Appendix I-H
Council Map List TDR and DeMinimus Changes
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The County Council considered the Planning Commission Recommended Plan along with other map options and hearing testimony, and developed study alternatives for review prior to their final action. The County Council directed the preparation of an alternative for study in the FEIS considering the following:

- FLUM Amendments: July 22, 2005 letter from Gary Nelson, Chairman, Snohomish County Council, to Craig Ladiser, Director, Department of Planning and Development Services.
- TDR Receiving Area Option – Arlington: Consideration of an Arlington UGA expansion along Burn Hill Road similar to DEIS Alternative 3, also an option under the proposed TDR program.
- DeMinimus FLUM Adjustments: A list of seven FLUM modifications generally accommodating uses present on the sites (e.g. current commercial site to be reclassified as Urban Commercial) and/or considered to be small in size and not affecting the overall FEIS analysis (e.g. Urban Commercial instead of High Density Residential).

The FEIS technical analysis of the “County Council FEIS Map List” is principally based on the July 22, 2005 Map List. The TDR receiving area is considered in all quantitative assessments except that the TDR receiving area is qualitatively considered in the traffic analysis. The DeMinimus changes are included on maps and in land use statistics, and otherwise considered qualitatively. Due to their size they present a less than one percent change (0.63%) in UGA boundaries and less than a tenth of a percent change in infill acres (0.05%). Therefore, they are not considered to affect the conclusions of the programmatic FEIS analysis of the County Council FEIS Map List.

This Appendix describes the TDR Receiving Area Option and DeMinimus Adjustments in more detail.

East Arlington TDR Receiving Area

The property is approximately 300-337 acres in size, and was fully analyzed under DEIS Alternative 3. It would have a capacity for over 3,600 persons based on a density consistent with the Urban Low Density Residential (ULDR) category. ULDR was studied in DEIS Alternative 3 for this property as well as in the Council Map List, although under the latter alternative, development would be based on part on purchase of development rights from TDR sending areas.

Natural Environment analysis in Section 3.1 of the FEIS considered the property. As identified in FEIS Section 3.1, the property has streams, wetlands, and a potential for liquefaction on a portion of the property. The Built Environment analysis, Section 3.2 of the FEIS, indicates that the City of Arlington has water and sewer capacity limitations. The transportation section qualitatively considered the future development potential and indicated a potential for significant transportation impacts and improvement costs. A mitigation measure similar in the water, sewer and transportation section recommends language similar to the following:

- Allow no UGA expansion and address growth issues through the reconciliation process with the city; or
Identify the subject future growth areas as “study areas” pending resolution of water/sewer/transportation needs; or

Allow UGA expansions without implementing urban zoning until the reconciliation process with the city.

DeMinimus FLUM Adjustments

In response to public hearings in October 2005, the County Council requested that six locations be considered in the FEIS as sites that were small in size or otherwise were expected to produce minimal growth, incremental to the Council Map List. In addition, on the basis of the preliminary review of the Council Map List it was noted that some properties included in the July 22, 2005 map list would be “disconnected” from the UGA without a small boundary correction. The DeMinimus adjustments are described below:

Table H-1. DeMinimus FLUM Adjustments County Council FEIS Map List

<table>
<thead>
<tr>
<th>Alternative</th>
<th>UGA Type of Change</th>
<th>Name</th>
<th>Description</th>
<th>Proposed Designation (Acres, excluding roads)</th>
<th>Change in Population Capacity</th>
<th>Change in Employment Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arlington Expansion Johnston</td>
<td>Expansion</td>
<td>Johnston</td>
<td>Amend UGA to include properties east of SR-9 (+/-8 acres developable). Currently Rural Residential in RUTA.</td>
<td>ULDR (11.37)</td>
<td>+140 (city figure)</td>
<td>0</td>
</tr>
<tr>
<td>Lake Stevens Infill New Bell</td>
<td>Infill New</td>
<td>Bell</td>
<td>Change designation on existing office bldg to Commercial from High Density Residential</td>
<td>UC (0.16)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Lake Stevens Infill New Frontier Proposal</td>
<td>Infill New</td>
<td>Frontier Proposal</td>
<td>Change designation on existing health club and vacant land to Commercial from High Density Residential</td>
<td>UC (3.67 but less than 2 acre are vacant)</td>
<td>Not Available</td>
<td>Not Available</td>
</tr>
<tr>
<td>Lake Stevens Infill New Pellerin</td>
<td>Infill New</td>
<td>Pellerin</td>
<td>Change designation to Commercial from High Density Residential</td>
<td>UC (0.57)</td>
<td>Not Available</td>
<td>Not Available</td>
</tr>
<tr>
<td>Southwest Infill New Hi Bach</td>
<td>Infill New</td>
<td>Hi Bach</td>
<td>Change .16 acres of a .44 acre parcel to Urban Commercial plan designation</td>
<td>UC (0.44)</td>
<td>0</td>
<td>&lt;10</td>
</tr>
<tr>
<td>Southwest Infill Reduction Sinder Electric</td>
<td>Infill Reduction</td>
<td>Sinder Electric</td>
<td>Remove Sinder Electric parcel from proposed Urban Center</td>
<td>UC (0.85)</td>
<td>Not Available</td>
<td>0</td>
</tr>
<tr>
<td>Southwest Expansion Several small properties</td>
<td>Expansion</td>
<td>Several small properties</td>
<td>Connect &quot;disconnected&quot; properties along SW UGA boundary. Added minimum area to connect and make a logical boundary. Currently Rural Residential in RUTA.</td>
<td>ULDR (approx. 20)</td>
<td>Not Available</td>
<td>0</td>
</tr>
</tbody>
</table>

Reviewing Table H-1, the large majority of the properties are less than 2 acres in size. They are inside UGA boundaries or are in the Rural/Urban Transition Area. Except for the Johnston site they have low or no population or employment potential. Sites inside the UGA area already developed with urban uses and in many cases the reclassification better suits their present uses.

The sites were added to the maps and land use statistics. Further the Johnston site is considered in the Transportation section of the FEIS due to its location is along SR 9;
recommendations as described for the East Arlington expansion to review alternatives to full UGA inclusion at this time are recommended for the Johnston property.

As described above the DeMinimus amendments present a less than one percent change (0.63%) in UGA boundaries and less than a tenth of a percent change in infill acres (0.05%). In general, due to their size they are not considered to affect the conclusions of the programmatic FEIS analysis of the County Council FEIS Map List.