

TABLE OF CONTENTS

CHAPTER 2 LAND USE ELEMENT.....1

I. INTRODUCTION.....1

A. PURPOSE OF THE LAND USE ELEMENT 1

B. TOPICS REQUIRED TO BE ADDRESSED BY THE LAND USE ELEMENT..... 1

II. BACKGROUND INFORMATION2

A. EXISTING CONDITIONS 2

1. Land Use Inventory: 2

Table 1: Land Use Inventory – Land and Water 2

Table 2: Land Use Inventory – By Zoning / Comprehensive Plan Designation 3

2. Description of Existing Conditions of Various Land Use Categories 3

Table 3: Planning Area Population and Housing Composition (2012)..... 5

B. HOLDING CAPACITY/BUILDABLE LANDS ANALYSIS 7

1. Population and Employment Capacities for 2015 Comprehensive Plan Update 8

Table 4: Alternative 3 Housing Unit and Population Capacity..... 9

Table 5: Alternative 2 Housing Unit and Population Capacity..... 10

Table 6: Alternative 1 Housing Unit and Population Capacity..... 11

Table 7: Employment Capacity 12

2. Consistency with Snohomish County Tomorrow Population and Employment Allocations. 12

Table 8: Adopted Population and Employment Targets for 2035 12

III. EVERETT'S LAND USE CONCEPT12

A. REGIONAL HIGH CAPACITY TRANSIT SYSTEM EXTENSION TO EVERETT 13

B. WHY EVERETT IS MAKING FEW LAND USE CHANGES IN EXISTING NEIGHBORHOODS..... 14

C. WHY EVERETT PROTECTS INDUSTRIAL LAND 15

D. COMMERCIAL AREAS 15

E. WHY EVERETT ENCOURAGES COMPACT HIGHER DENSITY REDEVELOPMENT IN SELECTED AREAS 15

F. MIXED USE TRANSPORTATION CORRIDORS 16

G. TRANSPORTATION SYSTEM 17

H. PUBLIC SAFETY. 19

Figure 1. Conceptual Light Rail Transit Alignment(s)..... **Error! Bookmark not defined.**

IV. LAND USE GOALS, OBJECTIVES AND POLICIES19

A. OVERALL LAND USE GOAL 19

B. OBJECTIVES:..... 19

C. LAND USE POLICIES 21

 2.1 Residential Land Use Policies 21

 2.2 Commercial Land Use Policies 22

 2.3 Industrial Land Use Policies 24

 2.4 Metropolitan Center Land Use Policies..... 26

Figure 2: Metropolitan Center 28

 2.5 Hospital and Clinic Land Use Policies 29

 2.6 Open Space Land Use Policies 30

Figure 3: Open Space..... 32

 2.7 Public Facilities Land Use Policies 33

 2.8 Public Utilities Land Use Policies 34

 2.9 Agriculture, Timber and Mineral Resources Land Use Policies..... 34

 2.10 "Other Land Uses" or "Hard to Site Facilities" Land Use Policies 36

 2.11 Specific Geographic Areas Land Use Policies 37

Figure 4: Southwest Everett/Paine Field Manufacturing/Industrial Center 39

Figure 5: Airport Influence Area..... 44

EVERETT COMPREHENSIVE PLAN

2.12	Shoreline Land Use Policies / Shoreline Public Access Plan	45
2.13	Building Intensities Land Use Policies	45
2.14	Surface Drainage and Water Quality Policies.....	45
2.15	Critical Area Goals, Objectives and Policies	47
2.16	Air Quality and Other Environmental Issues Policies	53
2.17	Annexation Policies	54
2.18	Property Rights and Permit Processing.....	55
2.19	Parking and Related Transportation Land Use Policies.....	56
V.	LAND USE MAP	56
A.	MAP	56
B.	LEGAL EFFECT	57
C.	GUIDE TO DECISION MAKING.....	57
D.	LAND USE DESIGNATIONS - LOCATIONAL CRITERIA.....	57
E.	RESIDENTIAL DENSITIES	60
VI.	IMPLEMENTATION PROGRAMS.....	61
A.	ZONING MAP.....	61
	<i>Table 9: Comprehensive Plan / Zoning / SMP Equivalency Table.....</i>	<i>62</i>
B.	ZONING CODE TEXT	63
C.	SUBDIVISION CODE	64
D.	SEPA ORDINANCE	64
E.	OTHER LAND USE AND DEVELOPMENT REGULATIONS	65
1.	Shoreline Master Program.	65
2.	Grading, Surface Water System, and Surface and Storm Drainage Ordinances.....	65
3.	Building and Fire Codes and Regulations	65
4.	Zoning Compliance, Minimum Maintenance and Nuisance Abatement Enforcement.....	66
F.	CAPITAL IMPROVEMENTS PLANNING	66
G.	ANNEXATION	66
VII.	MONITORING THE LAND USE ELEMENT	67
A.	MONITORING.....	67
B.	AMENDING POLICIES.....	68
C.	AMENDING THE LAND USE MAP	68
VIII.	INTERJURISDICTIONAL COORDINATION.....	68

CHAPTER 2 LAND USE ELEMENT

I. Introduction

A. Purpose of the Land Use Element

The Land Use Element establishes the framework for the city's future physical development and provides a guide for the distribution, type and intensity of various uses of land within the Everett Planning Area. The Land Use Element is the most important element of the Comprehensive Plan because it is the basis for the decisions that must be made for all other elements of the plan. All elements of the comprehensive plan must be consistent with the Land Use Map. The Land Use Element (both maps and policies) serves as a guide to future decision making relating to property investments, land development, public services, and infrastructure. The policies and maps of the Land Use Element influence land development regulations, zoning boundaries, and land use permit decisions.

The Vision 2040 Regional Growth Strategy requires Everett to consider potentially significant land use policy changes in the 2015 major update of the City's comprehensive plan.

B. Topics required to be addressed by the Land Use Element

The GMA and the Everett Municipal Code require that the land use element of the comprehensive plan address the following topics:

- Agriculture - lands to be reserved for agricultural uses.
- Timber - lands to be reserved for the production of timber.
- Housing - lands to be used primarily for the location of various types of housing and other compatible uses.
- Commerce - lands to be used primarily for retail sales, offices, services and other compatible uses.
- Industry - lands to be used for manufacturing and industrial purposes, warehousing, heavy commercial and other compatible activities.
- Recreation - lands to be used for recreational purposes.
- Open_spaces - lands to be reserved for open space purposes.
- Public utilities - lands required for the provision of public utility services needed to serve the levels of activity supported by the land use element.
- Public facilities - lands required for the provision of public facilities and services needed for the levels of growth supported by the land use element.
- "Other land uses" - lands required for regionally important but often hard to site facilities including, but not limited to colleges, hospitals, sanitary landfills, and other uses that GMA refers to as "essential public facilities."
- Population densities - designation of population densities within the community, usually expressed in terms of a prescribed range or number of dwellings per acre.
- Neighborhood and/or community units

- Estimates of future population growth - a description of the number of people expected to be living or desiring to live in the community during the period covered by the comprehensive plan.
- Building intensities - intensity of development desired for different areas, expressed in various manners, such as building bulk, building height, lot coverage, floor area ratios, open space ratios, etc.
- Flooding, stormwater runoff, surface drainage and water quality - a description of the effects of the land use plan on flooding, surface drainage and water quality, and actions required to prevent or alleviate problems, including discharges that pollute waters of the state, including Puget Sound and waters entering Puget Sound,
- General aviation airports – protect the airport from the development of incompatible uses in its vicinity.
- Military installations – protect Naval Station Everett from the development of incompatible uses in its vicinity.

Sections that discuss “Existing Conditions” address this list of issues and topics and a subsequent section that includes recommended policies.

II. Background Information

A. Existing Conditions

This section summarizes the "existing conditions" for demographics, employment, land use, and the holding capacity of the Everett Planning Area for both population and employment.

1. Land Use Inventory

One of the first parts of any comprehensive land use planning effort involves an inventory of existing land uses, zoning and vacant lands. The following tables summarize the gross land area, gross acres of land by zoning in the City limits, and gross acres of land by Everett Comprehensive Plan designation in the unincorporated urban growth area (UGA):

Table 1: Land Use Inventory – Land and Water

	City Limits Excluding Lake Chaplain Area	Unincorporated UGA	TOTAL
Gross Acres of Land	19,257	5,172	24,429
Gross Acres of Water	8,240	305	8,545
Gross Acres Land and Water	27,497	5,477	32,974

Table 2: Land Use Inventory – By Zoning / Comprehensive Plan Designation

Land Use Category Zones included in category Comprehensive Plan Designations in Category	City Limits Gross Acres By Zone	Unincorporated UGA Gross Acres by Everett Comprehensive Plan Designation	TOTAL
Single Family Residential* R-1, R-S, R-1, R-1(A), R-2, R-2(A) 1.1, 1.2, 1.3, 1.4	7,374	3,804	11,178
Multiple Family Residential R-3(L), R-3, R-4, R-5** 1.5, 1.6	1,769	562	2,331
Commercial / Mixed Use (Residential Permitted) B-1, B-2, B-2(B), B-3, BMU, E-1, E-1 MUO, C-1, C-1R 4.1, 4.2, 4.3, 4.4	1,942	206	2,148
Commercial / Industrial C-2, M-S	425		425
Commercial / Industrial / Mixed Use C-2ES, W-C	583		583
Industrial M-M, M-1, M-2 5.1, 5.4	4,148	413.71	4,562
Parks / Open Space P, OS	1,038		1,038
Agriculture A-1	1,406		1,406
Aquatic AQ	8,240	305	8,545
Unzoned (I-5 and SR-526)	572		572
Institutional 2.1, 2.8		187	187

Source: Gross acres from City GIS.

* Includes many institutional uses, such as hospital, college, schools. Institutional uses are also found in a few other zones.

**Includes some office and clinic overlay zones

2. Description of Existing Conditions of Various Land Use Categories

The following section is organized as a description of the existing land use inventory and a discussion of several issues related to each type of land use category faced by Everett in updating its land use element. The Growth Management Act requires that the land use element address the general distribution and extent of the following land uses:

a. Agriculture. Presently there are 1,406 acres of land zoned for agriculture in Everett. The City of Everett-owned water pollution control facility and surrounding land comprises 490 of those acres. While some areas in Everett zoned for agriculture are not suited for agricultural uses, all of the prime agricultural land in Everett is located within the flood way or flood fringe

of the Snohomish River. These lands are not urban in character and are well suited to farming, and will not be designated for urban land uses. However, the City may wish to consider lands in these agricultural areas for future compatible land uses, such as recreation, conservation of wetlands and wildlife habitat, and tidal restoration. A subarea plan for the Marshland agricultural area located south of Lowell was adopted in 2011. It identifies potential restoration options, and includes the potential for passive recreational use.

b. Timber. While there are stands of timber within the Everett Planning Area that have commercial value, the lands upon which they are located are designated for urban activities. Therefore, they do not have long-term commercial significance for timber production. No lands within the Everett Planning Area will be designated for commercial forestry. The City-owned Chaplain Area watershed, which is located outside of the Everett Planning Area and the Urban Growth Area for Snohomish County, includes lands currently managed as commercial forestlands. It is anticipated that timber harvesting will continue to be practiced on these lands, in accordance with applicable forest practices regulations and watershed management plans.

c. Housing. Residential uses make up the largest category of land zoned for urban use in the City of Everett (approximately 9,143 acres, or 48.9 percent of the gross zoned land area). Housing is also allowed in most commercial zones, either as a permitted use or part of a mixed use development. The conditional population target established for the comprehensive plan proposes that the City of Everett will grow by 61,900 additional persons between 2011 and 2035. The default population target proposes that the City of Everett will grow by approximately 39,900 additional persons between 2011 and 2035 to approximately 143,000. The unincorporated portion of Everett’s MUGA is projected to grow by an additional 5,072 over 2011 levels to approximately 47,156.

A key consideration in addressing adequacy of housing supply and densities is the impact of additional housing and higher densities upon neighborhood character. Everett residents have expressed a strong desire to protect neighborhoods from wholesale land use changes that negatively affect the livability of the community. The Everett growth concept emphasizes the need to promote higher densities through the application of appropriate design standards that make higher densities more compatible with existing neighborhoods.

The GMA requires a separate Housing Element that includes an analysis of housing conditions and projected housing needs. The projected land use needs as a result of future housing demand are addressed by the land use designations of the Land Use Map and land use policies. Potential implementation strategies to meet housing demand are identified in the Housing Element.

In addition to increasing housing opportunities the key recommendations of the Housing Element that will affect the Land Use Element include:

- 1) Encourage a greater variety of housing types.
- 2) Encourage multiple family developments to be more compatibly integrated with surrounding neighborhoods.

- 3) Encourage high density housing around the downtown core, job centers, and activity centers such as proposed light rail stations.
- 4) Encourage the development of mixed-use residential and commercial centers in commercially zoned areas.
- 5) Encourage preservation of existing housing stock, particularly affordable single-family housing.

The following tables show the estimated 2012 population and housing totals with the proportion of dwelling units by type, and household size.

Table 3: Planning Area Population and Housing Composition (2012)

	City	MUGA*
Population	103,135	41,131
Housing Units	43,957	16,548
Households	41,366	13,859
Single Family	45.10%	52.10%
Duplex	4.65%	2.92%
Multiple Family (Includes single family attached)	47.19%	40.80%
Mobile Home/Other	3.05%	4.18%
Percent of Households Owner-Occupied	44.60%	64.30%
Average Household Size	2.49	2.97

Source: U.S. Census Bureau, 2008-2012 American Community Survey and Snohomish County Assessor's

* Household information for Subarea 4 not available as it is smaller than a census tract

d. Commerce. The City of Everett 2014 city limits contain approximately 2,950 gross acres of commercially zoned land (15.8% of the gross zoned land area). Much of this inventory of commercial zoning is located along arterial streets. Much of the commercially developed land is considered to be underdeveloped, or not developed to the intensity permitted by existing zoning. Some commercial areas of Everett suffer from high turnover in tenants or high vacancy rates. This may be explained by the high overall ratio of commercial retail space to the number of dwellings within the Planning Area, lower average household incomes in Everett in comparison to other communities in Snohomish County, and significant retail development in other cities and parts of the county.

Because land use patterns are well established, it has been difficult in previous planning efforts to elicit support for significant expansion of commercial areas or the establishment of new commercial areas. Because subdivision and property ownership patterns are primarily in small lot configurations, it would appear that rather than designating more land for commercial use, the challenge for future commercial development in Everett is in assembling parcels of sufficient size for larger scale retail or mixed commercial and residential developments. Everett's growth

strategy requires the City to determine how existing commercial areas may be redeveloped efficiently and how they may be made to integrate housing along with commercial services.

e. Industry. The City of Everett has 4,148 gross acres of industrially zoned land. (22.2% of the total gross land area). Light industrial uses are also allowed in several commercial zones. The 2012 Snohomish County Buildable Lands Report documented approximately 1,227 developable acres in the City (sites with pending development, vacant sites, and surplus acres on partially used sites), and approximately 230 redevelopable acres. Most of the vacant and developable industrial land is located in the southwest Everett/Paine Field area. Still other large industrially designated areas are located along the Snohomish River, in the delta flood plain, or on the Everett harbor front, where there are more shoreline, environmental, and access or infrastructure constraints. Some of the waterfront industrial areas have seen a decline from wood products and related manufacturing activities and are now vacant or used for low intensity uses.

f. Recreation. Within the City of Everett, there are approximately 1,354 acres of public park/recreation/public open space lands, or 7.2 percent of the gross land area. This includes public school facilities used for recreational purposes, and active and passive City of Everett park lands. This translates to an average of 13.14 acres per 1,000 residents (2010 population). In addition, open space and other recreational facilities are provided in areas such as private developments, City Utilities properties such as Forgotten Creek (3.75 acres), the WSDOT tract in the Lowell riverfront area (13.1 acres) and City of Mukilteo-owned Japanese Gulch properties (121.7 acres). The bulk of the park land inventory is located in north and central Everett. When the "passive" or undeveloped park lands, much of which are critical areas, are subtracted from the inventory, the overall ratio of active park land to population is extremely low in south Everett and with projected population growth, will be inadequate to serve the future population. This suggests that park land acquisition needs are the greatest in the south part of the City. Parklands are also very limited in Everett's unincorporated MUGA. Snohomish County only owns one 3 acre park and a portion of the Interurban Trail in that area.

g. Open Spaces. The Growth Management Act does not define the term "open space" but does require the identification of "open space corridors within and between urban growth areas" which shall include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. Open space areas have not been identified as a separate category of the land use inventory. While agricultural lands, parks, critical areas, lakes, the Puget Sound, and presently undeveloped properties can be thought of as open space, some cannot be assumed to be reserved as permanent open space uses. Open space areas serve many valuable purposes, including recreation, aesthetics, land use buffers, and wildlife habitat. They can be either the focal point (like Silver Lake) or the defining edge (like a ravine) of a neighborhood or business district. Private as well as public open spaces are a necessary component of urban life. The Land Use Element does not propose open space standards.

h. Public Utilities. Public utilities, as a land use category, are not listed as a separate category in the Land Use Inventory. The Growth Management Act requires a Public Utilities Element that identifies the location and future capacity needs of electrical, telecommunications and natural gas utilities. The location and capacity of public utilities are largely dependent on the land uses, which require the service of the utility companies. Generally, they respond to the growth that is allowed or promoted by comprehensive plans. While most public utility facilities

need not be identified on the Land Use Map, facilities, rights-of-way, or easements that consume large areas of land should be identified. Additionally, the Land Use Element contains policies related to the siting and land use compatibility of public utility facilities.

i. Public Facilities. The Land Use Inventory has not included "public facilities" as a separate land use category. Included under the term "public facilities" are schools, civic buildings, libraries, fire stations, parks, courts, sewage treatment plants, and other buildings and uses reserved for public services and administration. Like public utilities, the need for public facilities is driven by the location and levels of development authorized by comprehensive plans. While some public facilities are large enough to be designated on a land use map, such as parks, others such as fire stations or libraries are not large enough to identify as a separate category of land use. The Land Use Element policies contain criteria for the siting and land use compatibility of various types of public facilities.

j. "Other" Land Uses. Included in this category would be "hard to site" facilities such as hospitals, colleges, correctional facilities, transportation facilities, social services, military installations, and other facilities of regional importance, which the GMA calls "essential public facilities." Most of these are public facilities that should be addressed in the capital facilities elements of various governmental agency comprehensive plans.

The Everett Planning Area has one hospital with two campuses, several correctional facilities, a community college with a university center for a consortium of college upper division classes and programs (and will soon have a building for Washington State University program classes), a private college in downtown, numerous governmental offices and facilities, and other institutional uses such as churches, convalescent homes, and group living quarters. The Land Use Element contains policies promoting land use compatibility for "hard to site facilities."

B. Holding Capacity/Buildable Lands Analysis

Buildable Lands Analysis. The Growth Management Act requires that counties complete a review and evaluation program every 5 years to determine if sufficient land is available to accommodate the adopted population and employment targets. The analysis must be based on actual densities of housing that have been constructed and the actual amount of land developed for commercial and industrial uses. In 2012 Snohomish County Tomorrow completed a Buildable Lands Program update to determine if sufficient land capacity existed to accommodate the 2025 population and employment growth targets of Snohomish County and cities within the county. The analysis assumed that most future projects would be at a similar density as developments constructed from 2005 to 2010, rather than the higher densities allowed by the zoning code. The report concluded that sufficient land was available to accommodate Everett's 2025 population and employment targets within Everett and Snohomish County's collective overall growth targets within Snohomish County.

The buildable lands data was used as the starting point in developing the alternatives for the 2015 to 2035 10-year update to the Comprehensive Plan. The City modified the assumptions used in the Buildable Lands analysis to project more likely development densities that would result from the redevelopment called for by Everett's growth strategy between 2015 and 2035. A description of the assumptions and methodology used to develop the three plan alternatives is

contained in the *Background Report for 2015 Update to the City of Everett Comprehensive Plan*, September 2014.

1. Population and Employment Capacities for 2015 Comprehensive Plan Update

Three alternatives were evaluated for the 10-Year Comprehensive Plan Update. Population assumptions for Alternative 3, Existing Plan Extended, were based on the Buildable Lands data, which assumes development similar to that which occurred between 2005 and 2010. Alternative 2, City Council Approved Targets, assumed redevelopment of more parcels and construction of higher density multiple family housing, primarily around the downtown and along arterial corridors. Alternative 1, County Council Initial Growth Targets, assumed higher density redevelopment near downtown, Everett Station, arterial corridors and other areas, than Alternative 2.

Employment assumptions for Alternative 3, Existing Plan Extended, were based upon maintaining the existing land use plan designations and extending the planning horizon from 2025 to 2035. Alternative 2, City Council Approved Targets, assumes the continued growth of aerospace, high tech and biomedical industries in southwest Everett, continued revitalization of the CBD and Everett Station Area, redevelopment of the Riverfront area, the completion of the Port of Everett Waterfront Place Central project, and the continued growth of Providence Everett Medical Center. Alternative 1, the County Council Initial Growth Targets, assumes a very aggressive approach and results for economic growth in the Everett Planning Area. In addition to the development assumed under Alternative 2, this alternative anticipates extension of light rail service to Everett station, possible commercial and cargo service at Paine Field (a Snohomish County Decision) and a more intensive redevelopment of industrial lands (e.g., converting warehouse uses to manufacturing and offices), and mixed use redevelopment around light rail stations that are built in Everett well in advance of 2035.

The following tables show the assumed population and housing capacity of each of the alternatives considered by the City in the development of the 2015 plan update:

Table 4: Alternative 3 Housing Unit and Population Capacity

	Total Units	Total Units with Reductions	Occupied Housing Units (95%, except row 2)	Population (2 / unit, except rows 1 & 2)
2011 Existing Housing Units and Population (No reductions, household size - 2.39)	44,666	44,666	42,432	101,414
Buildable Lands Assumptions for Densities, Reductions, Occupancy Rates and Household Size for Most Parcels **	18,547	13,877	13,877*	26,039
BL 2035 Redevelopable Parcels with 15% Reduction	2,902	2,466	2,343	4,686
New Pending Projects (No market reductions)	119	119	113	226
Group Quarters				5,320
TOTAL	66,234	61,128	58,765	137,685

*Occupancy rate included in BL reductions.

**Snohomish County 2012 Buildable Lands Reports, page 175

Table 5: Alternative 2 Housing Unit and Population Capacity

	Total Units	Total Units with Reductions	Occupied Housing Units (95%)	Population (2 / unit, except row 1)
2011 Existing Housing Units and Population (Household size -2.39)	44,666	44,666	42,432	101,414
Buildable Lands Units for zones where densities not changed with 15% Reduction	7,985	6,787	6,447	12,894
Zones with higher densities and 15% Reduction	15,806	13,435	12,763	25,526
BL 2035 Redevelopable Parcels (Includes higher densities assumed for zones in table above, 15% reductions)	3,834	3,258	3,095	6,190
New Pending Projects* (no reductions)	-506	-506	-480	-960
Accessory / Infill Dwelling Units: 1/block (no reductions)	235	235	223	446
Group Quarters				5,720
Student Housing				600
TOTAL	72,020	67,875	64,480	151,830

*Alternative 3 number for New Pending minus units from Alt 2 calculations for new pending parcels in zones with higher densities to ensure no double counting of units.

Table 6: Alternative 1 Housing Unit and Population Capacity

	Total Units	Total Units with Reductions	Occupied Housing Units (95%)	Population (2 / unit, except row 1)
2011 Existing Housing Units and Population (Household size - 2.39, no reductions)	44,666	44,666	42,432	101,414
Carry forward Buildable Lands units for zones where densities not changed with 15% reduction	5,680	4,828	4,586	9,172
Zones with higher densities and 15% reduction (corrected to ensure New Pending projects not double counted)	30,711	26,104	24,798	49,596
BL 2035 Redevelopable Parcels (Includes higher densities assumed for zones in table above, 15% reductions)	4,172	3,546	3,368	6,736
New Pending Projects* (no reductions)	-506	-506	-480	-960
Accessory / Infill Dwelling Units: 2/block (no reductions)	470	470	446	892
Group Quarters				6,600
Student Housing				1,000
Light Rail Station (no reductions)	3,000	3,000	2,850	5,700
TOTAL	88,193	82,108	78,000	180,150

*Same as under Alternative 2 because corrections to ensure no double counting of Pending Projects for Alternative 1 were made in the data file by individually changing the number of units to 0 in the higher density calculations for each Pending Project affected by Alternative 1.

Employment Capacity

The employment targets for the alternatives range from 140,000 to 145,000. The City has more than sufficient capacity to meet the employment targets for all of the alternatives. Based upon Snohomish County’s Buildable Lands analysis extended to 2035, the City has the capacity for 147,177 employees. The City believes these assumptions are conservative and that a larger capacity exists. For example, many of the buildings in SW Everett that are currently occupied as warehouses, have been designed and have sufficient parking to accommodate higher intensity manufacturing uses. In addition, many existing buildings such as restaurants and offices have the ability to accommodate more employees as the economy improves and business grows.

Table 7: Employment Capacity

2011 Total Employment within 2012 City Limits (Feb 2013 Snohomish County Table)	93,739
Buildable Lands Report Capacity After Reductions in 2012 City Limits	52,280
2035 Redevelopable with 25% Reduction	1,158
Total Employment Capacity Based on Buildable Lands Assumptions	147,177

The Comprehensive Plan adopted by City Council in 2015 included population and employment capacities in the current city limits and the areas outside the city but within the City’s Municipal Urban Growth Area (MUGA).

Based on this analysis, Everett has sufficient population and employment capacity within the City limits to meet the Alternative 1 growth targets for the City limits. Snohomish County’s adopted targets within the MUGA provide sufficient capacity to meet the County Council adopted initial growth targets.

2. Consistency with Snohomish County Tomorrow Population and Employment Allocations

The City’s 2035 growth targets are consistent with the City Council adopted preliminary growth targets. There is sufficient land use capacity within the city limits to accommodate the very high growth assumptions of the Vision 2040 Regional Growth Strategy, but the City believes it is unlikely that all of the factors and actions needed to support the growth guidance of the RGS will align to allow Everett to realize such high levels of growth.

The city and MUGA growth targets are combined in the table below to show the growth targets for the entire Everett Planning Area.

Table 8: Adopted Population and Employment Targets for 2035

	City Limits	Unincorporated MUGA	Everett Planning Area
Population	Conditional Target 165,000	47,156	212,156
	Default Target 143,000	47,156	190,156
Employment	140,000	8,324	148,324

The City will continue to monitor growth in Everett, and if the City is not on path to achieve the Conditional population target by the next periodic update of the Comprehensive Plan, the City will coordinate with Snohomish County, its cities, and PSRC to ensure that Everett’s growth targets are supportive of achieving the Regional Growth Strategy in effect at that time.

III. Everett's Land Use Concept

Through the public participation process used to review the alternatives, the Planning Commission recommended and City Council selected a "Preferred Alternative" with both a

Conditional Population Growth Target, which most closely resembles Alternative 1, and a Default Population Growth Target, which most closely resembles Alternative 2 City Council Preliminary Growth Targets for the City of Everett. The Employment Growth Targets are identical for both alternatives.

A. Regional High Capacity Transit System Extension to Everett

Everett’s 2035 land use concept and population capacity are based upon, and dependent upon, the extension of light rail high capacity transit from Lynwood to Everett Station (with a possible spur extension north to Everett Community College / Washington State University). The land use concept includes light rail stations located in several critical redevelopment areas that will be transformed by investment in high density mixed use transit oriented neighborhoods. Timing of the light rail extension and construction of light rail stations in these areas is key for the realization of the land use concept for the comprehensive plan. The high growth targets of Conditional Alternative 1 and the Vision 2040 Regional Growth Strategy can only be realized for Everett if light rail reaches Everett well in advance of 2035 to allow the private real estate market to respond to the regional investment in light rail. The land use concept for the City’s 2035 comprehensive plan includes the following assumptions:

1. The light rail high capacity transit system will be aligned approximately as indicated on Figure 1 with first priority light rail stations near the locations identified on the map.
2. Everett will adopt station area plans for land use, housing, and transportation needs for the area surrounding each light rail station.
3. High density mixed-use redevelopment will be encouraged in downtown, the Everett Station area, arterial corridors, near light rail stations, and in parts of the Core Residential Area.
4. The Everett urban center, as indicated on Figure 2 will be the City’s most significant mixed use redevelopment area. In parts of this area, high-rise residential construction will become economically feasible before 2035.
5. The arterial corridors that will experience significant redevelopment with mixed uses include Broadway, Evergreen Way, Everett Mall Way, 19th Avenue SE, 112th Street, and the 128th/132nd Street corridor.
6. Redevelopment of the Snohomish Riverfront area and the Port of Everett Waterfront Place Central during the course of the planning period will improve the quality of redevelopment in Everett and attract additional investment interest in the City.
7. The establishment of Washington State University on north Broadway will create another growth center, for which the City will conduct a special planning process after the 2015 comprehensive plan update.

Before Sound Transit can develop and operate light rail in Everett, it will have to be included in Sound Transit’s system plan, and the system plan will have to be approved by voters. If approved, full implementation of the plan could take up to 20 years. The alignment to and in

Everett has not been determined by the Sound Transit Board. The alignments that have been considered thus far, and that are consistent with Sound Transit's Long-Range Plan, generally encompass the entire area between I-5 and Airport Road/Paine Field. However, the final alignment, station locations, and any necessary support facilities would not be identified until the project development phase, during which Sound Transit would develop a project level Environmental Impact Statement. Identification of an alignment and station locations in this Comprehensive Plan are intended to influence the planning that is being done for the potential ballot measure. The proposed alignment and stations are located in places that will support the City's growth centers. If the ST3 vote fails or the alignment does not support Everett's centers, the City will have to revise expectations for meeting the Alternative 1 Conditional population growth targets and reevaluate the Comprehensive Plan land use and transportation visions.

B. Why Everett is Making Few Land Use Changes in Existing Neighborhoods

Everett's existing land use patterns have been developed over the past century and a quarter through the interactions of the economy, desires of property owners, construction of transportation facilities and utilities, changing lifestyles and by land use planning and regulation. The physical landscape that has resulted through this combination of forces has been generally acceptable to the residents of Everett and its planning area. It has long been apparent that residents have desired to avoid significant changes in established neighborhoods. Periodically, residents have strongly objected to land use changes or developments that have been perceived to change the character of the neighborhood or community. Most of the land within the planning area is developed. Available vacant or redevelopable land has been planned for certain types of land use, and has been provided infrastructure according to the planned land uses. Everett will consider changes to land use regulations to encourage minor amounts of small scale infill redevelopment in existing residential neighborhoods, such as cottage housing, accessory dwelling units, infill dwellings, and other strategies identified in the 2013 Potential Residential Infill Measures report.

Since the adoption of the 1994 GMA Comprehensive Plan, the City has made numerous changes to regulations to implement the growth concepts of the plan. The City has monitored the effectiveness of code changes and regulatory incentives, and continues to amend land use regulations on a regular basis to encourage compact development, affordable housing, mixed use in designated areas, and a strong economic base.

Everett has already implemented a number of other "reasonable measures" to increase residential densities, and will consider more to implement the Vision 2040 regional expectations for Everett to become a more populous city.

As a result of Vision 2040 and the Countywide Planning Policies, Everett's land use concept for the 2015 10-year update of the Comprehensive Plan expands upon the growth strategy endorsed in the 1994 GMA Comprehensive Plan. It calls for increasing population without making significant land use changes to most residential neighborhoods, but increasing the proportion of housing developed in commercial zones and mixed use zones like the B-3, BMU, E-1 and E-1 MUO zones.

C. Why Everett Protects Industrial Land

Partially as a result of history and partially as a result of intentional public policy and investment decisions, Everett has emerged as the employment and industrial center of Snohomish County. Approximately 39% of all jobs in Snohomish County are located within the Everett Planning Area and will continue to be. As the job center for the county, Everett has made investments in its transportation and utility infrastructure to maintain a healthy economy for the city and the region. Since it is difficult to establish large industrial tracts in areas where there has not previously been such zoning, Everett's large base of industrial land represents an important regional resource. Having a large base of industrial land has also helped Everett financially support public services provided to its residents. If Everett is to continue to provide a healthy economic base and a high level of urban services, it must plan for revenue producing land uses that enhance the regional quality of life and enable the City to support public services. Maintaining the industrial land base will also provide greater opportunity for Everett residents to seek employment in the city, reducing the need to commute long distances to work.

The industrial land uses around Everett Station are expected to change over time to more intensive and transit-oriented uses, including residential and mixed use redevelopment. As a result some of the existing industrial uses are likely to relocate to other areas in Everett and Snohomish County.

D. Commercial Areas

Commercial zoning will not be expanded, except in circumstances where minor adjustments of zoning boundaries will promote greater land use compatibility, enable a more efficient and integrated use of existing commercially zoned areas, correct irregular zoning boundaries, or to accommodate light rail stations. Everett's central business district will continue to be the focus of high-density mixed-use commercial and residential redevelopment. Commercial arterial corridors will also be the focus of transit compatible commercial and high density residential development.

E. Why Everett Encourages Compact Higher Density Redevelopment in Selected Areas

In light of the Vision 2040 Regional Growth Strategy, Everett's future growth must be based upon the concept of transit-oriented, higher density compact redevelopment. This concept has strong impacts on the future pattern of physical development within the Everett Planning Area and on the City's ability to efficiently provide services. The following are important reasons for encouraging compact higher density development in designated areas:

1. Only by encouraging compact, higher-density redevelopment, can Everett accommodate the growth anticipated over the next two decades on the limited amount of land available.
2. Encouraging compact, higher density redevelopment is a fiscally efficient way of providing public facilities and services. It allows increased utilization of the existing capacity of these facilities, rather than requiring that new facilities be built to serve a relatively low number

of users. Certain types of infrastructure, especially high capacity transit facilities, are financially feasible only in areas of dense redevelopment

3. Compact higher density redevelopment promotes a diversity of building forms, as opposed to a uniform overall intensity. By concentrating new growth into specific locations, the growth is directed away from adjacent lower density neighborhoods so highly valued by residents of the community.
4. Encouraging compact higher density redevelopment within the City allows protection of critical areas as well as rural and resource lands outside of urban areas, without decreasing the overall quantity of development permitted.
5. By establishing compact higher density redevelopment in designated areas, the city will have other lower density areas, thereby promoting a range of densities, and a variety of land uses, housing types and development forms, unique districts and neighborhoods that combine to create a diverse and interesting city with living opportunities appealing to a wide cross section of people.

F. Mixed Use Transportation Corridors

Transportation corridors offer opportunities to reinforce a concentrated and efficient future development pattern. Within the Everett Planning Area, many of these corridors are comprised of a mix of land uses, which include commercial, office, services, institutional, and residential development. Transportation corridors are intended to provide medium to high intensity areas of mixed-use infill and redevelopment. The levels of intensity projected for the transportation corridors are classified as either high intensity or medium intensity.

Within the high intensity transportation corridors, land use intensities significantly higher than those of adjacent neighborhoods are permitted. High intensities in these areas, which are already characterized by high volumes of traffic and commercial activity, are preferred to the conversion of residential areas for commercial uses. The high levels of transportation service support the permitted development intensity within these corridors. These levels of land use intensity are intended to further support public transit service. The following arterials are designated as "high intensity" transportation corridors:

- Broadway, north of 41st Street
- Evergreen Way, south from 41st Street to Gibson Road
- Everett Mall Way, from southbound I-5 off-ramp to Evergreen Way
- The west side of 19th Avenue SE, north of 112th Street
- 128th Street / Airport Road between Interstate 5 and Evergreen Way

The medium intensity transportation corridors are intended to provide for a mix of uses compatible with the adjacent neighborhoods. These areas are intended to preserve opportunities for development in the corridor, but are not intended to significantly change the established character of the area. These areas are expected to accommodate townhouses, and low to medium multiple family densities in preference to commercial uses, except within transit-oriented mixed-use buildings. By doing so, a significant portion of the future housing needs of the city could be

met without having to rezone single-family neighborhoods to multiple family zones. The permitted development intensity within these corridors is supported by the high levels of transportation service. These levels of land use intensity are intended to further support public transit service. The following arterials are designated as "medium intensity" transportation corridors:

- 19th Avenue SE between 112th Street SE and 132nd Street SE
- 128th/132nd Street corridor, east of Interstate 5 (only the north side of this corridor is within the Everett Planning Area)
- 112th Street, from Airport Road to 19th Avenue SE

Arterial corridors that are not designated as transportation corridors shall be permitted to be developed as indicated by the Land Use Map designations. The neighborhoods along the arterial corridors that are not designated as transportation corridors are intended to remain in zoning districts that allow a mix of uses.

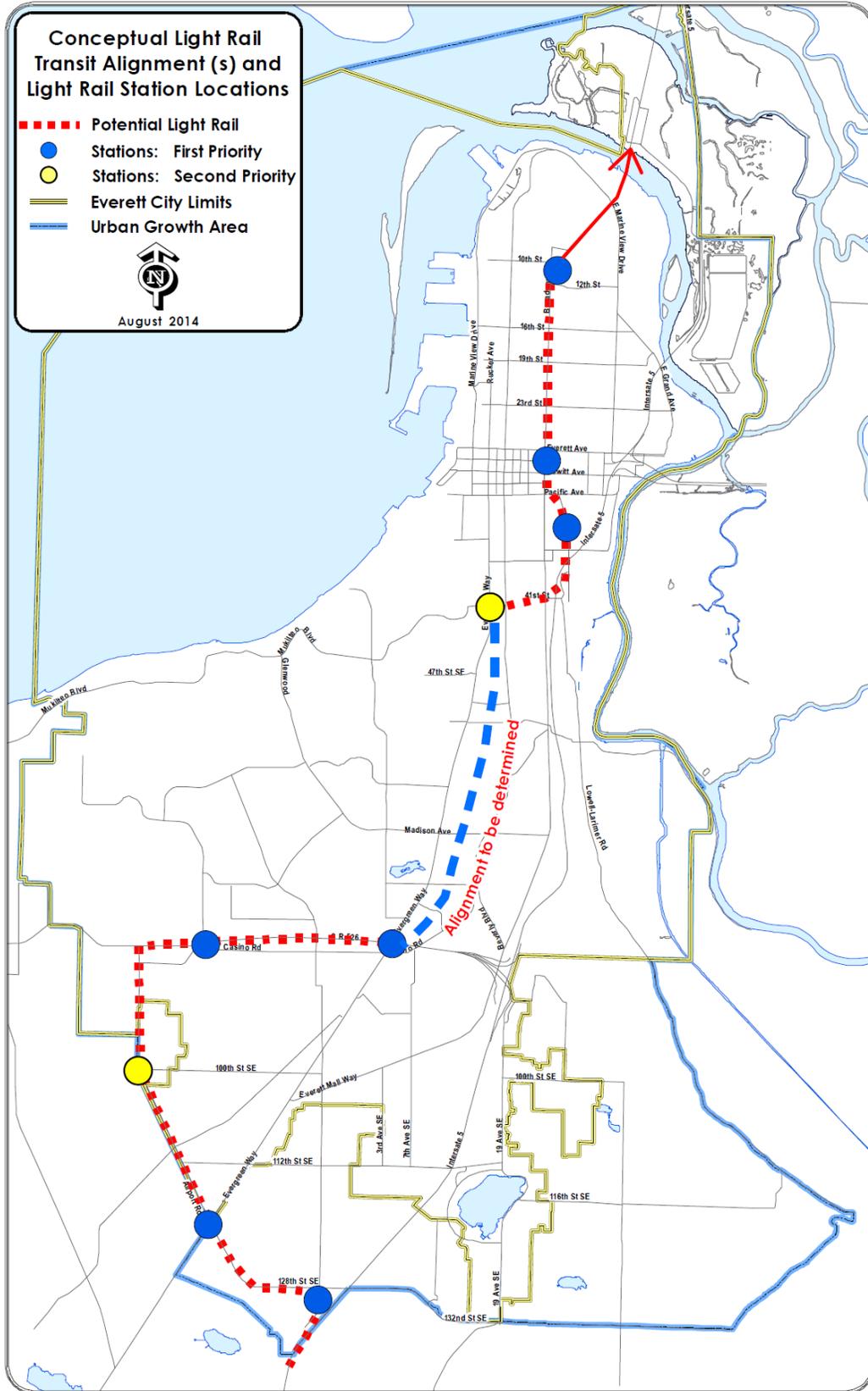
G. Transportation System

The Vision 2040 Regional Growth Strategy endorses the concept of concentrated housing and employment growth in regionally designated centers, including Everett, connected by regional high capacity transit. Everett is assuming that the light rail transit system will be built early enough in the planning period to allow for significant redevelopment around light rail stations prior to 2035. Figure 1 identifies a preferred conceptual alignment for the light rail system and light rail stations within the city limits. This addition to the regional transportation system is central to the city's land use concept and its timing, alignment, station locations, and successful implementation are critical in determining if growth in Everett can meet the expectations of the Vision 2040 Regional Growth Strategy. In December, 2014, Sound Transit adopted an update to its long range plan, which identified the light rail alignment in a similar conceptual configuration to that shown on the following page. More detailed planning will be necessary to determine the precise location of the light rail alignment, as well as the location of light rail stations.

The timing of the extension of light rail to Everett is beyond the control of Everett alone, and will be decided after the City adopts the 2015 update of the comprehensive plan. If the Sound Transit board of directors determines that light rail service will not begin by about 2030, or if the voters within the Sound Transit district fail to support Phase 3, Everett's land use concept will have to be re-evaluated, growth targets for the City of Everett will have to be re-evaluated, and the regional growth strategy assumptions revisited across the region.

No matter what happens with the regional decisions concerning Sound Transit Phase 3, Everett's local transportation system will require a variety of improvements and supportive land use strategies. The local transit system will be improved with more frequent service, and revisions to bus routes and schedules to support development and activities in desired growth areas. In turn, higher land use intensities will be encouraged in the areas where improvements to the transit system are proposed. Land use strategies will also include requiring transit compatible site and building development in and near transit corridors. While the automobile will remain as the dominant mode of transportation, the proportion of trips made using other forms of transportation will increase. Improvements will be made to the street system to encourage walking and bicycling for both recreational and travel purposes.

Figure 1: Conceptual Light Rail Transit Alignment(s)



H. Public Safety.

Quality of life is very much related to the community's perceptions about public safety. Land use plans can address public safety in terms of the location and design of land developments and buildings, but do not typically address the causes underlying the incidence of crime. Police department operations and procedures are typically how cities address crime and public safety concerns, outside of comprehensive planning processes. The Everett Police Department has its own strategic plan and departmental procedures to implement its mission. The land use element includes policies that call for close coordination with the Police Department in the development of long range plans, and in the review process for individual land development proposals, to address public safety concerns.

IV. LAND USE GOALS, OBJECTIVES AND POLICIES

This section contains the goals, objectives and policies of the Land Use Element of the Everett Growth Management Comprehensive Plan. The statements of "goals, objectives and policies" are intended to guide the public and those who make decisions about our future. Goals are broad statements of the community's desires. The objective statements are more descriptive and imply actions or programs that will move the City toward attainment of the goal. The policy statements describe specific actions to be undertaken for the City to realize the objectives and goals.

A. Overall Land Use Goal

It is the City's intent that the Land Use Policies implement the goals of the Growth Management Act, VISION 2040 Regional Growth Strategy, Snohomish Countywide Planning Policies, the growth concepts of the preferred alternative, and provide sufficient direction to accomplish the following objectives:

B. Objectives:

Objective 2.1 Provide for the public health, safety and welfare of the Everett community.

Objective 2.2 Provide for the orderly accommodation of Everett's population, housing and job growth targets.

Objective 2.3 Provide sufficient land and appropriate land use classifications and development standards to allow the community to grow in a desirable manner.

Objective 2.4 Establish written policies to be used for guiding the intensity, quality, location and timing of development and redevelopment in the future.

Objective 2.5 Adopt a Land Use Map generally designating the location, extent and intensity of land uses throughout the community.

Objective 2.6 Serve as a guide to the private sector and to government agencies concerning property investments, future land use patterns, and the need for public facilities and services.

Objective 2.7 Establish land use patterns that encourage the efficient utilization of land, energy resources, transportation facilities, public infrastructure, and the economic provision of public services, and that further the goals of the other elements of the comprehensive plan.

Objective 2.8 Reinforce, maintain and enhance the desirable qualities of Everett's neighborhoods.

Objective 2.9 Improve the stability, value, and physical appearance of blighted areas.

Objective 2.10 Provide guidance to be used in the development of ordinances, projects and action programs that promote the long term stability and best interests of the Everett community.

Objective 2.11 Provide sufficient land area of varying land use intensities to accommodate a population level that achieves a balance between supporting additional economic and job growth, preservation of existing neighborhood quality, ability of the City to provide adequate services and facilities, enhancement of community image, promoting affordable housing, and anticipating land use needs created by demographic changes within the Everett community.

Objective 2.12 Population Growth Objective. The Land Use Element of the Everett Comprehensive Plan shall provide adequate land area and land use densities to accommodate by 2035 a population of approximately 165,000 within the city limits (of 2015) and 50,000 in the unincorporated MUGA. The Land Use Element shall provide adequate land area and land use intensities within the Everett Planning Area to accommodate an overall population level of 215,000. Everett's 2035 population target within the city limits (of 2015) is 143,000.

Objective 2.13 Economic Growth Objective: The Land Use Element of the Everett Comprehensive Plan shall provide adequate land area and land use intensities to accommodate 145,000 jobs within the city limits (of 2015), and approximately 8,300 in the unincorporated MUGA, by 2035. The Land Use Element shall provide adequate land area and land use intensities within the Everett Planning Area to accommodate an overall employment level of 153,300. Everett's 2035 employment target within the city limits (of 2015) is 140,000.

Objective 2.14 Inter-jurisdictional Cooperation Objective: The City of Everett will participate in the Population and Employment Reconciliation and Monitoring Process with Snohomish County Tomorrow, other cities in Snohomish County, and Snohomish County. It is recognized that not all comprehensive plans will be adopted at the same time, so there is the need to review and monitor the comprehensive plan holding capacities over time and, at least initially, on an annual basis. The purpose of the process will be to adjust the population and employment targets based upon adopted local plan preferences.

Objective 2.15 Closely coordinate planning efforts with other city departments to ensure that the community's interests represented by each department are considered in long-range planning decisions.

C. Land Use Policies

The section headings listed within the body of policies are those topics that the Growth Management Act requires in the Land Use Element or are topics Everett has chosen to address in the Land Use Element. Each policy also attempts to be consistent with the direction given by the Growth Management Act, VISION 2040 Regional Growth Strategy, and Countywide Planning Policies. The policies also address pertinent land use issues for the Everett Planning Area, and recognize the need for coordination and integration with the other elements of the Comprehensive Plan.

2.1 Residential Land Use Policies

The residential policies and land use designations of the Land Use Element are responsible to implement, to a great extent, the City's Population Growth Objectives and many of the policies of the Housing Element. The Land Use Element must designate enough land at sufficient densities to accommodate the projected population of the Everett Planning Area, and to provide housing opportunities for all economic segments of the community.

Policy 2.1.1 Assure a wide range of housing opportunities throughout the entire community, while preserving and creating distinct residential neighborhoods. Designate on the Land Use Map areas appropriate for various types of housing at specified density ranges, but without major changes in most residential areas to the existing land use designations.

Policy 2.1.2 Promote increased densities and infill housing types in all residential neighborhoods through appropriate design standards that reinforce the single family character of areas zoned single family, and which assure that multiple family developments integrate with and enhance the neighborhoods in which they are permitted.

Policy 2.1.3 Strongly discourage the conversion of residential areas to nonresidential uses. Discourage the encroachment of commercial uses into residential zones, except in the following circumstances:

- (a) consider allowing a very limited amount of small scale, compatible neighborhood retail uses within walking distance of all homes in a neighborhood, that serve and enhance the neighborhoods in which such use is located, and which are spaced at least one-quarter to one-half mile from any existing commercial zone or other neighborhood retail use. Ensure that noise and traffic impacts of commercial activities do not negatively affect adjoining residential areas.
- (b) a limited amount of small scale office or retail uses in mixed use buildings in multiple family zones, if such development provides new and affordable housing units in conjunction with the nonresidential office or retail use.
- (c) home occupations as a subordinate and clearly accessory use to the permitted residential use, as regulated by the zoning code, and limit or restrict non-resident traffic related to home occupations in residential neighborhoods.
- (d) conversion of residentially designated properties to commercial use may be permitted for the redevelopment of existing commercial uses where (i) the redevelopment is necessary to

preserve the economic viability of an existing commercial use that serves the community; (ii) the commercial redevelopment is part of a unified commercial development that includes coordinated architectural design, site and parking layout, landscaping, access, drainage, and utilities; and (iii) the redevelopment includes elements that address potential impacts on adjacent residential uses.

(e) when the commercial development includes a substantial mix of residential use with affordable housing along with the nonresidential uses.

(f) when a property is split by a boundary between commercial and residential zoning.

Policy 2.1.4 Continue to encourage the development of higher density housing for a wide variety of income groups in downtown and the surrounding neighborhoods, and in transit-oriented developments in transportation corridors.

Policy 2.1.5 Improve the pedestrian system and public transportation system serving each neighborhood.

Policy 2.1.6 Promote beautification and maintenance of all residential neighborhoods to improve neighborhood character.

Policy 2.1.7 Promote high-density residential use in well designed, mixed-use commercial developments in and around the downtown, near transportation facilities, and other appropriate locations where a mix of uses will promote a more efficient use of land and support of transportation facilities, compatible with surrounding neighborhoods.

Policy 2.1.8 Promote development of neighborhood parks and use of existing public school recreational facilities for year round use by the residents of Everett's neighborhoods.

Policy 2.1.9 Encourage well designed infill development and redevelopment in established residential areas that protects and enhances neighborhood character.

Policy 2.1.10 Develop standards and review procedures to address public safety concerns in the land use permitting process for all developments.

2.2 Commercial Land Use Policies

The "commercial" policies of the Land Use Element must identify sufficient lands to allow for the commercial activities serving the needs of the Everett community and the surrounding areas Snohomish County. Historically, Everett has designated excessive amounts of commercial land in its land use plans and zoning. This can be easily seen in the high vacancy rates and turnover of businesses in many of the commercial districts in the city. Growth projections suggest a greater need for residential land than commercial land. Therefore, the land use policies will continue to emphasize the integration of housing in commercial areas, and the improvement of existing commercial districts. The commercial land use policies emphasize the improvement and redevelopment of existing commercial areas in preference to the establishment of new commercial zones. The Land Use Element provides for an adequate amount of commercial land that will meet the retail and service needs of the Everett community, while emphasizing the

improvement of existing commercial areas, especially in proximity to public transportation facilities.

Policy 2.2.1 Strongly discourage the spread of commercial zoning and uses into residential neighborhoods. Instead, strongly encourage the more intensive utilization of existing commercial areas for commercial purposes, mixed residential use, and public activities. (See Residential Policy 2.1.3)

Policy 2.2.2 Discourage speculative rezoning and require proposed new commercial designations to be based upon a binding plan that integrates well with and improves the surrounding commercial area and adjoining neighborhoods.

Policy 2.2.3 Require new commercial development to be pedestrian friendly, and transit-oriented in areas served by public transit.

Policy 2.2.4 Adopt standards to promote well designed commercial developments and proper maintenance of commercial properties to improve and reinforce the quality and character of the City's commercial districts and surrounding neighborhoods.

Policy 2.2.5 Commercial uses and developments should be designed so as to minimize the impacts upon surrounding land uses, especially residential areas.

Policy 2.2.6 Identify on the Land Use Map appropriate areas in which to apply the following commercial land use designations:

(a) Central Business District: An area containing the downtown core and surrounding areas that are appropriate for a wide variety of commercial, residential, and community oriented public uses, and that reinforce the high density mix of uses within buildings, and the pedestrian orientation desirable for Everett's downtown. (See Urban Center Land Use Policies.)

(b) Mixed Use Commercial-Multiple Family Corridors: Areas where businesses are oriented to the shopping and service needs of the Everett community and surrounding areas of Snohomish County, and in which new development and redevelopment is encouraged to include housing and other supportive services and uses.

(c) Neighborhood Shopping: Compact shopping districts located in close proximity to residential areas, containing small scale buildings and businesses that are oriented to, and provide for, the day to day consumer needs of the immediately surrounding residential neighborhoods.

(d) Waterfront Commercial: Water-oriented districts that create or reinforce a distinct character associated with the shoreline location, and that combine commercial activities with recreational activities or promote a high level of public contact with the Everett's shoreline.

(e) Community Business: Areas where businesses are oriented to the shopping and service needs of the Everett community and surrounding areas of Snohomish County.

Policy 2.2.7 All commercial developments should be designed and developed to promote easy access for residents of surrounding neighborhoods, pedestrians, public transit, and the physically disabled.

Policy 2.2.8 Commercial lands located adjacent to streets designated as "gateway corridors" shall be developed in a manner, that improves the appearance of the arterial corridor consistent with the policies of the Urban Design & Historic Preservation Element, or other approved urban design plans for the street(s) upon which the property is located.

Policy 2.2.9 Adult use businesses, as defined by the Zoning Code, are considered compatible with the "Community Business," Mixed Use Commercial - Multiple Family," and "Waterfront Commercial" land use designations as designated on the Land Use Map, provided that they meet the location criteria of the Zoning Code. If this policy is inconsistent with any other Commercial Land Use Policy, then this policy shall control.

Policy 2.2.10 Develop standards and review procedures to address public safety concerns in the land use permitting process for commercial and mixed use developments.

2.3 Industrial Land Use Policies

The Land Use Element must identify sufficient land to provide the for the manufacturing and industrial service needs projected for the community. Everett's traditional manufacturing base has experienced a decline from its early days, when the city was ringed with numerous waterfront industries. While few of the city's wood products manufacturers remain, aircraft assembly, high technology manufacturing, warehousing, transportation, and service businesses currently dominate the city's industrial base. The manufacturing sector of Snohomish County's economy is expected to remain strong for the foreseeable future. Other sectors, including services, transportation, health sciences, government and education sectors, are expected to grow. The City feels the preservation of a strong industrial land base is important for at least a portion of the land needed for these growth sectors, and a key to the long-term economic health and stability of the county and region. Everett's large industrial land base is viewed as a regional economic resource that cannot be easily replaced elsewhere in the region. Therefore, these policies emphasize the preservation of most of Everett's industrial land base for future job growth and the industrial and service needs of the region, and to provide for compatibility between industrial areas and more sensitive land uses.

Policy 2.3.1 Identify which industrial areas should remain designated for industrial development and determine where currently designated industrial lands should be designated for other uses, while promoting compatibility between industrial uses and more sensitive land uses.

Policy 2.3.2 Encourage the establishment and expansion of industrial uses that strengthen and diversify the local economy.

Policy 2.3.3 Strongly encourage careful siting and design of uses within industrial zones and adopt standards to minimize impacts on more sensitive land uses in adjoining areas.

Policy 2.3.4 Identify on the Land Use Map appropriate areas in which to apply the following industrial land use designations:

(a) Heavy Industrial: Areas where heavy manufacturing or industrial uses are established and are expected to continue, including the Boeing aircraft assembly plant, the Port of Everett deepwater marine terminal and Burlington Northern Santa Fe Railroad Delta yard.

(b) Maritime Services: Areas oriented to Everett's marine waterfront where a "working waterfront" exists or is to be promoted along with other compatible forms of marine related commerce and services, and in which to further the City's goals of improving public access to the shoreline and expanding waterfront recreational opportunities.

(c) Light Industry: Areas where a wide variety of industrial, heavy commercial, and business park activities may occur that do not have the potential impacts of heavy industrial uses.

(d) Office and Industrial Park: Areas where a high quality, campus style of office and industrial park development can occur on large parcels of land.

Policy 2.3.5 All industrial developments should be designed and developed to promote easy access for employees using public transit, and the physically disabled.

Policy 2.3.6 All industrial developments should be operated so as to minimize impacts on surrounding land uses, especially residential land uses.

Policy 2.3.7 Limit the non-industrial use of industrial lands to uses that are of a type, size and number so as to be complementary to industrial activities, and that do not deplete the supply of industrial land, and do not create potential land use conflicts with industrial activities.

Policy 2.3.8 Protect industrial lands from encroachment by other land uses that would reduce the economic viability of industrial lands.

Policy 2.3.9 Industrial lands located adjacent to streets designated as "gateway corridors" shall be developed in a manner that improves the appearance of the arterial corridor in accordance with the Urban Design & Historic Preservation Element, or other approved urban design plans for the street(s) upon which the property is located.

Policy 2.3.10 In order to promote greater land use compatibility with adjoining properties designated "Office and Industrial Park," land designated "Heavy Manufacturing" which has direct access to Hardeson Road shall have greater limitations on the range of permitted heavy industrial uses than otherwise allowed in the M-2 zone. Site development shall provide a substantial evergreen buffer within or adjacent to the Merrill and Ring Creek stream corridor so as to create an attractive gateway corridor and to screen the heavy industrial uses from the office and industrial park zoning on the east side of Hardeson Road.

Prohibited uses in this area include: Asphalt or concrete batch plants, vehicle impound yards, truck maintenance services except as accessory use to a permitted transportation activity, uses requiring outdoor storage of bulk or raw materials that cover more than 50% of the lot area, petroleum refineries, cement manufacturing, blast furnaces, smelting, drop forge industries, fertilizer manufacture, sanitary landfills, solid waste transfer stations, waste to

energy facilities, electrical power generating facilities, sewage treatment plants except for industrial pretreatment for on-site uses, and composting facilities.

Landscaping: A “see through buffer” meeting the requirements of Type II landscaping as described in the zoning code shall be planted along the Hardeson Road frontage within or adjacent to the Merrill and Ring Creek stream corridor, as permitted by the regulations of Section 37 of the zoning code. The requirements of Landscape Category D, as described in the zoning code, shall apply to interior lot lines. As an alternative to these standards, the property owner may propose a master landscaping plan for Planning Director approval for all lots within the subject area that provides a landscaping treatment equivalent or superior to the requirements described herein.

Policy 2.3.11 Adult use businesses, as defined by the Zoning Code, are considered compatible with all of the industrial land use designations as designated on the Land Use Map, provided that they meet the location criteria of the Zoning Code. Non-industrial land uses that are specifically permitted in industrial zones by the Zoning Code shall be permitted as provided by the Zoning Code. Such non-industrial uses are considered compatible with the industrial land use designations of the Comprehensive Plan. If this policy is inconsistent with any other Industrial Land Use Policy, then this policy shall control.

2.4 Metropolitan Center Land Use Policies

Consistent with the Vision 2040 Regional Growth Strategy, the area identified on Figure 2 is considered the regionally designated Everett growth center / Metropolitan Center. This area comprises areas in which the City has previously developed the Everett Station Area Plan (2005), Downtown Plan (2006), Broadway Mixed Use Zone (2008) and the Core Residential Area Standards (2008). The City will complete a subarea plan for the center after the 2015 update of the Comprehensive Plan. The Center Plan will address population, housing and employment targets, policies and potential land use regulations for the area, as well as all other relevant items consistent with the PSRC Regional Center Plans Checklist. It will be incorporated into the Comprehensive Plan in a future docket cycle. Until the center plan is completed after 2015, the planning documents identified above will guide development in the area. The City will consider completing up-front State Environmental Policy Act (SEPA) review for the expanded Metropolitan Center to encourage compact, high density development.¹

The Everett Metropolitan Center is expected to experience significant growth and redevelopment. Although the Center has been called out as a land use designation under the commercial land use policies, it is and will continue to be a mixed-use district. The Metropolitan Center policies encourage (i) redevelopment with a wide variety of office, governmental, retail, professional service, and residential uses; (ii) a vibrant, people-oriented, compact and walkable setting; (iii) an emphasis on increasing the residential composition of the center and (iv) improving the public transportation system serving the center. As an interim measure before the adoption of the subarea plan, the City proposes to amend the zoning regulations for the C-2ES (Everett Station) zone, concurrent with the adoption of the comprehensive plan update, to add

¹ The Planned Action provisions of SEPA result in expedited review at the project state when the City completes a Subarea Plan and Environmental Impact Statement addressing the impacts of future development.

multi-family housing as a permitted use, and to increase the permitted building height from 65 feet to 80 feet to encourage transit-oriented redevelopment. Until the City adopts the Center plan, the following policies and existing zoning regulations and the policies of the Downtown and Station Area Plans shall guide planning related decisions for the area.

Policy 2.4.1 Encourage redevelopment of Everett's center with an intensive mix of governmental, financial, and professional services; cultural activities; high density housing; appropriate industrial uses; and retail and service businesses in a compact, pedestrian-and transit-oriented downtown setting.

Policy 2.4.2 Encourage preservation of historic buildings, along with development of new buildings and public open spaces, with an emphasis on pedestrian orientation and activity at the street level.

Policy 2.4.3 Promote the timely extension of regional high capacity light rail transit to the Everett center.

Policy 2.4.4 Emphasize access to the center with alternative forms of transportation to the automobile, and discourage auto related land uses such as auto sales, drive-up windows at banks and restaurants, and large parking lots. Provide amenities to make walking, bicycling, and transit use safe, inviting, and convenient.

Policy 2.4.5 Develop a comprehensive parking program dealing with supply of off-street parking and enforcement of on-street parking to retain street parking for customers and patrons of businesses, to prevent impacts to surrounding residential neighborhoods, and to promote the efficient use of public transportation facilities.

Policy 2.4.6 Provide and promote development of a variety of housing types for all income levels within and surrounding the center. Provide zoning and infrastructure capable of accommodating a population of 15,000 to 20,000 residents.

Policy 2.4.7 Encourage public and private investment in urban design amenities, quality public gathering spaces, arts and cultural facilities.

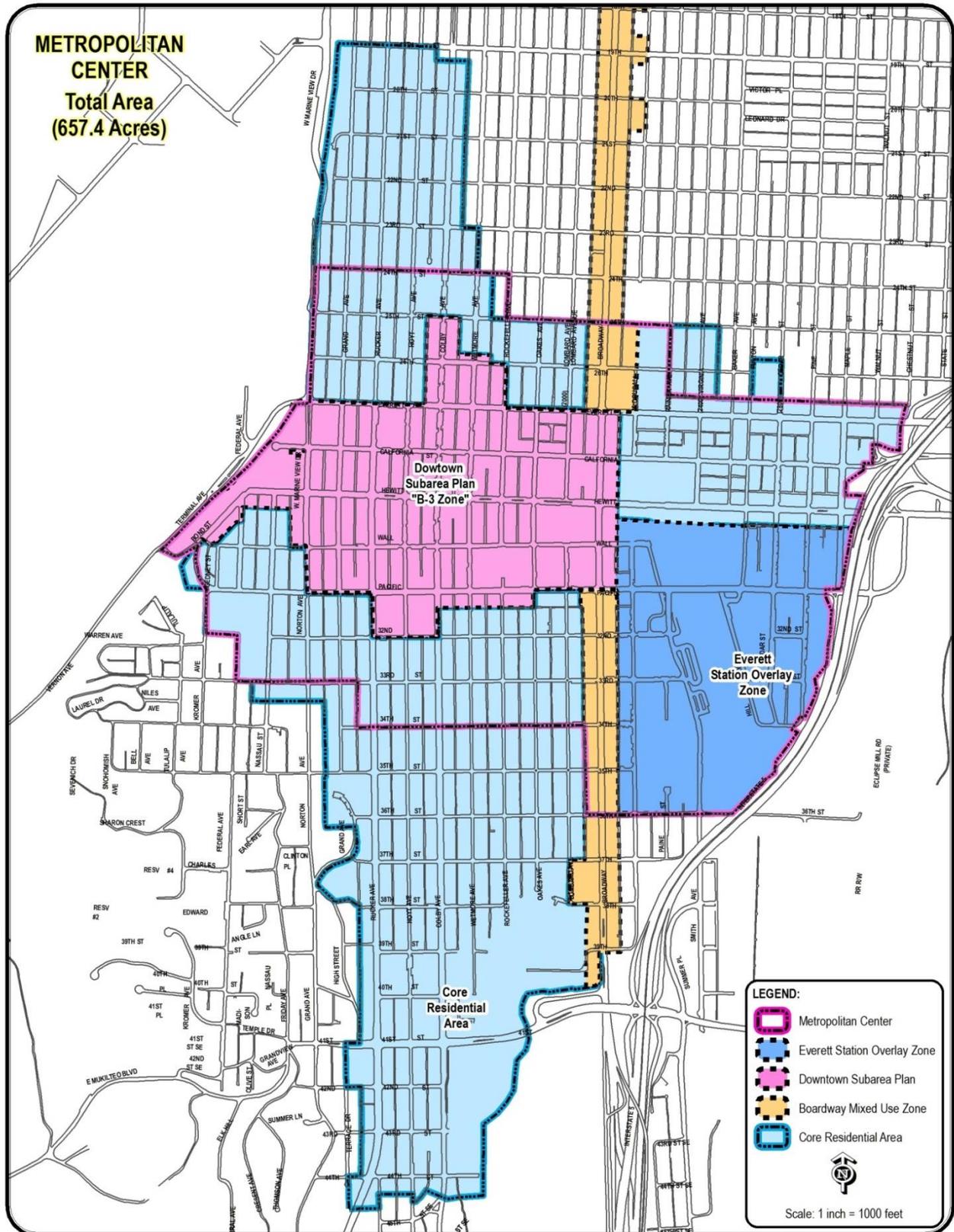
Policy 2.4.8 Discourage the spread of nonresidential uses into residentially zoned neighborhoods within the regional growth center.

Policy 2.4.9 Strengthen the pedestrian and vehicular connections with the harborfront and Snohomish Riverfront and non-vehicular connections between Everett Station and the traditional downtown west of Broadway.

Policy 2.4.10 Improve the visual image of the arterial corridors connecting the center and Interstate 5.

Policy 2.4.11 Encourage an intensive mix of commercial and residential uses and activities in mid-rise buildings within the area located between Rucker Avenue and the harborfront. Strengthen the physical and visual connection between the center and the Port of Everett.

Figure 2: Metropolitan Center



Policy 2.4.12 Promote a pedestrian-oriented environment encouraging uses and providing facilities that enhance the streetscape, such as retail and restaurant uses along the commercial street frontages, open space plazas and parks, street trees, street lighting and benches to reinforce safety and convenience for pedestrians .

Policy 2.4.13 The following streets are designated as gateway corridors for the center, and the City shall give priority to the design and development of transportation and visual improvements in these corridors in order to encourage and stimulate redevelopment:

Hewitt Avenue, North Broadway, Broadway, Everett Avenue, Pacific Avenue, Colby Avenue (south of 19th Street), Rucker Avenue (south of 19th Street), and West Marine View Drive

Policy 2.4.14 Adult use businesses, as defined by the Zoning Code, are considered compatible with the commercial land use designations within the center, as designated on the Land Use Map, provided that they meet the location criteria of the Zoning Code. If this policy is inconsistent with any other policy, then this policy shall control.

2.5 Hospital and Clinic Land Use Policies

Hospitals and many clinics in Everett have located in residential areas either prior to any zoning regulations or under previous zoning codes. While providing many benefits to the community, these medical related land uses have also had impacts upon the residential areas in which they have located, including increased traffic and parking congestion, escalating land costs, and elimination of housing stock. The policies of the Land Use Element allow for the continued development, expansion and operation of hospitals and clinics within those residentially zoned areas currently designated for hospitals, clinics and medical related uses on the Land Use Map, and protect from further encroachment the residential neighborhoods adjoining the areas where these medical related land uses are located.

Policy 2.5.1 Protect established residential neighborhoods from further encroachment by hospitals, clinics and other related medical activities and limit such uses to commercially zoned areas and to those residentially zoned areas where such uses are already well established and designated by the Land Use Map. (See Policy 2.11.4)

Policy 2.5.2 Confine medical clinics presently located in residential areas to compact configurations developed intensively rather than allowing them to sprawl into neighborhoods and eliminate existing housing stock.

Policy 2.5.3 Require development, expansion and remodeling of hospital and clinic facilities to be visually compatible with and minimize the parking and traffic impacts upon established residential areas.

Policy 2.5.4 Allow hospital expansion in residential zones only through the establishment or amendment of an Institutional Overlay Zone master plan.

2.6 Open Space Land Use Policies

The Growth Management states that each city and county "shall identify open space corridors within and between urban growth areas. These open space corridors shall include lands useful for recreation, wildlife habitat, trails, and connection of critical areas." The Washington Administrative Code (WAC) guidelines suggest including the generalized location of land needed for open space corridors within the planning area. Park lands and other publicly owned open space areas (school playfields, parcels consisting of critical areas and their buffers, and Port of Everett recreational property) will be designated as a specific land use category on the Land Use Map. All other private open space lands will not be designated or mapped as an open space land use category. However, a separate map indicating existing open space lands is included in the land use element as a supplement to the policies contained herein. In addition to public park and school lands, other portions of the Everett Planning Area may be considered to be permanent open space, such as lands which are regulated as critical areas, excess lands within public rights-of-way, utility corridors, land placed in tracts or under covenants as greenbelts or native growth areas, agricultural land, lakes, Port Gardner Bay and other waterfront areas. Additionally, usable portions of privately owned lands, such as common areas in residential developments or office park settings provide private open space, which adds to the amenity of the community and the value of the property.

The lands shown on the Open Space Map are generally considered to be "permanent" open spaces. They include open space corridors and buffers within the Everett Planning Area and between Everett and other urban growth areas. The Open Space Map includes significant view amenities that help define the character of many parts of Everett. However, it is recognized that private lands shown as open space may be developed in accordance with the zoning designations and development regulations applicable to the individual properties. Most of the privately owned land shown on the Open Space Map is designated as "critical areas".

The quality of open spaces is important in providing livable communities and attracting people to live in cities, away from rural lands. Open spaces are also associated with measurable public health benefits by providing people with access to nature and the amenities needed for exercise, both of which have links to stress reduction and physical wellness.

Urbanization has the potential to damage open spaces through impacts such as introducing pollutants from stormwater runoff, introduction of invasive species, and increasing temperatures. Urban forests are disappearing and with them go important functions such as wildlife habitat, temperature reduction, reduction of stormwater runoff and absorption of particulates and other air pollutants.

It is not the intent of the Open Space Map or these policies to commit the City of Everett or any other public agency to the acquisition of privately owned lands identified as open space. Additionally, publicly owned land that is shown as open space may be held for some other public use, such as undeveloped lands within public rights-of-way, that could become developed in the future. The Open Space Policies of the Land Use Element are intended to enhance the sense of open space presently existing within the community and to further the values provided by open spaces within the Everett Planning Area, while recognizing the rights of private property owners, and the need to provide for public facilities and utilities.

Policy 2.6.1 The City shall continue to acquire and develop public park lands to serve the population of the Everett Planning Area, within the financial capabilities of the City, in accordance with the Parks and Recreation Plan.

Policy 2.6.2 The City shall continue to require protection and/or enhancement of the open spaces provided by critical areas within new developments, in accordance with Section 37 of the zoning code, as now written or in the future amended.

Policy 2.6.3 The City shall coordinate with the Port of Everett, school districts, Snohomish County, and neighboring cities to assure an adequate supply of open space lands to be used for active recreation purposes, passive aesthetic values, and to serve as either focal points for or buffers between land uses, neighborhoods, and communities.

Policy 2.6.4 The City shall encourage the use of excess rights-of-way for open space and aesthetic purposes.

Policy 2.6.5 The City shall maintain and enhance open space connectivity and corridors to create habitat networks for optimum habitat and biodiversity.

Policy 2.6.6 The City shall continue to implement ordinances and action programs that enhance the sense of open space provided on both public and private properties.

Policy 2.6.7 The City shall continue to recognize the rights of owners of private property to use their properties in accordance with applicable land use designations and development regulations.

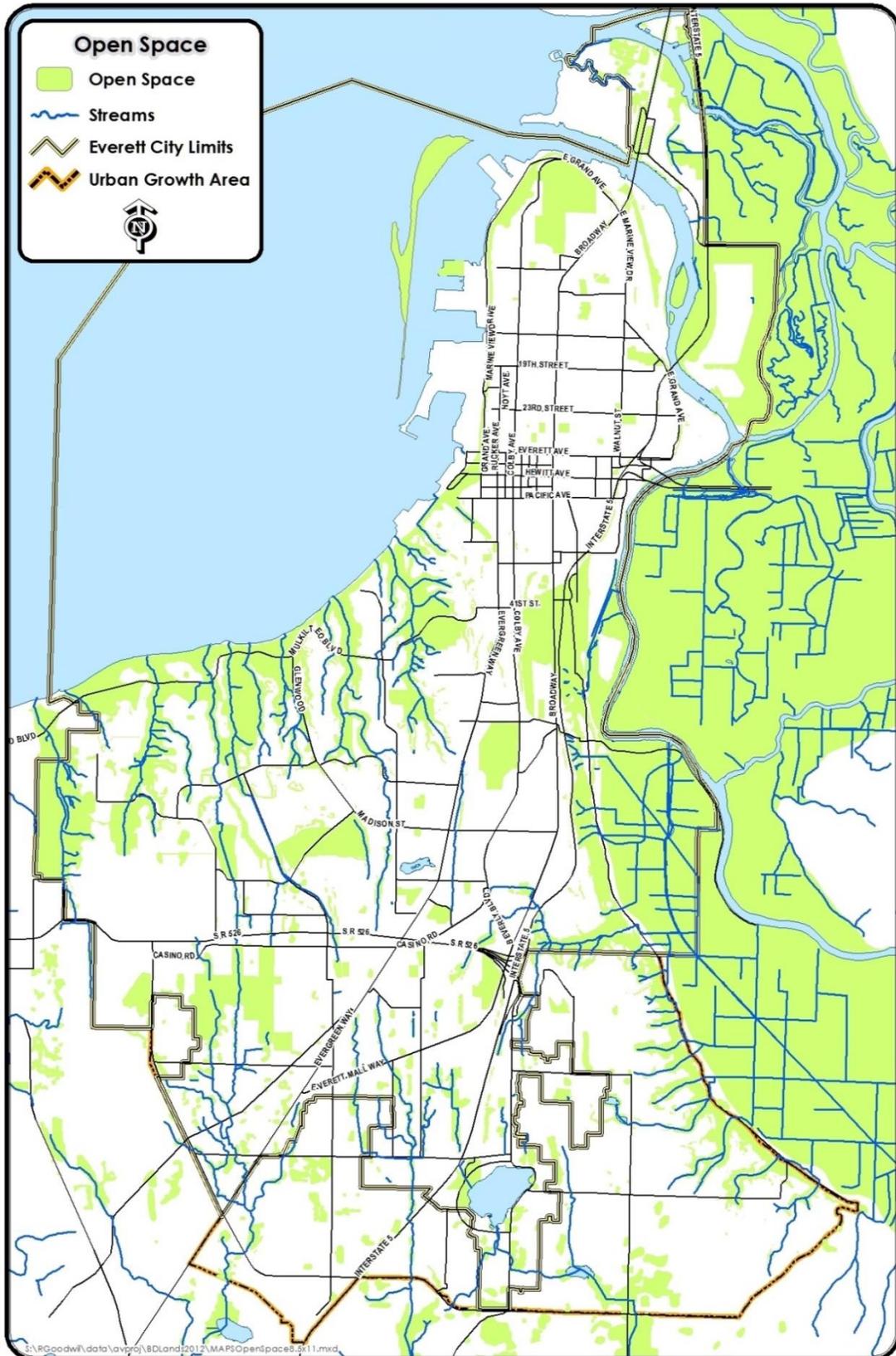
Policy 2.6.8 The City shall provide incentives for developers to incorporate public open space and recreation facilities within development proposals.

Policy 2.6.9 Recognize the value of utility and other public properties as an important open space resource for the community.

Policy 2.6.10 Encourage public and private partnerships to maintain and restore public and privately owned open spaces, such as the Green Everett Partnership 20-Year Forest Management Plan.

Policy 2.6.11 Encourage urban agriculture, including community gardens, pea patches, school gardens, home gardens and urban farms as important community resources that provide open space, as well as improve healthy and local food access, build social connections, and offer recreation, education and economic development opportunities.

Figure 3: Open Space



2.7 Public Facilities Land Use Policies

The Capital Facilities Element includes an inventory of existing capital facilities and projects the needs for future public capital facilities required to support the levels of growth called for by the Land Use Element. The Washington Administrative Code guidelines (WAC's) suggest that the Land Use Element include "a schedule for the phasing of the development contemplated consistent with the availability of capital facilities as provided in the capital facilities element." This "concurrency" schedule will be addressed in the Capital Facilities Element, consistent with policies for levels of service and financing capabilities. The Land Use Element deals with the designation of land for public capital facilities and the impacts associated with siting of such facilities. This approach is consistent with the Multi-County Planning Policies for King, Kitsap, Pierce and Snohomish Counties.

Urban development should not occur without the provision of adequate public facilities. Yet the siting of public facilities often causes secondary impacts and land use compatibility challenges. The following land use policies shall apply to the siting of public facilities.

Policy 2.7.1 The City shall designate on the land use map, to the extent possible, the desired location of essential public facilities.

Policy 2.7.2 All public facilities should be sited and developed so as to be compatible with adjoining land uses to the greatest extent feasible.

Policy 2.7.3 The City shall not allow urban development to occur unless the potable water, sanitary sewer and transportation facilities required to provide service to the new development are available, without reducing the service to existing developments below adopted level-of-service standards. Development may be allowed to proceed without other types of public capital facilities being in place, provided that the City ensures that the other facilities will not deteriorate to unacceptable levels.

Policy 2.7.4 Capital facilities shall be located in areas where they are needed to best serve the citizens of Everett, as determined by land availability and the financial capabilities of the City. However, the City shall attempt to locate new capital facilities in close proximity to the areas planned to accommodate additional growth in order to ensure adequate capacity and promote the redevelopment of such areas.

Policy 2.7.5 Capital facilities that are accessed by the public should be located in areas accessible with multiple modes of transportation.

Policy 2.7.6 The City shall coordinate the siting of public facilities of a regional or countywide nature with the other jurisdictions in Snohomish County in order to ensure that each community accepts responsibility for hosting necessary facilities, and that a disproportionate share of such facilities do not continue to be located in Everett. The City may oppose siting of essential public facilities of a countywide or statewide nature within Everett if it feels that other jurisdictions have not responsibly accepted their fair share of such facilities.

Policy 2.7.7 The City shall encourage essential public facilities located within Everett to be dispersed evenly so as to avoid over-concentration in certain areas.

Policy 2.7.8 Those water, sewer, and transportation public facilities for which sites have previously been approved by the City shall not be subject to an additional siting process. In addition, facility locations that appear in updates or revisions to existing approved plans and do not involve major new facilities will also be exempt from additional siting processes.

Policy 2.7.9 Transportation Facilities of Statewide Significance are defined in RCW 47.06.140. Certain of these Facilities are also Essential Public Facilities as defined in RCW 36.70A.200. The City of Everett is obligated to provide for both Transportation Facilities of Statewide Significance and Essential Public Facilities in appropriate zones. Certain of these Facilities, however, should be permitted in all zones:

- (a) The interstate highway system;
- (b) Interregional state principal arterials including ferry connections that serve statewide travel;
- (c) Regional transit systems as defined in RCW 81.104.015;
- (d) High capacity transportation systems serving regions as defined in RCW 81.104.015;
- (e) Intercity passenger rail services;
- (f) Intercity high-speed ground transportation;
- (g) Rail fixed guideway system, as defined in RCW 81.104.015, excluding yards and service and maintenance facilities;
- (h) The freight and passenger railroad system as regulated by the Federal Railroad Administration, excluding yards and service and maintenance facilities; and
- (i) In shoreline zones, and in adjacent zones where all or any portion of a development is within a shoreline designated area or zone, marine port and barge facilities and services that are related to marine activities affecting international and interstate trade, excluding centralized, high density concentrations of port, deep water port, and marine shipping facilities and services.

2.8 Public Utilities Land Use Policies

Public utility providers generally respond to the growth occurring in the Everett Planning Area. While the land use needs of major utility facilities do not appear to be substantial, the impacts associated with the siting of public utility installations often causes concerns about environmental impacts and land use compatibility. The following land use policies shall apply to the siting of such public utilities.

Policy 2.8.1 The City shall designate on the land use map, to the extent possible, the desired location of essential public utilities.

Policy 2.8.2 All public utilities should be sited and developed so as to be compatible with adjoining land uses, to the maximum extent possible.

2.9 Agriculture, Timber and Mineral Resources Land Use Policies

The following policies shall apply to agriculture, timber and mineral resource land uses in the Everett Planning Area.

Policy 2.9.1 Agriculture: Agricultural land uses in Everett are located within the floodplain and flood fringe of the Snohomish River. These areas shall continue to be permitted to be used

for commercial agricultural purposes and other compatible land uses, including habitat restoration, as specified in the Everett zoning code and shoreline master program. Fish and wildlife habitat restoration and enhancement is encouraged consistent with the Marshland Subarea Plan.

The Snohomish County Council added a city-owned parcel on Lowell Snohomish River Road to the City’s Urban Growth Area in 2004. The 2005 Comprehensive Plan update designated this property “agricultural” as it had been designated by the previous County comprehensive plan, and incorporated the County Shoreline Master Program designation “rural” for the area. This area will be included in a future update to the City’s Shoreline Master Program.

In 2012, the City Council approved an amendment to the Comprehensive Plan to expand the City’s urban growth area to include a city-owned parcel adjacent to the Water Pollution Control Facility and to designate the area 2.8 (Public / Quasi Public Facilities). This area is part of a larger wetland mitigation / restoration area extending west and south of the subject property. In 2015, the Snohomish County Council approved the expansion of the City’s urban growth area. The City is now initiating annexation of the area and is proposing to zone the area Agriculture consistent with the City’s other Water Pollution Control Facility properties and to incorporate the County Shoreline Master Program designations “Resource” and “Aquatic” for the area until such time as the City’s Shoreline Master Program is updated.

None of Everett’s agricultural lands are designated agricultural resource lands under WAC 365-190 and cannot be until the city has a program for transfer or purchase of development rights.

In addition to lands designated Agriculture on the Comprehensive Plan map, a wide variety of areas in the city are used for the production and sale of food and other agricultural products.

Policy 2.9.2 Encourage and promote access to healthy food resources and other agricultural products, such as flowers, for all residents through opportunities for urban agricultural activities, such as farmers markets, farm stands, community supported agriculture drop-off sites, community gardens, pea patches, school gardens, home gardens and urban farms.

Policy 2.9.3 Establish development regulations that encourage urban agricultural uses in large portions of the city, and provide for off-site sale and delivery of healthy foods on public and private property, where appropriate.

Policy 2.9.4 Mineral Resources: The mineral extraction areas in Everett will probably be reaching the end of viable mining within the next ten years. Large portions of the area have been transitioning to other uses over the last few years. When mining activity has concluded, mineral extraction sites shall be reclaimed for other urban land uses as planned and permitted by the Land Use Element.

Policy 2.9.5 Timber/Watershed/ Resource Management Lands: There are no timberlands of long term significance located within the contiguous Everett Planning Area. Timber lands within the City owned Chaplain property shall continue to be permitted to be harvested in accordance with applicable forest practices regulations and wildlife habitat management plans, where appropriate. The urban growth policies, which pertain to the lands within the Everett Planning

Area, shall not apply to the City-owned Chaplain area, which is located outside of the urban growth area for Snohomish County.

The City of Everett supplies the majority of Snohomish County with municipal water for domestic, commercial and industrial needs. It is anticipated that the number of customers served will increase from approximately 570,000 in 2013 to 880,000 customers by 2035. The City-owned Chaplain Reservoir area (Chaplain Watershed), located approximately 15 miles east of Everett, functions as a large part of this supply system. The City has annexed most of this land through a provision formerly in State law that allowed annexation of noncontiguous lands used for municipal utility purposes. Everett manages this land for the long-term provision of a safe and adequate water supply. Much of the City-owned Chaplain lands shall continue to be used to provide water to the Everett Water Service Area. It is anticipated that the demand for Everett's water will steadily increase over the next 20 years. Timber management on Chaplain lands is conducted in accordance with the State Forest Practices Act and applicable wildlife management plans. Some of the lands located outside the Chaplain watershed are also used for limited recreational purposes. Lands within 200 feet of the Ordinary High Water Mark of the Lake Chaplain and Spada Lake reservoirs are subject to the Shoreline Management Act policies and regulations.

The City is required by State law to prepare and update a water system plan every six years, which governs how Everett will manage its water system. This section of the comprehensive plan deals only with land use policies for the City-owned Chaplain properties within the Sultan Basin.

- a) The City owned lands in the vicinity of the Chaplain reservoir are hereby designated "Watershed - Resource Management." The primary use of these lands is for the management of the Everett municipal water system and other compatible uses, such as forestry, limited recreation, and wildlife habitat management that do not conflict with the maintenance of a safe and adequate water supply for the Everett water system, and that are in accordance with management plans and applicable license requirements of FERC Project No. 2157.
- b) The City shall develop and maintain a management plan for the Chaplain area property to guide the long-term use of the land for purposes compatible with the primary use as Snohomish County's primary water supply. This management plan shall be the basis for zoning regulations within the corporate limits of Everett.
- c) The portions of the Chaplain area property located within the jurisdiction of the State Shoreline Management Act shall be managed in accordance with the applicable policies and regulations of the Shoreline Master Program.
- d) To the extent that it is economically practical, the City shall employ construction methods that minimize environmental impacts and visual impacts to adjoining land uses.
- e) Forest practices shall be governed by the Washington Forest Practices Rules (WAC 222).

2.10 "Other Land Uses" or "Hard to Site Facilities" Land Use Policies

Certain essential uses necessary to support urban development, such as colleges, hospitals, solid waste handling facilities, correctional facilities, government buildings and facilities, and social

services, to name a few, are frequently not welcomed by the neighborhoods near where such uses may be proposed. Naval Station Everett, while not the typical “hard to site” facility, is a use the City recognizes as an “essential public facility.” As such, this facility merits special consideration and protection from the potential impacts of incompatible land uses. The following policies shall apply to the siting of "other land uses" or "hard to site facilities”:

Policy 2.10.1 The City shall coordinate with the State of Washington, Snohomish County, and other likely proponents of "hard to site facilities" to the extent possible in order to understand the types of facilities needed or planned for the Everett area, the land use requirements, and potential impacts of such facilities so potential sites can be identified by both the Land Use Element and Capital Facilities Element.

Policy 2.10.2 "Hard to site" facilities shall be located so as to provide the necessary service to the intended users of the facility with the least impact on surrounding land uses. Only sites that are located so as to promote compatibility with other existing or planned land uses shall be allowed for such uses.

Policy 2.10.3 The impacts of "hard to site" facilities shall be reviewed in accordance with the review process specified by the City's zoning code, SEPA ordinance, and other applicable ordinances of the City that promote land use compatibility and mitigation of potential adverse impacts caused by the siting and operation of such facilities.

Policy 2.10.4 Land uses that meet the description of "essential public facilities" which serve a countywide, regional or statewide need shall not be permitted in Everett unless the proponent demonstrates that other communities have accepted a fair share of essential public facilities.

Policy 2.10.5 Protect Naval Station Everett from the development of incompatible land uses on adjacent properties and in the vicinity of this military installation.

2.11 Specific Geographic Areas Land Use Policies

The City, from time to time, has studied specific areas and adopted plans and programs for various neighborhoods and districts within the city. These studies have been used as a basis for capital improvement planning, zoning code standards, review and conditioning of land use permits, and allocation of Community Development Block Grant funds. These studies, as they relate to the Land Use Element, should continue to be used as resources for future action plans. In addition to the areas that have been studied in the past, the following areas are of special concern, and a general description of the issues, goals and potential land use activities is included herein. These areas may require further study and, in some instances, very detailed special review before assigning a permanent land use designation. The Land Use Map has designated land uses for the entire planning area. Land use designations and related policies of the Land Use Element shall apply to the areas described in the following section until such time that further studies conducted in conjunction with updates to the comprehensive plan provide a basis for changing land use designations or policies.

Policy 2.11.1 Shorelines. See Section 2.12 for Shoreline Land Use Policies.

Policy 2.11.2 Southwest Everett Planned Action / Manufacturing and Industrial Center. Southwest Everett contains one of the largest inventories of industrial land served by utility and transportation infrastructure in the Puget Sound.

In 1997, the SW Everett Subarea Plan was adopted and incorporated into the Comprehensive Plan. The plan represented a new approach to planning that integrated the environmental protection measures under the State Environmental Policy Act (SEPA) and the planning requirements under the Growth Management Act (GMA).

The Subarea plan provided the environmental analysis in an environmental impact statement (EIS) for future developments in anticipation of their development. The permit process is expedited for projects that are consistent with the plan.

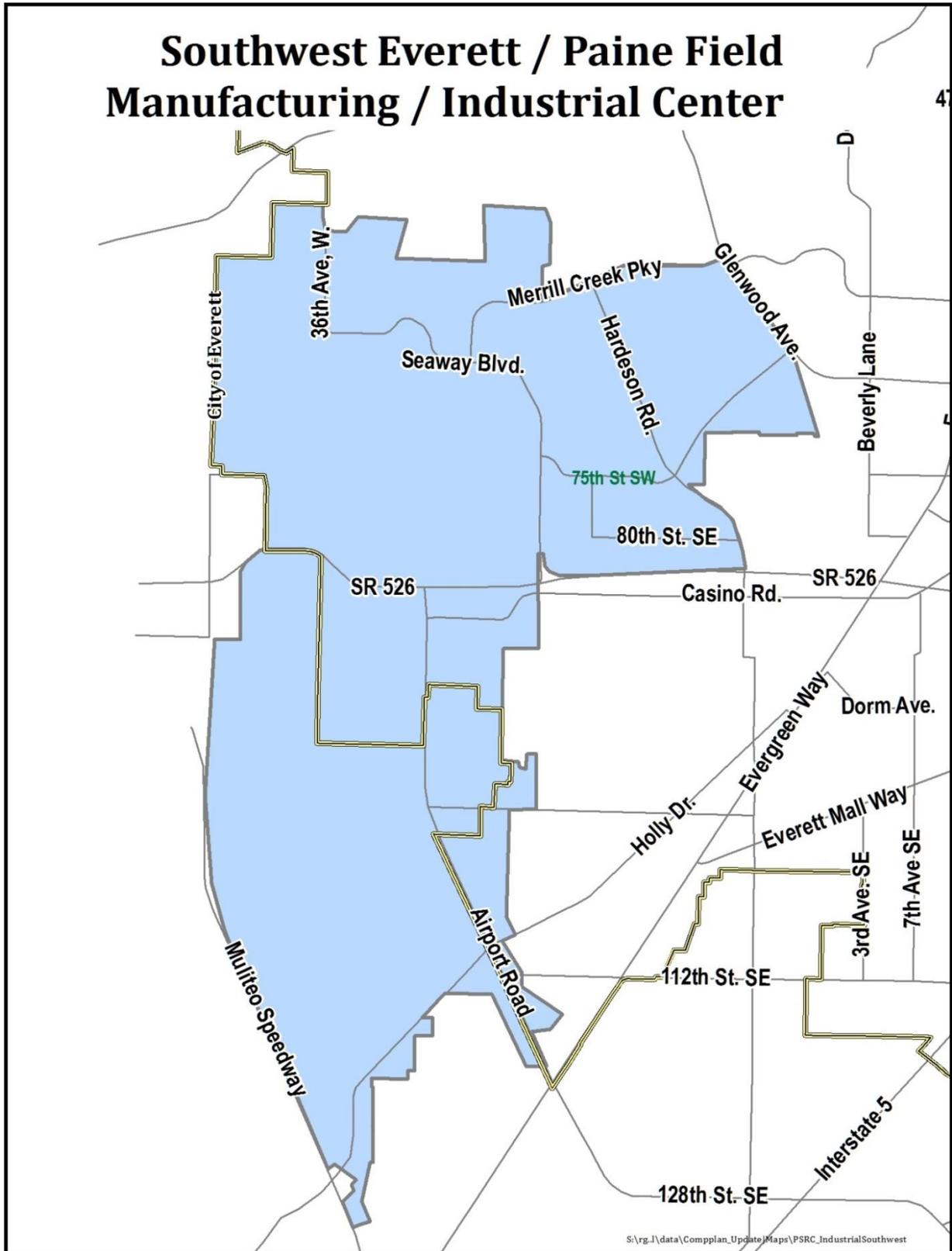
Environmental protection is improved as a result of the entire plan area having been studied. Critical areas can be protected on a larger system-wide scale, affording greater protection than traditional site-specific review.

Manufacturing/Industrial Center (MIC). The southwest Everett - Paine Field area is the major manufacturing and industrial area for Snohomish County. In 2002, the SW Everett-Paine Field Area was formally designated as a Regional Manufacturing/Industrial Center (MIC) by Snohomish County in conformance with GMA plans, PSRC VISION 2020 (which was replaced by Vision 2040 that maintains the MIC designation), and the goals and policies of Everett's Comprehensive Plan. The 2011 update of the Countywide Planning Policies also maintains the MIC designation. It is the only MIC in the region within two jurisdictions. The intent of designating this area as a "manufacturing/industrial center" is to emphasize the importance of this area for the economic health of the county and region. This area is intended to experience even more intensive development with manufacturing, industrial and other compatible land uses. The manufacturing/industrial center is identified by Figure 4. The following policies shall apply to the MIC.

- 1) Within the manufacturing/industrial center, site development shall be designed to be supportive of public transit.
- 2) The City shall develop a transportation demand management program that encourages public transit use within the manufacturing/industrial center.

After the completion of the 2015 comprehensive plan update, the City (and County) will need to update employment targets, incorporate strategies to strengthen the transportation network and incorporate programs to reduce air pollution and GHG emissions for the MIC.

Figure 4: Southwest Everett/Paine Field Manufacturing/Industrial Center



Policy 2.11.3 Providence Regional Medical Center Everett (PRMCE). Providence Regional Medical Center Everett is a large institutional facility located in the Northwest Everett neighborhood. In 2008, City Council approved a Comprehensive Plan map amendment, along with master plans for hospital facility growth implemented through an Institutional Overlay zone. The PRMCE master plan provides for phased hospital development beyond 2030.

The approved PRMCE expansion includes significant intensification of use on the existing hospital properties as well as expansion to the north across 13th Street. Future expansions will require additional review by the City, which may consist of amendments to the Institutional Overlay zone and Comprehensive Plan amendments. PRMCE must work with the surrounding neighborhood residents in planning future expansions. Any future expansions must use existing hospital properties more intensively. No further homes may be lost to hospital expansion beyond the approved Master Plan area. Future expansion to the east of Oakes Avenue beyond Block 248 is prohibited.

Policy 2.11.4 Everett Community College / Washington State University Special Study Area. In 2008 the City approved an update of the Institutional Overlay Zone master plan for the Everett Community College (ECC) campus. In 2012, the State Legislature approved establishing Washington State University (WSU) in north Everett to provide upper division degrees and manage the University Center. While plans for the WSU presence in Everett have not been fully developed, it appears WSU will be located on the east side of Broadway, within the area covered by the ECC master plan.

The ECC master plan provides for expansion to the east across North Broadway and to the south, in a small area west of Broadway. The Master Plan provided for construction of a North Everett Transit Center on the campus. Future expansions beyond the approved 2015 development will require additional review by the City, which may consist of amendments to the Institutional Overlay zone and Comprehensive Plan amendments. ECC must work with the surrounding neighborhood residents in planning future expansions.

With the need for additional planning related to WSU in Everett and for ECC planning beyond the 2015 horizon of the current master plan, the City designates the college campus (as delineated by the ECC master plan, and potential expansion areas surrounding the campus, as a special study area. This special study area will be the subject of additional planning after the 2015 update of the City comprehensive plan. This planning process will require a review of the needs and plans for WSU, ECC and shall include consideration of potential land use changes for other properties for college related uses, such as student housing and other uses. The planning process shall include substantial public outreach to surrounding neighborhoods and property owners.

Policy 2.11.5 Neighborhoods. Special plans for individual neighborhoods or groups of neighborhoods are not being proposed as part of the Land Use Element. However, as time and interest permit, more detailed study of specific neighborhoods may be initiated to address issues that may be important for one area but not to other neighborhoods. Such studies should be supplemental to the overall Land Use Element and may be used as the basis for amending land use designations, zoning boundaries or standards, or to reinforce or create a special character or architectural style desired for the particular area that may not otherwise be possible within the

framework of existing policies, land use designations and development regulations without further study.

Policy 2.11.6 High Capacity Transit Corridors/ Transit Stations. High capacity transit includes both light rail transit (LRT) and bus rapid transit (BRT). BRT has already been established from Everett Station to the King County line along Evergreen Way. Additional BRT lines in Everett and its planning area are contemplated within the time of the planning period (by 2035). The possibility of a regional high capacity transit system (light rail) being extended to Everett within the time frame of the planning period is uncertain. Everett feels that extension of the light rail system to Everett is critical to the growth management objectives of the region, and more specifically, for the ability of the City to accommodate the regional growth expectations for Everett. The introduction of such a transportation mode will have profound impacts on the commuting and land use patterns of Everett and the Puget Sound. The siting of high capacity transit corridors and stations will generate special transportation needs, such as interconnections with local bus service and development of park and ride facilities (where allowed), and create new opportunities for land uses that will benefit from being in close proximity to transit stations.

Figure 1 designates the City's preferred high capacity transit corridor and station locations. These designations are based upon preliminary analysis prepared by Sound Transit, with City input, in the updating of the Sound Transit Long Range Plan in 2013-14. The decisions concerning the timing and financial plan for Sound Transit Phase 3, which would extend the light rail system from Lynnwood to Everett, will not be made until after the 2015 ten-year update to the City comprehensive plan. The policies contained herein address the need to evaluate important considerations when making decisions about the location of light rail corridor serving Everett, transit station locations, and land use designations near the transit stations.

- a) The City of Everett shall take the lead role within the Everett Planning Area for determining the alignment of the high capacity transit system routes, and the siting of high capacity transit stations.
- b) High capacity transit corridors and stations should be sited so as to provide service to existing or planned locations of high intensity employment centers and/or mixed-use employment/residential centers.
- c) High capacity transit corridors and stations should be sited so as to complement and support existing or planned land uses and minimize the traffic impacts on existing neighborhoods.
- d) High capacity transit stations should be sited so as to maximize the opportunity to integrate with other modes of transportation, especially bus transit, pedestrian and bicycle modes, and to reduce the need for use of the automobile.
- e) The City shall take the lead for planning for the location of LRT and BRT stations. These planning efforts shall include consideration for land use changes to take advantage of the likely increase in development interest near stations. The City should evaluate use of tools identified in the PSRC's Growing Transit Communities (GTC) planning program in the development of station area plans. The planning process shall consider measures to protect existing residential

neighborhoods, compatibility with surrounding land uses, environmental impacts, and land use changes to support development potential consistent with the City’s growth targets.

f) In planning for station areas the City shall give priority to land uses that support Everett’s growth strategy and discourage large park and ride facilities that would encourage persons living outside the city to park in Everett for the purpose of commuting outside the city.

Policy 2.11.7 Paine Field. Paine Field is a Snohomish County-owned general aviation airport located on the southwest boundary of the Everett Planning Area between the cities of Everett and Mukilteo. In the 1994 GMA comprehensive plan, this area was entirely in Everett’s Urban Growth Area. In 2003, Paine Field was removed from the City’s urban growth area at the request of Snohomish County (that portion of Paine Field owned by Boeing and the Boeing Complex remain in the City’s planning area and are incorporated in the City of Everett). Paine Field does, however, remain in the SW Everett/Paine Field Manufacturing and Industrial Center (MIC), the only MIC in the region that is in multiple jurisdictions. The City of Everett has designated the airport as an essential public facility.

In 1996 the State’s Growth Management Act (GMA) and Planning Enabling Act were amended to protect public use general aviation airports from encroachment by incompatible land uses. The new laws (RCW 36.70A.510 and 36.70.547) require cities and counties planning under GMA, through their local comprehensive plans and development regulations, to “discourage” the siting of incompatible land uses adjacent to such airports. Aircraft noise impacts are the most serious problem between airports and adjacent land uses, and are the major reason for protecting the airport from incompatible land uses. Another concern to the airport is protecting the navigable airspace from obstructions and safety of people and structures on the ground. Everett’s plans and regulations for the areas adjacent to Paine Field are consistent with these requirements. Specifically, the Comprehensive Plan, the 1997 SW Everett Subarea Plan, and the 2003 Boeing 7E7 Siting Agreement protect Paine Field and the Boeing Plant from encroachment by incompatible land uses.

Everett supports the Paine Field Master Plan and the existing industrial zoning of airport property. The existing role of Paine Field as a general aviation reliever airport is assumed to continue. Growth in jobs and population in the area and region will lead to renewed efforts to reevaluate the 1979 Mediated Role Determination and to consider the use of Paine Field for commercial and cargo operations. The City of Everett Vision 2025 Report recommended support of commercial air passenger service at Paine Field.

In 2008, the City retained the consulting firm of Thomas/Lane and Associates to perform an objective analysis of the feasibility and impacts of commercial air service at Paine Field. The Thomas/Lane Study concluded the primary benefits of commercial air service will be:

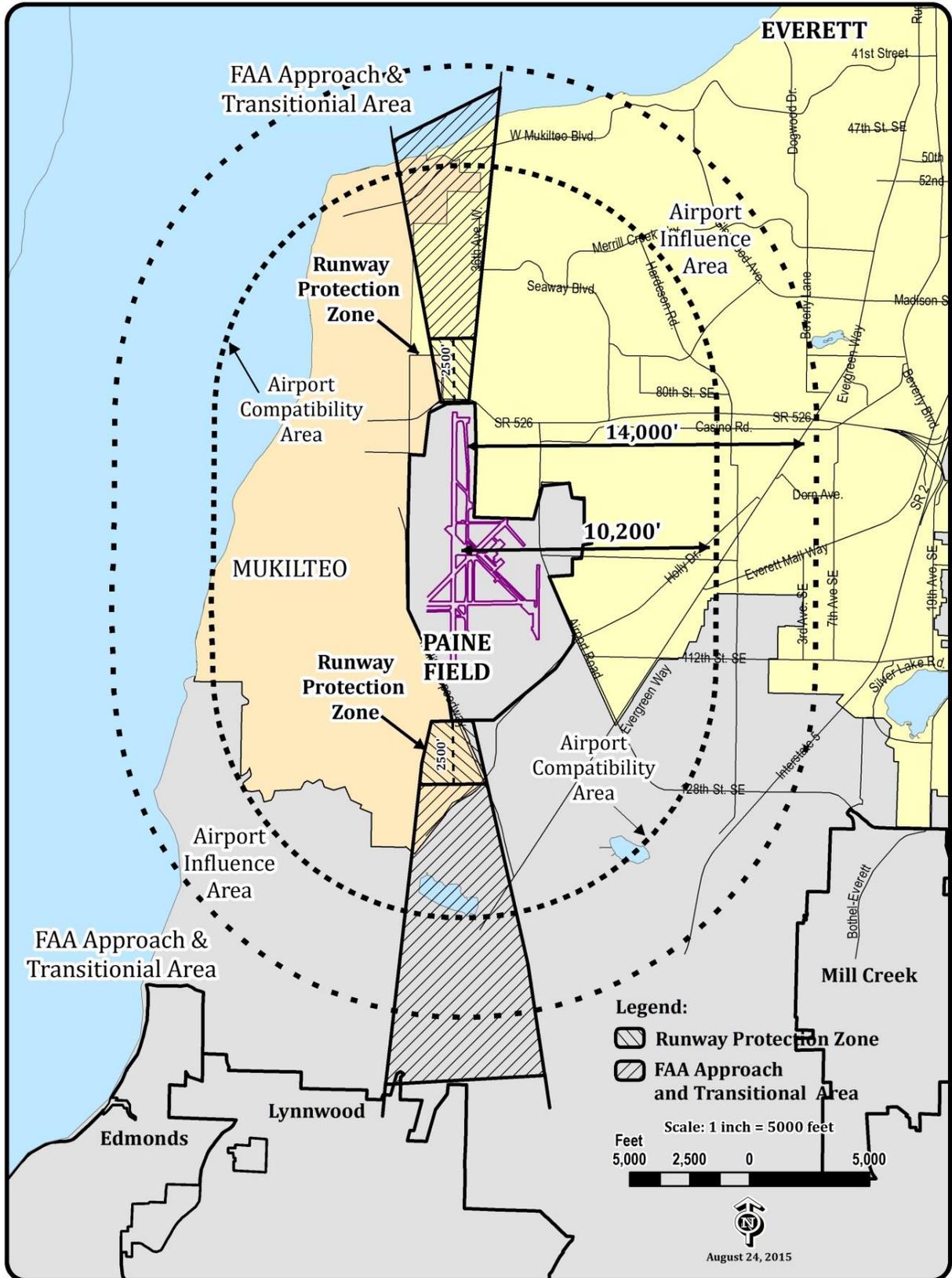
- job generation and retention;
- the attraction to the region of high technology and knowledge-based firms;
- growth in the tourism industry;
- new management and technological job creation;
- increased sales, property and business and occupation taxes; and
- significant time/cost savings for travelers using Paine Field.

Following completion of the study, the City Council passed Resolution No. 6057 supporting scheduled commercial air service at Paine Field and directing City staff to pursue all reasonable efforts to encourage and facilitate the development of commercial aviation at Paine Field. In 2012, the Federal Aviation Administration (FAA) issued an environmental determination concluding that the establishment of commercial air service by two airlines with approximately 160 flights per week would not have a significant impact on the environment. This determination has been challenged in federal court and a decision on the appeal is not likely to be made before the City takes action to adopt the 2015 comprehensive plan update.

The policies contained herein address the need to protect Paine Field from the encroachment from incompatible land uses:

- a) Protect the viability of the airport as an essential public facility and a significant economic resource to the community by encouraging compatible land uses and reducing hazards that may endanger aviation users.
- b) Evaluate all proposed amendments to the comprehensive plan, capital facilities plan and urban growth area that will increase incompatible land uses or the potential of incompatible development adjacent to the airport through inappropriate land use or zoning designations or inadvertent land use policies.
- c) Within the Airport Influence Area (see Figure 5), a notice to title/disclosure statement should be required for new or substantial redevelopment of lots, buildings, structures and activities. The notice should indicate that the property is located near the airport and may experience low overhead flights, odor, vibrations, noise and other similar aviation impacts.
- d) Discourage the siting of uses within the Airport Influence Area that attract birds, create visual hazards, discharge any particulate matter in the air that could alter atmospheric conditions, emit transmissions that would interfere with aviation communications and instrument landing systems, or otherwise obstruct or conflict with aircraft patterns, or result in potential hazards to aviation.
- e) Require proof of an airspace analysis before issuing permits for projects within the filing criteria (within 20,000 feet of airport runways) within Federal Aviation Regulations (FAR) Part 77.
- f) Identify, preserve, and enhance, through inter-jurisdictional planning, goals, policies and development regulations that promote significant regional transportation linkages and multimodal connections to and from aviation facilities and employment centers.
- g) Encourage economic development opportunities and aviation related uses adjacent to airports and promote the efficient mobility of goods and services region-wide consistent with the economic development element and the regional transportation strategy.

Figure 5: Airport Influence Area



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Policy 2.11.8 Snohomish River Shoreline North of Pacific Avenue. While the City has focused much attention to the riverfront area located south of Pacific Avenue, the area north of Pacific Avenue up to the Interstate 5 bridge needs planning attention to address economic development, land use, and transportation challenges in the area. The area is comprised of parcels fragmented by the railroad and the Interstate 5, US 2 highway rights-of-way, and city streets. The area is zoned and designated for industrial use. Following the adoption of the 2015 10-year plan update, the City should conduct a planning study for this area to determine the economic potential for the area and if land use changes should be considered.

2.12 Shoreline Land Use Policies / Shoreline Public Access Plan.

Portions of the Shoreline Master Program were adopted as an element of the Comprehensive Plan. These policies are included behind the Shoreline Land Use tab at the end of this Land Use Element. The Shoreline Public Access Plan adopted in 2003 shall be used as a guide to determining the location and type of public access improvements that should developed through the shoreline permit process or other capital improvement planning programs.

2.13 Building Intensities Land Use Policies

The Growth Management Act requires that the Land Use Element address the intensity of development desired for different areas. Building intensity is commonly expressed in a variety of manners, such as building bulk, building height, lot coverage, floor area ratios, and open space ratios.

Policy 2.13.1 The permitted building intensities for the Everett Planning Area shall be allowed as currently specified by the Everett Zoning Code. The zoning standards shall be evaluated and periodically revised as necessary to implement the land use concepts desired for all portions of the Everett Planning Area.

Policy 2.13.2 Take city action or provide incentives for property owners to aggregate land to facilitate development in the urban center and other subareas planned for higher densities, including the Core Residential Areas, E-1 MUO and BMU zones. The City should adopt disincentives for development of small lots in these areas, since it is difficult to achieve well-designed, livable high density development on small lots.

2.14 Surface Drainage and Water Quality Policies

The Growth Management Act (GMA) requires that the Land Use Element include a description of the effects of the land use plan on flooding, surface drainage and water quality, and remedial actions required to prevent or alleviate problems. Frequently flooded areas are identified in GMA as critical areas, and are addressed in Section 2.15 of the Land Use Element.

Policy 2.14.1 Surface Drainage. Surface drainage is regulated by the Everett Surface and Storm Drainage Ordinance and the Stormwater Management Manual. In the north end of Everett, stormwater runoff is treated, along with the sanitary sewer system by the Everett Water Pollution Control Facility (sewage treatment plant). In the south end of Everett and in the unincorporated areas of the Everett Planning Area under the jurisdiction of Snohomish County, stormwater runoff is required to be treated by water quality facilities and detained by either on-site or regional storm detention systems before it is allowed to be released into the natural drainage system formed by streams and other drainage courses.

Everett developed Drainage Basins Plans in the 1980s and 1990s that address stormwater issues in individual drainage basins. In 2002, Snohomish County developed Drainage Needs Reports that address stormwater issues in urbanizing basins of Snohomish County, including Everett's Planning Area.

a) The City shall continue to work with neighboring jurisdictions to review drainage problems and update drainage ordinances and program capital improvements to provide adequate drainage for the land uses planned by the Land Use Element.

Policy 2.14.2 Water Quality. The City was issued its first National Pollutant Discharge Elimination System (NPDES) stormwater permit in 2007, and its second in 2013. This Federal Permit, administered by the Washington State Department of Ecology, acts as an umbrella program for implementation of water quality actions in the City. Regulations and programs established or amended by the City to comply with the permit include the Surface Water System Ordinance, Surface and Storm Drainage Ordinance, Stormwater Management Manual, Surface Water Comprehensive Plan, and the City's Design and Construction Standards and Specifications. Everett's current NPDES permit and regulations mandate a wide variety of Low Impact Development (LID) measures that were not required at the time of Everett's last major comprehensive plan update. LID is a term used to describe a stormwater management and land development strategy that emphasizes protection and use of on-site, natural stormwater management features (such as areas of permeable soils, depressions, or shallow vegetated swales), integrated with engineered, small-scale hydrologic controls (such as rain gardens, roof top dispersion, and porous pavements) to more closely mimic predevelopment hydrologic functions.

The stormwater runoff in the north end of Everett is treated by the Everett Water Pollution Control Facility (sewage treatment plant). Overflows from this combined system into the Snohomish River and Port Gardner Bay have been a problem in the past, and intense flooding of home and businesses during recent storm events have prompted the programming of major improvements in this system including replacement of deteriorated sewer lines, separation of portions of the system, and a stormwater storage facility to reduce this problem to an average of one event per year per outfall. In the south part of the Everett Planning Area, both the City and Snohomish County have prepared storm drainage and water quality plans and have identified both structural and nonstructural improvements that can be made to prevent further degradation of water quality.

The City is also participating in the Regional Stormwater Monitoring Program. This program, developed by stakeholders from municipalities, tribes, environmental organizations, federal and state organizations and the business community, allows municipalities to pay into a pool to implement regional monitoring for status and trends, pollutant source identification and effectiveness monitoring. Money is paid to Ecology, who then contracts projects with consultants and stakeholders who bid to do specific projects chosen by the combined stakeholder body known as the Stormwater Work Group. The contract and payment process is overseen by an additional stakeholder group known as the Pooled Resources Oversight Committee. Pooling resources for larger projects will result in better projects and much less cost than each municipality doing monitoring on their own.

a) Everett shall continue to monitor the quality of its surface waters and coordinate with neighboring jurisdictions to identify methods to improve the water quality of the waters draining into and out of the Everett Planning Area.

Policy 2.14.3 The Puget Sound Action Agenda serves as a roadmap for actions needed for the recovery of Puget Sound. Many of the actions recommended under the plan are included and implemented under the NPDES program referred to above. The City shall continue to work with the Puget Sound Partnership to implement programs and projects that contribute to the recovery of the Sound.

2.15 Critical Area Goals, Objectives and Policies

(Relocate all discussion text to an appendix and maintain the policies within the land use element)

Goals for Critical Areas Land Use Policies

Goal 2.15.1 To protect, sustain and improve Everett's critical areas () for the present and future generations.

Goal 2.15.2 To protect the public health, safety and welfare by regulating development of the geologic and soils formations in the city that pose potentially hazardous conditions, including all geologically hazardous areas.

Goal 2.15.3 To protect, improve, and maintain the quality of Everett's water resources.

Objectives for Critical Areas Land Use Policies

Objective 2.15.1 Require development to protect and preserve critical areas.

Objective 2.15.2 Promote a land use pattern that will protect the functions and values of critical areas, and prevent hazardous conditions.

Objective 2.15.3 Provide innovative development design that assures protection of critical areas and that also allows for reasonable use and development of properties.

Objective 2.15.4 Protect geologically hazardous areas, including steep slope and unstable soils areas from the impacts of development, and protect development from the hazards posed by steep slopes and unstable soils.

Objective 2.15.5 Ensure land development and construction practices that avoid or minimize disturbance to unstable soils and steep slopes.

Objective 2.15.6 Encourage development using low impact development practices.

Objective 2.15.7 Encourage construction and site planning practices that adequately address the physical limitations of topographical and geological features.

Objective 2.15.8 Insure prompt development, restoration and effective erosion control of property during and after land clearing through the use of phased development, replanting, and other appropriate engineering and construction management techniques.

Objective 2.15.9 Protect and improve surface and ground water quality.

Objective 2.15.10 Protect and enhance the natural functions of water resources such as streams, lakes, and wetlands, including water quality maintenance, fish and wildlife habitat, runoff and flood control, ground water recharge and discharge, sediment retention, pollution assimilation, and stream flow.

Objective 2.15.11 Include incentives for conservation and restoration of critical areas, including restoration of connections between critical areas, and restoration of degraded fish and wildlife habitat.

Objective 2.15.12 Ensure land development, construction, and site planning practices that protect and enhance the city's water resources.

Objective 2.15.13 Protect and enhance fish and wildlife habitat areas.

Objective 2.15.14 Reduce impacts of urban development on adjacent critical areas and their buffers, including impacts of noise and lighting.

Objective 2.15.15 Provide for public access in critical areas and buffers when these activities can be designed in a manner that results in no net loss of functions and values.

Objective 2.15.16 Provide public educational opportunities such as interpretive trails, signs, and other public information tools, when these activities are designed in a manner that will not compromise the functions and values of critical areas.

Objective 2.15.17 Inventory and designate the critical areas within the city and its designated urban growth areas. Map critical areas based on best available science.

Objective 2.15.18 Amend the zoning code and other development regulations as needed to properly regulate development in critical areas while still allowing reasonable use of properties.

Objective 2.15.19 Require that adverse impacts of land use activities on critical areas be identified, mitigated, and monitored as appropriate for all phases of development (e.g. design, construction, and management).

Objective 2.15.20 Include adaptive management tools where appropriate in both regulatory approaches and project specific land use actions to respond to new information and evolving science.

General Policies for Critical Areas Land Use Policies

Policy 2.15.1 Critical area maps adopted by the City provide general information regarding the location and classification of specific critical areas. Require that site specific review be

completed and that critical areas be classified and delineated in conjunction with any development proposal on or adjacent to any critical area.

Policies for Earth Resources

Policy 2.15.2 Geologically Hazardous Areas.

Because there are areas in Everett which are susceptible to landslide, seismic and erosion hazards, the City should:

- a) Use best available science to identify and generally map geologically hazardous areas, and consider best available science in the development of policies and regulations applicable to these areas.
- b) Require geotechnical analysis for land use activities (development proposals) within or adjacent to such areas to determine the extent of hazard, identify potential impacts of the proposal, and identify necessary mitigation measures to eliminate significant hazards.
- c) Prohibit or strictly limit development in areas in which significant hazard cannot be avoided.
- d) Adopt building codes, construction standards, zoning requirements, inspection, monitoring and enforcement procedures that assure protection of life, property and critical areas.
- e) Establish seasonal limitations on land use activities, including clearing and grading, adjacent to critical areas as necessary to protect those areas.

Policy 2.15.3 Steep Slopes. Because the potential for landslides, erosion and drainage impacts increases when development occurs on or adjacent to steep slopes, the City shall adopt regulations for development of steep slopes which lessen the risk and prevent the occurrence of such problems.

Policy 2.15.4 Erosion. Because erosion can result from clearing and development activities on any site, regardless of slope or soil type, the City should require careful and effective erosion control measures during and after construction. Best Management Practices (BMP's) to control erosion should be required. Development shall not be permitted on high or severe erosion hazard areas when such development would significantly increase the risk of slope failure.

Policy 2.15.5 Vegetation. Because vegetation helps to stabilize soil and control erosion, and the removal of vegetation can have a significant effect on the stability of slopes, the City shall prohibit or restrict clearing of vegetation in areas that are susceptible to landslide and erosion and encourage the revegetation of cleared areas.

Policy 2.15.6 Ravines. Because many of the ravine areas in Everett are difficult to access and hazardous for building, they remain undeveloped. These ravines areas are a complex combination of steep slopes, geologically hazardous formations, stream systems, springs, and forests that provide valuable habitat for fish and wildlife, open space, and aesthetic benefits. The City should protect these ravine areas for each of the important functions they provide.

Policy 2.15.7 Habitat areas. Because the ravine and steep slope areas provide valuable habitat for wildlife, the City should preserve these habitat areas. These areas also provide wildlife corridors and may provide connections with other critical areas with important habitat functions such as streams, shorelines, wetlands and forest areas. The City should map and protect existing open space and wildlife corridors and provide incentives to, where feasible, restore and/or improve connections within and between corridors which could result in substantial improvement in habitat function.

Policy 2.15.8 Clearing. Because land modification that is commenced without any specific development proposal in mind can result in greater modification than necessary for development purposes, unnecessarily impact and alter critical areas and their buffers, expose areas to erosion over a greater period of time, and reduce habitat areas, the City should allow clearing, grading and land alteration on sites containing or abutting critical areas only for approved development proposals. The City should establish seasonal limitations to clearing on or adjacent to critical areas as necessary to protect and maintain critical area functions and values. Cleared and/or graded areas should be stabilized and revegetated as soon after construction as practicable, and on slopes, immediately after construction.

Policies for Water Resource Critical Areas

Policy 2.15.9 Preservation. Because alteration of natural water resource critical areas can result in environmental degradation, increased costs to the public, flooding, erosion, sedimentation, and damage to water quality, fish and wildlife habitat, Everett's natural water resource critical areas should be protected, maintained and enhanced.

Policy 2.15.10 The City should encourage participation in landscape level planning efforts, such as the Snohomish Estuary Wetland Integration Plan (SEWIP) and Salmon Overlay, and subarea planning to manage aquatic resource critical areas at a watershed or subarea planning level when such efforts will provide better overall preservation or protection of aquatic resources within the watershed, basin, or subarea.

Policy 2.15.11 The City should continue to participate in regional watershed planning efforts directed toward the protection and preservation of endangered species under the federal Endangered Species Act, and the ESA's goal of delisting endangered species.

Policy 2.15.12 The City should provide for innovative land use development tools which concentrate development on the areas of a site away from critical areas and their buffers to maintain and preserve existing critical areas.

Policy 2.15.13 Protective Requirements. Because land use and development activities can create adverse impacts upon the quality of streams, lakes, wetlands and ground water aquifers, the City should adopt land use and development regulations that establish adequate protections to water resource critical areas.

Policy 2.15.14 Because some types of ongoing activities, including normal and routine maintenance activities could adversely affect water quality and fish habitat, the City should adopt practices to control adverse effects. Land use and development regulations should include:

- a) clearing, grading and filling restrictions in areas where such activities will impact water resources and associated habitat areas.
- b) stormwater runoff controls that will prevent erosion, sedimentation and the discharge of pollutants into the natural drainage system.
- c) preservation and enhancement of vegetation as a means of protecting both water quality and wildlife habitat.
- d) construction management practices that reduce the potential for erosion and water quality impact both during and after land development and construction.

Policy 2.15.15 Encourage low impact development methods where appropriate, such as clustering to retain native vegetation, use of permeable pavement, soil amendment, green roofs, green streets, and other methods.

Policy 2.15.16 Buffers. Because the buffers adjoining wetlands and streams perform many valuable functions, including soil stabilization and erosion control, filtering of sediments and toxic chemicals, moderating storm runoff impacts, moderating water temperatures, protecting and providing fish and wildlife habitat and food sources, and providing a barrier to encroachment and destruction, the City should require sufficient buffer width and functions to achieve no net loss of critical area functions and values.

Policy 2.15.17 Emphasize the protection of those buffer functions of greatest importance within the Urban Growth Area.

Policy 2.15.18 Maintain a conservative approach which provides stringent buffer requirements for all streams that exhibit salmonid use.

Policy 2.15.19 Protect riparian areas and buffers that have significant connections between other critical areas and/or large blocks of open space.

Policy 2.15.20 Provide for buffers with non-linear edges that will increase wildlife functions when proposed development is adjacent to large blocks of existing open space or critical areas with a high function for wildlife.

Policy 2.15.21 Recognize that buffers essential to provide wildlife habitat for large mammals do not currently exist except in the Snohomish River estuary, and are not feasible in Everett's urban environment. Provide adequate buffers for species that can adapt to the urban environment.

Policy 2.15.22 Compensation/Mitigation. Because streams and wetlands in Everett provide numerous beneficial functions and it is difficult to recreate these functions and values, the City should encourage the retention of streams and wetlands and their buffers in a natural state. Avoidance of adverse impacts is the best way to maintain existing critical area functions. When avoidance is not feasible, and streams or wetlands are permitted to be relocated or altered, the impacts caused by relocation or alteration should be compensated for by replacing the valuable

functions each provides. The City shall maintain a policy and regulatory approach that mandates an overall no net loss in functions, values, or area for aquatic resource critical areas. The City's regulations should use the State definition of mitigation including a mitigation sequencing approach: avoid, minimize, rectify, reduce over time, and compensate for unavoidable impacts. The City should continue a policy approach which provides the highest level of protection for the aquatic resource critical areas which have the highest functions and values.

Policy 2.15.23 Provide for wetland mitigation banking and support efforts to establish mitigation banks that would result in an overall improvement of aquatic or wetland functions and values within a watershed.

Policy 2.15.24 Restoration and Enhancement. Because urban development has degraded the natural condition of many of the wetlands and stream systems in Everett and because new land developments or redevelopment may provide an opportunity for restoration and enhancement of certain wetlands and stream segments, the City should allow wetland or stream alteration when alteration results in restoration or enhancement of functions and values of altered or degraded wetlands and streams. The City should provide opportunities for restoration through watershed, basin, or subbasin mitigation strategies.

Policy 2.15.25 Public Facilities. Because it is not always possible to avoid impacting water resources with certain vital public service facilities, encroachment into water resource areas for public facilities such as public streets, utilities, and public safety services should be avoided except when no feasible alternative exists, and such encroachment should be accomplished in a manner that assures the maximum possible protection of the natural system, and assures the safety of persons and properties.

Policies for Fish and Wildlife Conservation Areas

Policy 2.15.26 Protect and restore proposed, threatened, or endangered species and their habitat. Require preparation of biological assessments to assess potential impacts of development on listed species, and require preparation of habitat management plans when development proposals would result in impacts to fish and wildlife habitat conservation areas. See Planning Director Interpretations No. 2000-2 and 2011-1 for development in and adjacent to marine waters, the Snohomish River, streams, lakes, floodways, and special flood hazard areas.

Policy 2.15.27 Prohibit creating new fish passage barriers and provide incentives to remove existing artificial barriers where feasible.

Policy 2.15.28 Consider creating a system of fish and wildlife habitat with connections between larger habitat blocks and open spaces. This system should be mapped and designated as Fish and Wildlife Conservation Area.

Policy 2.15.29 Protect riparian areas and riparian ecosystems to help reduce water temperatures by increasing shading, improving soil stability, and increasing terrestrial insect production for fish resources.

Policy 2.15.30 Maintain existing continuous high quality riparian areas and buffers which provide continuity of riparian areas and reestablish linkages where feasible to minimize habitat fragmentation, especially along existing linkages and patches of native riparian habitat.

Policy 2.15.31 Provide incentives for restoring riparian areas along streams in areas that lack vegetation or are dominated by invasive species to increase the diversity and complexity of native vegetative cover (a mix of native evergreen and deciduous trees, understory shrubs, groundcover).

Policy 2.15.32 Implement programs to control nonnative invasive plants and noxious weeds through critical area regulations, education and outreach, and other tools.

Policy 2.15.33 Provide incentives for opening piped stream segments during redevelopment where scientific analysis demonstrates that substantial habitat function can be restored.

Flood Hazard Area Policies

Policy 2.15.34 Use the most current FEMA flood hazard modeling and maps as a basis for the City’s flood control regulations.

Policy 2.15.35 Prohibit the construction of new permanent structures in the floodway that unduly affect the capacity of the floodway.

Policy 2.15.36 Support continued dredging of the settling basin in the Snohomish River to remove accumulated sediment.

Policy 2.15.37 Provide for breaching of dikes where flood hazards will not result, and when appropriate and feasible for habitat restoration projects.

Policy 2.15.38 Encourage preservation of native vegetation in areas adjacent to the Snohomish River and provide incentives to reestablish vegetated areas in conjunction with redevelopment adjacent to these areas where feasible.

Policy 2.15.39 Require land use actions in flood hazard areas to comply with the provisions of the City’s Critical Areas Regulations and Shoreline Master Program, when applicable. The City shall continue to use and update Sections 30 and 37 of the zoning code and the South Everett Drainage Basin Plans to control flooding problems.

2.16 Air Quality and Other Environmental Issues Policies

Air Quality. All new development will impact air quality and public health to some extent. However, the Comprehensive Plan direction that guides growth to urban and industrial centers featuring mixed land uses and higher densities, along with the multi-modal transportation focus will result in reduced automobile trips and resultant air pollution over that which would otherwise occur. Additional measures can be taken to further reduce the impacts on air quality.

Goal 2.16.1 To ensure that air quality meets or exceeds established state and federal standards.

Policy 2.16.1 Support standards and regulations that protect public health, improve air quality, improve visibility and address climate change.

Policy 2.16.2 Continue to advocate for expansion of light rail to Everett as soon as possible.

Policy 2.16.3 Support the use of low or zero emission vehicles, vessels, equipment and fuels through actions such as City acquisitions and support of electric charging station infrastructure.

Policy 2.16.4 Encourage site and building designs, technology and practices that reduce or eliminate harmful emissions.

Policy 2.16.5 Because mixed use developments have the potential to expose concentrations of people to odors and harmful pollutants, site and building design should consider and mitigate these impacts, such as through thoughtful location of loading docks and vents.

Policy 2.16.6 Consider incentives to promote car sharing by businesses and residents.

Policy 2.16.7 Encourage installation of natural gas or propane fireplaces and stoves in new development, rather than wood-burning fireplaces / stoves.

Policy 2.16.8 Encourage an increase in the size and health of the City’s tree canopy through regulations and programs such as the Green Everett Partnership.

Policy 2.16.9 Reduce the amount of air-borne particulates through the street-sweeping program, dust abatement on construction sites, education to reduce burning of solid and yard waste, and other methods that address particulate sources.

Brownfields.

Policy 2.16.10 Promote the clean-up and redevelopment of polluted “brownfields,” particularly in the urban center, to encourage infill and promote economic activity.

2.17 Annexation Policies

The Countywide Planning Policies encourage annexation of unincorporated urban areas into cities with the following policy:

JP-6 The County and cities shall develop comprehensive plan policies and development regulations that provide for the orderly transition of unincorporated Urban Growth Areas (UGAs) to incorporated areas in UGAs. Mutual agreements may be utilized to address governance issues and expedite the transition.

Annexation Goal

Goal 2.17.1 To provide for the orderly transition of the unincorporated Municipal Urban Growth Area through annexation to the City.

Annexation Objectives

Objective 2.17.1 Define potential areas to be annexed into the City of Everett and develop agreements with affected jurisdictions and districts that provide for annexation and delivery of municipal public services to annexation areas.

Annexation Policies

Policy 2.17.1 Plan cooperatively with other government agencies and service providers to determine how to provide high quality municipal services and adequate public facilities and infrastructure to support the land use activities designated by the Land Use Element, in a cost effective manner.

Policy 2.17.2 Establish annexation areas in which other neighboring cities have no interest in providing services, and develop annexation agreements with neighboring cities and Snohomish County as needed to make the transition from unincorporated to incorporated City.

Policy 2.17.3 Do not accept annexation proposals until the City is prepared to provide acceptable levels of public services to the annexation area. Funding of certain public facilities and services by property owners and residents of the annexation area may be a requirement of annexation.

Policy 2.17.4 Develop a fiscal impact model which analyzes the costs of providing services and the revenues to be realized from proposed annexations. Such a model should identify the impact upon the City, Snohomish County, and the other providers of public services within the annexation area.

Policy 2.17.5 Consider developing agreements with neighboring cities, Snohomish County and other service providers concerning the sharing of the costs and revenues associated with providing services to all portions of the Everett Planning Area.

Policy 2.17.6 Develop public service agreements with service providers, when possible, concerning the delivery of services to a proposed annexation area before submitting the annexation proposal to the Boundary Review Board.

Policy 2.17.7 Annexation boundaries should be based upon logical service areas, should attempt to eliminate existing irregular boundaries to the extent possible, and should meet the objectives of the Boundary Review Board stated in RCW 36.93.180.

2.18 Property Rights and Permit Processing

The GMA includes goals (#6 and #7) related to protection of private property rights, and the fair and timely processing of permit applications. The following policies are established in accordance with these goals.

Policy 2.18.1 Private Property Rights. The City, in applying policies of the Land Use Element, shall not take private property for public use without making just compensation. In applying the policies of the Land Use Element, the City shall protect the rights of private property owners from arbitrary and discriminatory actions.

Policy 2.18.2 Processing of Permits. The City shall continue to process land use and building permit applications in a fair and timely manner. The City shall periodically evaluate its permit processing practices to ensure efficient and timely processing of permit applications.

2.19 Parking and Related Transportation Land Use Policies

Policy 2.19.1 Encourage complementary land uses that can share parking.

Policy 2.19.2 Implement parking management strategies that reduce the amount of land used for parking and consider reducing parking standards for businesses that implement such strategies.

Policy 2.19.3 Consider adopting maximum parking standards and reducing minimum requirements where appropriate.

Policy 2.19.4 Amend the zoning code to require bicycle parking. Offer off-street parking reductions based on traffic engineering analysis for sites that provide bicycle lockers, indoor bike rooms, and indoor changing and shower facilities to encourage employees to commute by bicycle.

Policy 2.19.5 As large properties redevelop, seek ways to provide bicycle and pedestrian connections to adjacent neighborhoods.

V. LAND USE MAP

A. Map

The Land Use Map of the Land Use Element is the official map designating the desired land use pattern for the Everett of the future. The map graphically represents the Land Use Element policies as they are carried out in a preferred land use pattern throughout the Everett Planning Area. For example, many the goals of the Housing Element or Economic Development Element will be implemented by the type of land use designation given to an area by the Land Use Map. The goals of the Transportation Element will be better achieved when appropriate land use designations are given to specific areas. The funding of public facilities called for by the Capital Facilities Element can be more economically realized by proper land use designations. The map is only to be used in conjunction with the written policies of the comprehensive plan, as the policies indicate how the community wishes to implement its vision for the city, its goals and objectives for land use and the other related elements of the plan.

When property has a Comprehensive Plan Map designation of 2.1 Schools/Churches, 2.2 College/University, 2.3 Cemetery, 2.4 Hospital and 2.8 Public/Quasi Public Facilities and there is a request to rezone a property, the process to be used shall be a Planning Commission/City Council review as a part of the annual Comprehensive Plan Update (Review Process VA).

In situations where a proposed use is allowed under the existing zoning, it shall be processed under the established permit process, and the Comprehensive Plan map designation should be

subsequently revised to reflect the zone as a part of a subsequent annual Comprehensive Plan Update, as a docket item, if needed.

B. Legal Effect

Under the State Growth Management Act, all zoning actions and development regulations must be consistent with the community's adopted comprehensive plan. This requirement gives greater legal weight to the map and text of the comprehensive plan. Therefore, it is imperative that the Land Use Map be sufficiently detailed to enable the public to understand what the designations on the Land Use Map imply for the future zoning and, what land uses will be allowed in various locations.

C. Guide to Decision Making

The Land Use Map will serve as a guide for elected officials as they make decisions about the need for, and the locations of, public services, utility systems, transportation routes, and other capital facilities. The Map will also be consulted by private citizens, developers, and others interested in the city's future as they make decisions about where to live, work, invest, and conduct business.

The Land Use Map and its accompanying policies also play a key role in land development and zoning decisions made by elected and appointed officials. Since all zoning decisions must by law be consistent with the comprehensive plan, land development proposals inconsistent with the Land Use Map and policies will not be approved.

When property has a Comprehensive Plan Map designation of 2.1 Schools/Churches, 2.2 College/University, 2.3 Cemetery, 2.4 Hospital and 2.8 Public/Quasi Public Facilities and there is a request to rezone a property, the process to be used shall be a Planning Commission / City Council review as a part of the annual Comprehensive Plan Update (Review Process VA).

In situations where a proposed use is allowed under the existing zoning, it shall be processed under the established permit process, and the Comprehensive Plan map designation should be subsequently revised to reflect the zone as a part of a subsequent annual Comprehensive Plan Update, as a docket item, if needed.

D. Land Use Designations - Locational Criteria

The land use categories described herein have been designated on the Land Use Map. The following criteria have been used in applying the various land use designations on the Land Use Map. These criteria shall be used in evaluating future changes to land use designations, in concert with the criteria contained in Section R.3 for Amending the Land Use Map, and the land use policies contained in Section O.

1. Single Family Detached Residential. ("1.1," "1.2," and "1.3" on the Land Use Map.) This designation is applied to areas presently developed with predominantly single-family detached dwellings that the City intends to preserve

as primarily single family neighborhoods. Other dwelling types will be allowed under certain circumstances, such as duplexes, single family attached, or rearyard infill dwellings.

2. Single Family Attached and Low Density Multiple Family Residential. ("1.4" and "1.5" on the Land Use Map.) This designation is applied to areas that have historically been zoned for single family detached housing, but are located along arterial streets and transit corridors. The intent of this designation is to provide a transition from the higher traffic volumes of arterial streets to the quieter residential setting of adjacent single-family detached neighborhoods; and to provide housing densities supportive of public transit along transit routes. This designation can also be used as a transition between existing commercial areas and adjoining, lower density single-family neighborhoods.

3. Medium Density Multiple Family Residential. ("1.6" on the Land Use Map.) This designation is applied in various locations throughout the Everett Planning Area that have at least 3 of the following characteristics:

- a) Located near public transit facilities or along transit corridors;
- b) Located near employment areas;
- c) Located near commercial services or community facilities such as parks, community centers or schools;
- d) Creates a transition from higher intensity uses, such as commercial or industrial development to lower intensity residential neighborhoods;
- e) Are not disruptive of existing single-family neighborhoods;
- f) Are already developed with a significant amount of multiple family housing;
- g) Are adjacent to permanent open space.

4. High Density Multiple Family Residential. ("1.7" and "1.8" on the Land Use Map.) This designation is applied to residentially zoned areas surrounding the Central Business District, near transit stations and transit corridors.

5. Parks/Public Open Space. (2.0 on the Land Use Map.) This designation has been applied to existing parks, golf courses, and publicly owned open space areas. See Open Space Policies.

6. Schools/Churches. (2.1 on the Land Use Map.) This designation has been applied to existing schools and churches. See Policies for "Hard to Site Facilities."

7. Colleges/Universities. (2.2 on the Land Use Map.) This designation has been applied to existing college campuses. See Policies for "Hard to Site Facilities."

8. Cemeteries. (2.3 on the Land Use Map.) This designation has been applied to existing cemeteries. See Open Space Policies.

9. Hospital. (2.4 on the Land Use Map.) This designation is applied to lands that are suited for hospitals and closely related medical activities. See Hospital Land Use Policies.

10. Clinic and Medical Related Activities, Multiple Family. (2.5, 2.6 and 2.7 on the Land Use Map.) This designation is applied to a limited amount of Multiple Family zoned lands south of the Central Business District in which a concentration of clinic and medical related uses have been established.

11. Public/Quasi-Public Facilities. (2.8 on the Land Use Map.) This designation has been applied to existing government owned facilities and to various nonprofit social service facilities. See Policies for "Hard to Site Facilities."

12. Central Business District. (3.1 on the Land Use Map.) This designation is applied to Everett's Central Business District and surrounding commercially zoned areas that provide for a wide variety of commercial, residential, public, office, governmental, service, and medical activities.

13. Neighborhood Business. (4.1 on the Land Use Map.) This designation is applied to existing and potential small districts within residential neighborhoods that provide for the everyday retail convenience or service needs of the immediately surrounding neighborhoods.

14. Community Business. (4.2 on Land Use Map.) This designation is applied to areas that have historically been zoned for community business activities. Except as provided in the land use policies and permitted by zoning regulations, commercial activities typically found in areas designated community business should not be allowed to encroach into residential areas.

15. Office. (4.3 on the Land Use Map.) This designation is applied along arterial streets that are not appropriate for retail commercial uses as a buffer between the arterial traffic noise and adjoining residential areas.

16. Mixed Use Commercial-Multiple Family. (4.4 on the Land Use Map.) This designation is applied to arterial corridors that have traditionally have been commercial strip areas, but that are now intended to be redeveloped over time as major transit corridors with a mix of commercial uses and multiple family housing.

17. Waterfront Commercial. (4.5 on the Land Use Map.) This designation is applied to limited portions of the Everett shoreline that have a unique shoreline character and that provide for increased public access to and enjoyment of the shoreline, or that provide for uses that are supportive of other water dependent and water related uses.

18. Heavy Industry. (5.1 on the Land Use Map.) This designation is applied to areas presently zoned or suited for heavy manufacturing and industrial activities.

19. Maritime Services. (5.2 on the Land Use Map.) This designation is applied to shoreline areas presently used or suited for water dependent and water related industrial, commercial and

service activities, including portions of property owned by the Port of Everett, and other waterfront properties with access to water-borne methods of transportation.

20. Light Industry. (5.3 on the Land Use Map.) This designation is applied to areas presently suited for light industrial activity near the Central Business District, Paine Field, and in southwest Everett.

21. Office and Industrial Park. (5.4 on the Land Use Map.) This designation is applied to areas suited for large parcel, campus style office and/or industrial development.

22. Agricultural. (6.1 on the Land Use Map.) This designation has been applied to all land within the Snohomish River floodplain or flood fringe that is presently zoned for agricultural uses, except for the properties west of Lowell-Larimer Road.

23. Aquatic. (7.1 on the Land Use Map.) This designation has been applied to all aquatic areas below the ordinary high water mark for the Snohomish River, Port Gardner Bay, and all lakes within Everett’s Urban Growth Boundary, as well as the lands underlying those waters. Exceptions include the aquatic areas within the Urban Deep Water Port and Urban Maritime shoreline environments.

E. Residential Densities

The land use designations of the Land Use Map include a density range for the residential land use designations expressed in “dwellings per gross acre.” The density ranges provided are meant to indicate the number of dwellings that could be developed for an area, given optimum conditions for construction of the improvements necessary to support residential development. The density ranges expressed are not intended to guarantee that a property owner can build at the maximum, or even the minimum density indicated on the map.

Numerous factors influence how densely a given property can be developed. However, the density ranges expressed on the Land Use Map provide a guide to the establishment of development regulations that will be used to determine how property is developed, especially the development standards for density or lot size contained in the Zoning Code. In order to realize the higher end of the density range of the Land Use Map, a property owner must choose housing types, development styles, and construction methods that enable one to achieve the higher density.

For example, to realize the upper end of the density range for the 1.2 “Single Family Detached, 5 to 10 Dwellings per Gross Acre” designation, one must develop duplexes in the R-2 zone at the highest density possible (a duplex on a lot containing 7,500 square feet exceeds a density of 10 dwellings per acre), or single family detached dwellings with an accessory dwelling unit in the R-1 Zone. Single-family detached dwellings without the accessory dwelling unit will allow a property owner to realize the lower end of the density range, but not the top end. In multiple family land use designations, it may be necessary to place off-street parking below grade to realize the higher end of the density range.

The R-1 Zone is intended to allow development densities within the lower end of the 1.2 “Single Family Detached, 5 to 10 Dwellings per Gross Acre” land use designation. The R-2 Zone is intended to allow development densities within the higher end of the 1.2 “Single Family Detached, 5 to 10 Dwellings per Gross Acre land use designation.

Additionally, environmental factors such as steep slopes or wetlands, and lack of sanitary sewer facilities may limit the development potential and developable density of a property. In such situations, it may be difficult to achieve the minimum density provided by the Land Use Map. However, on a property that has no development constraints, the development standards of the Zoning Code should enable a property owner to realize a development yield within the range expressed on the Land Use Map.

VI. IMPLEMENTATION PROGRAMS

The effectiveness of any comprehensive planning effort can be measured by the degree to which its goals are realized and its policies are implemented. Implementation requires a commitment of both public and private investment. The private sector finances and implements most of the development that occurs in the city. However, as private investment in development projects occurs, a public investment must be made in order to provide such developments with utility systems, streets, police and fire protection, and other services. Decisions on the specific location and timing of a development project are traditionally initiated by the private sector and will continue to be. Through necessity, the City must be involved with the coordination between private development and public facilities and services.

Adoption of a land use plan is the first step in a series of commitments that the City must make to achieve the vision and goals of the community. Adopting the plan commits the City to future actions such as spending public dollars on capital facilities and public services, and revising codes and regulations. In adopting the comprehensive plan, the City acknowledges that future growth in the community will require increased public services and capital expenditures. Land use regulations must be periodically evaluated and revised.

The policies of the Land Use Element can be implemented through a variety of methods. Below are listed a number of tools the City can use to further the goals and objectives of the Land Use Element.

A. Zoning Map

The City intends to revise its zoning map concurrent with or following the adoption of the comprehensive plan update. While the Growth Management Act requires that development regulations be revised to implement the land use policies of the comprehensive plan, the City proposes to first adopt a zoning map consistent with the Land Use Map, and then revise the zoning standards that go along with the use zones of the zoning map or revised policies of the land use element. The following tables indicate which use zones under the current structure of the Everett Zoning Code would probably be applied to implement the individual land use designations of the Land Use Map. Some of the use zones and symbols listed on the next two pages could be revised when the zoning code standards are updated.

Table 9: Comprehensive Plan / Zoning / SMP Equivalency Table

LAND USE DESIGNATION	EQUIVALENT ZONING	SHORELINE ENVIRONMENT DESIGNATION
		Urban Conservancy and Urban Conservancy – Recreation designations can be in any land use designation and zone
<u>Residential</u>		
1.1 Single Family Detached, 3-5 dwellings per gross acre	R-S, A-1**	Shoreline Residential
1.2 Single Family Detached, 5-10 dwellings per gross acre	R-1 or R-2	Shoreline Residential
1.3 Single Family Detached, 10-12 dwellings per gross acre	R-1(A) or R-2	N/A
1.4 Single Family Attached, 12-15 dwellings per gross acre	R-2(A)	N/A
1.5 Multiple Family, 15-20 dwellings per gross acre	R-3(L)	Shoreline Residential
1.6 Multiple Family, 20-29 dwellings per gross acre	R-3	Shoreline Residential Urban Multi-Use
1.7 Multiple Family, 30-50 dwellings per gross acre	R-4	N/A
1.8 Multiple Family, 50+ dwellings per gross acre	R-5	N/A
<u>Institutional</u>		
2.0 Parks / Public Open Space	P Zone OS Zone	All except Municipal Water Quality, Municipal Watershed
2.1 Schools / Churches	Existing zoning	*Urban Mixed Use Industrial Urban Multi-Use Urban Industrial
2.2 College / University	Institutional Overlay zone or existing zoning	*Urban Mixed Use Industrial Urban Multi-Use Urban Industrial
2.3 Cemetery	Existing zoning	N/A
2.4 Hospital	Institutional Overlay zone or existing zoning	N/A
2.5 Clinic / Office	C-O Overlay zone	N/A
2.6 Professional Office	O Overlay zone	N/A
2.7 Clinic / Medical	C Overlay zone	N/A
2.8 Public/Quasi Public Facility	Existing zoning	Municipal Water Quality
<u>City Core</u>		
3.1 Central Business District	R-5, B-3, C-1, B-2, C-2, C-2ES, BMU	N/A
<u>Commercial</u>		
4.1 Neighborhood Business	B-1	N/A
4.2 Community Business	B-2, C-1	N/A

LAND USE DESIGNATION	EQUIVALENT ZONING	SHORELINE ENVIRONMENT DESIGNATION
4.3 Office	B-2(B)	N/A

LAND USE DESIGNATION	EQUIVALENT ZONING	SHORELINE ENVIRONMENT DESIGNATION
<u>Commercial (cont.)</u>		
4.4 Mixed Use Commercial – Multiple Family	C-1, B-2, E-1, E-1MUO	Urban Multi-Use
4.5 Waterfront Commercial	W-C, M-S,	Urban Maritime Urban Multi-Use
<u>Industrial</u>		
5.1 Heavy Industrial	M-2	Urban Deep Water Port, Urban Industrial, Urban Mixed-Use Industrial
5.2 Maritime Services	M-S, C-2	Urban Maritime Urban Industrial, Urban Mixed-Use Industrial
5.3 Light Industry	C-2, M-M, C-2 ES	Urban Industrial
5.4 Office and Industrial Park	M-1	N/A
<u>Agricultural</u>		
6.1 Agricultural	A-1	Urban Conservancy-Recreation
<u>Aquatic</u>		
7.1 Aquatic	AQ	Aquatic Aquatic Conservancy
8.1 Watershed Resource Management	WRM	Municipal Watershed

*These uses are not listed as permitted in the SMP in any environment, but could be permitted through a Conditional Use Permit.

**The A-1 zone implementing 1.1 Land Use designation shall only be applied to the A-1 zoned area west of Lowell-Larimer Road.

B. Zoning Code Text

Some of the policies contained in the Land Use Element will require revisions to the zoning code if the city is to realize the desired future land use pattern for the city. The Official Zoning Map is part of the zoning code and will be amended to bring the zoning classifications into consistency with the land use designations of the Land Use Map. As policies are amended or added to the Land Use Element text, or revisions made to the Land Use Map, the zoning code should be amended as needed to promote the desired land use pattern. Zoning code standards should also be reevaluated from time to time and adjusted if the City finds it necessary to be more assertive or proactive in realizing its land use goals. Policies of the Housing Element or

Urban Design/Historic Preservation Element may require the revision of zoning code standards to promote other objectives of the plan. Each potential code revision must be carefully evaluated to ensure that the change suggested for implementing the policies of one element do not conflict with the objectives of another element. If conflicts cannot be avoided, the Planning Commission and City Council must decide which policies have the higher priority, or if amending policies is necessary to eliminate the conflict.

Zoning code standards and map revisions are one method for the City to implement the recommendations of the Land Use Element. There are a variety of potential zoning code revisions that should be considered. Potential zoning code revisions include:

- revision of development standards
- revision of permitted uses within zones
- requirements for mixed uses in commercial developments
- design incentives in return for higher housing densities
- mandatory design review for a certain type or size of development
- amortization provisions for nonconforming uses or signs
- transfer of development rights
- rezoning, interim zoning, interim development regulations, master plans, overlay zones
- minimum densities as well as maximum densities
- maximum lot sizes as well as minimum lot sizes
- consolidation of existing zones or creation of new zones
- revision to review processes

C. Subdivision Code

The subdivision code contains standards that regulate the division of land within the city. Like the zoning code, it should be evaluated regularly to keep it consistent with the policies of the Land Use Element. Potential changes include revision to lot area and lot width standards, street standards, and off-street parking requirements.

D. SEPA Ordinance

The State Environmental Policy Act (SEPA) and the City's SEPA ordinance require that development proposals over a minimum threshold size be evaluated for potential adverse impacts to the environment. Mitigation measures, or conditions of approval may be placed upon specific developments so long as the level of mitigation required does not exceed the level of impact created by the project and the conditions of mitigation are based upon an adopted policy or ordinance of the City. The SEPA process can be extremely useful in implementing the goals and policies of the Land Use Element as well as other elements of the comprehensive plan.

In certain instances, revisions to the zoning or subdivision codes will not adequately implement the goals of and policies of the comprehensive plan. The City must use a systematic, consistent method to determine how the cumulative environmental impacts of development proposals are going to be mitigated through SEPA, or another mitigation process, so it does not miss opportunities to implement the comprehensive plan.

Additionally, the SEPA ordinance itself contains many policies that are used to evaluate and approve development proposals. This ordinance and its policies should be reviewed periodically to maintain consistency with the comprehensive plan.

It may also be desirable, when revisions are made to the City's various development regulations, to raise the threshold of projects that are now subject to environmental review. This would reduce the permit processing time for exempted projects and the administrative workload for the City.

The City used the “Planned Action” provisions of SEPA to complete upfront SEPA review for two areas of the City: Southwest Everett and the downtown. The Planned Action analysis includes preparation of a Subarea Plan and an Environmental Impact Statement to address the impacts of development in the Subarea. Mitigation measures for development are adopted as part of the process. This provides property owners, residents and developers with certainty regarding development requirements and expedites project review. Only projects that are outside the scope of the environmental analysis are required to complete additional SEPA review.

E. Other Land Use and Development Regulations

The following programs, ordinances and development regulations of the City can affect the manner in which the Land Use Element, as well as other elements of the comprehensive plan, are implemented.

1. Shoreline Master Program

The State Shoreline Management Act requires a Shoreline Master Program (SMP) for significant shorelines of the State. Everett has many areas that are subject to the SMP. The SMP contains detailed shoreline use policies and regulations. Development along shoreline areas requires approval of a shoreline permit, which is subject to the SMP policies and regulations. The SMP supplements the concepts of the Land Use Element for shoreline areas with specific policies and standards pertinent to the limited and unique shoreline environments. These policies and standards are used in concert with the comprehensive plan policies and other development regulations of the City to evaluate development proposals.

2. Grading, Surface Water System, and Surface and Storm Drainage Ordinances

The grading, surface water system, and surface and storm drainage ordinances are used to implement the environmental and land use objectives of the City. As land use policies or environmental standards are revised, these ordinances should also be evaluated for consistency.

3. Building and Fire Codes and Regulations

While building and fire codes for the city are derived primarily from national codes and State requirements aimed at the protection of life and property, they should be reviewed periodically to determine how they might be revised to assure compatibility with the comprehensive plan and effectively be used to implement its land use goals.

4. Zoning Compliance, Minimum Maintenance and Nuisance Abatement Enforcement

Enforcement of zoning regulations, minimum property maintenance regulations and nuisance abatement ordinances are a necessary component of any land use policy and administration program. Without the effective enforcement of property development and maintenance standards, the intent of land use policies and related programs can be seriously undermined. The City must commit itself to enforcement of the land use related policies and regulations it adopts to protect the value, character and livability of the physical environments addressed by the Land Use Element.

F. Capital Improvements Planning

Capital improvements programs are plans that identify various expenditure needs for a permanent facility or physical improvement, such as a street, library or fire station, and identify sources of funding needed to build these improvements. The number, type, size and timing of such facilities are based upon a defined level-of-service that the City wishes to provide and maintain. Land use designations are applied to an area based upon the ability of the City to pay for the facilities and services needed to maintain the desired level-of-service. If the City designates a particular area for a type of land use without having necessary community facilities built or planned, it will create a deficit in the service level or require a premature commitment of resources to make up the deficit.

Capital Improvements are the one area of implementation where the City, rather than the private sector, constructs physical improvements. Unlike other implementation programs, which are geared more toward the regulatory side of government and react to development proposals, the capital improvements constructed by the City can stimulate privately initiated development by providing infrastructure improvements necessary to support growth. The City's Capital Facilities Plan identifies specific projects to be built, owned and operated by the public sector.

The timing and extent of development can be related to a specific service level that, in effect, will not allow development to occur at the designated intensity until necessary physical improvements are in place. The planning and scheduling of capital improvements can play a decisive role in the development of a community. Growth can be directed into desired areas through capital improvements programming and discouraged in less desirable areas through the selection of facility priorities that delay extension of services to specific areas. In this manner, a comprehensive capital improvements program is a valuable implementation tool that can be actively used by the City to achieve the goals of the comprehensive plan.

G. Annexation

Annexation is the process by which unincorporated lands adjacent to the city boundary become part of the city. When annexed to the city, land use designations and zoning districts are assigned. The main reasons for annexation include increasing the efficiency and reducing the fragmentation in the delivery of municipal services, greater control of land use and service planning within a geographically related area, collection of tax revenues to support services that are already being used by residents of an area (parks, library, etc.), and to create more logical city boundaries. By annexing, the City has more direct control over land use and service decisions and receives direct tax revenues to support the services provided.

VII. MONITORING THE LAND USE ELEMENT

Although the Land Use Element is intended to be a guideline for the public, elected officials, Planning Commission, and City staff in making decisions concerning community growth and land use and development, it is not so rigid as to be inflexible or unresponsive to changing circumstances. While changes to the Land Use Element will be required from time to time, they should be carefully considered, responsive to the changing needs of the community, and in the best long-term interest of the entire community. In order to determine if the Land Use Element is effectively implementing the vision of the community, it should be periodically reviewed to determine how well it is performing. This is not to suggest that the policies of the Land Use Element be changed routinely, but that they are reviewed from time to time to keep the plan abreast with legal requirements, community needs, and changing circumstances.

The Growth Management Act allows jurisdictions to amend comprehensive plans only once per year. The process for updating and amending the comprehensive plan is defined in Chapter 1. Changes to either the policies or land use map of the Land Use Element can be made only through a public review process conducted by the Planning Commission and City Council. The Planning Commission must conduct a public hearing and make a recommendation to the City Council. The City Council has the final authority to approve or deny a request to amend either the policies or land use map of the Land Use Element.

A. Monitoring

In order to measure the effectiveness of the implementation measures for the Land Use Element, it is necessary to monitor the progress made toward achieving the many goals and objectives contained in the text. The City does track certain measures (dwellings, population, square feet of building space, miles of sidewalks, etc.) of development activity that can be used to determine if certain goals are being met. However, qualitative objectives are more subjective and difficult to measure. For those types of actions that can be quantified, the City should maintain an up-to-date database that can be easily updated to measure such items as land consumption, inventory of vacant land of various types (single family residential, multiple family, commercial, industrial, etc.), employment levels, building permits, housing costs, vacancy rates, and population. Much of this data collection is included in the Snohomish County Tomorrow Growth Monitoring Report and the Buildable Lands Report.

The more subjective qualities, such as overall community appearance, quality of life, and neighborhood character, are more difficult to measure yet very important in rating the overall effectiveness of the Land Use Element. Periodic public opinion surveys can be used to attempt to gauge these less tangible items. Typically, the more difficult to quantify aspects of community life have had more affect upon land use decisions made by appointed and elected decision makers than measurable trends, data and growth projections. Land use plan decisions are often based upon intuition or “how things feel” rather than on measurable statistical factors. Although often immeasurable, perceptions about the quality or character of growth must be understood if they are to be used as a basis for amending policies of the Land Use Element.

B. Amending Policies

See Introduction, Section VII.I.

C. Amending the Land Use Map

See Introduction, Section VII.H.

VIII. INTERJURISDICTIONAL COORDINATION

In this era of the Growth Management Act, it is essential that each jurisdiction be aware of the land use plans and growth policies of its neighbors. In southwest Snohomish County, where the activities within Everett affect the land uses in surrounding communities, and vice versa, it is imperative that Everett coordinate with its neighbors to monitor the amounts and types of land development occurring so the regional impacts of growth and the rate of land consumption are understood. The land use plan designations of Everett's neighbors and the rate and intensities at which they develop will affect the amount of development and the rate at which it occurs in Everett. If land is being developed at lower densities than planned for in Everett, it will add to the growth pressures in neighboring communities. If land is being developed at lower densities than planned for in surrounding communities, it will add to the growth pressures in Everett, and may require the expansion of the county's Urban Growth Area boundaries.

The Snohomish County Tomorrow intergovernmental forum is an appropriate setting for all governments in the county to keep apprised of the progress made by one other in realizing the types and quantities of growth called for in their comprehensive plans. Coordination of a common database will simplify each jurisdiction's monitoring of the housing production goals, land consumption rates, vacancy rates, employment center development, park development, and other capital facilities construction. This cooperative effort will help each city, town and the county to understand whether or not its role in the regional growth picture is being fulfilled.

TABLE OF CONTENTS

LAND USE APPENDIX.....	1
I. Relationship of the Land Use Element to Other Elements of the Comprehensive Plan .	1
1. Transportation.....	1
2. Housing.....	1
3. Capital Facilities (including Parks) and Utilities	2
4. Urban Design and Historic Preservation.....	3
5. Economic Development.....	3
II. Critical Areas Background.....	3
1. Introduction.....	4
2. Earth Resources	5
3. Landslide Hazards.....	6
4. Seismic Hazards.....	6
5. Erosion Hazards.....	7
6. Ground water Aquifers	7
7. Water Resources	8
8. Fish and Wildlife Habitat Conservation Areas	11
9. Frequently Flooded Areas.....	13
III. Potential Implementation of Critical Area Policies in Comprehensive Plan Land Use Element.....	15

LAND USE APPENDIX

I. Relationship of the Land Use Element to Other Elements of the Comprehensive Plan

The Land Use Element, more than any other element, is intricately related to all other elements of the comprehensive plan. The Growth Management Act requires that all elements of the comprehensive plan be internally consistent. The following paragraphs describe the need for the Land Use Element to be consistent with the other plan elements.

1. Transportation

The GMA requires that transportation facilities be provided to serve the various land uses designated by the Land Use Element. Travel forecasts for at least ten years shall be based upon the assumptions of the Land Use Element to reflect the location, timing and capacity needs of planned growth. It also requires that level-of-service standards be established for arterials and transit routes, and that funding be provided to meet the prescribed levels of service. If funding falls short of providing the levels of service required to serve the planned land uses, more funding will have to be provided or the land use assumptions must be reevaluated to assure that adequate levels of service are maintained. Jurisdictions must adopt and enforce ordinances that prohibit approval of a proposed development if the development will cause the level-of-service on a transportation facility to drop below adopted standards. Therefore, the land use plan must be reconciled with the ability of the City to finance transportation facility improvements.

The location of transportation facilities has always influenced land use patterns. Everett was founded because the combination of its harbor and the anticipated terminus of the transcontinental railroad would have made it a hub for industrial activity. The decision to build a transportation facility in a given location can stimulate increased land use activity, as is common around ports and airports, along highway corridors, at the intersection of arterial streets, and near public transit stations. Successful implementation of the Land Use Element depends upon the manner in which the Transportation Element provides transportation facilities. The manner in which various modes of transporting people and goods occur can either reinforce or undermine the desired types of land uses and urban form called for by the Land Use Element.

The goals and visions expressed in the four "guiding forces," for the Everett Comprehensive Plan, particularly the Everett Visioning Reports, Everett Vision 2000 and VISION 2025, call for a highly improved public transportation system that supports the downtown, serves existing neighborhoods, and creates transit oriented mixed use commercial and residential activity centers. The extent to which transportation facilities that reinforce the land use goals are provided will play the most important role in shaping the future physical form of the community.

2. Housing

The GMA requires the Housing Element to identify sufficient land for government assisted housing, low income family housing, manufactured housing, multifamily housing, group homes and foster care facilities. The Land Use Element must address the above housing issues, as well as identify sufficient land designated to be developed at sufficient densities to accommodate the

housing required for the anticipated 2025 population for the Everett Planning Area. The Land Use Element must describe the changes necessary to meet the goals of the Housing Element.

3. Capital Facilities (including Parks) and Utilities

Everett's Comprehensive Plan combines the required Capital Facilities Element and Utilities Element into one Chapter.

Capital facilities include those public lands and buildings needed to provide public services. While the comprehensive plan has a separate Parks and Recreation Element, the GMA requires that park lands and recreation buildings be included in the inventory of capital facilities. The Capital Facilities Element is essentially a financial plan describing how local governments will pay for public facilities at the levels of service desired by the community. Increases in projected population and employment growth will require greater levels of investment in public services, more land area, and more buildings in which to locate the public services than were provided for by the previous plans.

While more land is needed for public services, the higher population and employment projections will also increase the demand for other land uses. The private sector will compete directly with local governments for acquisition of urban lands. A limited supply of urban land and increased competition for urban land uses may drive up the cost of land for public purposes. The amount of land required for public services within the Everett Planning Area must be determined by the Capital Facilities Element, and provided for by the land use designations of the Land Use Element.

While the private sector will finance and build most of the development envisioned by the comprehensive plan, much of the infrastructure and all of the public services within Everett must be provided by local government. Infrastructure improvements will likely be funded by a combination of private sector, local government, and state and federal funding. The Capital Facilities Element identifies desired levels of public services, the costs of providing services to the desired levels, and the amount of land and building space required to provide public services. This category includes such services and facilities as schools, fire stations, water supply and sewage treatment facilities, libraries, parks, and other general purpose government buildings.

The Capital Facilities Element must provide a realistic plan for financing costs of land acquisition and construction of the all capital facilities needed to provide public services for all of the activities encouraged by the Land Use Element. The Land Use Element, in turn, must designate sufficient land areas for the various types of public service uses identified by the Capital Facilities Element. The level of land use activity supported by the Land Use Element is dependent upon the ability of the City to pay for the public services and facilities required to serve such activities. The levels of public services and facilities are partially dependent upon the capacity of the Land Use Element to provide sufficient land area for public services.

The GMA requires that the Public Utilities Element address the electrical, telecommunications and natural gas utility needs of the Everett Planning Area. Historically, these utilities are generally supportive of land use plans and responsive to the needs of growth, rather than being a limiting factor to growth. Most such facilities do not consume large amounts of land within the

Everett Planning Area. However, it is necessary to address both the long term capacity and land use needs of these utility providers, and the land use compatibility impacts of such facilities as electrical substations, transmission lines and easements, and telecommunications towers. The larger public utility facilities must be designated on the Land Use Map.

4. Urban Design and Historic Preservation

This element is not mandated by the GMA, but is one that Everett has elected to include in its comprehensive plan for two important reasons. First is that Everett has a rich legacy of historic traditions and properties that the Everett Vision 2000 and Vision 2025 citizen's committees have recommended be preserved and enhanced. The second important reason is that the citizens of Everett have stated a strong desire to preserve the beauty of the natural environment and improve the quality of the built environment. Many of the physical changes that have occurred in Everett over the last 60 years have not contributed to the sense of community that characterized Everett's earlier land use patterns. This is not unique to Everett, as society's desire to accommodate the automobile, which was the major cause of such physical changes, has had a similar impact on cities throughout the country. In the last half-century, Everett, like other communities, has been built to accommodate the convenient use of the automobile, which has diminished the pedestrian friendly human scale of earlier land use patterns.

While the automobile will continue to be the predominant form of transportation for a majority of people in Everett, the Urban Design Element addresses how the community can be reclaimed from the land use patterns and development styles of the last 60 years, and identifies potential changes to land use policies and regulations that will enhance Everett's natural setting and promote a more desirable built environment.

5. Economic Development

Central to the quality of life in any community is the ability of families and individuals to earn a living. Without jobs there would be no community. Everett is a major employment center, providing an employment and economic base for a population much larger than living within the city limits. Conversely, many of Everett's residents work outside of the city and outside of Snohomish County. The transportation network, linking Everett residents to places of employment outside of Everett, and vice versa, has a critical effect on economic activity and land use patterns within Everett.

Everett's economic past is marked by the dramatic swings of a boom-bust cycle of the city's major industries. An important goal in the "guiding forces" for the Everett Comprehensive Plan is economic stability and diversification of the employment base, so that the local economy is not as susceptible to the fortunes of a single employer or industry. Use of Everett's land base is central to economic diversity and strength. The Economic Development Element reviews and updates past economic studies and strategies. It includes recommendations for actions that will foster the desired economic health.

II. Critical Areas Background

As a requirement of the Growth Management Act, Everett adopted regulations protecting "critical areas" in 1991. (These areas were called "environmentally sensitive areas" in the 1994

Comprehensive Plan and in EMC 19.37, the City's regulations protecting these areas; since the City had regulations protecting these areas prior to the passage of GMA). Along with the regulations called for by the GMA, the City developed comprehensive plan policies for these areas.

GMA requires that cities review critical area designations and development regulations when adopting their Comprehensive Plans (RCW 36.70A.060(3)). In 1995, the legislature added a new section to GMA that requires the inclusion and consideration of best available science pertaining to critical areas. In designating and protecting critical areas, cities must include the best available science in developing policies and development regulations to protect the functions and values of critical areas. The amendment also requires that cities give special consideration to conservation or protection measures necessary to preserve or enhance anadromous fisheries. (RCW 36.70A.172). The updated policies in this Comprehensive Plan have included the best available science for designating and protecting critical areas.. These policies address only critical areas and do not attempt to address other environmental issues.

1. Introduction

Everett benefits from a diverse and attractive natural environment. Many components of Everett's natural environment are delicate resources, which are sensitive to the impacts of urban development, or that pose hazards to the community if developed. These resources are termed "critical areas", and are comprised of aquatic features, geologic land forms, plant and animal life. GMA requires the designation of certain areas as critical areas (RCW36.70A.170). Critical areas include wetlands; aquifer recharge areas for potable water; fish and wildlife habitat conservation areas; frequently flooded areas; and geologically hazardous areas. (RCW 36.70A.030 (5)). Everett's water resources include Port Gardner Bay, the Snohomish River and estuary, two fresh water lakes, ground water, and numerous streams and wetlands. Ravines, bluffs, hillsides, and steeply sloping areas are land forms that provide topographic variety and create some spectacular views, which add to the natural amenity of the community. The natural vegetation that is found in these areas also provides wildlife habitat, contributes to slope and soil stability, and filters pollutants from storm water runoff. Riparian corridors adjacent to streams provide shading which helps maintain stream temperature, filter sediment and pollutants, and provide fine and large woody material and nutrients. Overhanging riparian vegetation provides cover and food sources for fish and other aquatic life forms. These areas also provide important habitat for riparian associated wildlife and may provide connections and wildlife travel corridors linking otherwise isolated patches of open space. GMA requires the identification of open space corridors (RCW 36.70A.160). The connections or connectivity of existing open space areas provides increased wildlife habitat areas and function. Almost all of Everett's critical areas are part of the open spaces addressed in Section IV.C.2.6 of this Land Use Element.

While historic development practices in Everett have converted much of the natural environment to urban use, there are still many critical areas that have been only slightly or moderately disturbed. Everett, being one of the major urban centers of the Puget Sound metropolis, can expect to experience continued population growth and urbanization. This growth will place greater pressures on its critical areas. The City's responsibility to protect critical areas is compatible with and can be integrated into other goals and policies of the City's Comprehensive Plan. Through an integrated policy approach to the natural and developed (human) environment,

the City can strive to provide a sustainable urban environment which provides for urban development while protecting the natural environment, including protection of critical areas, providing clean air and water, habitat for fish and wildlife, and comfortable and secure places for people to live and work.

Development in areas, which are hazardous to life and property, such as floodplains and landslide hazard areas can create liability upon the taxpayers, public services and financial resources of the City. Development patterns that avoid critical areas prevent degradation, may enhance natural systems, protect water quality and wildlife habitat, and contribute to community aesthetics. Avoidance of degradation whenever feasible is the best way to protect critical area functions and values.

The location of critical areas within the broader landscape is an important characteristic which determines its function and value. Location within the broader landscape is particularly important when considering functions which provide for the conservation and protection of anadromous fisheries. To be fully effective, management policies need to be directed at multiple levels: from site-specific conditions to the location and function within the watershed. For example, hydrological connectivity is an important consideration in watershed management and the basis for the support of headwater-stream protection. Headwater streams serve as an important resource base to subsidize downstream food webs, and much of the material for export originates in the riparian zone. Restoration of lost functions may be best considered and achieved within a broader landscape/watershed context.

The critical areas of the Everett community that this policy document directly addresses can be generally categorized into two basic elements - earth resources and water resources. Each of these elements is closely related to the other. Critical areas are sensitive because of characteristics associated with one or both of these elements. For example, vegetation of a particular type exists because of the topography, mineral and water resources present in that location. Wildlife habitat areas in Everett exist because of the vegetative, topographic and hydrological characteristics present. Hydrological patterns are influenced by the geological formations present on and below the land surface. Therefore, this policy section is divided into these two basic categories, with related subelements of the environment, such as vegetation and wildlife habitat, addressed in each category. See the Shoreline Land Use Element for additional policies that address critical areas in shoreline jurisdiction.

2. Earth Resources

The natural topography of the city contributes to its overall aesthetic quality and desirability as a place to live, visit, conduct business, and play. Many of the remaining undeveloped areas of the city are located on hillsides or in ravines where steep slopes and unstable soils have discouraged development. Wooded steep slopes and ravines are distinctive natural features that provide open space and wildlife habitat in the urban setting.

However, many of the land forms in Everett pose risks to public safety, life and property, if developed or allowed to be improperly developed. Under GMA lands susceptible to erosion hazard, landslide hazard, seismic hazard, or other geological events, (e.g. mass wasting, debris flows, differential settling) are designated as geologically hazardous areas. Hazards associated

with development activities on slopes are a function of geological characteristics, degree of slope, soils stability, and hydrology. The primary geological elements and hazards of concern in Everett are landslide hazards, seismic hazards, erosion hazards and ground water aquifers. Each of these is discussed below.

3. Landslide Hazards

Landslide hazards exist in areas with certain "unstable" soils on slopes of greater than 15%, slopes of 40% or greater, and in documented areas of previous landslide activity. Several factors are responsible for contributing to landslide hazard conditions. Gravity is the driving force behind landslides. Landslides in the Everett area usually occur in unconsolidated or partially consolidated sediments. When these soils are combined with steep slopes, the soils are left in an unstable condition. When these unstable formations become saturated with water, they become more likely to succumb to the forces of gravity. When unconsolidated soils are underlain by or are inter-bedded with a highly impermeable soil formation such as compacted glacial till, they become saturated during heavy rains, because the water cannot rapidly seep into the underlying nonporous material. Unconsolidated soils, steep slopes, saturation of permeable soils above or beneath impermeable formations combine with gravitational forces to cause landslides. Certain soils and soil formations are subject to high erosion hazard and are potentially unstable as a result. High erosion hazard increases the potential for landslides. Human induced factors can also increase the likelihood of landslides. These actions include diversion of water from rooftops and paved areas, improperly placed and compacted fills, dumping of debris, road and utility cuts into hillsides, excavation for building sites, and failure of retaining walls. When such human activities are combined with the other factors mentioned, the potential for landslides increases.

4. Seismic Hazards

Seismic hazards in the Everett and Puget Sound area consist of two kinds, ground shaking and ground failure. Surficial evidence of faulting has been found in the Puget Sound region (e.g. south end of Whidbey Island). The City will monitor ongoing research on surface faults to assess future needs, if any. Seismic (earthquake) events can cause damage as a result of landslides, soil liquefaction, and/or high amplitude ground shaking.

Landslides that are likely to occur as a result of a seismic event are the same areas and formations where landslides are likely to occur under other non-seismic conditions. Seismic activity may trigger landslides in areas of landslide hazard.

The most damaging effect of an earthquake is strong shaking at the ground surface. It has long been known that ground shaking during earthquakes is strongest in areas of soft soils, such as river valleys or along the shorelines of bays and lakes. Measurements of earthquake ground motions made in the last few decades have allowed seismologists to more fully understand the physics of this phenomenon. Earthquake wave velocity is slower in soils than in the underlying rock of the earth's crust. This difference in wave speed causes the shaking at the ground surface to be amplified. Generally the greater the wave velocity difference, the greater the amplification of ground surface shaking. Consequently, ground shaking in areas of soft soils underlain by stiffer soils or rock is generally stronger than in areas where there is little or no variation between the surface substratum. (Stephen Palmer, et.al., September 2004)

Liquefaction is a phenomenon where soil loses strength and its bearing capacity during an earthquake. This phenomenon is most likely to occur on non-cohesive soils common to post-glacial deposits such as alluvium (as in river floodplains) or in areas that have been filled by human activities, particularly when these soils have a high moisture content. Such soils are poorly compacted and when moist conditions are present, an earthquake will cause the soil to liquefy. Areas underlain by soils of low density in association with shallow groundwater are liquefaction hazard areas and may include river drainages, beach areas, ponds and lakes. In Everett, these are generally the same areas as those that will endure the strongest ground shaking.

The impact of seismic activity can be mitigated through regulatory requirements, including adherence to building codes that require earthquake resistant design and construction. The International Building Code regulates the design and construction of buildings located in seismic hazards areas. No additional zoning requirements are necessary to regulate structural design. Identification of such areas is necessary in order to evaluate development proposals in areas that may be prone to shaking damage or liquefaction. Coastal areas, which have been filled, such as those at the Port of Everett, are candidates for liquefaction during an earthquake. Upland areas where liquefaction may occur are sites that have been filled without proper engineering and compaction, sites affected by river deposited alluvium, and wetland areas. Where the layer of alluvium or fill is thin enough to allow foundations to be placed on structurally sound soils, the liquefaction hazard is minimal.

5. Erosion Hazards

Certain types of soils are more prone to erosion than others. As with landslides, erosion is more likely to occur on steep slopes, especially in erosion prone soils types, soils that have been disturbed by human activities, and in the presence of rainfall and storm runoff. Erosion hazards are indicated by the presence of slopes that have certain surface water and geological characteristics. In the City of Everett, erosion hazards exist on all exposed slopes greater than 25%. High erosion hazards may also increase the potential for landslides. The most critical factor for control of erosion is construction management practices that limit clearing, require mitigative controls on development activity, limitation of soil disturbance to dry seasons of the year, revegetation, and maintenance of developed sites to prevent erosion after development.

Urban development which results in the replacement of forested areas, other areas of native vegetation, or pervious areas with impervious surfaces increases both the volume and peak rate of runoff. Drainage features which receive storm water discharge may be subject to erosion hazards. Effective surface water controls may mitigate the erosive effect of increased storm water flows.

6. Ground water Aquifers

Ground water aquifers are a porous geological formation which hold surface water that has percolated into the soil. Aquifers in Everett are not used as a drinking water source but are important for the moderation of stream flows. As water infiltrates permeable soils it is held during peak storm periods and is slowly released to moderate the flows that would be carried in a stream if no aquifer were present. Urban development reduces the natural infiltration capacity of the soil by covering the earth with impermeable surfaces, compacting soils that are not covered, removing vegetation, and increasing storm water runoff. In some cases, it may be desirable and

practical to encourage infiltration of runoff from developed sites to recharge the aquifer. In other instances where the development is near steep slopes or on soils prone to landslides, it would not be advisable to recharge the aquifer, as saturation of such soils would increase the landslide hazard. Ground water infiltration is more feasible in single-family developments than in other types of developments in which there is a higher percentage of impervious surfaces. The use of low impact development techniques may also be used to reduce the impacts of development by reducing the volume of surface water runoff.

Although there are certain soils constraints or geological limitations that can be overcome through careful engineering practices, not all of the hazards associated with development of steep slopes, landslide or seismic hazard areas, or unstable soils can be solved through engineering solutions. Certain areas of the city simply are not suited for development. While it is not the City's intent to deny reasonable use of property, it must be recognized that not all properties can be developed to the full potential of the land use zone in which they are located. Under GMA, "Geologically Hazardous Areas" means 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. (RCW 36.70A.030.(9)). Therefore, these areas are designated as critical areas in order to reduce potential hazards to people and property. The burden to establish adequate long-term safety measures must be on the property owner and not the City.

7. Water Resources

GMA defines certain aquatic resources as critical areas. Critical areas include wetlands, recharge areas for potable water, fish and wildlife areas and frequently flooded areas. Everett and its designated urban growth area contain a multitude and variety of natural and man modified aquatic resources. These include the Puget Sound, Port Gardner Bay, the Snohomish River and portions of its estuary, floodplain and delta, lakes, streams, wetlands, springs, and aquifers. Each of these features has its own hydrological functions as well as other important and, sometimes competing functions, such as economic, agricultural, recreational, wildlife and fisheries habitat, open space and aesthetic functions.

The quality and type of connection of these aquatic resources to other critical areas and the broader ecological system varies. The streams in southwest Everett drain north to Port Gardner Bay. The wetlands and wooded areas adjacent to the streams provide important riparian habitat, and the steep forested slopes provide additional protection and important fish and wildlife habitat functions. The streams provide sediment for beach replenishment at their outfalls into Port Gardner Bay. Two streams in south Everett, Swamp Creek and North Creek flow south to Lake Washington. Their headwaters in Everett provide important functions for downstream salmonid habitat. GMA requires that special consideration be given to conservation or protection measures necessary to preserve or enhance anadromous fisheries in these and other streams used by anadromous fish.

Everett's surface waters and ground water aquifers are not used as a source of domestic drinking water (Everett's water supply is surface water piped in from the Sultan basin in the Cascade Mountains). Many of the natural water-resources in Everett have been eliminated or modified over time by urban development. In all areas, the water quality of these features has been

degraded by pollutants and development activities. Some efforts have been initiated to improve the quality of degraded waters, such as sewage treatment, storm water containment and treatment, and cleanup operations. Practices to reduce water quality degradation such as implementing best management practices (BMP's) for construction and the regional road maintenance plan have been implemented to help protect water quality and anadromous fisheries. Anticipated growth and development in the Everett area will pose continued threats to aquatic resource critical areas.

All of the stream systems in Everett have been modified by development. Most streams that once supported fisheries have become largely devoid of salmonids as a result of human activities that have permanently paved, built upon, culverted, filled or relocated significant portions of many streams, and their associated wetlands and riparian environments. However, salmonids, including threatened and endangered species, are present to some extent in a number of streams, and in the Snohomish River and estuary in Everett. In the urbanized environment, streams and wetlands still provide many of the same functions and values that they provided in their natural state. These important functions include fish and wildlife habitat, flood control, sediment and pollution control, stormwater detention and conveyance, ground water recharge, open space and recreation.

Wetland functions are generally grouped into three broad categories:

- Biogeochemical functions, related to trapping and transforming chemicals, and functions that improve water quality;
- Hydrologic functions, related to maintaining the water regime in the watershed, including the reduction of flooding; and
- Food web and habitat functions.

The functions that wetlands perform are controlled by environmental factors in the broader landscape as well as within the wetland (climate, morphology, the source and movement of water). Important environmental factors that control wetland functions may occur beyond the wetland boundaries. Recently wetland science has begun to focus on the protection of wetlands within the context of a broader contributing landscape. This has resulted in an understanding that the management and protection of wetlands should occur at different geographic scales: the contributing landscape, the management area, and the site. The City's Snohomish Estuary Wetland Integration Plan (SEWIP) and Salmon Overlay studies, adopted as part of the Comprehensive Plan, are examples of a landscape approach to the management of aquatic resources. These broader landscape or subarea planning tools provide better options and tools for managing the cumulative effects of urban development on aquatic resources than efforts focused solely on site specific mitigation.

Stream and wetland buffer functions include providing flood control, pollution filtering, sediment removal and erosion control, diverse habitat for wildlife, shading and protection of fish habitat, food sources for fish, open space, and aesthetic benefits. Buffers maintain adjacent habitat that is critical for the life needs of many species that use wetlands, and screen wetlands and streams from adjacent disturbances (light and noise) and intense urban uses.

Nearly all of the stream channel segments in the Everett Urban Growth Area are second order streams or smaller. (The notable exception is the Snohomish River). Small headwater streams provide important food sources for downstream fish bearing waters. Intermittent streams have been found to produce substantial numbers of macroinvertebrates, exceeding those of perennial streams in some cases. (Muchow and Richardson 2000. cited in The Watershed Company, Use of BAS in City of Everett Buffer Regulations: Non-Shoreline Streams, June 2003). Riparian areas exert a strong influence on small streams. Small streams receive most of their energy from allocthonous input (litterfall, terrestrial insects) from the riparian zone. (Naiman et. al. 1987). Most large woody debris comes from the riparian zone. The recruitment of large woody debris maintains channel form and stability, and results in longer water residence time, which improves water quality. Riparian corridors also serve as refuges and travel corridors for wildlife. (Naiman and Decamps 1997). A variety of wildlife species depend upon the riparian zone for all or a portion of their life cycle (e.g. frogs and salamanders, some bird species). Vegetation characteristics are critical factors in the function of the riparian area; and more complex areas with multiple classes of vegetation may be most effective at removing a variety of contaminants and improving water quality. (Shultz, et. al. 1995).

Maintaining and preserving Fish and Wildlife Conservation Areas requires management for maintaining species on suitable habitat within their natural geographic distribution. Habitats of primary association for a species may cross jurisdictional boundaries. In such cases, cooperative and coordinated approaches to management, protection and preservation of critical habitat is key to achieving a successful outcome. Examples of such areas include Swamp Creek and North Creek.

While most of Everett's land areas are designated for urban growth, and while new development as well as redevelopment is encouraged by adopted land use policies, it is critical that the future growth and development occur in a manner that is sensitive to the water resources of the city. Many of the remaining undeveloped properties in Everett contain streams and wetlands. Many of the shoreline areas of the Snohomish River and Port Gardner Bay are expected to undergo redevelopment. Housing needs and population growth are increasing the demand for developable residential land and water oriented open space and recreational amenities. Competing interests must be balanced with protection of these water resources and critical areas.

One of the significant adverse effects of urbanization is habitat fragmentation, which results in decreasing biodiversity. Innovative land use development tools which concentrate and cluster development on the areas of a site away from critical areas and their buffers can help maintain existing critical areas and connections between these areas and reduce continued fragmentation of natural systems. Low impact development methodologies such as use of pervious surface, clustering, etc. can also reduce the impacts of necessary urban development.

Land development affects the natural hydrological cycle through clearing, grading, filling, covering of land, soil compaction, piping of natural drainage systems, and planting of ornamental landscaping. All of these activities reduce the land's natural capacity to absorb, store and convey storm water. When this capacity is diminished, surface water runoff and the potential for flooding and erosion is increased. Ground water recharge is also reduced. Ground water resources in Everett are valuable for storing rainfall occurring during the wet seasons and slowly

releasing it to streams, lakes and wetlands during the dry summer season, that has a moderating and beneficial effect upon stream flows, fisheries and wildlife habitat.

Land that is cleared of vegetation and exposed to rainfall is more susceptible to erosion. Eroded soils can reduce the water storage and conveyance capacity of natural drainage systems, thereby increasing potential flooding and hazards to people and properties. Eroded soils also cause sedimentation which adversely impacts streams used for spawning, and may jeopardize habitat for anadromous fisheries.

Urban land uses and developments can degrade water quality. Deterioration can occur when pollutants such as sediments, fertilizers, organic and toxic materials are discharged into surface runoff. Contaminants from various land use activities, streets and parking areas are carried into the storm drainage system by rainfall. Polluted waters cause health problems, reduce wildlife habitat value and detract from aesthetic qualities of water features. Certain limitations on land use and development activities, as well as controls on the point source pollutant generators can reduce the potential for pollution of water resources. Land use standards that regulate lot coverage, setbacks, preservation and enhancement of native vegetation, and encourage low impact development techniques to control and treat stormwater runoff can protect Everett's water resources by reducing quantities and velocities of stormwater runoff and by removing the pollutants carried into the storm drainage system. Construction management methods that are preventive in nature, use the best technology available, and implement best management practices can be used to reduce drainage and water quality problems. Land use regulations must strike a balance between the variety of public and private needs and the natural constraints of critical areas. The City and private property owners must take into consideration GMA's mandate to protect critical areas, the limitations of the natural environment, and the impacts of land development activities on aquatic resources when determining reasonable use of property.

8. Fish and Wildlife Habitat Conservation Areas

GMA defines Fish and Wildlife Habitat Conservation Areas as Critical Areas, and requires the protection of designated areas. Fish and wildlife habitat conservation is defined as the management of land for maintaining species in suitable habitat within their natural geographic distribution so that isolated subpopulations are not created. This does not mean that all individuals of all species must be protected at all times, but that cooperative and coordinated planning is important between the City and the County. (WAC 365-190-080(5)). In general, fish and wildlife require habitat that provides food; water; vegetation; and areas for breeding, nesting, rest or roosting; and cover.

Fish and Wildlife Habitat Conservation Areas include:

- Habitats Of Primary Association: areas with which state or federally designated endangered, threatened, and sensitive species have a primary association;
- Habitats and species of local importance;
- Commercial and recreational shellfish areas;
- Kelp and eelgrass beds;
- Herring and smelt spawning areas;
- Naturally occurring ponds under 20 acres;
- Waters of the state;

- Lakes, ponds, streams and rivers planted with gamefish;
- State natural area preserves and natural resource conservation areas;
- Land essential for preserving connections between habitat blocks and open spaces.

The U.S. Fish and Wildlife Service and National Marine Fisheries Service maintain current listings of federally designated endangered and threatened species, and the State of Washington Department of Fish and Wildlife maintains a current listing of State designated endangered, threatened, and sensitive species. Additionally, the State Department of Fish and Wildlife maintains priority habitats and priority species lists for the State of Washington.

It is the City's policy to designate and protect Fish and Wildlife Habitat Conservation Areas based upon the consideration of Best Available Science, including specific information pertaining to species and habitat within the City and its UGA. The City will coordinate with Snohomish County regarding species and habitat of primary association that spans City/County boundaries and jurisdiction.

Fish and wildlife habitat areas are an integral part of Everett's environment. However, many areas within the natural systems in the City have been, to some extent, fragmented by urbanization and degraded by past activities. For example, urban streams, compared to streams in a typical Pacific Northwest forested environment are typically degraded by the impacts of urbanization. Likewise, forested areas within the City often do not have the diversity of habitats found in undisturbed forests. Wetlands may have been isolated from the larger ecosystem, and their riparian and buffer areas may be degraded. Small improvements to a degraded urban stream may provide significant benefits for improved functions and values for fish and wildlife. For example, restoration of a stream or shoreline buffer area previously cleared and devoid of significant vegetation may help reestablish linkages with other open space or critical areas. Removing a fish-passage barrier or armored bank, in combination with other watershed-scale conservation strategies, may provide significant benefits for fish, including salmonid populations.

Some of the Fish and Wildlife Conservation Areas are discussed in other subsections of the Critical Areas Goals, Objectives and Policies. For example, policies protecting streams and wetlands, policies protecting buffer areas, and policies protecting forested geohazardous slopes adjacent to streams are also important policies to protect Fish and Wildlife Habitat Conservation Areas. All of the Critical Area policies apply to Fish and Wildlife Conservation Areas. The policies in this subsection are in addition to policies set forth in other Critical Area Goals and Policies subsections.

The Shoreline Land Use section of the Comprehensive Plan addresses the elements of Fish and Wildlife Conservation Areas that fall within shoreline jurisdiction. These include commercial and recreational shellfish areas; kelp and eelgrass beds; herring and smelt spawning areas; and waters of the state. Protection of these areas is addressed in the Shoreline Land Use section of the Comprehensive Plan and in the City's Shoreline Master Program (SMP). The SMP also includes special protections for anadromous fish, including salmon and bull trout and adopted the Interim Procedures, Endangered Species Act Listing for Chinook Salmon and Bull Trout; and the Snohomish Estuary Wetlands Integration Plan (SEWIP) and SEWIP Salmon Overlay study.

The City's Critical Areas Ordinance (EMC 19.37) contains the City's regulations for Fish and Wildlife Conservation Areas. Development proposals that are located on or within a distance that could impact these areas are required to prepare a Habitat Management Plan (HMP). The HMP must identify measures necessary to protect listed species and habitats of primary association, and mitigation measures identified in the HMP would become project conditions. See the next section on Frequently Flooded Areas for more information related to habitat assessments and habitat management plans.

9. Frequently Flooded Areas

The Washington State Growth Management Act (GMA) lists "frequently flooded areas" as a critical area that local jurisdictions must designate and protect under their critical area policies and regulations. Floodplains and other areas subject to flooding perform important hydrological functions and may present a risk to persons and property. Classification of frequently flooded areas should include, at a minimum, the 100 year floodplain designations of the Federal Emergency Management Agency (FEMA), and the National Flood Insurance Program (NFIP). In 1968 with the passage of the National Flood Insurance Act, the U.S. Congress created the National Flood Insurance Program (NFIP) as part of the Federal Emergency Management Agency (FEMA). FEMA assesses flood hazard risks and formally delineates flood hazard areas along major river and stream corridors to identify areas that are at risk from floodwaters. Under NFIP, FEMA is required to develop flood hazard information for use in both insurance rating and floodplain management. FEMA uses modeling to identify flood hazard areas, and produces maps of designated flood hazard areas. Frequently flooded areas and special flood hazard areas have the same meaning and include the same areas ("floodplain overlay districts") within the City in order to comply with federal and state floodplain management requirements and to maintain consistency among GMA plan elements and development regulations, including the Shoreline Master Program and GMA critical area requirements.

Areas that require flood hazard protection typically involve riparian habitat areas and wetlands. Care should be taken that any regulations to prevent flood hazards are also consistent with other regulations to protect critical areas, especially those that give special consideration to anadromous fish. Careful use of mitigation sequencing should lead to compliance with both GMA critical area requirements and NFIP requirements. Local flood hazard area regulations must meet the requirements of the NFIP if the local jurisdiction and individual property owners are to qualify for flood hazard insurance. The City's regulation of flood hazard areas is integrated with the City's other Critical Area Regulations and the Shoreline Master Program. The Shoreline Land Use section of the Comprehensive Plan includes goals, objectives, and policies that apply to all flood hazard areas that fall within shoreline jurisdiction. (See SLU I.I.F. pp. SLU 34-36).

The areas within the Everett Planning Area that are subject to frequent flooding ("special flood hazard areas") are regulated by the requirements of Section 30 (Floodplain Overlay Districts, including the Floodplain Overlay Zone definitions in Section 4), which are incorporated by reference into Section 37 (Critical Areas) of the zoning code. The special flood hazard areas in Everett are located in the floodplain of the Snohomish River. After FEMA adopted new floodplain maps in 2005, Everett updated Section 30 of the zoning code. The requirements of

Section 30 of the zoning code were approved by the Federal Emergency Management Agency in 2005 as meeting the requirements of the National Flood Insurance Program

A 2004 lawsuit held that FEMA had a responsibility to consult with the National Marine Fisheries Service (NMFS) about impacts of the NFIP on listed species under Section 7 of the Endangered Species Act (ESA). The plaintiffs (the National Wildlife Federation) believed that the operation of the NFIP resulted in impacts on several species listed under the ESA and their critical habitats within Puget Sound. A consultation is the mechanism used to review federal programs or permitting activities and determine what is needed to address any impacts. Consultations are handled either by the National Marine Fisheries Service (NMFS) or the United States Fish and Wildlife Service (USFWS).

The result of that consultation was the issuance in September 2008 by NMFS of a Biological Opinion (BiOp) under the ESA. The BiOp prepared for the NFIP found that some elements "jeopardized" several ESA-listed species in the Puget Sound, including Chinook salmon and Orca whales. These elements included FEMA floodplain mapping, the community rating system and the minimum development standards. The BiOp identified seven actions for FEMA that would bring the NFIP into compliance with the ESA, the third of which calls for FEMA to modify its implementation of the NFIP minimum criteria to prevent and/or minimize the degradation of channel and floodplain habitat. NMFS set a deadline of September 22, 2011 for work by FEMA and 122 communities in Puget Sound to implement this action.

In July 2011, Everett submitted information to FEMA describing how Everett planned to comply with the BiOp through implementation of our existing regulations. The submittal included a Planning Director Interpretation (PDI) No. 2011-1 that described how the City would implement the critical area regulations requirements for preparation of biological assessments in areas addressed in the BiOp (See attachment X). The PDI also applies to areas that are outside of the 100-year floodplain and outside of critical areas and their buffers, since FEMA's definition of riparian habitat zones includes larger areas than the buffers required by Everett's regulations. The PDI was in addition to PDI No. 2000-2, which also addresses preparation of biological assessments and habitat management plans related to ESA listings of Chinook salmon and Bull Trout.

After minor revisions to Everett's submittal, in January 2014, FEMA approved Everett's submittal, stating that Everett complies with the BiOp through our ordinances, regulations and written policies.

The requirements of Section 37 of the zoning code have been developed in accordance with the Washington State administrative guidelines for critical areas, which are used to implement the requirements of the Growth Management Act. In addition to these two sections of the zoning code, the Surface Water Comprehensive Plan identified specific flooding problem areas and physical improvements or programs necessary to alleviate flooding.

III. Potential Implementation of Critical Area Policies in Comprehensive Plan Land Use Element

The City shall use the following implementation measures to further the goals, objectives and policies of the Critical Areas land use policies:

1. Inventory. Maintain an inventory of all critical areas within the city and its planning area.
2. Critical Area Regulations. Periodically review and update Section 37 of the Zoning Code, pertaining to protection of critical areas and Section 30 pertaining to flood hazard areas. Use and consider best available science in the development of policies and regulations pertaining to critical areas.
3. Other Development Related Regulations. Periodically review and amend subdivision, drainage, land clearing, grading and other land use and development regulations as needed to protect critical areas according to their natural sensitivity and to protect the public health, safety and welfare.
4. Wetland Preservation, Alteration and Mitigation. Prohibit alteration of rare and significant wetlands; discourage alteration of important wetlands; and where wetland alteration is allowed, require that the functions and values of the wetlands that are modified be replaced and enhanced.
 - a. Use a wetland classification system based on best available science that is relevant to wetlands located within the City and its UGA.
 - b. Take a conservative approach to protection of wetlands performing the highest functions consistent with an objective to achieve no net loss of wetland functions and values.
 - c. Protect wetlands within watersheds that support species listed in the federal Endangered Species Act. Permit alteration of such wetlands only when an analysis of potential effects on listed species demonstrates that the species are not likely to be adversely effected.
 - d. Provide a high level of protection to unique wetlands (such as bogs) that cannot be reproduced within reasonable mitigation timeframes.
 - e. Identify wetland boundaries using the approved federal wetland delineation manual and applicable regional supplements.
5. Stream Protection and Avoiding Stream Impacts
 - a) Periodically update critical area maps to reflect the most current science and information regarding stream systems within the City and its Urban Growth Area (UGA).
 - b) Use a stream classification system based on best available science, which considers specific scientific information relevant to streams located within the City and its UGA.

- c) Require sufficient buffer areas adjacent to streams and ravine areas to protect the functions and values that streams provide.
- d) Discourage the crossing of streams with streets or utilities, allowing crossing only when necessary for access to a property and for important public facilities. Public facilities should be designed to avoid critical areas and their required buffers whenever feasible. Where impacts to critical areas are unavoidable, necessary public facilities should be designed to minimize impacts, restore impacted critical areas to the extent possible, and mitigate impacts to the critical areas and required buffer.
- e) Prohibit clearing and grading in areas adjacent to salmon bearing streams in the absence of a project specific development proposal and applicable environmental review, including a review of effects on anadromous fish and species protected under the federal Endangered Species Act. Provide a high level of protection for stream riparian areas.
- f) Retain large woody debris in streams to support fish habitat, except when posing an imminent threat to public safety or critical facilities.
- g) Eliminate human made barriers where feasible (such as culverts that block anadromous fish passage) and prevent the creation of new barriers.
- h) Maintenance of existing infrastructure in riparian and aquatic corridors should be subject to best management practices that minimize impacts to water quality and riparian habitat.
- i) Continue participation in the Endangered Species Act based Road Maintenance Program Guidelines.
- j) Protect and promote healthy riparian areas to help reduce water temperatures by increasing shading, recruit large woody debris, improve soil stability, increase terrestrial food sources for fish, and provide a more diverse wildlife habitat.
- k) Develop and encourage the use of incentives for actions that help protect and restore watersheds and improve habitat for salmon.
- l) Consider the adoption of a program that allows tax reductions for private property owners for the protection of riparian areas and restoration of habitat (*e.g., the reestablishment of a denuded or substantially degraded riparian corridor).
- m) Develop incentives for certain low impact development techniques to help reduce the amount of new impervious surfaces and storm water runoff.
- n) Promulgate and participate in outreach and public information programs to maintain and improve water quality and streams (e.g. publish a list of approved lawn and garden products that are not detrimental to fish).

o) Provide for a two-step analysis of development impacts on Fish and Wildlife Habitat Areas. Include procedures that require a biological evaluation to be prepared for any development proposed on or within a distance that could impact a Fish and Wildlife Habitat Conservation area. If the biological evaluation indicates a potentially significant impact, require preparation of a detailed habitat management plan that identifies measures necessary and sufficient to protect the impacted Fish and Wildlife Conservation area. The biological evaluations should emulate procedures contained in the federal biological assessment methodology, and projects should be conditioned to implement recommendations of the biological evaluation.

6. Buffers

a) Provide and preserve buffers adjacent to critical areas to adequately protect such areas from development and land use impacts.

b) Require enhancement of vegetative buffers between sensitive areas and land development to improve the functions of the buffers and wetlands, especially when buffers have been previously disturbed.

c) Buffer Encroachment. Allow limited activities in buffer areas only when such activities do not reduce the functions and values of the buffer or the resource it protects, or when necessary to allow a reasonable use of property.

d) Require development proposals that will impact critical areas, riparian areas, and/or required buffers to complete an analysis of impacts to connections with other critical areas/existing blocks of open space and to maintain existing connections/wildlife corridors.

e) Buffer Width Averaging. Allow buffer width averaging only when no net loss of critical area functions and values will be achieved.

f) Buffer Width Reduction. Allow buffer to be reduced from those normally required only where such reduction results in no-net-loss of critical area functions where the area subject to the buffer has been previously substantially degraded and the buffers that result from redevelopment of the property will be enhanced. Establish minimum buffer widths for reduced, enhanced buffers. Enhanced buffers should provide multiple classes of vegetation, combining trees, shrubs, and groundcover.

g) Provide for the removal of hazard trees in critical areas and their buffers. Require identification of hazard trees in these areas in conjunction with proposed development and require replacement of hazard trees to maintain/improve buffer function.

h) Prohibit the introduction and require the removal of existing nonnative invasive species and noxious weeds in critical areas and their buffers.

i) In conjunction with the review of proposed land use actions, require that critical areas and their buffers be placed in a separate tract with protective covenants or native growth protection easement.

j) Require design and construction that directs light away from critical areas and their buffers.

k) Provide for public access in critical areas and their buffers when these activities provide valuable educational or recreational opportunity and can be designed in a manner that results in no net loss of functions and values.

7. Innovative Project Design. Encourage design solutions on properties that contain critical areas and steep slopes, such as planned residential developments, cluster housing, and other innovative techniques, in order to protect the sensitive features/critical areas of a site.

8. Design Flexibility

a) Allow for deviation from water resource protection requirements when design solutions, including low impact development techniques are proposed that result in either a net improvement in the existing functions and values of streams, wetlands and their buffers, or greater protection than the standards would otherwise provide.

b) Allow for a modification of geologically hazardous area development standards for isolated geohazardous areas when it can be sufficiently demonstrated that a site can be safely developed without hazard to life or property, or impact upon critical areas.

9. Construction Management. Establish sufficient construction management standards to be applied both during and after development that will prevent erosion, sedimentation, siltation and damage to downhill and downstream properties.

10. Watershed Management. Develop and implement strategic watershed restoration and protection plans. Participate in regional watershed planning and landscape level planning efforts to provide improved protection to critical areas, including the protection and restoration of salmonids.

11. Wildlife Habitat Plans. Develop and implement wildlife habitat management plans cooperatively with public and private conservation groups.

12. Acquisition. Evaluate methods other than development regulations that may be appropriate for acquiring or permanently protecting critical areas.

13. Community Involvement. Implement programs that promote public education, intergovernmental cooperation, cleanup campaigns, tree planting, and other innovative methods that will involve participation of a broad base of citizens and civic groups in order to protect the critical areas of the community.

14. Education and Public Awareness. Educate and inform the public on water quality enhancement and erosion control measures such as maintaining vegetation on and adjacent to steep slopes and in natural drainage areas, proper disposal of pollutants, and proper use of fertilizers, herbicides and pesticides, control of nonnative invasive plants and noxious weeds, and other actions that will preserve and restore Everett's critical areas and natural environment.