MEMORANDUM

TO: Snohomish County Planning Commission

FROM: Alison Hodgkin, Senior Planner
Planning and Development Services

DATE: May 11, 2016

SUBJECT: 2016 County-Initiated Comprehensive Plan Amendments – GPP14 RUTA

Introduction

PDS is providing this staff report and recommendation to the planning commission in advance of the May 24, 2016, public hearing on a proposed 2016 county-initiated amendment to the Snohomish County GMA Comprehensive Plan (GMACP) to review the Rural Urban Transition Area (RUTA) overlay to the Future Land Use (FLU) Map and RUTA policies in the General Policy Plan (GPP).

This proposal was placed on a list of county-initiated comprehensive plan amendments by Amended Motion No. 15-226 and identified as GPP14 – RUTA.

2016 County-Initiated Comprehensive Plan Amendment Process

Under the GMA, amendments to the county’s comprehensive plan can be considered and adopted no more frequently than once per year with limited exceptions. County-initiated amendments to the comprehensive plan and implementing development regulations are processed annually pursuant to the requirements of chapter 30.73 SCC. PDS is processing nine proposals for planning commission review and recommendation and subsequent transmittal to the county council for final action in 2016.

At the conclusion of the May 24, 2016, public hearing, the planning commission will be asked to make a recommendation on the GPP14 proposal which will be packaged with other recommended 2016 county-initiated comprehensive plan proposals and transmitted to the county council for review and final action later this year.
**GPP14 Background**

The RUTA is an overlay designation to the Snohomish County Future Land Use (FLU) map that is applied to those rural residential lands that generally border an urban growth area (UGA). Currently, the RUTA designation is located adjacent to the Stanwood, Marysville, Arlington, Granite Falls, Darrington, Lake Stevens, Snohomish, Monroe, Sultan, Southwest and Maltby UGAs.

The RUTA is comprised of approximately 17,500 acres (7,892 parcels) in unincorporated Snohomish County, does not overlay designated farm or forest lands, nor is it reflected on the county’s zoning map.

The RUTA was adopted, along with other amendments, by Amended Ordinance No. 96-074 in 1996 to comply with the Central Puget Sound Growth Management Hearings Board (Board) remand of the county’s 1995 Growth Management Act Comprehensive Plan (GMACP).

In its 1996 remand of the county’s GMACP, the Board required the county to:

1) reduce its rural residential densities,

2) retain flexibility in rural areas adjacent to a UGA to permit the potential future expansion of a UGA, and

3) assure that any future residential clustered development in rural areas adjacent to a UGA constitute compact rural development rather than “a pattern of urban growth.”

To fulfill the Board’s requirements, Snohomish County re-designated over 115,000 rural acres, amended the FLU map to include the RUTA overlay designation and created special provisions for the open space tract within rural cluster subdivisions located within the RUTA.

In 1996, the RUTA was seen as an area where overflow population growth would go if a UGA ever needed to expand and it was intended that only certain types of development would be allowed in these areas.

**Existing RUTA General Plan Policies**

Glossary.
According to language in the Glossary of the GPP, the RUTA means: *the areas designated Rural Residential-5 or Rural Residential and covered by the Rural/Urban Transition Area overlay designation of the comprehensive plan.*

Land Use Element.
RUTA policies can be found in three sections of the GPP Land Use Element: (1) Urban Growth Areas, (2) Rural Lands and (3) Forest Lands. Policies are implemented as follows: (1) through the creation of an overlay designation on the Future Land Use Map and (2) through adoption of
development regulations for residential clustered development in certain rural and resource zones in Snohomish County Code.

<table>
<thead>
<tr>
<th>Land Use (LU) - Urban Growth Areas</th>
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<tbody>
<tr>
<td><strong>Objective LU 1.B</strong></td>
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<tr>
<td><strong>LU Policies 1.B.1</strong></td>
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<tr>
<td><strong>LU Policies 1.B.2</strong></td>
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The above policies are implemented through the RUTA overlay designation on the Future Land Use (FLU) Map which, according to the description in the GPP Land Use Element is:

“intended to reserve a potential supply of land for future addition into the UGA. Developments utilizing rural cluster subdivision will have the option of redeveloping required open space tracts upon inclusion within an urban growth area.”

RUTA policies related to rural cluster subdivisions are included in the Rural Lands and Forest Lands sections of the GPP and are intended to provide direction for future clustered residential development:

<table>
<thead>
<tr>
<th>Land Use (LU) - Rural Lands</th>
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<tbody>
<tr>
<td><strong>LU Policies 6.B.1</strong></td>
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<tr>
<td><strong>LU Policies 6.B.1(3)</strong></td>
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<table>
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<tr>
<th>Land Use (LU) – Forest Lands</th>
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<tr>
<td><strong>LU Policies 8.D.1</strong></td>
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Existing RUTA Development Regulations

Three subsections of Title 30 Snohomish County Code are currently devoted to the RUTA:

### SCC 30.23.220 Minimum lot area for rural clusters in RUTAs

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
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<tbody>
<tr>
<td>(1)</td>
<td>A rural cluster subdivision or short subdivision in a RUTA will meet the minimum lot area of the zone in which it is located if the average lot size of all lots is at least 7,200 square feet and each lot contains sufficient area to comply with the Snohomish Health District’s rules and regulations for on-site sewage disposal.</td>
</tr>
<tr>
<td>(2)</td>
<td>Lots with less than the prescribed minimum lot area for the zone in which they are located shall conform to the minimum lot width, setbacks, and other bulk regulations of this chapter for lots located in the R-7,200 zone.</td>
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### SCC 30.91R.280 Rural/Urban transition area.

"Rural/Urban transition area" means the areas designated Rural Residential (RR) or Rural Residential-5 (RR-5) by the comprehensive plan, and shown on the Future Land Use Map of the GPP and on the official zoning maps.

### SCC 30.41C.140 Bulk regulations and interim open space for rural clusters in the RUTA

Rural cluster subdivisions and short subdivisions located inside of a Rural/Urban Transition Area (RUTA) as designated on the future land use map (FLUM) shall be subject to the open space and bulk regulation requirements set forth in this section.

<table>
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<tr>
<th>Section</th>
<th>Description</th>
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<tbody>
<tr>
<td>(1)</td>
<td>The open space required in this section shall be designed as interim open space to be reserved for future use as urban development.</td>
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<tr>
<td>(2)</td>
<td>SCC Table 30.41C.140 establishes the interim open space requirements and bulk regulations for rural cluster subdivisions or short subdivisions inside a RUTA:</td>
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**SCC Table 30.41C.140**

**RUTA BULK REGULATIONS AND INTERIM OPEN SPACE REQUIREMENTS**

<table>
<thead>
<tr>
<th>Requirement</th>
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<tr>
<td>Minimum interim open space</td>
<td>65 percent</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>35 percent</td>
</tr>
<tr>
<td>Minimum lot frontage on a public or private street</td>
<td>80 feet</td>
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<tr>
<td>Minimum lot size</td>
<td>See SCC 30.23.220</td>
</tr>
<tr>
<td>Maximum lot size</td>
<td>20,000 square feet</td>
</tr>
<tr>
<td>Minimum front yard setback</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td>5 feet</td>
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</table>
Minimum side yard setback\(^1\) & 10 feet \\
Minimum setback for single family residential/duplex lots from adjacent agriculture, forest and mineral lands & 100 feet \\

\(^1\) In accordance with 30.91L.170, corner lots have two front yard setbacks.

(3) To maintain rural character of the site and facilitate future re-division of the interim open space, the following provisions apply:
   (a) The percentage of interim open space shall be based on the gross area of the original parcel(s) existing at the time the property is subdivided; and
   (b) The interim open space tract shall be configured to such shape and dimensions as to allow for future land division based on the following design criteria:
      (i) The interim open space tract shall not be fragmented by private road easements;
      (ii) The location of the interim open space tract in the subdivision or short subdivision shall accommodate future public roadway access upon re-division and facilitate the clustering of the rural cluster subdivision or short subdivision lots near the periphery of the subdivision or short subdivision boundary rather than a central location; and
      (iii) The proposed interim open space on a preliminary plat/short plat drawing shall show a non-binding conceptual shadow plat of 4 dwelling units per acre to reflect the potential for the interim open space to be subdivided in the future, but such shadow plat shall not be depicted on the final plat or short plat.

(4) When more than 40 percent of the gross area of the site is constrained by critical areas, the minimum interim open space requirements may be reduced by up to 40 percent.

(5) The interim open space tract may be used for any use otherwise permitted in restricted open space as specified in SCC 30.41C.090(2), except that no new permanent structures shall be allowed.

(6) The interim open space tract shall be established and maintained in accordance with SCC 30.41C.110 and 30.41C.120.

(7) The interim open space tract shall not be eligible for further division until it is removed from the RUTA as designated on the FLUM and becomes part of an urban growth area and can be served with adequate utilities. A note on the final plat or short plat shall be included indicating such restriction.

(8) The following notice shall be filed on the title of the properties within the plat and shall be placed on the face of the final plat and short plat:
   "Tract ____ is an open space tract reserved for future development when the Urban Growth Area is expanded to include the open space parcel. Future development of this tract may include residential, commercial and industrial"
The RUTA is also mentioned in other areas of code related to Bulk Matrix Reference Notes, Subdivision Regulations in Forest Lands and many provisions for Rural Cluster Subdivisions in Chapter 30.41C SCC. These affected code sections are listed in Attachment 2.

**GPP14 Issues**

Over time, RUTA policy language in the Land Use Element of the GPP has created expectations among landowners that areas within the RUTA are likely to be included in future UGA expansions. However, there is no entitlement or guarantee in code or policy that a UGA will expand to include properties in the RUTA. Being in the RUTA has no bearing on the ability of a property to become part of a UGA or a city.

Local and regional growth policies related to UGA expansions have evolved since the time that the RUTA was first adopted in 1996. In 2008, for example, the Puget Sound Regional Council adopted VISION 2040, establishing a preferred pattern for accommodating growth in the Regional Growth Strategy (RGS). The RGS is implemented regionally through Multicounty Planning Policies and locally through Countywide Planning Policies (CPPs). Snohomish County’s current CPP framework clarifies that any area, whether or not inside the RUTA boundary, can be used for a future UGA expansion if it meets the criteria in CPP DP-2, an excerpt of which is included in Attachment 1.

**GPP14 Proposal**

The PDS recommendation for the GPP14 proposal is to remove the Rural Urban Transition Area (RUTA) overlay from the FLU Map and delete all associated text and policy language in the General Policy Plan (GPP). This option would remedy concerns that the current purpose of the RUTA is unclear and that it may imply a guarantee of future inclusion in a UGA.

As discussed in the existing RUTA Policies and Codes section above, the GPP14 proposal includes amendments to the following GPP maps, policies and Snohomish County Code (SCC) provisions:

- Map 1 Future Land Use Map
- Land Use - narrative (LU-2)
- Urban Growth Areas section (LU-4)
- Rural Lands section (LU 31-33)
- Forest Lands section (LU-56)
- Future Land Use Map – text description (LU-92)
Attachment 2 includes a full list of all the policy and code amendments described above that are included in the GPP14 proposal.

**GPP14 Evaluation**

The following evaluation criteria are taken from SCC 30.74.060(2), which are applicable to comprehensive plan amendment proposals submitted by individuals during the docket process, as guidance to determine how this county-initiated proposal is consistent with relevant state, regional, and county goals, objectives, policies, and other planning and code elements. Although county-initiated comprehensive plan amendments are not required to be evaluated according to these specified criteria in chapter 30.74 SCC, this analysis can be instructive.

<table>
<thead>
<tr>
<th>Consistent with SCC 30.74.060(2)</th>
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<td>(a)</td>
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<td>Yes</td>
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Criterion “a”: The proposed amendment and any related proposals on the current final docket maintain consistency with other plan elements or development regulations.

Yes. The GPP14 proposal includes a suite of changes including map, policy and code amendments which are all internally consistent.

Criterion “b”: All applicable elements of the comprehensive plan, including but not limited to the capital plan and the transportation element, support the proposed amendment.

Yes. The RUTA is not referenced in any other element of the comprehensive plan other than the GPP. Therefore, all applicable elements of the GMA comprehensive plan, including the Capital Facilities Plan and the Transportation Element, support the GPP14 proposal.
Criterion “c”: The proposed amendment more closely meets the goals, objectives and policies of the comprehensive plan than the relevant existing plan or code provision.

Yes. The GPP discusses UGAs referencing the policy direction of the Countywide Planning Policies for Snohomish County.

**LU 1.A.9** Ensure the efficient use of urban land by adopting reasonable measures to increase residential, commercial and industrial capacity within urban growth areas prior to expanding urban growth boundaries. The County Council will use the list of reasonable measures in accordance with the guidelines for review contained in Appendix D of the Countywide Planning Policies to evaluate all UGA boundary expansions.

**LU 1.A.10** Expansion of the boundary of an individual UGA to include additional residential, commercial industrial land capacity shall not be permitted unless it complies with the Growth Management Act, is consistent with the Countywide Planning Policies and complies with the criteria established in Countywide Planning Policy DP-2.

Criterion “d”: The proposed amendment is consistent with the countywide planning policies (CPP).

Yes. The GPP14 proposal is consistent with the CPPs. The most relevant CPP guidance for purposes of evaluating this map and text amendment is Policy DP-2 which establishes conditions for expansion of a UGA boundary:

**DP-2** An expansion of the boundary of an individual Urban Growth Area (UGA) that results in a net increase of residential, commercial or industrial land capacity shall not be permitted unless:

a. The expansion is supported 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. Any UGA expansion should have the support of affected cities. Prior to issuing a decision on a UGA boundary change, the County shall consult with affected cities and give substantial weight to a city’s position on the matter. If the County Council approves an expansion or contraction of a UGA boundary that is not supported by an affected city, it shall include in its findings how the public interest is served by the UGA expansion or contraction despite the objection of an affected city; and

d. One of the following conditions is met: . . . .

[See Attachment 1 for full CPP-DP-2 policy language]
Criterion “e”: The proposed amendment complies with the GMA.

Yes. The GPP14 proposal complies with the following GMA requirements:

1) RCW 36.70A.130(1)(d), which requires the proposed amendments be consistent with the GMA;

2) RCW 36.70A.130(2)(a), which requires that proposed amendments to a county’s comprehensive plan be considered no more frequently than once every year;

3) RCW 36.70A.070, which requires internal consistency within a comprehensive plan; and

4) RCW 36.70A.210, which requires that a comprehensive plan be consistent with the CPPs.

Criterion “f”: New information is available that was not considered at the time the relevant comprehensive plan or development regulation was adopted that changes the underlying assumptions and supports the proposed amendment.

Yes. The RUTA was created in 1996 prior to the adoption of the Countywide Planning Policies for Snohomish County outlining the conditions for expanding UGA boundaries.

Prior to July 2015, GPP Objective LU 1.B included language that RUTAs may be used for future UGA expansions:

“Designate rural urban transition areas outside of and adjacent to UGAs to reserve a potential supply of land for residential and employment land uses for the next plan cycle.”

It was amended as follows:

“Designate rural urban transition areas outside of and adjacent to UGAs ((to reserve a potential supply of land for residential and employment land uses for the next plan cycle)).”

The current set of proposed amendments include additional map and policy amendments to the GPP and code amendments associated with the RUTA.
**GPP14 - Public Outreach**

PDS hosted a series of community meetings about the RUTA in early April 2016. PDS notified RUTA landowners in March 2016 of the opportunity to participate in the community meetings via household mailers. The purpose of the community meetings was to inform landowners about the RUTA project and obtain feedback about issues in individual communities.

At the community meetings, among other comments, participants expressed:

- confusion about the purpose of the RUTA
- a desire to have property added to a UGA
- request for predictability when a UGA would expand
- a desire to maintain rural character
- concern about traffic issues in rural residential areas
- a need for details about the open space requirement for RUTA rural clusters

**Adoption Process**

Under Chapter 30.73 SCC, any text or map change to the GMACP is considered a Type 3 proposal requiring notice of the Planning Commission public hearing and a recommendation by the Planning Commission.

For area wide changes to the Future Land Use Map of the GMACP, notice is required in three ways:

i. By one publication in the official county newspaper;

ii. On the official county website; and

iii. By mail to each taxpayer of record and known site address within the RUTA and to each taxpayer of record and known site address and known site address within 500 feet in urban areas and within 1,000 feet in resource and rural areas.

Following the public hearing, commissioners will develop a recommendation and the recommendation will be transmitted to the County Council for final action.

**State Environmental Policy Act (SEPA) Action**

All SEPA requirements with respect to this non-project action will be satisfied by the issuance of an addendum to the Final Environmental Impact Statement (FEIS) for the Snohomish County GMACP 8-Year Update on May 8, 2016. This addendum will add information pertaining to the proposed GPP map and text amendments. However, the evaluation of this non-project action is consistent with the analysis of previously identified significant impacts of alternatives analyzed in the county’s GMACP 8-Year Update EIS dated September 8, 2014, (Draft EIS) and June 3, 2015, (Final EIS). No new significant environmental impacts from this proposal have been identified.
Notification of State Agencies

Pursuant to RCW 36.70A.106, a 60-day notice of intent to adopt the proposed GMACP map amendments was transmitted to the Washington State Department of Commerce on February 25, 2016, for distribution to state agencies.

Findings and Conclusions

PDS has identified recommended substantive findings and conclusions in Attachment 3 to this staff report that support the GPP14 proposal and which should be included in the adopting ordinance.

Recommendation

Based on the recommended findings and conclusions contained in this staff report, PDS recommends that the GPP14 proposal be APPROVED as part of the 2016 county-initiated GMA comprehensive plan amendments. The Planning Commission may make a recommendation to adopt or to not adopt the PDS-recommended proposal and the recommended findings and conclusions. The Planning Commission may also propose amendments to the PDS recommendation and the recommended findings and conclusions.

Attachments:

Attachment 1 – Countywide Planning Policy DP-2 (Excerpt)
Attachment 2 – Proposed RUTA Policy, Code and Map Amendments
Attachment 3 – Proposed Findings and Conclusions

cc: Kendee Yamaguchi, Executive Director
    Tom Rowe, Special Projects Director
    Barb Mock, Interim PDS Director
    Joshua Dugan, Manager, PDS
    Jacqueline Reid, AICP, Supervisor, PDS
    Geoffrey Thomas, Senior Legislative Analyst, Council Staff
COUNTYWIDE PLANNING POLICIES
FOR
SNOHOMISH COUNTY

ADOPTED JUNE 1, 2011
AMENDED ORDINANCE NO. 11-011; EFFECTIVE DATE: JUNE 24, 2011

AMENDMENTS:

JUNE 1, 2011 (AMENDED ORD. NO. 11-021) EFF. DATE JUNE 24, 2011

JUNE 8, 2011 (AMENDED ORD. NO. 11-015) EFF. DATE JUNE 24, 2011

OCTOBER 17, 2012 (ORD. NO. 12-070) EFF. DATE NOVEMBER 10, 2012
(APPENDIX A MAP CHANGE ONLY)

JUNE 12, 2013 (AMENDED ORD 13-032) EFF. DATE JUNE 30, 2013
(APPENDIX A AND APPENDIX B CHANGES ONLY)

APRIL 16, 2014 (ORD. NO. 14-006) EFF. DATE APRIL 27, 2014
(APPENDIX B CHANGES ONLY)

JUNE 4, 2014 (ORD. NO. 14-031) EFF. DATE JUNE 16, 2014

NOTE: This is an unofficial compilation of the Countywide Planning Policies (CPPs). The official text of the CPPs can be found in the ordinances adopting and amending the CPPs and those ordinances will control in the event of a disparity between the ordinance and this unofficial compilation.
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

State Context

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 (RCW 36.70A.110). Areas outside the UGAs are reserved for non-urban uses such as rural and resource lands (RCW 36.70A.070(5)).

Regional Context

VISION 2040 is a strategy for using the region’s land more efficiently and sustainably. It identifies existing urban lands as central to accommodating population and employment growth. In particular, VISION 2040 directs development to regional growth centers and, to a lesser extent, other centers and compact urban communities. It seeks to limit growth on rural lands. VISION 2040 recognizes that unincorporated urban lands are often similar in character to cities they are adjacent to, calling for them to be affiliated with adjacent cities for joint planning purposes and future annexation.

VISION 2040 recognizes that compact development creates vibrant, livable, and healthy urban communities. Such communities offer economic opportunities for all. They also provide housing and transportation choices. This reduces demand for inefficient forms of transportation that contribute to air pollution and greenhouse gas emissions. Further, VISION 2040 supports brownfield and contaminated site clean-up as well as the development of compact communities and centers with high levels of amenities.
Local Context

The County designates UGAs per RCW 36.70A.110. The designation of UGAs must be coordinated between the county and cities per RCW 36.70A.100. This document provides the process and criteria for considering expansion of UGAs to accommodate the projected growth. While a change to an established UGA is most often expected to result in an expansion, in some instances a change to a UGA may instead be an adjustment, correction, or even a constriction.

DP-1  The County shall maintain Urban Growth Areas (UGAs), as shown on the map in Appendix A, that:

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 agricultural or forest land 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;

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 An expansion of the boundary of an individual Urban Growth Area (UGA) that results in a net increase of residential, commercial or industrial land capacity shall not be permitted unless:

a. The expansion is supported 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. Any UGA expansion should have the support of affected cities. Prior to issuing a decision on a UGA boundary change, the County shall consult with affected cities and give substantial weight to a city’s position on the matter. If the County Council approves an expansion or contraction of a UGA boundary that is not supported by an affected city, it shall include in its findings how the public interest is served by the UGA expansion or contraction despite the objection of an affected city; 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) 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, and any new information presented at public hearings that confirms or revises the conclusions is considered.
  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) 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.
  5. The expansion will correct a demonstrated mapping error.\textsuperscript{10}
  6. Schools (including public, private and parochial), churches, institutions and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans should be located in an urban growth area. In the event that it is demonstrated that no site within the

\textsuperscript{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.
UGA can reasonably or logically accommodate the proposed facilities, urban growth area expansions may take place to allow the development of these facilities provided that the expansion area is adjacent to an existing UGA.

7. In UGAs where the threshold in Condition 4 has not been reached, the boundary of an individual UGA may be expanded to include additional industrial land if the expansion is based on the criteria contained in RCW 36.70A.365 for the establishment of a major industrial development. This assessment shall be based on a collaborative County and city analysis of large developable industrial site needs in relation to land supply. “Large developable industrial 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.

8. 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.

9. 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.

10. 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.

11. 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 Snohomish County Tomorrow Growth Monitoring Report in the year of expansion.
Proposed GPP14 Policy Amendments

Land Use Page LU-2: Urban Growth Areas Narrative

This General Policy Plan provides additional direction, consistent with the multicounty and countywide planning policies, for urban growth within the unincorporated portions of all the UGAs.

((The plan also provides for the designation of rural urban transition areas (RUTAs) outside of UGAs. Rural urban transition areas are intended to set aside a potential supply of land for employment and residential land uses for possible future inclusion in a UGA. The policies provide direction for the designation of rural urban transition areas.))

This plan promotes the use of innovative techniques, such as transfer of development rights receiving area designations, to encourage the preservation of rural and resource lands and the efficient use of urban land.

Land Use Page LU-4: Urban Growth Areas Policies

((Objective LU 1.B Designate rural urban transition areas outside of and adjacent to UGAs.

LU Policies 1.B.1 The designation of rural urban transition areas (RUTAs) is an overlay that may be applied to rural lands adjacent to UGAs.

1.B.2 Rural urban transition area boundaries shall not include designated farm or forest lands.))

Land Use Page LU-31-33: Rural Lands Policies

Objective LU 6.B Encourage land use activities and development intensities that protect the character of rural areas, avoid interference with resource land uses((,)) and minimize impacts upon critical areas((, and allow for future expansion of UGAs)). (See the resource sections of the land use element for protection of resource lands and the natural environment element for protection of critical areas.)

LU Policies 6.B.1 Use of a clustering subdivision technique should be encouraged by the County in rural residential areas to 1) preserve the rural character of Snohomish County; 2) avoid interference with resource land uses; 3) minimize impacts upon critical areas((, and)) and 4) ((allow for future expansion of the UGAs, where appropriate, and 5))) support the provision of more affordable housing in rural areas. The primary benefit of clustering is the preservation of open space. Modest density incentives should be provided in a manner which encourages use of the technique and maximum preservation of open space and maintenance of rural character. The open space tracts in rural cluster subdivisions shall be preserved in perpetuity ((, except for those located now or in the future within the Rural/Urban Transition Area. In the Rural/Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that it may be used for future urban development)). Rural cluster subdivision regulations implementing this policy shall include performance standards to ensure that:

1. The number, location and configuration of lots will constitute compact rural development rather than urban growth. Performance standards shall include the following:
   (a) Preservation of a substantial percentage of total site area in open space to be held in single ownership and in a separate tract or tracts;
(b) Provision of a density incentive which is tied to the preservation of open space;
(c) Connection of open space tracts with open space tracts on adjacent properties;
(d) Density at no greater than the underlying zoning density together with a modest density bonus as an incentive for use of the clustering technique;
(e) Allowance of open space uses consistent with the character of the rural area;
(f) Division of the development into physically separated clusters with a limitation on the maximum number of lots per cluster;
(g) Physical separation between clusters consisting of a buffer of wind resistant vegetation;
(h) Design that configures residential lots to the greatest extent possible to maintain rural character by:
   (i) maximizing visibility of open space tract and minimizing visibility of clusters from adjoining collector roads, arterial roads, or state and federal highways through the placement of lots in the interior of the site and through vegetative buffers; and
   (ii) placing buildings and lots in a manner which does not intrude on the visual character of the rural landscape, in particular, avoiding placement of houses or buildings on forested ridgelines or other prominent physical features;
(i) Submittal of a planting and clearing plan to ensure that any planting or clearing proposed will not interfere with the rural character of the site;
(j) Submittal of a site plan to ensure that siting of lots and built areas will not interfere with the rural character of the site and is consistent with the performance standards of the ordinance. The site plan must include:
   (i) location of clusters, roads and open space;
   (ii) within clusters, location and placement of buildings, usable building areas, driveways, and drainage systems; and
   (iii) location of critical areas and all buffers;

2. The development minimizes adverse impacts to large-scale natural resource lands, such as forest lands, agricultural lands and critical areas. Performance standards shall include the following:
   (a) Minimization of alterations to topography, critical areas, and drainage systems; and
   (b) Adequate separation between rural buildings and clusters and designated natural resource lands;

((3) The development does not thwart the long-term flexibility to expand the UGA. In the Rural Urban Transition area, open space tracts shall be preserved until such time as the subdivision is included within a UGA, so that the tract may be reserved for future urban development. When an open space tract is added to a UGA and adequate services can be provided, the County may allow redevelopment of the open space tract into additional lots to provide appropriate urban level density.))
Land Use Page LU-56: Forest Lands Policies

LU Policies 8.D.1 Rural cluster subdivisions shall be utilized for the division of rural land adjacent to designated Commercial Forest lands, except that rural cluster subdivisions shall not be utilized on lands designated Rural Residential-RD( located outside a Rural/Urban Transition Area). Home sites within the rural cluster subdivision shall be sited away from adjacent designated Commercial Forest land property boundaries.

Land Use Page LU-92: Future Land Use Map Designation Descriptions

((Rural/Urban Transition Area (RUTA). This designation is intended to reserve a potential supply of land for future addition into the UGA. Developments utilizing rural cluster subdivision will have the option of redeveloping required open space tracts upon inclusion within an urban growth area.))

Appendix E Page E-2: Glossary

((RUTA Rural/Urban Transition Area))

Appendix E Page E-13: Glossary Definition

((Rural/urban transition area: Means the areas designated Rural Residential-5 or Rural Residential and covered by the Rural/Urban Transition Area overlay designation of the comprehensive plan. The purpose of the Rural/Urban Transition Area is to reserve a potential supply of land for future incorporation into the UGA.))
Proposed GPP14 Code Amendments

30.23.040 Reference notes for SCC Tables 30.23.030 and 30.23.032.
(24) In rural cluster subdivisions approved in accordance with the provisions of chapter 30.41C SCC, the minimum lot area shall be as provided in SCC 30.23.220. ((The maximum lot area shall be 20,000 square feet or less when located in rural/urban transition areas.))

((30.23.220 Minimum lot area for rural clusters in RUTAs.
(1) A rural cluster subdivision or short subdivision in a RUTA will meet the minimum lot area of the zone in which it is located if the average lot size of all lots is at least 7,200 square feet and each lot contains sufficient area to comply with the Snohomish Health District’s rules and regulations for on-site sewage disposal.
(2) Lots with less than the prescribed minimum lot area for the zone in which they are located shall conform to the minimum lot width, setbacks, and other bulk regulations of this chapter for lots located in the R-7,200 zone.))

30.32A.100 Subdivision restrictions:
(1) There shall be no subdivision or short subdivision of land designated commercial forest, except that subdivision or short subdivision to allow installation of communication and utility facilities may be allowed if all the following requirements are met:
   (a) The facility cannot suitably be located on undesignated land;
   (b) The installation cannot be accomplished without short subdivision or subdivision;
   (c) The facility is to be located on the lowest feasible grade of forest land; and
   (d) The facility removes as little land as possible from timber production.
(2) Land designated local forest shall not be divided into lots or parcels of less than 20 acres in size except through a rural cluster subdivision pursuant to chapter 30.41C SCC.
(3) Any subdivision or short subdivision of rural land adjacent to designated local or commercial forest lands shall only occur through a rural cluster subdivision as provided under chapter 30.41C SCC (except that, if such rural land is designated rural residential-RD and located outside a rural/urban transition area, rural cluster subdivisions shall not be allowed, and the subdivision or short subdivision procedures of title 30 SCC must be used).

30.41C.020 Applicability.
(1) An application for a rural cluster subdivision or short subdivision shall be combined with the application for a subdivision or short subdivision, and shall be processed as a single application.
(2) Clustering is permitted in the following zones:
   (a) Forestry (F);
   (b) Forestry and Recreation (F & R);
   (c) Rural Resource Transition - 10 acre (RRT-10);
   (d) Rural Five-Acre (R-5);
   (e) Rural Conservation (RC); and
   (((f) Rural Diversification (RD); and))
   (((g))) (f) Mineral Conservation (MC).
(3) The provisions of this chapter shall not be used in the zones listed in SCC 30.41C.020(2) if the properties are designated on the Future Land Use Map (FLUM) as follows:
   (a) Commercial Forest (CF);
   (b) Commercial Forest-Forest Transition Area (CF-FTA);
   (c) Upland Commercial Farmland (UCF);
   (d) Local Commercial Farmland (LCF); or
   (e) Riverway Commercial Farmland (RCF)
   (f) Rural Residential-Rural Diversification (RR-RD) ((outside a RUTA overlay)); or
   (g) Located within an urban growth area.
(4) Where the mineral resource overlay (MRO) covers a portion of a parcel zoned R-5, the provisions of this chapter may be used on that portion of the parcel located outside the MRO, if the provisions of SCC 30.32C.150 are met.
30.41C.090 Restricted open space - general requirements.

(1) All open space within the rural cluster subdivision used to meet the open space requirements for lot yield calculations shall be restricted open space. Such restricted open space shall be designated, held in tracts separate from residential lots, and marked on the face of the plat.

(2) To qualify as restricted open space, an area must meet the following standards:
   (a) It must be used for buffering, critical area protection, resource production, conservation, recreation, community utility purposes, or general preservation;
   (b) At least 25 percent of the open space tract shall be accessible by all residents of the rural cluster subdivision or short subdivision for passive recreation, except when the restricted open space is fenced off as a critical area protection area. Access points to open space shall be shown on the face of the plat;
   (c) The following uses are permitted in restricted open space tracts unless prohibited by chapter 30.62A, 30.62B or 30.62C SCC:
      (i) Beaches, docks, swimming areas, picnic areas, trails/pedestrian walkways, equestrian trails, equestrian centers or structures related to animal husbandry or farming, playgrounds, or any nonmotorized passive recreational facilities and other similar uses as authorized by the director;
      (ii) Community wells, well houses, water lines, water system appurtenances and community drain fields;
      (iii) The following drainage facilities that meet the landscaping requirements in SCC 30.25.023:
         (A) Unfenced detention, retention and wetponds;
         (B) Stormwater treatment wetlands; and
         (C) Stormwater infiltration trenches and bioswales that serve more than one dwelling.
      (iv) Natural resource uses in accordance with chapters 30.32A, 30.32B and 30.32C SCC; and
   (d) At least 30 percent of the total area of restricted open space shall be left undisturbed. Undisturbed open space may contain critical areas and their buffers. Such undisturbed restricted open space shall be identified on the site plan and marked clearly on the land disturbing activity site plan.

(3) SCC Table 30.41C.090 establishes the minimum percentage of the original gross development area that shall be retained as restricted open space tracts((, except when the land is also designated as rural urban transition area (RUTA), which is governed by SCC 30.41C.140.))

<table>
<thead>
<tr>
<th>Zones and comprehensive plan designation</th>
<th>(1) Forestry (F) zone (2) Forestry &amp; Recreational (F&amp;R) zone (3) Mineral Conservation zone (MC) with or without MRO</th>
<th>(1) Rural 5-acre zone in RR-5 &amp; RR-10(RT) without MRO (2) Rural Resource Transition 10-acre zone, Rural Conservation (RC) zone &amp; Rural Diversification zones in RR-10(RT) designation with MRO</th>
<th>(1) Rural 5-acre zone in RR (RR Basic) designation without MRO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum restricted open space</td>
<td>60 percent</td>
<td>45 percent</td>
<td>45 percent</td>
</tr>
<tr>
<td>Minimum restricted open space (natural resource lands)</td>
<td>60 percent</td>
<td>60 percent</td>
<td>60 percent</td>
</tr>
</tbody>
</table>

Notes: The Mineral Resource Lands Overlay (MRO) is a comprehensive plan designation overlay which overlaps other designations. Where the MRO overlaps the R-5 zone, residential subdivision is prohibited on any portion of a parcel located within the MRO under SCC 30.32C.150.

(4) No more than 65 percent of the total restricted open space area may consist of unbuildable land as defined in SCC 30.91U.060.
(5) To retain rural character, the restricted open space shall contain on-site forested areas, active agriculture, meadows, pastures or prominent hillsides or ridges.

(6) The following notice shall be filed on the title of the properties within the plat and shall be placed on the face of the final plat and short plat:

"Tract ___ is a restricted open space tract with limited uses pursuant to chapter 30.41C SCC. The open space tract is intended to be preserved in perpetuity."

30.41C.130 Rural cluster-bulk regulations.

(1) SCC Table 30.41C.130 establishes the bulk regulations for rural cluster subdivisions or short subdivisions ((located outside of the RUTA)) and replaces SCC Table 30.23.030 for rural cluster subdivisions. ((Bulk regulations for rural clusters located inside the RUTA are governed by SCC 30.41C.140.))

Table 30.41C.130
BULK REGULATION REQUIREMENTS

<table>
<thead>
<tr>
<th>Zones and comprehensive plan designations</th>
<th>(1) Forestry zone (F) with or without MRO</th>
<th>(2) Forestry &amp; Recreation zone (F&amp;R) with or without MRO</th>
<th>(3) Mineral Conservation zone (MC)</th>
<th>(4) Rural 5-Acre zone in RR-5 &amp; RR-10(RT) without MRO designation</th>
<th>(5) Rural Resource Transition (RRT)10-acres zone, Rural Conservation zone (RC) &amp; Rural Diversification zone in RR-10(RT) designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum lot coverage</td>
<td>35 percent</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum lot width at building site</td>
<td>125 feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum lot size</td>
<td>20,000 square feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum front yard setback¹</td>
<td>20 feet, plus at least a 10 foot variation in setbacks on lots adjacent to one another</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td>5 feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum side yard setback</td>
<td>25 feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum setback for residential lots from designated adjacent agriculture, forest and mineral lands</td>
<td>100 feet</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

¹ Pursuant SCC 30.41C.070(1)(d), the variations in front yard setbacks shall be at least 10 feet on lots adjacent to each other. Variety in lot size and configuration is also encouraged to avoid creating uniformity, which is characteristic of urban development.

(30.41C.140 Bulk regulations and interim open space for rural clusters in the RUTA.

Rural cluster subdivisions and short subdivisions located inside of a Rural/Urban Transition Area (RUTA) as designated on the future land use map (FLUM) shall be subject to the open space and bulk regulation requirements set forth in this section.

(1) The open space required in this section shall be designed as interim open space to be reserved for future use as urban development.

(2) SCC Table 30.41C.140 establishes the interim open space requirements and bulk regulations for rural cluster subdivisions or short subdivisions inside a RUTA.
Table 30.41C.140
RUTA BULK REGULATIONS AND INTERIM OPEN SPACE REQUIREMENTS

- Applies to all zoning classifications and parcels underlying a RUTA as designated on Snohomish County GMA Comprehensive Plan Future Land Use Map (FLUM)

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum interim open space</td>
<td>65 percent</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>35 percent</td>
</tr>
<tr>
<td>Minimum lot frontage on a public or private street</td>
<td>80 feet</td>
</tr>
<tr>
<td>Minimum lot size</td>
<td>See SCC 30.23.220</td>
</tr>
<tr>
<td>Maximum lot size</td>
<td>20,000 square feet</td>
</tr>
<tr>
<td>Minimum front yard setback²</td>
<td>20 feet</td>
</tr>
<tr>
<td>Minimum rear yard setback</td>
<td>5 feet</td>
</tr>
<tr>
<td>Minimum side yard setback²</td>
<td>10 feet</td>
</tr>
<tr>
<td>Minimum setback for single family residential/duplex lots from adjacent agriculture, forest and mineral lands</td>
<td>100 feet</td>
</tr>
</tbody>
</table>

²In accordance with 30.91L.170, corner lots have two front yard setbacks.

(3) To maintain rural character of the site and facilitate future re-division of the interim open space, the following provisions apply:
   a. The percentage of interim open space shall be based on the gross area of the original parcel(s) existing at the time the property is subdivided; and
   b. The interim open space tract shall be configured to such shape and dimensions as to allow for future land division based on the following design criteria:
      i. The interim open space tract shall not be fragmented by private road easements;
      ii. The location of the interim open space tract in the subdivision or short subdivision shall accommodate future public roadway access upon re-division and facilitate the clustering of the rural cluster subdivision or short subdivision lots near the periphery of the subdivision or short subdivision boundary rather than a central location; and
      iii. The proposed interim open space on a preliminary plat/short plat drawing shall show a non-binding conceptual shadow plat of 4 dwelling units per acre to reflect the potential for the interim open space to be subdivided in the future, but such shadow plat shall not be depicted on the final plat or short plat.

(4) When more than 40 percent of the gross area of the site is constrained by critical areas, the minimum interim open space requirements may be reduced by up to 40 percent.

(5) The interim open space tract may be used for any use otherwise permitted in restricted open space as specified in SCC 30.41C.090(2), except that no new permanent structures shall be allowed.

(6) The interim open space tract shall be established and maintained in accordance with SCC 30.41C.110 and 30.41C.120.

(7) The interim open space tract shall not be eligible for further division until it is removed from the RUTA as designated on the FLUM and becomes part of an urban growth area and can be served with adequate utilities. A note on the final plat or short plat shall be included indicating such restriction.

(8) The following notice shall be filed on the title of the properties within the plat and shall be placed on the face of the final plat and short plat:
Tract ___ is an open space tract reserved for future development when the Urban Growth Area is expanded to include the open space parcel. Future development of this tract may include residential, commercial and industrial uses commonly found in an urban area. The open space tract is not intended to be preserved in perpetuity.

(9) Applicants for rural cluster subdivisions or short subdivision proposed in a RUTA as designated on the FLUM shall notify the adjacent city of plans for proposed infrastructure improvements. When a master annexation inter-local agreement has been adopted by the county council, infrastructure improvements for the rural cluster subdivision or short subdivision shall be subject to approval from the city.)

30.41C.240 Design standards - bonus residential density.

(1) For all lands, except those specified in subsections 2 and 3 of this section, a rural cluster subdivision or short subdivision shall be awarded a residential density bonus of 15 percent of the maximum density allowed by the underlying zone if the amount of restricted open space equals the amount required in SCC 30.41C.075 and 30.41C.090. If additional restricted open space is proposed beyond the minimum amount required, a rural cluster subdivision or short subdivision shall be awarded an additional one percent density bonus for every additional one percent of restricted open space designated up to a maximum total density bonus of 35 percent.

(2) A rural cluster subdivision or short subdivision on lands designated local forest or subject to the mineral resource overlay shall be awarded a residential density bonus of 5 percent if the amount of restricted open space meets or exceeds the amount required in SCC 30.41C.075 and 30.41C.090. If additional restricted open space is proposed beyond the minimum amount required, a rural cluster subdivision or short subdivision shall be awarded an additional one percent density bonus for every additional one percent of restricted open space designated up to a maximum total density bonus of 10 percent.

(((3) On lands designated RR-RD within a RUTA overlay, no density bonus is allowed.))

30.91R.280 Rural/Urban transition area.

"Rural/Urban transition area" means the areas designated Rural Residential (RR) or Rural Residential-5 (RR-5) by the comprehensive plan, and shown on the Future Land Use Map of the GPP and on the official zoning maps.

((30.41C.075 and 30.41C.090)))
The Department of Planning and Development Services (PDS) has identified the following recommended substantive findings and conclusions that support the GPP14 – RUTA proposal.

Findings:

1. On July 15, 2015, in Motion No. 15-226, the Snohomish County Council directed PDS to develop amendments to either eliminate the Rural Urban Transition Area (RUTA) or amend RUTA policies to resolve identified issues.

2. In response to Council’s initiative, PDS researched the history of the RUTA, developed an early analysis of options intended to address RUTA issues and conducted public outreach. Based on this preliminary analysis, PDS recommends to eliminate the RUTA.

3. The GPP14 proposal would amend Map 1 – Future Land Use of the GPP to remove the RUTA overlay.

4. The GPP14 proposal would amend the Urban Growth Areas (UGA), Rural Lands and Forest Lands sections in the Land Use Chapter and Appendix E (Glossary) of the Snohomish County General Policy Plan (GPP) to remove all language referencing the RUTA.

5. The GPP14 proposal would also repeal Snohomish County Code (SCC) 30.23.220 (Minimum lot area for rural clusters in RUTAs), 30.41C.140 (Bulk regulations and interim open space for rural clusters in the RUTA) and 30.91R.280 (Definition) to remove references to the RUTA.

6. The GPP14 proposal would also amend remaining code references to the RUTA in SCC 30.23.040 (Reference Notes to the Bulk Matrices), SCC 30.32A.100 (Subdivision Restrictions in Forest Lands), SCC 30.41C.020 (Rural Cluster Applicability), SCC 30.41C.090 Rural Cluster Restricted Open Space (General Requirements), SCC 30.41C.130 (Rural Cluster Bulk Regulations) and SCC 30.41C.240 (Design Standards – Bonus Residential Density).

7. The GPP14 proposal is consistent with GMA Planning Goal 1 to encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner and GMA Planning Goal 2 to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

8. The GPP14 proposal would better achieve, comply with, and implement Puget Sound Regional Council’s (PSRC) Vision 2040 and Multicounty Planning Policy (MPP) DP-22 to not allow urban net densities in rural and resource areas and MPP-DP-26 to ensure that development occurring in rural areas is rural in character and is focused into communities and activity areas.

9. The GPP14 proposal is consistent with Snohomish County Countywide Planning Policy DP-2 which establishes the conditions necessary for an expansion of Urban Growth Area (UGA) boundaries.

11. The GPP14 proposal is consistent with and implements GMACP GPP Goal LU1 to establish and maintain compact, clearly defined, well designed UGAs and Objective LU 1.A to establish UGAs with sufficient capacity to accommodate the majority of the county's projected population, employment, and housing growth over the next 20 years.

Conclusions:

1. The amendments are consistent with and comply with the procedural and substantive requirements of the GMA.

2. The amendments are consistent with and comply with the MPPs, the CPPs and the goals, objectives and policies of the GMACP GPP.