Strategies

DP 2.5 Historical/cultural impact assessment methodology

With the participation of the Snohomish County and the Washington State Historical Office, develop a methodology for determining the design and historic impact of proposed development projects on sensitive heritage sites within the Sultan Urban Growth Area. ~~The methodology could determine the potential facility design impacts that will be caused by a proposed urban development project, and an equitable design performance that is in accordance with the objective of the overlay design district standards.~~ (Move to implementation strategies per city council 05-06-10).

DP 2.6 Develop major gateways on U.S. 2 at 299th Street and Sultan Startup Road – to indicate the edge of the developed Sultan urban area and establish a city identity.

DP 2.7 Install landscaping along U.S. 2 through the developed downtown and commercial areas – to control parking and access, and improve visual appearances.

DP 2.8 Develop minor gateways into the downtown from 2nd, 5th, 8th, and Main Streets – to indicate entry into the historic city center and establish a downtown identity.

DP 2.9 Develop a downtown streetscape – creating on-street parking areas, consolidating off-street parking lots, installing street trees, lights, benches, paving areas, and other design amenities.

DP 2.10 Establish downtown design standards – to govern and help create storefront and building character and amenities.

Topic 6. The Built Environment and Health

Vision 2040 Goal: The region’s communities will be planned and designed to promote physical, social, and mental well being so that all people can live healthier and more active lives.

Sultan 2040 Goal

Editor’s Note: The built environment and health are a new concepts in Vision 2040. Proposed goals and policies under LU-6 are new to Sultan’s Comprehensive Plan.

LU 6 Goal: Recognize that the well-being of all Sultan residents is affected by the built environment, land use, density, transportation strategies and street design.

LU 6.1 Adopt mixed-use residential, commercial and office zoning where appropriate to support transit use and encourage walkability.

LU 6.2 Work with the Sultan School District to encourage walkable school sites.

LU 6.3 Pursue joint-use agreements to share facilities with schools to provide neighborhoods with safeconvenient and attractive places for recreation. (Replace “safe” with “convenient” per city council 05-06-10)

LU 6.4 Identify opportunities to increase acreage of total recreation areas especially areas that can accommodate youth and adult sports fields.

LU 6.5 Prioritize the development of safeconvenient, well-maintained walking routes along streams, rivers, and waterfronts. (Replace “safe” with “convenient” per city council 05-06-10)

LU 6.6 Adopt sufficient density standards for residential, commercial and retail development to ensure development that supports transit and walkable environments.

LU 6.7 Where feasible, ensure that pedestrian routes and sidewalks are integrated into continuous networks.

LU 6.8 Support efforts to protect local farmland and local access to fresh fruits and vegetables.

LU 6.9 Support strategies that capitalize on the mutual benefit of connection between rural economies as food suppliers and the Sultan community as processors and consumers. (add “community” per city council 05-06-10)

~~LU 6.9~~ LU 6.10 Encourage the use of vacant lots for community gardens.

~~LU 6.10~~ LU 6.11 Encourage new building construction to incorporate green building techniques and materials.

Topic 7 Innovative Techniques

Sultan 2040 Goal

Editor's Note: Innovative techniques are a new concept in Vision 2040. Proposed goals and policies under LU-7 are new to Sultan's Comprehensive Plan.

LU 7 Goal: Support innovative techniques in land use planning to create mixed-use central places and a vibrant sustainable economy which preserves our natural resources.

~~LU 7.1 Consider adopting energy efficient development standards that meet the requirements of the Council on Leadership in Energy and Environmental Design (LEED).~~

~~LU 7.2 Provide incentives for developers to use energy efficient methods and materials for new and substantially improved buildings.~~

~~LU 7.2 Allow, under certain conditions, an increase in increment of development density in exchange for land in designated conservation or resource protection areas either through direct acquisition or through payment of density transfer fees.~~

~~LU 7.3 Ensure development standards and zoning regulations encourage creative approaches in land use planning to achieve mixed use central places and a vibrant economy served by an efficient transportation system.~~

~~DP-48~~ LU 7.1 Encourage the use of innovative techniques including such as, the transfer of development rights, purchase of development rights, and conservation incentives. Use techniques to focus growth within the urban area. (PB 03-16-10)

~~DP-49~~ LU 7.2 Support and provide incentives to increase the percentage of new development and redevelopment – both public and private – to be built at higher performing energy and environmental standards.

~~DP-50~~ LU 7.3 Streamline the development standards and regulations for residential and commercial development, especially in centers, to provide flexibility and to accommodate a broader range of project types consistent with regional vision. (PB 03-16-10)

Topic 8. Incompatible Land Uses

See LU-5

Topic 9 Concurrency

See Capital Facilities Element for LOS standards and concurrency

Attachment E – “Clean” Copy Proposed Changes to the Land Use Goals and Policies by “Topic”

Purpose

A Land Use Element is one of six mandatory elements required by the Growth Management Act⁴:

The Growth Management Act requires that population, employment and land use be planned together through the Year 2040; and that the Comprehensive Plan and City Code be coordinated to accomplish those targets in a coordinated fashion.

The Land Use section of the Comprehensive Plan establishes the framework for the City’s future land use development. It presents the community’s policy for growth through 2040. It deals directly with how citizens will be able to use their land and therefore is among the most sensitive topics of government regulation. Most important to this Plan update, it shows where development will occur as a basis for a Capital Facilities Plan. It considers the general location, intensity and density of land uses so that traffic, drainage, community services, utilities, etc. can be properly planned for.

Vision 2040 Land Use Goal

The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be the focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.

Organization

Under Vision 2040, the Land Use section is divided into nine topic headings:

10. Urban Lands
11. Regional Coordination and Cooperation
- 12. Centers (new for Sultan)**
13. Cities in Rural Areas
14. Elements of Orderly Development and Design
- 15. Built Environment and Health (new for Sultan)**
- 16. Innovative Techniques (new for Sultan)**
17. Incompatible Land Uses
18. Concurrency (covered under capital facilities section)

Insert discussion of Sultan’s pre-European history

4 RCW 36.70A.070(1)

Topic 1. Urban Lands

Vision 2040 Goal: The region will promote the efficient use of land, prevent urbanization of rural and resource lands, and provide for the efficient delivery of services within the designated urban growth area.

Sultan 2040 Goal

LU3 Goal: Create an effective land use management process to guide the city's population growth in a manner that endeavors to maintains or improves Sultan's quality of life, and unique character.

Adopt a Comprehensive Plan and development regulations that recognize Sultan's needs and effectively coordinate development efforts.

LU 3.1 Planning unit boundaries

LU 3.1.1 Impart a sense of place and Preserve ~~the existing small town character of~~ Sultan's local character while accommodating the state's 20-year growth forecast for Sultan.

LU 3.1.2 Delineate different land uses using natural features, road or other physical improvements.

LU 3.1.3 Identify and resolve critical transition areas or points of conflict with adjacent properties or incompatible land uses.

LU 3.1.4 ~~Provide~~ Promote a compatible mix of residential and commercial land uses to make it possible to safely-conveniently walk or bike to work and shopping; to reduce reliance on automobiles and to reduce green house gas emissions

LU 3.2 Institutional master planning

Review land uses to limit conflicts between residential and commercial uses. ~~Review~~ such as height, mass, traffic, noise, and other characteristics for residential neighborhood compatibility.

LU 3.3 Official land use plan

LU 3.3.1 Define proposed ~~categories~~ designations of land use. Coordinate all implementing ordinances, programs, proposals and projects in conformance with the intentions of the Comprehensive Plan.

LU 3.3.2 Encourage future development in areas: (MPP DP-2) (Note – need to define “encourage”)

1. Where adopted level of service exists or can be provided; and
2. Where adverse environmental impacts can be minimized; and
3. Where such development will-may enhance the area's vitality.

LU 3.3.3 ~~Provide-Designate~~ an adequate supply of land zoned for housing to support 20-year population allocations as required by Snohomish County Planning Policies.

LU 3.3.4 ~~Provide-Designate~~ an adequate supply of land zoned for employment to support 20-year employment allocations as required by the Snohomish County Planning Policies.

LU 3.3.5 ~~Improve the fiscal condition of the City, Ensure fiscally sustainable City, in part, Promote fiscal sustainability~~ by ~~providing-designating~~ adequate land zoned for uses that generate tax revenues for the City.

LU 3.3.6 Periodically update the comprehensive plan to reflect changes, opportunities and desires.

LU 3.4 Performance based zoning ordinance

Editor's Note: higher level of administrative process required. Not necessary for small towns.

LU 3.4.1 Define density based on the land's carrying capacity.

LU 3.4.2 Construct zoning regulations to provide incentives that are used appropriately to further the goals and policies of the Comprehensive Plan.

(Per PB 02-02-2010. Note – define “carrying capacity”)

LU 3.5 Environmental zoning designation

Editor's note: Deleted LU 3.5 Unnecessary level of regulation. Covered by critical areas and shoreline regulations.

LU 3.6 Clustering provisions (MPP DP-14)

Allow clustering within residential developments to:

1. Encourage a variety of housing types,
2. Create common open space
3. Conserve significant characteristics of the land - like wooded areas and scenic views
4. Reduce reliance on automobiles
5. Make area transit service more viable

Topic 2. Regional Coordination and Cooperation

Vision 2040 Goal: The region, countywide planning bodies, and local jurisdictions will work together to set populations and employment growth targets consistent with the regional vision

Sultan 2040 Goal**LU 3.7 Rural/Urban Transition Area (RUTA)**

LU 3.7.1 Coordinate with adjacent jurisdictions to ensure compatible land uses in areas along contiguous boundaries. (MPP DP 18-19)

~~LU 3.7.2 Identify steps to limit development in resource areas (MPP DP 29-32)~~

LU 3.7.3 Jointly create a Rural/Urban Transition Area (RUTA) with Snohomish County to preserve the existing, undeveloped character of the lands ~~adjacent and north~~outside of the urban growth area.

LU 3.7.4 The purpose of the Rural/Urban Transition Area will be to prevent properties from being subdivided or otherwise altered into a use or pattern that:

- **could not be developed for additional urban uses** - should there ever be a need, and that
- **would detract** - from the rural, agricultural character and productivity of existing activities.

LU 3.8 Interlocal agreements with Snohomish County

LU 3.8.1 ~~Phase annexations in accordance with efficient provision of necessary services.~~ Support annexation proposals that meet the following criteria including those areas that can not achieve urban densities because of wetlands, critical areas or other environmental constraints:

Editor's Note: Add criteria for annexations 11-24-09

1. The annexation achieves the growth and economic needs and goals for the city as set forth in the comprehensive plan;
2. ~~The city can eventually provide effective and efficient urban levels of public services~~The area can be supported with adequate facilities and urban services consistent with capital facilities plans for public facilities and utilities;
- 3.~~The city has an adopted land use plan for the annexation area;~~
- 4.~~Properties with wetlands and critical areas may be annexed even if the property can't achieve urban densities.~~

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Sultan 2040 Goal

LU-1 Goal: Manage growth potentials

Maintain a realistic balance between the land's capability and Sultan's ability to provide urban services.

LU 1.1 Capable areas

Allocate urban development onto lands that are capable of supporting urban uses and/or that pose fewest environmental risks.

To the extent [necessaryfeasible](#), locate urban uses away from lands or soils that have severe environmental hazards – such as the Sultan and Skykomish Rivers floodways.

LU 1.2 Suitable areas

Allocate urban development onto lands that are suitable for urban use and/or that have the least social value in an undeveloped state.

To the extent [necessaryfeasible](#), locate urban uses away from sites that have significant archaeological, historical, cultural or special [social-significancecharacter](#).

LU 1.3 Serviceable areas

Allocate urban uses onto capable, suitable lands that Sultan can provide sewer, water, storm, and other basic urban utilities.

Delineate boundaries between areas that will always be rural and transition or reserve areas that may be included within the future expansion of the Sultan urban area – such as the lands north along Sultan Basin Road.

LU 2 Goal: Create identity

Define a pattern of urban development that is recognizable, provides an identity, and reflects Sultan's [small-town](#) character, values and opportunities.

LU 2.1 Urban form

Create a recognizable urban pattern that distinguishes between urban and rural, [and establishes a harmonious relationship with the natural and man-made environment.](#)

~~Protect area differences in architecture, physical and social composition, visual character, and other features that make each part of the Sultan urban form unique and valuable – such as downtown Sultan.~~

LU 2.2 Encourage the development of Sultan as the focal point of rural based industries and commerce. Schools and other institutions and facilities serving rural populations should be sited in Sultan.

Unincorporated Urban Growth Areas

Vision 2040 Goal: All unincorporated lands within the urban growth area will either annex into existing cities or incorporate as new cities.

Sultan 2040 Goal

SEE LU 3.7 and LU 3.8

Topic 5. ELEMENTS OF ORDERLY DEVELOPMENT AND DESIGN

Regional Design

Vision 2040 Goal: The region will use design to shape the physical environment in order to create more livable communities, better integrate land use and transportation systems, and improve efforts to restore the environment.

Sultan 2040 Goal

DP-1 Goal: Protect valuable features of the manmade environment

Blend new land uses with the features and characteristics that have come to be valued from past developments of Sultan's manmade environment.

DP 1.1 Historical/cultural sites

Protect lands, buildings or other site features that are unique archaeological sites, historic areas, publicly designated landmark districts or buildings.

~~Develop an historical plaque system identifying sites and buildings of interest in Sultan – particularly within the downtown area. (PB 03-02-10) Move to implementation~~

DP 1.2 Special social or visual interest

Identify design and/or financial incentives that can be used to help with building or site modification costs – particularly within the downtown and floodway zones. (PB 03-02-10)

~~Create a program that allows~~**Encourage** architecturally pleasing, older buildings to be relocated to other, more compatible sites when the structures need to be relocated from present locations. (PB 03-16-10)

DP 1.3 Scenic assets

Encourage protection of lands, natural features or related activities that provide unique landmarks in the natural landscape. Encourage protection of lands or sites that have unique views or vistas of natural landforms and landmarks, particularly of the Wallace, Sultan, and Skykomish Rivers, and Cascade Mountains. (PB 03-02-10)

DP 1.4 View corridors

Encourage retention of existing buildings or sites that provide unique or special landmarks, horizon references, or other interesting visual values.

DP 1.5 Buffer corridors

~~Maintain-Preserve~~ pleasing visual corridors along major roads to reflect natural beauty and a semi-rural atmosphere.

~~Provide-Require~~ landscape screens, earth berms, and other natural material or design buffers, particularly about urban commercial or industrial uses that front or are visible from adjacent residential areas or roads or U.S. 2.

DP 1.6 Open spaces

Protect lands, sites or improvements that have been or may be held in trust or common for parks, conservancies, recreation, or other open space preserves within Sultan's developing area.

Preserve, where possible and desirable, the open or natural space features within potential future land use developments – especially along the shorelines, bluffs, and wetlands.

DP 1.7 Institutional lands

Protect lands, sites or improvements that have been improved for cemeteries, or military fortifications or similar public or pioneering purposes.

Ensure developments adjacent to sites that house schools and other institutional activities that may be sensitive to use intrusion are compatible with surrounding neighborhoods.

DP 2 Goal: Create visual interest

Create local visual identities and interests, retain natural landscape features, and generally develop a quality urban environment.

DP 2.1 Visual identity

~~Create special identities for unique districts or places, particularly of the Sultan downtown business district.~~

Work with property owners to establish standards to create visual images that organize the disparate elements of Sultan's business district into a cohesive, pleasing identity. Editor's note: should we shorten this planning policy? (PB 03-02-10)

DP 2.2 Landscape

Retain the natural landscape as much as possible in land development projects, including trees, site contours, natural drainage features, and other characteristics.

DP 2.3 Architectural quality

Where appropriate, and when downtown property owners desire, implement an architectural design review consultation for building owners and business operators. (PB 03-16-10)

Provide illustrations of preferred concepts, solutions, materials, styles, and other particulars affecting quality architectural solutions within the downtown.

DP 2.4 Coordinate preservation efforts

Coordinate the land and financial resources that are available to realize a more effective, balanced local system of historical and cultural heritage resources.

Work with land trust and other preservation groups to acquire and protect development rights on sensitive lands, environments, viewpoints, habitats, and other important resources.

Editor's Note: Moved DP 2.5 to DP2.10 to Implementation Strategies

DP 2.5 Historical/cultural impact assessment methodology

With the participation of the Snohomish County and the Washington State Historical Office, develop a methodology for determining the design and historic impact of proposed development projects on sensitive heritage sites within the Sultan Urban Growth Area.

Editor's Note: Moved DP 2.6 to DP2.10 to Implementation Strategies

Topic 6. The Built Environment and Health

Vision 2040 Goal: The region's communities will be planned and designed to promote physical, social, and mental well being so that all people can live healthier and more active lives.

Sultan 2040 Goal

Editor's Note: The built environment and health are a new concepts in Vision 2040. Proposed goals and policies under LU-6 are new to Sultan's Comprehensive Plan.

LU 6 Goal: Recognize that the well-being of all Sultan residents is affected by the built environment, land use, density, transportation strategies and street design.

LU 6.1 Adopt mixed-use residential, commercial and office zoning where appropriate to support transit use and encourage walkability.

LU 6.2 Work with the Sultan School District to encourage walkable school sites.

LU 6.3 Pursue joint-use agreements to share facilities with schools to provide neighborhoods with [safe-convenient](#) and attractive places for recreation.

LU 6.4 Identify opportunities to increase acreage of total recreation areas especially areas that can accommodate youth and adult sports fields.

LU 6.5 Prioritize the development of [safeconvenient](#), well-maintained walking routes along streams, rivers, and waterfronts.

LU 6.6 Adopt sufficient density standards for residential, commercial and retail development to ensure development that supports transit and walkable environments.

LU 6.7 Where feasible, ensure that pedestrian routes and sidewalks are integrated into continuous networks.

LU 6.8 Support efforts to protect local farmland and local access to fresh fruits and vegetables.

LU 6.9 Support strategies that capitalize on the mutual benefit of connection between rural economies as food suppliers and [the Sultan community and businesses](#) as processors and consumers.

LU [6-96.10](#) Encourage the use of vacant lots for community gardens.

LU [6-106.11](#) Encourage new building construction to incorporate green building techniques and materials.

Topic 7 Innovative Techniques

Sultan 2040 Goal

Editor's Note: Innovative techniques are a new concept in Vision 2040. Proposed goals and policies under LU-7 are new to Sultan's Comprehensive Plan.

LU 7 Goal: Support innovative techniques in land use planning to create mixed-use central places and a vibrant sustainable economy which preserves our natural resources.

LU 7.1 Encourage the use of innovative techniques such as, the transfer of development rights, purchase of development rights, and conservation incentives. Use techniques to focus growth within the urban area.

LU 7.2 Support and provide incentives to increase the percentage of new development and redevelopment – both public and private – to be built at higher performing energy and environmental standards.

LU 7.3 Streamline the development standards and regulations for residential and commercial development, especially in centers, to accommodate a broader range of project types consistent with regional vision. (PB 03-16-10)

Topic 8. Incompatible Land Uses

See LU-5

Topic 9 Concurrence See Capital Facilities Element for LOS standards

Attachment F – Draft Definitions

100-year flood plain – means land adjoining a river, stream, watercourse, ocean, bay, or lake having a 1% chance of being inundated in any given year. Floodwaters may result from the overflow of inland or tidal waters and/or the unusual and rapid accumulation of surface runoff from any source.

Act - means the Growth Management Act as enacted in Chapter 17, Laws of 1990, 1st Ex. Session, and Chapter 32, Laws of 1991, 1st Special Session, State of Washington.

Adequate capital facilities - means facilities that have the capacity to serve development without decreasing levels of service below locally established minimums.

Adopt a comprehensive land use plan - means to enact a new comprehensive land use plan or to update an existing comprehensive land use plan.

Agricultural land - means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed. Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock that has long-term commercial significance for agricultural production.

Aquifer – means a body or rock sediment, sand, or gravel that is able to store and conduct significant quantities of groundwater.

Aquifer recharge areas – are areas where surface water is able to permeate the soil and is conducted to aquifers for storage.

Available capital facilities - means facilities or services are in place or a financial commitment is in place to provide the facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

Capital facility - means a physical structure owned or operated by a government entity that provides or supports a public service.

Characterized by urban growth - refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

City - means any city or town, including a code city.

Concurrency - means that adequate capital facilities are available when the impacts of development occur. This definition includes the two concepts - "adequate capital facilities" and of "available capital facilities" as defined above.

Consistency - means that no feature of a plan or regulation is incompatible with any other feature of a plan or regulation. Consistency is indicative of a capacity for orderly integration or operation with other elements in a system.

Attachment F – Draft Definitions

Comprehensive land use plan, comprehensive plan, or plan - means a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to this chapter.

Contiguous development - means development of areas immediately adjacent to one another.

Coordination - means consultation and cooperation among jurisdictions.

Critical areas - include the following areas and ecosystems: (a) wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas.

Demand Management Strategies or Transportation Demand Management Strategies (TDM) - means strategies aimed at changing travel behavior rather than at expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ride-sharing options, parking policies or telecommuting.

Department - means the Sultan Planning Department.

Development regulations - means any controls placed on development of land use activities by a county or city, including, but not limited to, zoning ordinances, official controls, planned unit development ordinances, subdivision ordinances and binding site plan ordinances.

Domestic Water System - means that any system providing a supply of potable water for the intended use of a development that is deemed adequate pursuant to RCW 19.27.097.

Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020. [RCW 36.70A.200(1)]

Fish and wildlife habitat – means areas identified as being important to the maintenance of fish, wildlife, and plant species.

Financial commitment - means sources of public or private funds or combinations thereof have been identified that will be sufficient to finance capital facilities necessary to support development and that there is assurance that such funds will be timely put to that end.

Forest land - means and primarily useful for growing trees, including Christmas trees subject to the excise tax imposed under RCW 84.33.100 through 84.33.140 for commercial purposes, and that has long-term commercial significance for growing trees commercially.

Geologically hazardous areas - means areas that because of their susceptibility to erosion, sliding, earthquake, or other geological events, are not suited to the siting of commercial, residential, or industrial development consistent with public health or safety concerns.

Goal – means a general condition, ideal situation, or achievement that reflects societal values or broad public purposes.

Attachment F – Draft Definitions

Growth Management Act - see definition of "Act."

Level of Service (LOS) - means an established minimum capacity of capital facilities or services provided by capital facilities that must be provided per unit of demand or other appropriate measure of need.

Long-term commercial significance - includes the growing capacity, productivity and soil composition of the land for long-term commercial production, in consideration with the land's proximity to population areas, and the possibility of more intense uses of the land.

Master planned resort - means a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities.

May: "May" means the actions described in the policy are either advisable or are allowed. "May" gives permission and implies a preference. Because "may" does not have a directive meaning, there is no expectation the described action will be implemented.

Minerals - include gravel, sand and valuable metallic substances.

New fully contained community - is a development proposed for location outside of the initially designated urban growth areas that is characterized by urban densities, uses and services.

Planning period - means the 20-year period following the adoption of a comprehensive plan or such longer period as may have been selected as the initial planning horizon by the planning jurisdiction.

Policy – means an action-oriented procedure, activity, or decision-making that defines the process by which an objective is achieved.

Potable water – means water suitable for drinking.

Public facilities - include streets, roads, highways, sidewalks, street and road lighting systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

Public services - include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection and other governmental services.

Regional transportation plan - means the transportation plan for the regionally designated transportation system that is produced by the regional Transportation Planning Organization.

Regional Transportation Planning Organization (RTPO) - means the voluntary organization conforming to RCW 47.80.020, consisting of local governments within a region containing one or counties which have common transportation interests.

Rural lands - means all lands that are not within an urban growth area and are not designated as natural resource lands having long term commercial significance for production of agricultural products, timber, or the extraction of minerals.

Attachment F – Draft Definitions

Sanitary sewer systems - means all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any waterborne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste.

Shall: “Shall” means implementation of the policy is mandatory and imparts a higher degree of substantive direction than “should”. “Shall” is used for policies that repeat State of Washington requirements or where the intent is to mandate action. However, “shall” cannot be used when it is largely a subjective determination whether a policy objective has been met.

Should: “Should” means implementation of the policy is expected but not mandatory, yet is still directive with substantive meaning, although of a lesser degree than “shall”. “Should” policies recognize the policy may not be applicable or appropriate for all municipalities due to special circumstances. It is incorrect to describe “should” policies as optional. The decision to not implement a “should” policy is appropriate only if implementation of the policy is either inappropriate or not feasible. The decision to not implement a “should” policy cannot be based solely on the fact “should” policies are not mandatory.

Solid waste handling facility - means any facility for the transfer or ultimate disposal of solid waste, including landfills and municipal incinerators.

Snohomish County Tomorrow – means a joint planning process of the County, its cities and towns, and the Tulalip Tribes to guide effective growth management and to meet the requirements of the GMA for coordination and consistency among local comprehensive plans.

Transportation facilities - includes capital facilities related to air, water or land transportation.

Transportation level of service (LOS) standards - means a measure that describes the operational condition of the travel stream, usually in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience and safety.

Transportation level of service (LOS) standards - means a measure that describes the operational condition of the travel stream, usually in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience and safety.

Transportation system management (TSM) - means low capital expenditures to increase the capacity of the transportation network. TSM strategies include but are not limited to signalization, channelization, and bus turnouts.

Urban growth - refers to growth that make intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, fiber, or the extraction of mineral resources. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

Urban growth areas (UGA) - means those areas designated by a county pursuant to RCW 36.70A.110.

Urban governmental services - include those governmental services historically and typically delivered by cities, and include storm and sanitary sewer systems, domestic water systems,

Attachment F – Draft Definitions

street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with non-urban areas.

Utilities - means facilities serving the public by means of a network of wires or pipes, and structures ancillary thereto including systems for the delivery of natural gas, electricity, telecommunications services, and water and for the disposal of sewage.

Visioning - means a process of citizen involvement to determine values and ideals for the future of a community and to transform those values and ideals into manageable and feasible community goals.

Wetland or wetlands - are areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds and landscape amenities. However, wetlands may include those artificial wetlands intentionally created to mitigate conversion of wetlands, if permitted by the county or city.

Common Acronyms

BLR = Buildable Lands Report

CPP = Countywide Planning Policy

GMA = Growth Management Act

GMR = Growth Monitoring Report

MPP = Multicounty Planning Policy

MUGA = Municipal Urban Growth Area

PAC = Planning Advisory Committee (of SCT)

PSRC = Puget Sound Regional Council

SCT = Snohomish County Tomorrow

RCW = Revised Code of Washington (state law)

RGS = Regional Growth Strategy

UGA = Urban Growth Area

WAC = Washington Administrative Code

WSDOT = Washington State Department of Transportation