Appendix C

List of Reasonable Measures and Guidelines for Review

The County Council has adopted the attached list of Reasonable Measures and the following guidance, pursuant to Countywide Planning Policy (CPP) UG-14(b).

A. Applicable Policies.

As a component of the on-going monitoring of growth and development undertaken through a county-wide collaborative process, the Growth Monitoring Report and Buildable Lands Report required under statute, starting with the first report issued in January 2003, contain information on the buildable land capacity of Snohomish County cities and urban areas to accommodate future growth.

A consistency problem was not found in this first report. Therefore, jurisdictions do not need to adopt and implement a reasonable measures implementation program in 2003. If a consistency problem is found in the future (e.g. not achieving urban densities or a lack of sufficient capacity), GMA (RCW 36.70A.215) and Countywide Planning Policy UG-14(b) direct cities and the county to consider “reasonable measures,” other than expanding UGAs, to resolve the inconsistency.

The County Council will utilize the guidance in this Appendix and its list of reasonable measures to evaluate proposed expansions of Urban Growth Areas (UGAs). CPP UG-14(b) provides that, once this Appendix and the list are adopted, “the County Council will use the list of reasonable measures to evaluate all UGA boundary expansion proposals consistent with UG-14(e).

B. Mechanism for Local Review and Adoption of Reasonable Measures.

The appropriate forum for consideration and adoption of reasonable measures is the adoption of individual county and city comprehensive plans and implementing regulations. Through these public processes, measures appropriate for each jurisdiction are evaluated and incorporated into plan policies, and implementing regulations.

Beginning with the updates to be completed in 2004 and 2005, each jurisdiction (the relevant city and the county) will demonstrate its consideration of reasonable measures in its comprehensive plan or, at its discretion, in a separate report. Each plan’s environmental review or adoption documents will confirm that report on the sufficiency of the reasonable measures specified in its plan or report. ECONorthwest has provided optional useful steps in its final report: Document development trends; Identify and analyze current and proposed reasonable measures; and, Determine sufficiency.

Appendix __ to the Reasonable Measures Report
C. Evaluation.

The County Executive and Council’s evaluation of UGA expansion proposals under CPP UG-14(b) shall include findings that the jurisdiction has made a determination of consideration of UGA expansion requests.

D. Consultation with Snohomish County Tomorrow.

The County Council adopted this list of Reasonable Measures and guidance after considering the recommendation of the Snohomish County Tomorrow Steering Committee, as provided in UG-14(b).

E. Review and Evaluation Program.

Annual monitoring of growth and development information, including any reasonable measures programs, occurs through Snohomish County Tomorrow’s (SCT) annual Growth Monitoring Report, and/or the SCT Housing Evaluation Report, regular updates of buildable lands reports, and other updates of those reports produced for review processes undertaken by a city or the county.

Jurisdictions should review and update their reasonable measures programs and finding of sufficiency at least every five years in conjunction with the buildable lands review or their comprehensive plan update.

Detailed descriptions of the reasonable measures and the optional evaluation methodology are contained in the final report by ECONorthwest titled “Phase II Report: Recommended Method for Evaluating Local Reasonable Measures Programs,” June 2003 (Final Report).

The attached list of reasonable measures are a part of this Appendix C.

The list is found in Appendix 2 to the Reasonable Measures Report.