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A. PURPOSE OF THE LAND USE ELEMENT

The Land Use Element establishes the framework for the city’s future 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 (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.

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

The Growth Management Act (GMA) requires the land use element designate the proposed distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, general aviation airports, public utilities, public facilities, and other land uses.

- The land use element shall include population densities, building intensities, and estimates of future population growth.
- The land use element shall provide for protection of the quality and quantity of groundwater used for public water supplies.
- Wherever possible, the land use element should consider utilizing urban planning approaches that promote physical activity.
- Where applicable, the land use element shall review drainage, flooding, and storm water run-off in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.

I. INTRODUCTION

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

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

<table>
<thead>
<tr>
<th>City Limits Excluding Lake Chaplain Area*</th>
<th>Unincorporated UGA</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Acres of Land</td>
<td>18,366</td>
<td>5,141</td>
</tr>
<tr>
<td>Gross Acres of Water</td>
<td>9,014</td>
<td>657</td>
</tr>
<tr>
<td>Gross Acres Land and Water</td>
<td>27,380</td>
<td>5,798</td>
</tr>
</tbody>
</table>

*The Lake Chaplain Area is within the city limits of Everett. The area includes 3,274 acres, of which 426 are lands under water.

Table 2: Land Use Inventory (City Limits) – 2018

<table>
<thead>
<tr>
<th>LAND USE GROUP</th>
<th>ACRES</th>
<th>PERCENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL CONDOMINIUMS</td>
<td>32</td>
<td>0.1%</td>
</tr>
<tr>
<td>CULTURAL, ENTERTAINMENT AND RECREATIONAL</td>
<td>2,177</td>
<td>8.4%</td>
</tr>
<tr>
<td>MANUFACTURING</td>
<td>1,825</td>
<td>7.0%</td>
</tr>
<tr>
<td>RESIDENTIAL, MANUFACTURED HOMES</td>
<td>387</td>
<td>1.5%</td>
</tr>
<tr>
<td>RESIDENTIAL, MULTIPLE FAMILY</td>
<td>1,232</td>
<td>4.8%</td>
</tr>
<tr>
<td>RESIDENTIAL, OTHER LIVING UNITS</td>
<td>398</td>
<td>1.5%</td>
</tr>
<tr>
<td>RESIDENTIAL, SINGLE FAMILY</td>
<td>6,846</td>
<td>26.4%</td>
</tr>
<tr>
<td>RESOURCE PRODUCTION AND EXTRACTION</td>
<td>431</td>
<td>1.7%</td>
</tr>
<tr>
<td>SERVICES</td>
<td>1,680</td>
<td>6.5%</td>
</tr>
<tr>
<td>TRADE</td>
<td>1,021</td>
<td>3.9%</td>
</tr>
<tr>
<td>TRANSPORTATION, COMMUNICATION, AND UTILITIES</td>
<td>1,890</td>
<td>7.3%</td>
</tr>
<tr>
<td>UNCLASSIFIED</td>
<td>463</td>
<td>1.8%</td>
</tr>
<tr>
<td>UNDEVELOPED LAND AND WATER AREAS</td>
<td>7,549</td>
<td>29.1%</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>25,930</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: Gross acres from Snohomish County Assessor GIS (2018), including Lake Chaplain but excluding any water areas without parcels shown in Assessor’s GIS database.
2. Population and Housing

Table 3: Planning Area Population and Housing Composition (2017)

<table>
<thead>
<tr>
<th>City</th>
<th>MUGA*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>107,560</td>
</tr>
<tr>
<td>Housing Units</td>
<td>46,028</td>
</tr>
<tr>
<td>Households</td>
<td>42,221</td>
</tr>
<tr>
<td>Single Family</td>
<td>43.9%</td>
</tr>
<tr>
<td>Duplex</td>
<td>5.4%</td>
</tr>
<tr>
<td>Multiple Family (Includes single family attached)</td>
<td>47.7%</td>
</tr>
<tr>
<td>Mobile Home/Other</td>
<td>3.0%</td>
</tr>
<tr>
<td>Percent of Households Occupied</td>
<td>44.4%</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.52</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2013-2017 American Community Survey (ACS)
* ACS data does not replicate the MUGA boundaries; this data includes areas within the city limits where Census Block Group boundaries cross.

B. HOLDING CAPACITY/BUILDABLE LANDS ANALYSIS

The Growth Management Act requires Snohomish County to complete a review and evaluation program ("buildable lands") to determine whether a county and its cities are achieving urban densities within urban areas and identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with GMA.

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 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 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.

The next Buildable Lands Report is scheduled to be completed in 2021, with the city required to review and update the comprehensive plan by 2023.


Three alternatives were evaluated for the 10-Year Comprehensive Plan Update. 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

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

* Occupancy rate included in BL reductions.
** Snohomish County 2012 Buildable Lands Reports, page 175
Table 5: Alternative 2 Housing Unit and Population Capacity

<table>
<thead>
<tr>
<th></th>
<th>Total Units</th>
<th>Total Units with Reductions</th>
<th>Occupied Housing Units (95%)</th>
<th>Population (2 / unit, except row 1)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011 Existing Housing Units and Population (Household size - 2.39)</td>
<td>44,666</td>
<td>44,666</td>
<td>42,432</td>
<td>101,414</td>
</tr>
<tr>
<td>Buildable Lands Units for zones where densities not changed with 15% Reduction</td>
<td>7,985</td>
<td>6,787</td>
<td>6,447</td>
<td>12,894</td>
</tr>
<tr>
<td>Zones with higher densities and 15% Reduction</td>
<td>15,806</td>
<td>13,435</td>
<td>12,763</td>
<td>25,526</td>
</tr>
<tr>
<td>BL 2035 Redevelopable Parcels (Includes higher densities assumed for zones in table above, 15% reductions)</td>
<td>3,834</td>
<td>3,258</td>
<td>3,095</td>
<td>6,190</td>
</tr>
<tr>
<td>New Pending Projects* (no reductions)</td>
<td>-506</td>
<td>-506</td>
<td>-480</td>
<td>-960</td>
</tr>
<tr>
<td>Accessory / Infill Dwelling Units: 1/block (no reductions)</td>
<td>235</td>
<td>235</td>
<td>223</td>
<td>446</td>
</tr>
<tr>
<td>Group Quarters</td>
<td></td>
<td></td>
<td></td>
<td>5,720</td>
</tr>
<tr>
<td>Student Housing</td>
<td></td>
<td></td>
<td></td>
<td>600</td>
</tr>
<tr>
<td>TOTAL</td>
<td>72,020</td>
<td>67,875</td>
<td>64,480</td>
<td>153,830</td>
</tr>
</tbody>
</table>

*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

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

*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

<table>
<thead>
<tr>
<th>Description</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011 Total Employment within 2012 City Limits (Feb 2013 Snohomish County Table)</td>
<td>93,739</td>
</tr>
<tr>
<td>Buildable Lands Report Capacity After Reductions in 2012 City Limits</td>
<td>52,280</td>
</tr>
<tr>
<td>2035 Redevelopable with 25% Reduction</td>
<td>1,158</td>
</tr>
<tr>
<td>Total Employment Capacity Based on Buildable Lands Assumptions</td>
<td>147,177</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th>City Limits</th>
<th>Unincorporated MUGA</th>
<th>Everett Planning Area</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Conditional Target</td>
<td>165,000</td>
<td>47,156</td>
<td>212,156</td>
</tr>
<tr>
<td>Default Target</td>
<td>143,000</td>
<td>47,156</td>
<td>190,156</td>
</tr>
<tr>
<td><strong>Employment</strong></td>
<td>140,000</td>
<td>8,324</td>
<td>148,324</td>
</tr>
</tbody>
</table>

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.
The 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 includes light rail stations located in several critical redevelopment areas that will be transformed by investment in high density mixed use transit oriented neighborhoods. 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 the Metro Everett area including downtown and 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, 12th 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.

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. 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.

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. 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.

F. 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. Figure 1 identifies a preferred conceptual alignment for the light rail system and light rail stations within the city limits.

In addition to light rail, 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: Everett Link Extension
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.

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, 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 sufficient land and development standards to allow the community to grow in a desirable manner.

Objective 2.3 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 2.4 Reinforce, maintain and enhance the desirable qualities of Everett’s neighborhoods.

C. LAND USE POLICIES

2.1 Residential Land Use Policies

The Land Use Element must designate enough land at sufficient densities to accommodate the population allocated to 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.

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) a very limited amount of small scale, compatible neighborhood retail uses within walking distance of all homes in a neighborhood;

(b) a limited amount of small scale office or retail uses in mixed use buildings in multiple family zones;

(c) home occupations as a subordinate and clearly accessory use to the permitted residential use;

Policy 2.1.4 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 2.1.5 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 2.1.6 Hospitals and many clinics in Everett have located in residential areas either prior to any zoning regulations or under previous zoning codes. Protect established residential neighborhoods from further encroachment by hospitals, clinics and other related medical activities and limit such uses to those residentially zoned areas where such uses are already well established.

Policy 2.1.7 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 2.1.8 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 2.1.9 Allow hospital expansion in residential zones only through the establishment or amendment of an Institutional Overlay Zone master plan.

2.2 Commercial Mixed-Use Land Use Policies
The Land Use Element must provide sufficient capacity of land suitable for development to accommodate employment growth, including 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. Therefore, the land use policies will continue to emphasize the integration of housing in commercial areas, and the improvement of existing commercial districts.

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, where necessary, 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 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 2.2.4 Identify on the Land Use Map appropriate areas in which to apply commercial mixed-use land use designations. Use the following criteria as a guide to establishing zoning districts and implementing regulations:

(a) 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.

(b) 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.

(c) 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.

Policy 2.2.5 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.

2.3 Industrial Land Use Policies
The Land Use Element must provide sufficient capacity of land suitable for development to accommodate employment growth, including for the manufacturing and industrial service needs projected for the community. 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 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 2.3.2 Identify on the Land Use Map appropriate areas in which to apply industrial land use designations. Use the following criteria as a guide to establishing zoning districts and implementing regulations:

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

Policy 2.3.3 All industrial developments should be designed and developed to promote easy access for employees using public transit, and the physically disabled.

Policy 2.3.4 All industrial developments should be operated so as to minimize impacts on surrounding land uses, especially residential land uses.

Policy 2.3.5 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 2.3.6 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.

2.4 Metro Everett 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. The Metro Everett area is expected to experience significant growth and redevelopment. Metro Everett is and will continue to be a mixed-use district.

Policy 2.4.1 Encourage redevelopment of Everett's metropolitan 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 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 2.4.4 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 2.4.5 Improve the visual image of the arterial corridors connecting the center and Interstate 5.
2.5 Open Space Land Use Policies

The Growth Management Act requires the city to "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." Park lands and other publicly owned open space areas will be designated as Local Resource Lands on the Land Use Map. All other private open space lands will not be designated or mapped as a land use designation.

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.

Policy 2.5.1 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, Recreation and Open Space (PROS) Plan.

Policy 2.5.2 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 2.5.3 The City shall maintain and enhance open space connectivity and corridors to create
habitat networks for optimum habitat and biodiversity.

**Policy 2.5.4** The City shall provide incentives for developers to incorporate public open space and recreation facilities within development proposals.

**Figure 3: Open Space**

2.6 Public Facilities and Utilities Land Use Policies

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 is addressed in the Capital Facilities Element, consistent with policies for levels of service and financing capabilities.

**Policy 2.6.1** 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 2.6.2** Capital facilities and utilities 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 2.6.3** The City shall coordinate the siting of public facilities and utilities 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 2.6.4** 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. Some 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.

2.7 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 2.7.1 Agriculture:** Agricultural land uses in Everett within the floodplain and flood fringe of the Snohomish River 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. None of Everett's agricultural lands are designated agricultural resource lands of long-term commercial significance under the Growth Management Act.

**Policy 2.7.2 Mineral Resources:** 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 2.7.3 Forest/Watershed/Resource Management Lands:** There are no forest lands of long term commercial significance located within the contiguous Everett Planning Area. Forest 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.

a) The City owned lands in the vicinity of the Chaplain reservoir are designated "Local Resource Lands." 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.

2.8 "Other Land Uses" or "Hard to Site Facilities" Land Use Policies
The following policies apply to the siting of "other land uses" or "hard to site facilities" which are necessary to support urban development, such as colleges, hospitals, solid waste handling facilities, correctional facilities, government buildings and facilities, and social services. In addition, a policy regarding the siting of adult use business identifies where such business might be considered.

**Policy 2.8.1** 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 2.8.2** "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 2.8.3** Adult use businesses, as defined by the Zoning Code, are considered compatible with the Commercial Mixed-Use, Industrial and Metropolitan Center land use designations as designated on the Land Use Map, provided that they meet the location criteria and development standards of the Zoning Code.

**Policy 2.8.4** Protect Naval Station Everett from the development of incompatible land uses on adjacent properties and in the vicinity of this military installation.
2.9  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. 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 2.9.1  The following areas will be prioritized for preparation of specific plans and programs:

a) North Broadway College District
b) Paine Field
c) Evergreen Way
d) Everett Mall Area
e) Metro Everett

Policy 2.9.2  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. 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 a major manufacturing and industrial area for Snohomish County. 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.

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

Policy 2.9.3  Providence Regional Medical Center Everett (PRMCE). In 2008, the City Council approved a Comprehensive Plan map amendment for Providence Regional Medical Center Everett, 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. Future expansions will require additional review by the City, which may consist of amendments to the Institutional Overlay zone. 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 2.9.4  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. The ECC master plan provides for expansion to the east across North Broadway and to the south, in a small area west of Broadway. Future expansions beyond the approved 2015 development will require additional review by the City, which may consist of amendments to the Institutional Overlay zone. ECC must work with the surrounding neighborhood residents in planning future expansions.

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 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 2.9.5 Neighborhoods. 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 2.9.6 High Capacity Transit Corridors/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 Sound Transit Long Range 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.

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 the alignment of routes and 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 2.9.7 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. The City of Everett has designated the airport as an essential public facility.

The Growth Management Act (GMA) requires cities and counties protect public use general aviation airports from encroachment by incompatible land uses. 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 policies contained herein address the need to protect Paine Field from the encroachment of 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) 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.

d) 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.

e) 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

Policy 2.9.8 Snohomish River Shoreline North of Pacific Avenue. The area north of Pacific Avenue up to the Interstate 5 bridge along the Snohomish River 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 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.

Policy 2.9.9 Evergreen Way and Arterial Corridors. The Evergreen Way Revitalization Plan was adopted in 2012. The City should look at ways to provide incentives and simplify the code in order to redevelop the city’s arterial corridors into healthy, vibrant areas.

Policy 2.9.10 Everett Mall Area. The Everett Mall has seen several major retailers leave and ownership change. With consumer habits changing, the City should work with the property owners and the neighborhood for high quality redevelopment of the mall property as a well-utilized, high density mixed-use center for the city.
2.10 Shoreline Public Access Plan
The Shoreline Public Access Plan 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.

2.11 Building Intensities Land Use Policies
The Growth Management Act requires that the Land Use Element include population densities and building intensities.

Policy 2.11.1 The densities, lot coverage and building intensities are expressed in a range in the following table. Permitted densities and building intensities in specific zones are regulated by the zoning code. Permitted density and building intensities will vary by zoning districts. There may be multiple zones within a specific land use designation listed in the table. Not all zones will be allowed to develop to the maximum intensities stated in the table.

<table>
<thead>
<tr>
<th>LAND USE DESIGNATION</th>
<th>POPULATION DENSITIES</th>
<th>BUILDING INTENSITY</th>
<th>AREA (AC) DESIGNATED</th>
</tr>
</thead>
</table>
| Residential, Single Family    | 5 to 15 units per gross acre | • No more than 40% lot coverage  
• Up to 3 stories          | 11,415 acres 32% |
| Residential, Multifamily      | 15 to unlimited units per gross acre | • No more than 95% lot coverage  
• Up to 10 stories         | 2,238 acres 6% |
| Metropolitan Center           | 15 to unlimited units per gross acre | • Unlimited lot coverage  
• Up to 25 stories         | 672 acres 2% |
| Commercial Mixed-Use          | 15 to unlimited units per gross acre | • Unlimited lot coverage  
• Up to 10 stories         | 2,155 acres 6% |
| Industrial                    | 0 to 15 units per gross acre | • Unlimited lot coverage  
• Up to 8 stories          | 5,143 acres 15% |
| Local Resource Lands          | 0 to 2 units per gross acre | • No more than 40% lot coverage  
• Up to 3 stories          | 14,357 acres 40% |

Policy 2.11.2 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. The City should adopt disincentives for development of small lots in Metro Everett and along high capacity transit corridors since it is difficult to achieve well-designed, livable high density development on small lots.

2.12 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 (flood hazard) areas are identified in GMA as critical areas, and are addressed in Section 2.13 of the Land Use Element.

The City of Everett manages a surface water system, referred to herein as the Surface Water Service Area (SWSA), to protect and enhance the City’s surface waters. The SWSA includes more than 11,000 acres in the southern portion of the City comprising of 20 major drainage basins and was the planning area for the 2017 Surface Water Comprehensive Plan (SWCP). The SWSA is managed by the Surface Water Program in the Public Works Department. The SWCP provided updates to basin plans first developed in the 1980s and 1990s as well as programmed improvements for water flow, water quality, and habitat issues.

The SWSA’s stormwater component is the City’s Municipal Separate Storm Sewer System (MS4), which is a network of conveyances such as pipes and ditches, flow control facilities such as detention ponds, and water quality facilities that carry and treat surface runoff from development areas. The City
operates and maintains the MS4 to prevent adverse impacts from the current and past effects of land development, such as increased flow rates and stormwater pollution.

Surface drainage and water quality is regulated by the Surface Water System Ordinance, Surface and Storm Drainage Ordinance, National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit, 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 Low Impact Development (LID) as the preferred and commonly used approach to site development. LID is a term used to describe a land development and stormwater management strategy that minimizes impervious surfaces, native vegetation loss, and stormwater runoff. Requirements include thresholds for treatment of stormwater runoff by water quality facilities and control of stormwater runoff flows by either on-site or regional storm systems that either infiltrate or detain flows before it is allowed to be released into the natural drainage system formed by streams and other drainage courses.

The City also participates in the Stormwater Action Monitoring Program, a regional monitoring program for status and trends, pollutant source identification, and effectiveness monitoring to benefit all participating communities in Western Washington covered by the Municipal Stormwater Permit. Additionally, the Municipal Stormwater Permit also includes Total Maximum Daily Load (TMDL) requirements for several basins not meeting state Water Quality Standards. Besides monitoring, these TMDL requirements include actions to bring the receiving waters back into compliance with State Water Quality Standards.

In the north end of Everett, stormwater runoff is collected in the combined sewer system that also collects sanitary wastewater from homes and businesses. These flows are conveyed and treated at the Everett Water Pollution Control Facility (sewage treatment plant). Overflows from this combined system into the Snohomish River and Port Gardner Bay began to be controlled under a Long Term Control Plan originally developed and approved in 1987. In more recent years, flooding of homes and businesses during intense storm events have prompted the programming of improvements including the separation of stormwater from portions of the combined sewer system and construction of facilities to reduce overflows to the required average of one event per year per outfall. Programs and projects for the management of stormwater flows in the combined sewer system are provided for in the Comprehensive Sewer Plan and CSO Control Plan.

**Policy 2.12.1 Surface Drainage and Water Quality**
The City shall continue to meet the requirements of the Municipal Stormwater Permit for surface drainage and water quality to prevent and alleviate issues for land uses planned by the Land Use Element.

**Policy 2.12.2** 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 implement programs and projects that contribute to the recovery of the Sound.

### 2.13 Critical Area Goals, Objectives and Policies

**Goal for Critical Areas**

**Goal 2.13** Protect the functions and values of critical areas in order to promote and protect public health, safety and welfare.

**General Policies for Critical Areas**

**Policy 2.13.1** Critical area maps 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 2.13.2 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 2.13.3  Steep Slopes. The City shall adopt regulations for development of steep slopes which lessen the risk and prevent the occurrence of such problems.

Policy 2.13.4  Erosion. 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 2.13.5  Vegetation. 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 2.13.6  Ravines. The City should protect ravine areas for each of the important functions they provide.

Policy 2.13.7  Habitat 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 2.13.8  Clearing. 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 2.13.9  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 2.13.10 Protective Requirements. The City should adopt land use and development regulations that establish adequate protections to water resource critical areas.

Policy 2.13.11  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; and

d) construction management practices that reduce the potential for erosion and water quality impact both during and after land development and construction.

Policy 2.13.12  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 2.13.13  Buffers. The City should require sufficient buffer width and functions to achieve no net loss of critical area functions and values.

Policy 2.13.14  Maintain stringent buffer requirements for all streams that exhibit salmonid use.

Policy 2.13.15  Protect riparian areas and buffers that have significant connections between other critical areas and/or large blocks of open space.

Policy 2.13.16  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 2.13.17** 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 2.13.18** Compensation/Mitigation. 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 Washington 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 2.13.19** 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 2.13.20** Restoration and Enhancement. 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 2.13.21** Public 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 2.13.22** 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.

**Policy 2.13.23** Prohibit creating new fish passage barriers and provide incentives to remove existing artificial barriers where feasible.

**Policy 2.13.24** 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 2.13.25** 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 2.13.26** 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 2.13.27** Implement programs to control nonnative invasive plants and noxious weeds through critical area regulations, education and outreach, and other tools.

**Policy 2.13.28** 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 2.13.29** Use the most current FEMA flood hazard modeling and maps as a basis for the City’s flood control regulations.

**Policy 2.13.30** Prohibit the construction of new permanent structures in the floodway that unduly affect the capacity of the floodway.
Policy 2.13.31 Support continued dredging of the settling basin in the Snohomish River to remove accumulated sediment.

Policy 2.13.32 Provide for breaching of dikes where flood hazards will not result, and when appropriate and feasible for habitat restoration projects.

Policy 2.13.33 Require land use actions in flood hazard areas to comply with the provisions of the City’s Critical Areas Regulations and Shoreline Master Program, and Drainage Basin Plans, when applicable.

2.14 Air Quality and Other Environmental Issues Policies

Air Quality
Policy 2.14.1 Support standards and regulations that protect public health, improve air quality, improve visibility and address climate change.

Policy 2.14.2 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 2.14.3 Encourage site and building designs, technology and practices that reduce or eliminate harmful emissions.

Policy 2.14.4 Consider incentives to promote car sharing by businesses and residents.

Policy 2.14.5 Encourage installation of natural gas or propane fireplaces and stoves in new development, rather than wood-burning fireplaces / stoves.

Policy 2.14.6 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 2.14.7 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 2.14.8 Promote the clean-up and redevelopment of polluted “brownfields,” particularly in the urban center, to encourage infill and promote economic activity.

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 2.15.1 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 2.15.2 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.

V. LAND USE MAP

A. MAP

The Land Use Map (Figure 6) 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 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.
Figure 6: Land Use Designations

Comprehensive Plan Land Use Map

- Single Family
- Multifamily
- Metro
- Commercial/Mixed Use
- Industrial
- Local Resource Lands
- City Limits

Lake Chaplain Area
B. LEGAL EFFECT

Under the State Growth Management Act, development regulations must be consistent with, and implement, the comprehensive plan. This requirement gives greater legal weight to the Land Use Map and text of the comprehensive plan.

C. GUIDE TO DECISION MAKING

The Land Use Map and its accompanying policies play a key role in land development and zoning decisions made by elected and appointed officials. Development regulations, including the city’s zoning and land division codes, must be consistent with and implement the comprehensive plan.

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. Everett’s generalized land use plan includes six land use designations. The City will consider the following criteria when designating land uses on the comprehensive plan land use map.

**Residential, Single Family**

The single family designation is applied to areas presently developed with predominantly single-family dwellings that the City intends to preserve as primarily single family neighborhoods. Home ownership of single family homes, either attached or detached, is predominant in the area.

Building heights are typically low, not exceeding two to three stories. Individual yards are common, although alternative forms of housing – like cottage housing with community open space or attached townhouses, would be consistent with this designation. Other dwelling types could be allowed, such as duplexes, accessory dwelling units, and rear yard infill dwellings, with design standards that reinforce the single family character of the neighborhood.

Residential densities range from five (5) to fifteen (15) units per gross acre. A range of lot sizes can fit the single family residential designation; smaller lots would be in areas where street grids and alleys are found, and larger lots may be in areas with steeper hillsides and scattered sidewalks.

**Residential, Multifamily**

The multifamily designation is applied to areas near public transit facilities or along transit corridors, near employment areas, or between higher intensity uses, such as commercial or industrial development to provide a buffer for single family neighborhoods. This designation is applied to areas that are not disruptive of existing single family neighborhoods and are already developed with a significant amount of multifamily housing.

Multifamily areas are supported by a full range of public facilities and services, including transit, pedestrian and bicycle routes, utilities (water, sewer, stormwater), fire, and police. Areas designated for multifamily use will be located so as to avoid or minimize traffic impacts on single-family neighborhoods. Open space and public parks are generally available within walking distance to help meet the needs of the residents of multifamily developments.

Building heights can range from townhouse development to taller apartment buildings. Multifamily development should be compatible with, and transition to adjacent single-family neighborhoods using design features to ensure compatibility.

Residential densities range from fifteen (15) units per gross acre to unlimited. Densities are typically limited by lot size, building heights, and parking.

**Metropolitan Center**

This is the regionally designated metropolitan center, aka “Metro Everett”, which has a subarea plan guiding future development. Expansion of the metropolitan center must include an amendment of the Metro Everett Subarea Plan.

If the City adopts other subarea plans, those areas may also be designated as a general land use designation in the City Comprehensive Plan Land Use Map.

**Commercial Mixed-Use**

The commercial mixed-use designation is applied to areas that have historically been used for retail, entertainment, office/service use, and business serving food and beverage. The designation may also apply to new areas, provided that the change in land use is market driven and not purely speculative.
In some areas, the commercial mixed-use designation will include multifamily residential and community-oriented public uses. A mix of uses that includes residential uses is encouraged, or may be required, near transit hubs, such as Swift bus rapid transit or light rail stations.

Commercial mixed-use areas are supported by public facilities and services, including transit, pedestrian and bicycle routes, utilities (water, sewer, stormwater), fire, and police. The transportation system is capable of handling traffic impacts.

The commercial mixed-use land use designation includes a range of intensity, from neighborhood commercial to general commercial mixed-use along major arterial corridors. Smaller sites are intended to be neighborhood oriented, where uses are limited and building design ensures compatibility with adjoining residential neighborhoods. Pedestrian access and walkability are encouraged, while traffic impacts on surrounding residential areas are discouraged. When located along arterial corridors, business is oriented to the shopping and service needs of the community and surrounding areas of Snohomish County. New development and redevelopment is encouraged to include housing and other supportive services and uses.

Development standards may be tailored to fit the specific location. Where commercial uses are located along the waterfront, standards should create or reinforce a distinct character associated with the shoreline location. Small, neighborhood commercial locations should limit the size of buildings and ensure other improvements, such as signs and landscaping, are compatible with the adjacent residential area. Development along arterial corridors may include larger buildings, slightly more permissive signage and other standards that attract regional shoppers.

**Industrial**

The industrial designation is applied to large tracts in areas that include manufacturing, warehouse and other industrial activities. Land currently designated industrial is expected to remain industrial since it is difficult to establish large industrial tracts in areas where there has not previously been such land use designations.

Industrial areas are supported by a full range of public facilities and services, including transit, pedestrian and bicycle routes, utilities (water, sewer, stormwater), fire, and police. The transportation system has been designed to support high employment levels and heavy freight.

The industrial designation includes a range of uses and intensity, from light industry and warehouse to heavy industry. Areas that are established and expected to continue as heavy industry include the Boeing aircraft assembly plant, the Port of Everett deep water marine terminal and Burlington Northern Santa Fe Railroad Delta yard. Other areas designated as industrial are for light industry, such as maritime services, warehousing, shipping and receiving, light assembly and manufacturing.

Development standards should include ways to buffer industrial uses with adjoining non-industrial areas, such as substantial landscape buffers to soften visual, aesthetic, light and noise impacts. Industrial uses which don’t affect areas outside of the industrial designation should have flexible standards that do not unduly burden the productive use of these areas for employment and producing goods and products. All industrial uses, in their development plans, need to encourage transportation alternatives other than single-occupant vehicles.

**Local Resource Lands**

The local resource land designation is applied to public parks, open space, water resource management areas and agricultural lands. The agricultural lands do not include “lands of long-term commercial significance” as defined under the Growth Management Act.

Public parks are designated as local resource lands when part of the city’s Parks, Recreation and Open Space (PROS) Plan. Parks are an allowed use in any zone based on a park master plan approved by the Everett city council.

Land that is publicly owned open space can also be designated as local resource lands. These lands may not be open to the public due to their wildlife or conservation value, such as Jetty Island.

The Chaplain reservoir is managed for the municipal water system and other compatible uses, such as forestry, limited recreation, and wildlife habitat management. These uses do not conflict with the maintenance of a safe and adequate water supply for the Everett water system, and are managed in accordance with applicable license requirements of FERC Project No. 2157. The City’s wastewater
treatment facility, treats municipal waste and includes open space and trails surrounding the facility.

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 goals and policies of Everett’s Shoreline Master Program approved under chapter 90.58 RCW are considered an element of Everett’s Comprehensive Plan. Please refer to the City of Everett’s Shoreline Master Program for goals and policies applicable to those shorelines defined as shorelines of the state.

### 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. 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 CODE (MAP & TEXT)

The rewrite of the Land Use Element in 2019 is intended as the first step towards a rewrite of the city’s Zoning and other development codes. Because the Growth Management Act requires development regulations to be revised to implement the comprehensive plan, the following table indicates which zones of the current zoning code are found to be consistent with the Land Use Designations in the revised (2019) Land Use Element.

The next step following this Land Use Element rewrite is to work on simplifying and streamlining the land use regulations while still providing for quality development and the protections for public health, safety and welfare. This process will look at most development codes – not just zoning, such as subdivisions and infrastructure (street, sidewalk, sewer, water, storm) requirements for new development. There are a variety of potential code revisions that should be considered, including:

- Consolidation of zoning districts (e.g., fewer residential districts);
- Streamlining use and development regulations (Metro Everett as a template);
- Integrating development standards from other city codes (e.g. street standards) into a unified code;
- Updating and streamlining project review procedures.

<table>
<thead>
<tr>
<th>LAND USE DESIGNATION</th>
<th>EQUIVALENT ZONING</th>
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<tbody>
<tr>
<td>Residential, Single Family</td>
<td>R-S, R-1, R-1A, R-2, R-2A</td>
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<tr>
<td>Residential, Multifamily</td>
<td>R-3, R-3L, R-4, R-5</td>
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<tr>
<td>Metropolitan Center</td>
<td>ULI, UM, UR</td>
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<tr>
<td>Commercial Mixed-Use</td>
<td>B-1, B-2, B-2B, BMU, C-1, C-1R, E-1, E-1MUO, W-C</td>
</tr>
<tr>
<td>Industrial</td>
<td>M-1, M-2, M-M, M-S, C-2</td>
</tr>
<tr>
<td>Local Resource Lands</td>
<td>A-1, AQ, OS, Park, WRM</td>
</tr>
</tbody>
</table>
B. 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 shorelines of the State. The SMP contains detailed shoreline use 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. The goals and policies of the SMP are considered an element of Everett’s comprehensive plan. 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.

C. 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.

D. ANNEXATION

When property is 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. 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

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.

**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.