

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2208

AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON, RELATING TO THE CITY'S COMPREHENSIVE PLAN; ADOPTING AMENDMENTS TO THE COMPREHENSIVE PLAN TO ESTABLISH THE PILCHUCK DISTRICT AND RELATED HOUSING, ECONOMIC DEVELOPMENT, AND LAND USE GOALS AND POLICIES; AMENDING THE LAND USE DESIGNATION MAP WITHIN THE CITY'S COMPREHENSIVE PLAN TO DESIGNATE THE PILCHUCK DISTRICT; AND AMENDING ORDINANCE 1866 AS PREVIOUSLY AMENDED

WHEREAS, as one of the cities in Snohomish County, the City of Snohomish is required to adopt and regularly update a comprehensive plan pursuant to the Washington State Growth Management Act (GMA); and

WHEREAS, pursuant to Ordinance 1866, in 1994 the City adopted its updated Comprehensive Plan; and

WHEREAS, pursuant to Ordinances 1937, 1966, 1993, 2043, 2054, 2055, 2070, 2089, 2102, 2118, 2135, 2164, 2175, 2179, and 2199, the City has previously amended its Comprehensive Plan and Ordinance 1866; and

WHEREAS, under the RCW 36.70A.130, amendments to the Comprehensive Plan may be considered more frequently than once per year for the initial adoption of a subarea plan when such plans clarify, supplement, or implement jurisdiction-wide comprehensive plan policies and when such plans are addressed by appropriate environmental review under the Washington State Environmental Policy Act (Chapter 43.21C RCW) ("SEPA"); and

WHEREAS, the City Council proposes to adopt a redevelopment strategy and subarea plan for the area known as the Pilchuck District to clarify and supplement jurisdiction-wide Comprehensive Plan policies, and more specifically to encourage investment and to foster a distinctive and walkable district; and

WHEREAS, the City Council has determined that the Pilchuck District Subarea Plan will include designation of the subarea as a Transfer of Development Rights receiving area; and

WHEREAS, adoption of the Pilchuck District Subarea Plan requires amendments to the Comprehensive Plan Land Use Designation Map to identify the boundaries of the Pilchuck District subarea; and

WHEREAS, adoption of the Pilchuck District land use designation will revise the City's residential capacity as described in the Comprehensive Plan and require amendments to ensure internal consistency; and

WHEREAS, adoption of the Pilchuck District land use designation will create small, remnant areas of Mixed Use land use designation, which will be evaluated and addressed as part of the annual Comprehensive Plan amendment cycle; and

WHEREAS, upon review of the SEPA checklist and other documents for the Pilchuck District Subarea Plan, the Planning Director acting as the SEPA Responsible Official, issued a Determination of Significance (DS), a draft Environmental Impact Statement (EIS) and a final EIS in accordance with applicable law and consistent with the requirements for a Planned Action EIS; and

WHEREAS, in accordance with RCW 36.70A.130(2)(a)(i), the cumulative impacts of the proposed Pilchuck District Subarea Plan have been reviewed, assessed, and addressed by appropriate SEPA environmental review; and

WHEREAS, the City has coordinated with and involved the public and other government agencies in the planning process and issued plan documents for public review; and

WHEREAS, the amendments enacted by this Ordinance are area-wide in nature and constitute a subarea plan for which extensive opportunities for public outreach and input have been provided; and

WHEREAS, the City has conducted a broad process of public participation to review the Pilchuck District Subarea Plan amendments to the Comprehensive Plan; and

WHEREAS, the City has reviewed the proposed amendments to the Comprehensive Plan for internal consistency; and

WHEREAS, on October 6, 2010, a public hearing on the amendments proposed herein was held by the Planning Commission, and all persons wishing to be heard were heard; and

WHEREAS, on December 7, 2010, a public hearing on the amendments proposed herein was held by the City Council as part of the 2010 Comprehensive Plan amendment docket, and all persons wishing to be heard were heard; and

WHEREAS, on March 1, 2011, a public hearing on the amendments proposed herein was held by the City Council, and all persons wishing to be heard were heard; and

WHEREAS, pursuant to SMC 14.15.070 and RCW 36.70A.106, the City has notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the Comprehensive Plan; and

WHEREAS, consistent with SMC 14.15.090, the Planning Commission found that the proposed amendments were internally consistent with the Comprehensive Plan, the Growth Management Act, and the State Environmental Policy Act, and were in the interest of the public health, safety, and welfare of Snohomish residents; and

WHEREAS, the Planning Commission recommended that the City Council adopt the proposed Comprehensive Plan amendments;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON DO HEREBY ORDAIN AS FOLLOWS:

Section 1. Findings that Comprehensive Plan amendments are consistent with criteria of SMC 14.15.090.

The City Council hereby finds that the Comprehensive Plan amendments adopted by this Ordinance are:

- a. Internally consistent with the City of Snohomish Comprehensive Plan;
- b. Consistent with the Washington State Growth Management Act;
- c. Consistent with the Washington State Environmental Policy Act (Chapter 43.21C RCW); and
- d. In the interest of the public health, safety, and welfare of Snohomish residents.

Section 2. Pilchuck District Subarea Plan goal and policy amendments.

The Housing Element, Economic Development Element, and Land Use Element of the City of Snohomish Comprehensive Plan are each hereby amended as set forth in the attached Exhibit A, including but not limited to the establishment of the Pilchuck District and related housing, economic development, land use policies, and goals.

Section 3. Housing Element amendments.

The Housing Element of the City of Snohomish Comprehensive Plan is hereby amended as set forth in the attached Exhibit B, including but not limited to amendments to update the City and Urban Growth Area residential capacity estimates.

Section 4. Land Use Element amendment.

The Land Use Element of the City of Snohomish Comprehensive Plan is hereby amended as set forth in the attached Exhibit B, including but not limited to amendments to update the City and Urban Growth Area land use designation area estimates, residential growth target, and residential capacity.

Section 5. Pilchuck District Land Use Designation Map amendment.

The Land Use Designation Map of the City of Snohomish Comprehensive Plan is hereby amended as set forth in the attached Exhibit C, including but not limited to the designation of the Pilchuck District within said Map.

Section 6. Amendment of Ordinance 1866.

Ordinance 1866, as previously amended, is hereby amended by this Ordinance to reflect the Comprehensive Plan amendments contained in this Ordinance.

Section 7. Severability.

If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 8. Effective Date.

This Ordinance shall take effect five days after its publication by summary.

ADOPTED by the City Council and **APPROVED** by the Mayor this 15th day of March, 2011.

CITY OF SNOHOMISH

By _____
KAREN GUZAK, MAYOR

Attest:

Approved as to form:

By _____
TORCHIE COREY, CITY CLERK

By _____
GRANT K. WEED, CITY ATTORNEY

ECONOMIC DEVELOPMENT GOALS AND POLICIES

Goal ED 4: Maintain a standard that identifies and conserves physical capability/suitability of the community’s economy.

Policies:

ED 4.1: Site identification - diversity
Maintain the practice of working with other public agencies and private interests to identify and promote sites that can be suitably developed for a variety of local employment projects including business and industrial parks, office and professional centers, and specialized commercial and entertainment centers within each economic opportunity area.

ED 4.2: Site identification – scale
Maintain the practice of working with other public agencies and private interests to identify and promote sites with a variety of development and enterprise sizes and scales including larger sites in the Bickford opportunity area compared with smaller, mixed use site opportunities within the ((~~Maple Avenue~~)) Pilchuck District and Historic Business District economic planning areas.

ED 4.3: Site identification - capabilities
Maintain the practice of working with property owners to determine the effective development capacity of sites having major employment center possibilities, particularly larger site opportunities within the Bickford economic opportunity area.

ED 4.4: Existing property revitalization
Maintain the practice of assisting with special planning and development efforts to promote reuse and infill for older buildings, redevelop vacant properties, and revitalize the economic opportunity areas, particularly in the ((~~Maple Avenue area~~)) Pilchuck District and Historic Business District.

ED 4.5: Economic opportunity area revitalization
Maintain the practice of helping structure local marketing efforts, physical improvements programs, parking and building improvements, special management organizations, and other actions that will realize revitalization opportunities within each economic opportunity area as a whole, particularly Avenue D, ((~~Maple Avenue~~)) Pilchuck District, and the Historic Business District.

Goal ED 6: Maintain the Standard to create local economic development capital

Policies:

- ED 6.1:** Small business development
Maintain the practice of recruitment and retention local business development opportunities, particularly for small start-up business concerns that may be owned or employ Snohomish residents.
- ED 6.2:** Investment capital and incubators
Maintain the practice of promoting the local use of special small business financing and management assistance programs. Help identify facilities that may be used for small business start-ups including older structures that may be suitably reused for business purposes.
- ED 6.3:** Financial programs
Maintain the practice of helping local private groups structure special improvement districts including parking and business improvement authorities, local improvement districts or other programs with which to manage and finance effective revitalization efforts – particularly within Avenue D, (~~Maple Avenue~~) Pilchuck District, and the Historic Business District.

HOUSING GOALS AND POLICIES

Goal HO 8: **Maintain a Standard that improves the appearance of Snohomish through urban design and neighborhood planning.**

Policies:

- HO 8.1:** Maintain a practice that enforces necessary ordinances needed to eliminate deteriorated and non-maintained buildings and structures and seek to limit or prohibit the storage of vehicles, junk cars, and other objectionable and unsightly materials or equipment.
- HO 8.2:** Maintain a practice that requires working with various civic groups in order to improve and maintain the main entrances and gateway corridors into the City.
- HO 8.3:** Maintain a practice that encourages the preparation of specific design plans and programs for certain elements of the community which would provide identity, add visual variety or interest, and preserve and enhance natural features. These plans and programs should be concentrated on high use and high visibility areas.
- HO 8.4:** Maintain a practice that promotes working with the development community to encourage good architectural design and construction practices which result in buildings compatible with community design standards, surrounding structures, and natural features.
- HO 8.5:** Maintain a practice that the Design Standards and Guidelines (Outside of the Historic District) or other design standards developed for the Pilchuck District will be used for new development which occurs outside of the Historic District.

LAND USE GOALS AND POLICIES

Goal LU 2: Maintain a standard that all new development will be consistent and compatible with the adopted Vision Statement and other policies contained in the Policy Plan and with the State of Washington's Growth Management Act to make certain reasonable measures are taken to allow for increased density and planned growth.

Policies:

- LU 2.1:** Maintain a practice of using the adopted land use policies and the adopted Land Use Plan maps to evaluate all annexations, subdivisions, and other land use actions and requests.
- LU 2.2:** Maintain a practice of allowing increased development potential, including building height and density, for properties within designated receiving areas through a transfer of development rights (TDR) program.
- LU 2.3:** Maintain a practice that TDR shall only be allowed in receiving areas designated by the City Council.
- LU 2.4:** Maintain a practice of designating TDR receiving areas where adequate analysis has established land use compatibility and demonstrated that unmitigated significant adverse environmental impacts will not occur.
- LU 2.5:** Maintain a practice of evaluating and adjusting the City's TDR program to ensure effective implementation and compatible land development.
- LU 2.6:** Maintain a practice that a TDR program may be expanded to address preservation of areas of high value within the community, including open space, critical areas, and historic development.

MULTI-FAMILY LAND USE

Goal LU 5: Maintain a standard of retaining and developing adequate apartment areas to provide a suitable living environment and the greatest range in residential densities, housing types, life-styles and economic needs of the population.

Policies:

- MF 5.1:** Maintain a practice that develop apartment areas using the following classifications and allowed maximum density per acre:
 - a. Low density, 12 units per acre.
 - b. Medium density, 18 units per acre.
 - c. High density, 24 units per acre.
 - d. Senior Housing, 30 units per acres

- MF 5.2:** Maintain a practice that the density of apartment development should be based upon topography, availability of streets and utilities, and proximity to major transportation corridors and commercial areas.
- MF 5.3:** Maintain a practice that apartment densities outside the Pilchuck District should not exceed 24 units per acre, except for senior housing where it may be 30 units per acre maximum, if it can be shown such development will have low impact on the neighborhood and city services, or as permitted through a transfer of development rights program.
- MF 5.4:** Maintain a practice that apartment development should be located on varying terrain which avoids poorly-drained areas and will comply with the adopted storm water, drainage and critical area environmental policies.
- MF 5.5:** Maintain a practice that develops apartments near collector and/or arterial streets and bus routes in order to provide direct connections to places of work, shopping, and recreation.
- MF 5.6:** Maintain a practice that streets providing access to apartments should have the capacity for vehicular and pedestrian traffic resulting from a given density of apartment development.
- MF 5.7:** Maintain a practice that apartment development should be located near shopping, recreational, and school facilities in order to provide easy access either by car or on foot.
- MF 5.8:** Maintain a practice that apartment development should be served by adequate water, sanitary sewer, and power utilities.
- MF 5.9:** Maintain a practice that high-density apartment development should be located in such a way as to minimize view obstruction.
- MF 5.10:** Maintain a practice that medium-to-high-density apartment development should be confined to areas near major transportation corridors and commercial areas.
- MF 5.11:** Maintain a practice that low-density apartment developments should be located in the outlying areas of the City where needed services are available, as transitional areas between different land uses, and in areas requiring restrictions on the height of structures.
- MF 5.12:** Maintain a practice that apartment areas should be located adjacent to commercial areas and planned industrial parks.
- MF 5.13:** Maintain a practice that apartment areas should be used as a buffer between single-family areas and commercial and industrial areas.
- MF 5.14:** Maintain a practice that, except within the Pilchuck District, high-rise apartments in excess of three stories will not be allowed within the City at this time.
- MF 5.15:** Maintain a practice that mobile home sites will not be allowed in multi family zones. Mobile home sites will be limited to existing mobile home park sites.

MF 5.16: Maintain a practice that high density apartments will be approved in a site development plan approval process.

PILCHUCK DISTRICT

The Pilchuck District land use designation is envisioned to appear and function as a traditional, compact, and walkable neighborhood, an “urban village,” within the context of the larger Snohomish community. The intent is to achieve a mix of land uses within the area to reduce the need for automobile trips required to meet the daily needs of residents. Land uses will be designed for compatibility and will include a variety of residential, commercial, and recreational activities. Development may take a various forms, from single-family homes to townhomes to four- and five-story residential, mixed-use, and office buildings.

Prescribed urban form will emphasize:

- streets and sidewalks designed for on-street parking; pedestrian convenience, comfort and safety; and emergency access;
- the relationship of buildings to the public sidewalk to create continuous, active, interesting, and intimate streetscapes;
- minimizing in the prominence of parking facilities; and
- continuation of the appearance of small-scale building forms that characterize the community.

The following goals and policies further describe the function and form envisioned for the area designated as Pilchuck District on the Land Use Designation Map.

GOAL LU 12: Establish and maintain a distinctive, desirable, vital, and walkable, mixed-use neighborhood in the Pilchuck District.

PD 12.1: Maintain the Pilchuck District Subarea Plan as a guide for future public and private improvements in the Pilchuck District consistent with the community’s vision for the area.

PD 12.2: Periodically review the Pilchuck District policies, regulations, boundaries, and physical development to ensure that public and private improvements are consistent with the intended character, form, and compatible land use mix.

PD 12.3: The Pilchuck District designation is a designated receiving area for Transfer of Development Rights.

PD 12.4: Building heights of five stories should be allowed in the Pilchuck District in accordance with the Pilchuck District Plan and development standards. Building heights over three stories should only be permitted through transfer of development rights.

PD 12.5: Encourage the development and use of gateway features, focal points, and unique design features that contribute to the identity of the City and the Pilchuck District.

GOAL LU 13: Foster a walkable district with a focus on the Centennial Trail as the centerpiece.

- PD 13.1:** Sidewalks within the Pilchuck District should be a minimum of eight feet wide. Adjacent to commercial and higher-density multi-family uses, sidewalks should be as wide as available right-of-way will allow to provide a dynamic and flexible public space. In all cases, pedestrian comfort should be paramount in sidewalk design.
- PD 13.2:** Sidewalks should include amenities to enhance the pedestrian experience such as street trees and other landscaping, street furniture, pedestrian lighting, artwork, and interesting paving materials, as appropriate.
- PD 13.3:** Buildings adjacent to public sidewalks should relate to the street and incorporate features of pedestrian interest and, where appropriate, weather protection.
- PD 13.4:** New development shall support a continuous built streetscape, where feasible. Parking areas between the building and the sidewalk or visible from the sidewalk should be avoided. The preferred location for parking is behind or beneath buildings.
- PD 13.5:** Vehicle access points from the street should be minimized to avoid conflict with pedestrians and to maintain a constant sidewalk grade. Where feasible, parking access should be from alleys or consolidated for multiple sites.
- PD 13.6:** On-street parking is encouraged to provide convenient parking and to separate moving vehicles from sidewalks.
- PD 13.7:** Intersections should have pedestrian bulb-outs, clear demarcation of crosswalks, and other measures, as appropriate, to promote safe passage.
- PD 13.8:** Pedestrian connections to the Centennial trail are encouraged, but should be consolidated and controlled to promote access safety.

GOAL LU 14: Encourage a network of public and private open spaces.

- PD 14.1:** Encourage connections between adjacent development.
- PD 14.2:** Encourage private and quasi-public open spaces such as alcoves, plazas, patios, trails, landscaped areas, and other pedestrian use areas to be included in residential and commercial development.
- PD 14.3:** Encourage mixed-use and residential buildings to provide an easily accessible gathering space for building occupants and their guests. Examples include an upper level or roof-top patio area or an at-grade courtyard.
- PD 14.4:** Encourage the addition of detail and texture to sidewalks and plazas with unit pavers, bricks, tiles, decorative scoring, or public artwork.
- PD 14.5:** Require where appropriate awnings, arcades, pergolas, and/or overhangs to protect pedestrians from inclement weather.

GOAL LU 15: Encourage investment in the Pilchuck District.

PD 15.1: Promote the vision for the Pilchuck District as outlined in the Pilchuck District Subarea Plan to encourage investment in existing land uses and redevelopment of underdeveloped properties.

PD 15.2: Create certainty for property owners and developers in the future character and compatible land use mix of the Pilchuck District through development and design standards.

PD 15.3: Encourage land uses and public and private improvements that are consistent with the Pilchuck District Subarea Plan and further the vision for the District.

PD 15.4: In order to promote advancement of ascending property values within the Pilchuck District, promote development that exhibits professional design expertise, durable building materials, integrated architectural detailing.

GOAL LU 16: Encourage higher density residential development in appropriate locations.

PD 16.1: Allow residential densities proportionate to the height and bulk standards in the development code.

PD 16.2: Except in areas identified for single-family dwellings and townhomes, discourage inefficient use of land through low-rise, low-density residential development.

GOAL LU 17: Promote a residential neighborhood character with allowances for office, retail, and service uses in areas outside of the Second Street corridor.

PD 17.1: Encourage commercial uses that are functionally and visually compatible with a residential context. Land uses that generate significant noise, odor, vibration, or light impacts upon surrounding properties should be discouraged.

PD 17.2: Encourage mixed-use buildings with commercial and residential development throughout the Pilchuck District.

PD 17.3: Site and building design outside of the Second Street commercial corridor should be designed for visual compatibility with residential and mixed-use structures and uses.

PD 17.4: In primarily residential areas, exterior lighting and sign illumination should be limited to avoid light and glare impacts to residential uses.

GOAL LU 18: Maintain a primarily commercial character and predominantly commercial land use within the Second Street corridor.

PD 18.1: Encourage land uses along Second Street that benefit from visibility by large volumes of traffic, convenient vehicular access, and direct access to public transit.

PD 18.2: Encourage multi-story, mixed-use development.

PD 18.3: While accommodating vehicle access and parking, new development should be designed to provide direct pedestrian access from a public sidewalk.

PD 18.4: Ground-floor spaces along sidewalks should be designed for commercial uses and should have significant storefront windows.

GOAL LU 19: Create opportunities for visual or physical access to the Pilchuck River where the environmental sensitivity of the riparian area is protected and property rights are respected.

PD 19.1: Work with private property owners and developers on opportunities for trails or public views of the Pilchuck River when compatible with development proposals.

PD 19.2: Pursue opportunities to develop street-end, overlook parks within existing rights-of-way on Third Street and Fourth Street at the Pilchuck River.

GOAL LU 20: Foster development of a distinctive urban village through design standards.

PD 20.1: Develop design standards for the Pilchuck District that are clear in intent and requirements.

PD 20.2: New development shall be required to incorporate materials, features, and architectural relationships that reinforce the City's character.

PD 20.3: Development should foster an active, pedestrian-oriented streetscape through ground-floor design that allows interaction between building and sidewalk.

PD 20.4: Taller buildings shall incorporate architectural features and step-backs to articulate vertical planes and to reduce the overall impression of height.

GOAL LU 21: Encourage preservation of historic structures where appropriate.

PD 21.1: Modifications to historic structures that are proposed for retention should be encouraged to follow established practices for historic preservation, such as the Secretary of the Interior's Standards for Rehabilitation.

PD 21.2: Encourage relocation rather than demolition where sites containing historic structures are proposed for redevelopment.

GOAL LU 22: Encourage environmentally sustainable development practices.

PD 22.1: Promote infiltration as the primary method of stormwater management in the Pilchuck District.

PD 22.2: Encourage low impact development methods to reduce impacts to the Pilchuck River.

PD 22.3: Promote development that uses sustainable practices such as LEED certification.

PD 22.4: Incorporate measures for pedestrian and bicycle safety and convenience in public and private projects.

PD 22.5: Encourage compact development and a mix of land uses that will reduce automobile dependence.

GOAL LU 23: Encourage new development to orient to public spaces, such as public sidewalks, public parks, the Centennial Trail, and the Pilchuck River.

PD 23.1: Buildings and building entries should orient to adjacent public sidewalks.

PD 23.2: Encourage development adjacent to the Pilchuck River to maximize public and private visual access to the river.

PD 23.3: Development along the Centennial Trail should provide an appropriate transition between the trail corridor and the site. Development should be discouraged from creating unaesthetic views from the trail, such as unscreened parking or service areas

GOAL LU 24: Encourage retention of existing single-family land uses where appropriate.

PD 24.1: The existing single-family blocks between Lincoln and the Pilchuck River should be preserved for residential uses compatible in character with single-family homes. Development standards should allow continued single-family homes on existing platted lots and townhouse development for designated areas.

PD 24.1: Sites and structures adjacent to areas designated to preserve single-family homes should be sensitively designed to minimize impacts on the single-family uses through a transition of building heights and intensity of use and activity.

EXHIBIT B

**Table HO-4
((2025))
Estimated ((Twenty Year)) Additional Residential Capacity
In City/UGA Limits**

	<u>Housing Unit Capacity</u>	<u>Population Capacity</u>
<u>Single Family Dwellings</u>		
City	<u>698</u>	<u>1943</u>
UGA	<u>884</u>	<u>2,460</u>
<u>Multi-Family</u>		
City	<u>1,532</u>	<u>2,834</u>
UGA	=	=
<u>TOTAL CAPACITY</u>	<u>3,114</u>	<u>7,237</u>

Source: 2007 Snohomish County Buildable Lands Report; 2011 City of Snohomish Pilchuck District FEIS

	<u>Aeres</u>	<u>Estimated Conversion</u>	<u>Units Permitted</u>	<u>Per Aere Actual</u>	<u>Total Units</u>	<u>PP/ HH</u>	<u>Population Capacity</u>	<u>Total</u>
<u>Single Family Dwellings</u>								
Vacant	290	.40	6	3.07	64	2.81	1741	
Underdeveloped [†]	40.20	.20		1.76	14	2.81	40	<u>1781</u>
<u>Low Density Apartments</u>								
Vacant	19.8	.40	12	5.60	1.00	2.20	240	
Undeveloped	11.80	.20		5.60	13	2.20	29	<u>269</u>
<u>Medium Density Apartments</u>								
Vacant	42	.40	18	12.60	32	1.85	720	
Undeveloped	46.70	.20		12.60	117.8	1.85	218	<u>918</u>
<u>High Density Apartments</u>								
Vacant	33	.40	28	16.70	11	1.85	774	
Underdeveloped	12.10	.20		16.70	40	1.85	75	<u>849</u>
<u>TOTAL CAPACITY</u>								<u>3817</u>

† Projected figures

Residential Density

The existing ~~((net density))~~ residential capacity for single family and multifamily units ~~((in each residential land use designation is included in an estimate of residential capacity))~~ within the city limits and UGA is shown in Table HO-4. The estimated capacity is based on ~~((a ten year rate of conversion of land and the amount of vacant and underdeveloped land suitable for development in each residential designation))~~ the capacity analysis conducted by Snohomish County Tomorrow for the 2007 Buildable Lands Report as modified by the additional capacity created through the adoption of the Pilchuck District land use designation. ~~((Suitable lands are considered to be those without critical areas.))~~

~~Using the population per household and estimated units per acre, an expected population capacity in the proposed City limits to the year 2025 was calculated.~~

~~Next to the existing units per acre is shown the potential units per acre allowed by the land use designation. The existing units per acre are net of roads and critical areas. The existing net density is generally as a planning practice to be 50% to 75% of the permitted number of units under each designation.~~

In order to achieve the State GMA goal of decreasing sprawl and providing for development of existing areas which require municipal services, residential density will need to be increased. This will all allow for more efficient delivery of all services and utilities.

Density increase may be attained by designating additional land for higher density and by allowing the reduction of lot sizes and the widths of road improvements. The City has chosen to utilize both strategies.

Under the Vision 2020 Activity Center designation, the net residential density goal is 6 to 8 units per acre. In the activity center portion of the City, the densities being realized are 10 to 18 units per acre.

EXHIBIT C

Land Use Map

The land use is the physical expression of other Community Development policies contained in this plan including housing, economic development and community facilities.

The land use policies and map are intended to provide guidelines in evaluating how much of each basic land activity is needed, where it should be located, and how it should be developed.

If Snohomish wishes to ensure that the surrounding rural and agricultural lands retain their distinctive identity, it is necessary that the land base for the higher density single-family residential, and apartment units be provided within the future City boundaries. The City is the logical purveyor of the utilities necessary to serve dense residential developments.

The land use areas provided under this plan fulfill the following vision statements and plan element policies:

- Provides space for a forecasted addition of ~~((1270))~~1,582 single family units and ~~((596))~~1,532 multi-family units to house the target population of ~~((13855))~~14,535.
- The total ~~((3,544))~~4,000 single family units and ~~((1,500))~~3,032 multi-family units will meet the City goal of remaining predominately single family.
- The 238 acres of vacant Business Park land provided will meet the goal of providing additional retail commercial opportunities and the projected short fall of 24 acres for retail land within our current UGA for the year 2025. Future annexations demand will provide space for jobs as described in the vision statement and job target described in the Economic Development chapter above.
- The 60 acres of Airport Industry designated land will allow the airport to remain and potentially be expanded; creating additional jobs and retaining a major transportation

asset and essential public facility for the community and region under a community approved master plan scheduled for 2005.

- The 118 acres of Urban Horticulture and Open Space will retain natural features, help protect critical areas from unsuitable development and provide for some recreational opportunities. Recently the County has recommended removal of portions this land from the City's UGA.
- The strategy of allowing for manufactured housing and accessory units in Single Family areas will increase density and allow for more affordable housing.
- Public utilities and facilities are not identified by a particular land use designation and instead such uses are assigned a land use designation consistent with the facility's surroundings. This process helps ensure that public facilities are sited where and when needed, while also allowing for evaluation of land use compatibility issues during the permit review process.
- The additional 41 acres of medium density multi-family designated land will allow for additional residential density and a full range of housing choices.
- The Urban Growth Boundary concentrates development in areas which can be provided with City services and provides for reasonable measures to meet the GMA growth policies.
- The Urban Growth Boundary in concert with rural density designations in the county will reduce sprawl.
- A Planning Area Boundary can identify lands presently outside the UGA that are likely to urbanize sometime in the future, following expansion of the City's UGA boundary pursuant to the Growth Management Act (GMA) and the Snohomish Countywide Planning Policies (CPP).

Table LU-1

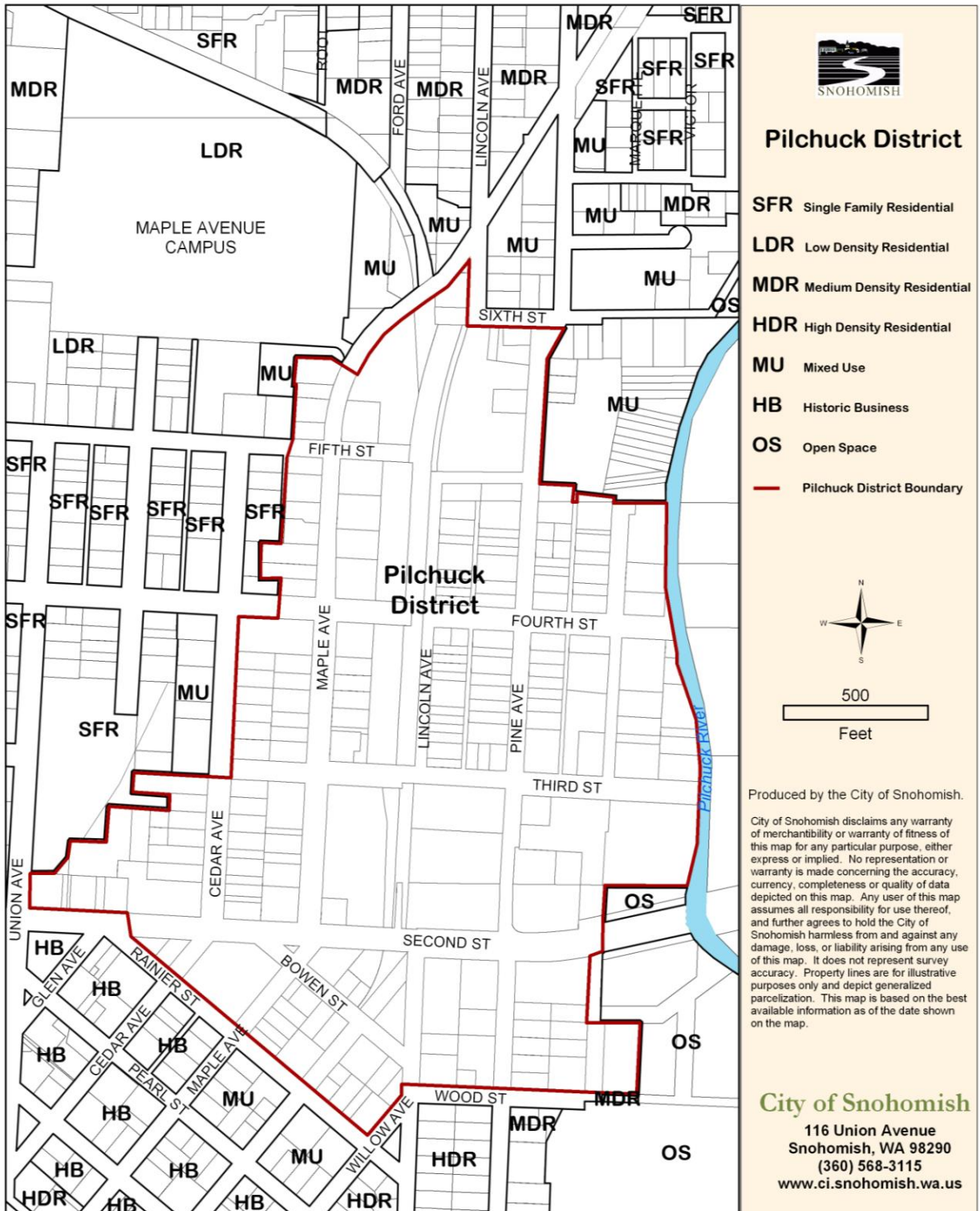
Projected Areas Designated by Land Use in the Urban Growth Area

Land Use Designation	Incorporated UGA		Unincorporated UGA		Total UGA	
	Acres	Percent	Acres	Percent	Acres	Percent
Residential						
Single Family Residential	853.29	37%	462	52%	1,315	42%
Low Density Residential	41.62	2%	0	0%	42	1%
Medium Density Residential	((134)) <u>133.34</u>	6%	0	0%	((134)) <u>133.34</u>	4%
High Density Residential	17.61	1%	0	0%	18	1%
Commercial/Lt. Industrial						
Commercial	((141.72)) <u>119.7</u>	((6)) <u>5%</u>	0	0%	((141.72)) <u>119.7</u>	4%
Business Park	253.15	11%	17.49	2%	271	9%
Neighborhood Commercial	0	0%	0	0%	0	0%
Airport Industry	0	0%	145.37	16%	145	5%
Industry	203.17	9%	86.42	10%	290	9%
Historic Business	30.45	1%	0	0%	30	1%
Mixed Use	((63.93)) <u>22.15</u>	((3)) <u>1%</u>	0	0%	((63.93)) <u>22.15</u>	((2)) <u>1%</u>
<u>Pilchuck District</u>	<u>64.46</u>	<u>3%</u>	<u>0</u>	<u>0%</u>	<u>64.46</u>	<u>2%</u>
Other						
Open Space	57.86	3%	33.28	4%	91	3%
Urban Horticulture	20.03	1%	21.52	2%	42	1%
Roadway-ROW	402.11	18%	67.22	8%	469	15%
Open Water	62.94	3%	51.05	6%	114	4%
Totals	2,282	100%	884.14	100%	3,166	100%

Non-Contiguous City Territory

Gravel Pit 37 acres
 Water Treatment Plant 3 acres
 Pilchuck Dam Site 8 acres

EXHIBIT D



Pilchuck District Land Use Designation