

CHAPTER II

CONSISTENCY WITH COUNTYWIDE PLANNING POLICIES

INTRODUCTION

The Washington State Growth Management Act (GMA) requires that counties planning under the Act adopt Countywide Planning Policies in cooperation with the cities within the County. The Snohomish County Countywide Planning Policies were developed and adopted by the County and the cities working together through Snohomish County Tomorrow. The Countywide Planning Policies are to be used as a framework for city and county comprehensive plans in order to ensure that the plans are consistent with one another.

The City of Mill Creek's Comprehensive Plan has been evaluated for consistency with the Countywide Planning Policies and is substantially consistent with these policies. The following discussion briefly summarizes how the Comprehensive Plan elements are consistent with the Countywide Planning Policies.

COUNTYWIDE PLANNING POLICIES

Urban Growth Area (UGA)

The Growth Management Act requires jurisdictions planning under the GMA to establish UGAs within which growth can be supported with adequate public facilities. Although Mill Creek is within the Southwest UGA of Snohomish County, the City has designated its own UGA surrounding the current city limits.

The Mill Creek Comprehensive Plan designates an UGA that uses identifiable boundaries such as natural features and roads. The City's UGA provides sufficient density, developable land, public facilities and public services to accommodate population and employment growth projected over the next 20 years.

The Countywide Planning Policies support the implementation of the Vision 2020 Plan, the region's growth, economic and transportation strategy. The Vision 2020 Plan supports the development of town centers as focal points for neighborhoods and major activity areas. The Land Use Element of the Comprehensive Plan includes policies for the development of the Mill Creek Town Center, which are consistent with the Vision 2020 plan. The Mill Creek Town Center is currently under construction and will provide a focal point for the community.

Contiguous Development and Provision of Urban Services

The Countywide Planning Policies address the promotion of contiguous and orderly development and the provision of urban services.

The Land Use, Capital Facilities and Utilities elements contain policies relating to the orderly development of the UGA. The Land Use Element identifies individual Neighborhood Planning Areas within the unincorporated portion of the City's UGA and establishes policies for the provision of urban services and facilities within these areas if and when they are annexed into the City.

Joint County and City Planning Within UGAs

The Countywide Planning Policies address the GMA requirement for joint county and city planning within UGAs.

The Mill Creek Comprehensive Plan recognizes the need for interjurisdictional planning that ensures consistency among jurisdictions. Several of the elements include policies that identify the need to work with surrounding jurisdictions in land use, housing, transportation, economic, capital facility and utility planning. In addition, the City and County have entered into an interlocal agreement for joint planning within the unincorporated areas surrounding the City. To date, joint planning has occurred for all of the unincorporated areas within the City's designated UGA.

Housing

The Countywide Planning Policies focus on the provision of a variety of decent, safe and affordable housing opportunities to all segments of the County's population.

The Housing Element of the Comprehensive Plan contains policies that are consistent with the Countywide Planning Policies. The housing policies emphasize the need for the City to work regionally to address housing affordability issues in the community. In addition, the policies call for development of a variety of housing types and densities in order to meet the needs of all City residents.

Siting Essential Public Capital Facilities of a Countywide or Statewide Nature

The Countywide Planning Policies require an interjurisdictional review process for siting essential public facilities. The Capital Facilities Element includes a section discussing the siting process for essential public facilities. The element also includes policy language ensuring consistency with Snohomish County's essential public facilities ordinance at such that it becomes effective.

Economic Development and Employment

The Countywide Planning Policies encourage jurisdictions in Snohomish County to develop an economic strategy as part of their comprehensive plans.

The Comprehensive Plan contains strategies intended to promote economic development in the community. The Land Use Element identifies several areas within the City and the UGA where retail uses, and business and light industrial enterprises can locate. The Transportation and Utility elements include policies to create an infrastructure to support development within areas designated for retail, business and industrial development.

Transportation

The Countywide Planning Policies address the need to provide transportation systems that support land uses established in the Comprehensive Plan, use concurrency standards and establish agreements for joint mitigation of traffic impacts.

Transportation goals and policies in the Comprehensive Plan address the need to enter into interlocal agreements with surrounding jurisdictions and coordinate transportation planning. The policies also address the Growth Management Act requirements of concurrency and Level of Service Standards. The Land Use Element includes policies that are supportive and compatible with public transportation and pedestrian facilities. Additionally, the land use locational criteria include the spatial requirements for siting transportation facilities. The Transportation Element includes policies for coordinating with other jurisdictions in the siting of high-capacity transit facilities.

In summary, the City of Mill Creek finds that the Comprehensive Plan is consistent with the Countywide Planning Policies.