

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2175

**AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON,
ADOPTING ANNUAL DOCKETED CHANGES TO THE
COMPREHENSIVE PLAN FOR 2009 AND AMENDING ORDINANCE
1866, AS 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, under the GMA, the City is authorized to amend its Comprehensive Plan on an annual basis; and

WHEREAS, following the issuance of a Final Environmental Impact Statement, the Comprehensive Plan was substantially revised in February 2005 to ensure conformance with GMA requirements; and

WHEREAS, on February 3, 2009, the City Council passed Resolution 1224 establishing a North Planning Area and directing staff to prepare related amendments to the Comprehensive Plan for consideration during the 2009 annual amendment process; and

WHEREAS, the City's designation of a North Planning Area is done with recognition of Snohomish County's land use jurisdiction within unincorporated areas; and

WHEREAS, the City's designation of a North Planning Area is done with recognition that urbanization of the subject area could only occur if the County adopts an expansion of the City's UGA boundary; and

WHEREAS, expansion of Snohomish's UGA boundary must be consistent with applicable provisions of the Countywide Planning Policies; and

WHEREAS, for 2009, the City has reviewed the proposed amendments to the Comprehensive Plan for internal consistency; and

WHEREAS, the docketed 2009 amendments to the Comprehensive Plan are, for administrative purposes, put forth in two Ordinances; and

WHEREAS, acting as the City of Snohomish SEPA Responsible Official, the City Planning Director reviewed the proposed amendments to the Comprehensive Plan provided herein and by Ordinance 2179, and issued a Determination of Non-significance (DNS); and

WHEREAS, docketed annual amendments to the Comprehensive Plan as provided by this Ordinance and Ordinance 2179 were considered concurrently so the cumulative effect of the various proposals could be ascertained; and

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

WHEREAS, public notice of the SEPA DNS and the public hearings was provided as required by law; and

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

WHEREAS, on September 2, 2009, a public hearing on the proposed amendments was held by the Planning Commission, and all persons wishing to be heard were heard; and

WHEREAS, on September 15, 2009, a public hearing on the proposed amendments was held by the City Council, and all persons wishing to be heard were heard; and

WHEREAS, the Planning Commission and the City Council find that the Comprehensive Plan amendments adopted in this Ordinance and Ordinance 2179 are:

1. Internally consistent with the Comprehensive Plan;
2. Consistent with the Growth Management Act and the State Environmental Policy Act; and
3. In the interest of the public health, safety, and welfare of Snohomish residents.

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

Section 1. Application 08-09-001-CPA (North Planning Area).

Ordinance 1866, as amended, and the Introduction (Chapter 1), Vision Statement (Chapter 2), Land Use Element (Chapter 9), and Glossary (Chapter 14) of the City of Snohomish Comprehensive Plan are each hereby amended as set forth in the attached Exhibit A.

Section 2. 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 3. 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 September, 2009.

CITY OF SNOHOMISH

By _____
RANDY HAMLIN, MAYOR

ATTEST:

APPROVED AS TO FORM:

By _____
TORCHIE COREY, CITY CLERK

By _____
ANDREW S. LANE, SPECIAL COUNSEL

List of Maps

City Aerial map.....	
EP-1	Critical Areas 4-7
EP-2	Streams and Drainage Basins..... 4-9
EP-3	Shoreline Designations (pending in 2005)..... 4-11
HO-1	Historic District..... 5-13
CO-2	Existing Community Facilities 7-3
LU-1	Land Use Designations 9-3
LU-2	North Planning Area 9-x
TR-2	Street Plan 10-57
TR-3	Alternative Transportation Modes 10-61
TR-4	Pedestrian Linkage Plan..... 10-63
UT-1	Existing and Proposed Water System Facilities 11-7
UT-2	Water Service Pressure Zones 11-9
UT-3	Non-City Water Systems in Snohomish UGA..... 11-11
UT-4	Existing and Proposed Wastewater System..... 11-13
UT-5	Natural Gas Supply System 11-15
UT-6	Electrical and Telecommunications Facilities 11-17
UT-7	Existing and Proposed Utility Corridors..... 11-19

INTRODUCTION



Planning History

Public Involvement - Past Plan History

2012 Planning Process

Public involvement has been encouraged during every revision of this plan document since it was originally adopted in 1964. As part of this process, in addition to the survey mailed to every City address to get ideas on the City's Vision Statement, the City held a series of neighborhood meetings. These have been held annually since 1990, and have been a forum for many City-wide issues which have included a discussion of land use, development issues, and GMA planning related issues.

In March, 1991, under an interlocal agreement, the City and County formed the Bickford Committee. Its purpose was to make recommendations regarding land uses in the Bickford corridor. By the time it completed its work in September 1991, it had also made a recommendation regarding an Urban Growth Area Boundary in that area. The committee met 33 times and its recommendations were used by the GMCC as one alternative in its deliberations.

When the critical areas protection policies and regulations were under discussion, quarter section maps showing known critical areas in the UGA were prepared. The owners of property which were shown to contain critical areas were sent letters with copies of the map showing their property and invited to participate in the formulation of the policies and regulations.

Public hearings have been held prior to all revisions to this plan document including this one. An important part of the small-town character of the City is the open access afforded the public to address its elected and appointed officials on any issue. It has not been difficult to illicit very vocal, albeit contrary, opinions regarding the City's proposed strategies to accept additional growth while preserving those characteristics which make the City a unique place for its citizens.

In January 1994, the City and the County formed a GMCC, as authorized in the interlocal agreement, which held public meetings twice a month from January, 1994 through June, 1994. Its purpose was to serve as a forum to resolve planning issues between the City and County, particularly in the UGA outside the City limits. Two members were appointed by the County and two members by the City. These four members selected an additional three members.

Exhibit A – Ordinance 2175
North Planning Area

Of the seven members, four were County residents; three City residents.

The GMCC, based on public input, existing policies and plans, and information provided through the process, recommended an Urban Growth Boundary and Land Use plan for the UGA to the City and County Planning Commissions.

The GMCC made its recommendation to a joint City-County Planning Commission workshop on September 20, 1994.

The Planning Commissions then each held independent public hearings and made their recommendations to their respective councils.

Since then the City and County had developed UGA boundaries for the year 2025 and are working to achieve consensus of critical area policies and regulations pertaining to the protection and enhancement of critical areas in and around Snohomish. Currently land use

regulations in or municipal code under Title 14 are being revised to meet the goals and polices of the Growth Management Act. This process is currently involved in a public review and public participation process.

As part of the 2025 planning process, the City now needs to plan for increased population growth for 3-4000 new residents and to also plan for an expanded work force of over 1200 new workers.

In 2008, the City conducted a public outreach and participation process for potential expansion of the City's UGA north of US-2. That process included three public workshops with area property owners and residents, and a public opinion survey. That undertaking demonstrated that area property owners and residents affiliate themselves with Snohomish and would prefer to ultimately be governed by the City of Snohomish.

VISION STATEMENT



We visualize:

- V1:** Many of the pioneers who settled along the banks of the Snohomish River over a century ago arrived with a clear vision of the community they would build from the gigantic firs and cedars growing in the wild river valley. True to their vision, they proceeded to build that community--a place where citizens could make a home, educate their children, find a job or conduct commerce, and enjoy the economic, social and spiritual benefits of a dynamic, fulfilling community life.
- V2:** In the years which lie ahead, we visualize a municipality which retains its historic, small town appeal while providing for measured economic growth and more people. We look for population growth resulting, in equal parts, from the community's attractiveness, new state growth management policies and the explosive expansion of the Pacific Northwest. We confirm the need to provide the Snohomish residents with a community where ample opportunities exist to work, shop and play.
- V3:** In this vision, Snohomish maintains an identifiable edge between its borders and surrounding rural, farm, and nearby urban areas, and it is apparent one has entered the City because of the character of development. **Snohomish may recognize and reinforce identifiable edges associated with natural land forms, critical areas, corporate limits, existing land use patterns, Urban Growth Area boundaries and Planning Area boundaries.**
- V4:** Snohomish continues to provide easy and safe access to services by growing in a compact way, avoiding sprawl and giving merited consideration to the needs of both motorized and pedestrian transportation. Trails, paths, paved walkways and safe street crossings are included in transportation planning to encourage citizens of all ages to walk to their destinations as well as to walk for both health and recreation. The use of City streets as through streets for inter-city traffic is discouraged to preserve neighborhood integrity and lessen traffic congestion in residential areas.

Exhibit A – Ordinance 2175
North Planning Area

- V5:** We visualize Snohomish as a center which provides space for shopping, commercial services and business facilities sufficient to serve its surrounding market areas and beyond. Redevelopment of under utilized commercial areas within the community's urban growth boundary helps carry out this objective as well as that of compactness. New ventures and enterprises are welcomed. Such a center provides a range of shopping opportunities designed to reduce the need for trips to out-of-area shopping centers.
- V6:** Historically, a friendly community to out-of-town visitors, Snohomish continues to welcome tourists and looks for ways to become more attractive in the future. It publicizes and seeks ways of enhancing its outstanding tourism assets: it's Historic District, its rivers, its scenery and our Pedestrian trail networks.
- V7:** City government's role is to continue to maintain and improve its delivery of basic municipal services, providing for growth without reducing the level of service to existing residents. The most important municipal services include water, sewer, stormwater, streets and sidewalks, police and fire protection, garbage collection and parks. The delivery of these and other services always meet approved standards. City government is sensitive and responsive to the concerns of individual citizens, and that citizens feel they are part of the process of government.
- V8:** Natural characteristics which help identify the physical character of Snohomish, such as streams, wetlands, steep slopes, and wooded areas, are retained as growth occurs. Development which is sensitive to, protects or enhances these critical and natural systems is encouraged.
- V9:** New development and growth, as well as restoration of existing facilities is compatible with both community and neighborhood characteristics, so as to contribute to and enhance the quality of life in Snohomish. Both the municipality and developers need to cooperate on infrastructure and property development to achieve this objective. Compatible innovation is encouraged.
- V10:** Housing is available for all economic groups. Although the single-family detached residence remains the dominant housing form other multi-family structures are allowed. Planning provides for a measure of increased density that complies with guidelines set forth by the State's Growth Management Act.
- V11:** An important element of the community's identity is the Historic District with its many old Victorian-style homes. Structures within this district continue to be rehabilitated whenever possible.
- V12:** This community continues to encourage cultural values and creativity in the arts, continuing the tradition established in the last century by the sponsors of the Snohomish Athenaeum and continued through the decades through the present day.
- V13:** The City believes that if this vision is followed, Snohomish will by good planning, escape the negative effects of rapid urbanization and retain its existing character and identity while providing for residential, commercial and industrial growth, a vigorous economy, a healthy and pleasant environment, and a stimulating cultural, educational and intellectual atmosphere.
- V14:** The City shall endeavor to make the meetings of the City Council and its boards and commissions more accessible to the general public through use of existing available technology. The City's web page and other means of public advertising should be used to the extent possible to make the conduct of City business more easily accessible to the public.

Exhibit A – Ordinance 2175
North Planning Area

V15: The City shall endeavor to promote cultural diversity and establish non-discriminatory practices and policies in the community.

LAND USE

Vision Statement

We visualize Snohomish to provide ample opportunities to work, live, play and maintain the quality of life that preserves the community’s character in its land use.

We visualize Snohomish to provide for residential, commercial and industrial growth that preserves the community’s character in its land use.

Introduction

The City's land use pattern is the most important physical aspect of a community. A community's land use pattern describes what types of activities take place, where those activities are located, and how they all fit together to define the structure of the City. Land use planning is essential to proper growth and development of Snohomish. It allows the community to ensure that adequate amounts of land for various types of land uses are provided for future growth. Land use planning also enables a city to control how growth and development will occur so that an efficient, orderly, and compatible land use pattern is created and adequate land is designated to meet growth needs.

Map LU-1 shows the existing land use designation patterns. By using this map in conjunction with the Critical Areas map, very little vacant buildable space remains in the City limits. Opportunities for redevelopment or infill exist, however the land within the existing City limits will not accommodate the desired commercial and industrial development or expected residential development.

It is very important that an adequate amount of land be designated to incorporate the expected and desired growth in each land use category within the City **Urban Growth Area. The City may also wish, at its own volition, to plan for and protect lands within designated planning area(s)—while recognizing that land use jurisdiction for unincorporated lands outside**

Exhibit A – Ordinance 2175
North Planning Area

the City's UGA resides with Snohomish County.

The Housing and Economic Development chapters have identified the need to designate additional land for residential, commercial and industrial use. The Community Facilities chapter discusses public land needs.

The amount of vacant land for single-family **and multifamily** residential (~~(and apartment)~~), **commercial, and industrial** use (~~(within the City limits)~~), especially in large vacant parcels, is nearly depleted within the city limits. This means the City must look to the areas outside of the City limits, but within our UGA area to provide those large pieces of developable land. Because of anticipated growth in the service area of the City, it is likely that the demand for additional developments in both single-family and apartment residential dwelling spaces will increase as well. **In some instances, the City may wish to undertake certain planning studies for lands adjacent to, but outside of, its UGA. These areas shall be designated as Planning Areas.**

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 single family units and 596 multi-family units to house the target population of 13855.
- The total 3,544 single family units and 1,500 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.
- The 225 acres of public designated land will assist the community in meeting the demand for public facilities for public services and park and open space.

Exhibit A – Ordinance 2175
North Planning Area

- 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).**

Exhibit A – Ordinance 2175
North Planning Area

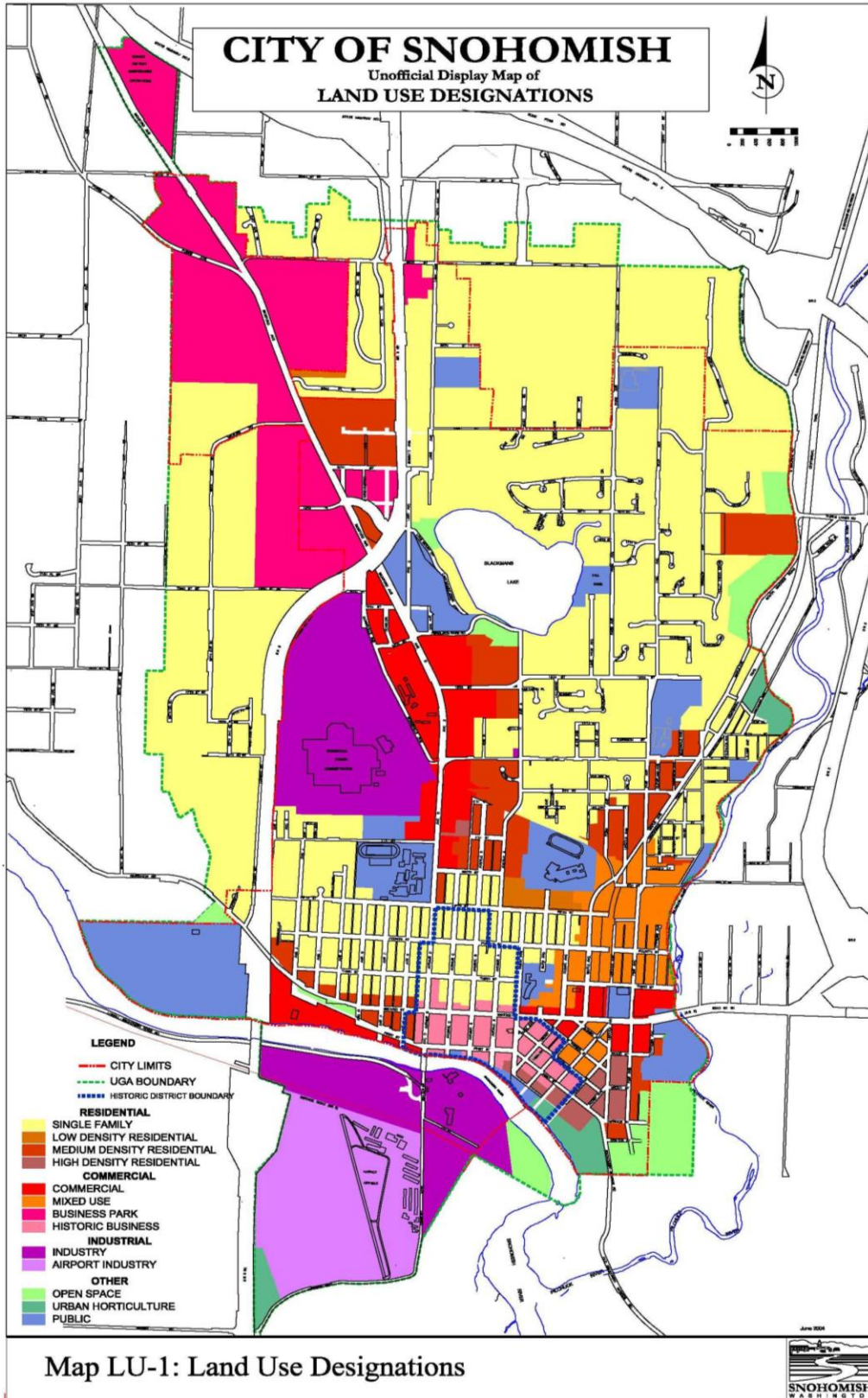
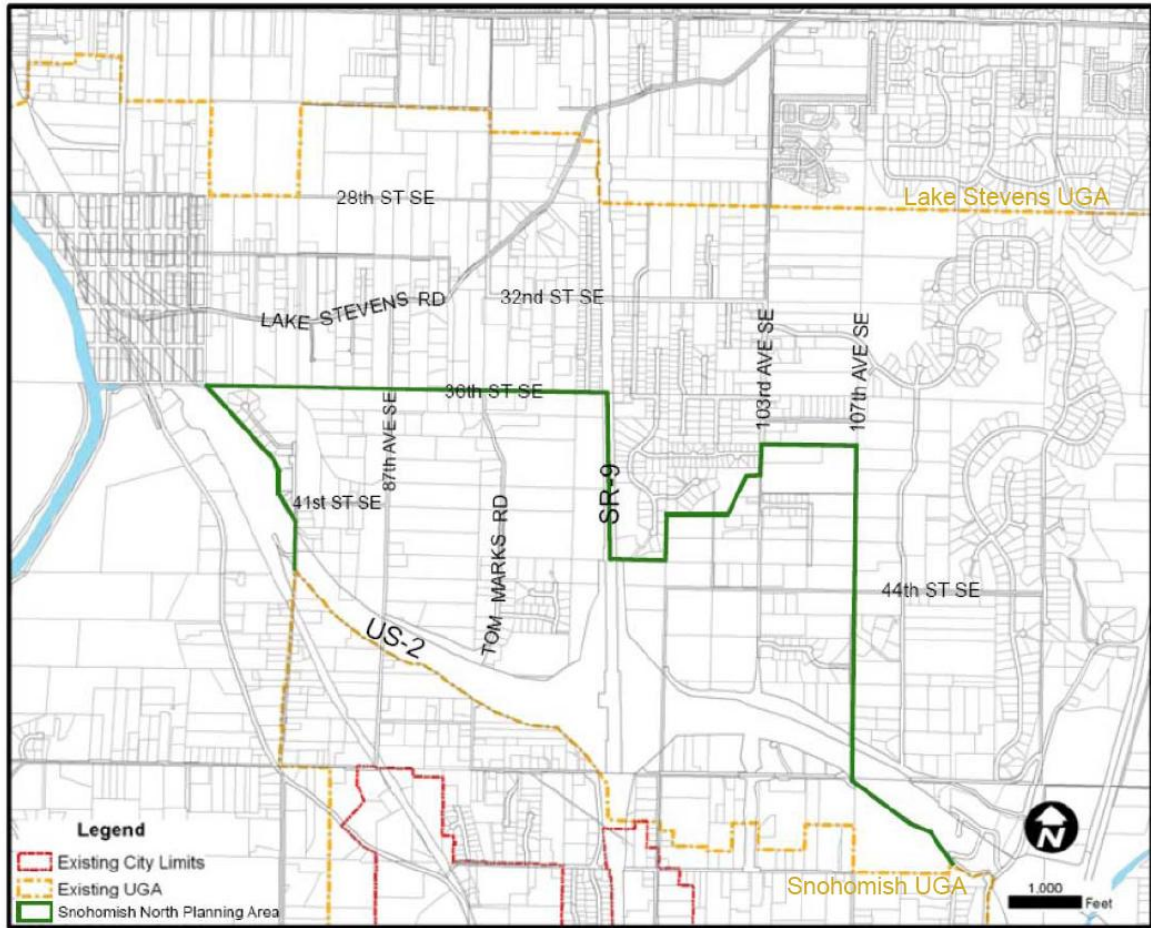


Exhibit A – Ordinance 2175
North Planning Area



North Planning Area as Adopted by Resolution 1224, February 3, 2009

Map LU-2: North Planning Area

Exhibit A – Ordinance 2175
North Planning Area

Table LU-1

Projected Areas Designated by Land Use in the Urban Growth Area

Residential	Acres within the City	% of City	Acres outside the City within the UGA	% of UGA	Total UGA Acres	% of Total UGA Acres
Single Family Residential	655	0%	1008	0%	1,663	0%
Low Density Residential	19	0%	3	0%	22	0%
Medium Density Residential	93	0%	42	0%	135	0%
High Density Residential	31	0%	0	0.00%	31	0%
Commercial/Lt. Industrial						
Commercial	153	0%	0	0.00%	153	4.39%
Business Park	206	0%	101	0%	307	8.45%
Airport Industry	0	0%	172	0%	172	4.96%
Industry	132	0%	60	0%	192	6.23%
Mixed Use	142	0%	0	0.00%	62	1.79%
Other						
Open Space	33	0%	30	0%	63	1.21%
Urban Horticulture	51	0%	16	0.00%	67	1.99%
Public	228	0%	12	0%	216	6.61%
Roads	124	0%	90	5.22%	214	6.32%
Rivers	0	0.00%	31	1.55%	31	0.89%
Lakes	66	0.00%	0	3.31%	66	1.90%
Acreage	1933	100.00%	1565	100.00%	3,474	100.00%

Non-Contiguous City Territory

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

LAND USE GOALS AND POLICIES

GOAL LU 1: Maintain a standard that provides adequate space for existing and future land use needs of Snohomish while making certain the development of an efficient, orderly, and compatible land use pattern for the City.

Policies:

LU 1.1: Maintain a practice of the City using the public planning process in order to promote that all new development is located in appropriate areas in order to prevent the creation of potential nuisances, practices not to the community's standard, and hazards which might be created by the juxtaposition of incompatible land uses.

LU 1.2: Maintain a practice of the City applying and reviewing our existing land use development code and eliminate pyramiding of uses and overlay designations where they are found to promote the establishment of incompatible land uses.

LU 1.3: Maintain a practice of providing in accordance with Growth management additional land for each form of major land use through changes in annexations based upon the policies contained in this plan and the Land Use ordinance and map.

LU 1.4: Maintain a practice of recognizing and identifying lands adjacent to the City Urban Growth Area that represent logical future expansions of the City and its services, and where, because of geographic and real estate market conditions, urban development is expected following expansion of the City's UGA boundary pursuant to the Growth Management Act (GMA) and the Snohomish Countywide Planning Policies (CPP).

LU 1.5: Maintain a practice of engaging interested agencies, property owners, and other stakeholders in planning for lands within established planning areas.

LU 1.6: Maintain a practice of advocating the eventual expansion of the City of Snohomish UGA to include the North Planning Area established by Resolution 1224 and depicted herein by Map LU-2.

GLOSSARY

Adequate Capital Facilities: means facilities which have the capacity to serve development without decreasing levels of service below locally established minimums.

Adult Use: means a category of uses which include the following: Adult Motion Picture Theaters, Adult Drive-In Theaters, Adult Cabarets, Adult Panoramas, Bikini Clubs, Public Bath Houses, Body Shampoo Parlors, Tattoo Parlors and Body Studios and other similar uses which can be shown to have secondary effects.

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

Arterial (Minor): a roadway providing movement along significant corridors of traffic flow. Traffic volumes, speeds and trip lengths are high, although usually not as great as those associated with principal arterial.

Arterial (Major): a roadway providing movement along major corridors of traffic flow. Traffic volumes, speeds and trip lengths are high, usually greater than those associated with minor arterial.

Available Capital Facilities: means that facilities or services within a specified time. In the case of transportation, the specified time is six years from the time of development.

Exhibit A – Ordinance 2175
North Planning Area

Best Available Science (BAS)

Capacity: the measure of the ability to provide a level of service for a public facility.

Capital Budget: means the portion of each local government's budget which reflects capital improvements for a fiscal year.

Capital Facility: means a physical structure owned or operated by a government entity which provides or supports a public service.

Capital Improvement: means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally non-recurring and may require multi-year financing.

Collector: a roadway providing service which is of relative moderate traffic volume, moderate trip length and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads.

Commercial Uses: activities within land areas which are predominantly connected with the sale, rental and distribution of products, or performance of services.

Comprehensive Plan: means a generalized coordinated land use development policy statement of the governing body of a county or City that is adopted pursuant to this chapter

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

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

Coordination: means consultation and cooperation among jurisdictions.

Contiguous Development: means development of areas immediately adjacent to one another.

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

Density: a measure of the intensity of development, generally expressed in terms of dwelling units per acre. Can also be expressed in terms of population density (i.e., people per acre). Useful for establishing a balance between potential local service use and service capacities.

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

Exhibit A – Ordinance 2175
North Planning Area

Financial Commitment: sources of public or private funds or combinations thereof which have been identified and will be sufficient to finance capital facilities necessary to support development with an assurance that such funds will be timely put to that end.

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

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

Growth Management: a method to guide development in order to minimize adverse environmental and fiscal impacts and maximize the health, safety, and welfare benefits to the residents of the community.

Household: a household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit.

Impact Fee: a fee levied by a local government on new development so that the new development pays its proportionate share of the cost of new or expanded facilities required to service that development.

Industrial Uses: the activities predominantly connected with manufacturing, assembly, processing, or storage of products.

Infrastructure: means those man-made structures which serve the common needs of the population, such as: sewage disposal systems, potable water wells serving a system, solid waste disposal sites or retention areas, storm water systems, utilities, bridges and roadways.

Intensity: a measure of land uses activity based on density, use, mass, size and impact.

Land Development Regulations: means any controls placed on development or land use activities by a county or City, including, but not limited to, zoning ordinances, subdivision ordinances, rezoning, building construction, sign regulations, binding site plan ordinances or any other regulations controlling the development of land.

Level of Service (LOS): an indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. LOS means an established minimum capacity of capital facilities or services provided by capital facilities that must be provided per unit of demand or other appropriate measure of need.

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

Local Road: a roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

Manufactured Housing: conventional housing utilizing manufactured components.

Exhibit A – Ordinance 2175
North Planning Area

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

Minerals: include gravel, sand, and valuable metallic substances.

Mobile Home: a single portable manufactured housing unit, or a combination of two or more such units connected on-site, that is:

- a. designed to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only and containing independent kitchen, sanitary, and sleeping facilities;
- b. designed so that each housing unit can be transported on its own chassis;
- c. placed on a temporary or semi-permanent foundation; and
- d. is over thirty-two feet in length and over eight feet in width.

Multi-Family Housing: as used in this plan, multi-family housing is all housing which is designed to accommodate two or more households.

New Fully Contained Community: is a development proposed for location outside of the initially designated urban growth areas which are characterized by urban densities, uses and services.

Overriding Public Interest: when this term is used, i.e., public interest, concern or objective, shall be determined by a majority vote of the City council.

Owner: any person or entity, including a cooperative or a public housing authority (PHA), having the legal rights to sell, lease, or sublease, any form of real property.

Planning Area (outside of an urban growth area): includes Rural lands with or without a Rural-Urban Transition Area (RUTA) overlay designation: 1) that represent logical expansions of the City and its services; and 2) where urbanization is expected 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). Planning areas are designated by Ordinance or Resolution.

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

Public Facilities: include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

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

Regional Transportation Plan: means the transportation plan for the regionally designated transportation system which is produced by the Regional Transportation Planning Organization.

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

Exhibit A – Ordinance 2175
North Planning Area

Resident Population: means inhabitants counted in the same manner utilized by the US Bureau of the Census, in the category of total population. Resident population does not include seasonal population.

Right-of way: land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

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

Sanitary Sewer Systems: means all facilities, including approved on-site disposal facilities, used in the collection, transmission, storage, treatment or discharge of any water borne waste, whether domestic in origin or a combination of domestic, commercial or industrial waste.

Shall: means a directive or requirement.

Should: means an expectation or guideline.

Single-Family Housing: as used in this plan, a single-family unit is a detached housing unit designed for occupancy by not more than one household. This definition does not include mobile homes, which are treated as a separate category.

Solid Waste Handling Facility: means any facility for the transfer or ultimate disposal of solid waste, including land fills and municipal incinerators.

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

Transportation Level of Service Standards: mean a measure which describes the operational condition of the travel stream, usually in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience and safety.

Transportation System Management (TSM): means low capital expenditures to increase the capacity of the transportation network... TSM strategies include but are not limited to signalization, channelization, and bus turn-outs. **Transportation Demand Management Strategies (TOM):** means strategies aimed at changing travel behavior rather than at expanding the transportation network to meet travel demand. Such strategies can include the promotion of work hour changes, ride-sharing option, parking policies, and telecommuting.

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

Urban Growth Area: means those areas designated by a county pursuant to RCW 36.70A.110.

Urban Governmental Services: include those governmental services historically and typically delivered by cities, and include storm and sanitary sewer systems, domestic water systems, street cleaning services,

Exhibit A – Ordinance 2175
North Planning Area

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

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

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

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