



Comprehensive Plan Key Excerpts

Community Vision

Mountlake Terrace is an attractive, walkable city with a revitalized town center, pleasant neighborhoods, healthy environment, and ample opportunities for housing, education, businesses, recreation, and community involvement.

This document is intended to contain all goals, policies, performance measures, and actions steps, as well as the official (land use) map and critical area maps from the Comprehensive Plan, as amended in December, 2010.

However, this document shall not be relied on as a legal representation of the adopted Comprehensive Plan nor shall it replace or remove any portion of the adopted Comprehensive Plan.

**Comprehensive Plan Key Excerpts
(December, 2010)**

COMMUNITY LIVABILITY ELEMENT

Goals

The Community Livability Element is guided by one goal, as follows. This goal is stated at a very broad level to indicate the desired end-result for key topics.

GOAL CL-1. Livability for current and future generations

Policies

Below are the Comprehensive Plan policies that correspond with each community livability goal. The City of Mountlake Terrace shall implement the following policies.

Policy CL-1.1 Promote a positive image of the city as a vibrant, thriving, and desirable place in which to live, work, shop, and play.

Policy CL-1.2 Strive to achieve the Community Vision identified in this element.

Policy CL-1.3 Provide for the enjoyment of natural resources through the preservation or enhancement of public open space, greenbelts, and trails.

Policy CL-1.4 Promote a pedestrian-friendly environment.

Policy CL-1.5 Encourage community events and activities.

Discussion: A sense of community begins with people seeing each other and having an opportunity for interaction. Activities especially benefit the community when they are held in an open, welcoming manner and help a variety of people to get acquainted, learn about issues, share ideas, appreciate art and music, accomplish a project, or just have fun.

Policy CL-1.6 Create opportunities for public education and participation in community planning.

Policy CL-1.7 Consider social, environmental, and economic factors in community development.

Policy CL-1.8 Encourage the community's diversity of lifestyles and neighborhoods.

Discussion: Mountlake Terrace represents a broad cross-section of people and neighborhoods. Appreciation of these differences should be encouraged, while maintaining community standards of health and safety.

Policy CL-1.9 Provide quality library services, responding to the needs of the region's residents.

**Comprehensive Plan Key Excerpts
(December, 2010)**

- Policy CL-1.10 Provide recreational programs, parks, and trails that accommodate a variety of interests and abilities.
- Policy CL-1.11 Be proactive in identifying and preserving resources of historic or cultural significance.
- Policy CL-1.12 Coordinate with other jurisdictions and agencies on matters of public safety and welfare.
- Policy CL-1.13 Promote a strengthened downtown commercial core and a healthy local economy.
- Policy CL-1.14 Encourage beautification efforts, including but not limited to landscaping and signage, and a clean, well-kept environment.
- Policy CL-1.15 Provide civic buildings, parks, and plazas that encourage friendly neighborhood interaction and meet other citizen needs.
- Policy CL-1.16 Promote high-quality design and development.
- Policy CL-1.17 Support an excellent public school system that provides for students to be served by public schools within Mountlake Terrace.
- Policy CL-1.18 Encourage housing and neighborhoods in which people want to live.
- Policy CL-1.19 Enforce City regulations to control nuisances and meet other requirements.
- Policy CL-1.20 Continue an animal control program.
- Policy CL-1.21 Implement the adopted Sustainability Strategy and monitor sustainability progress.

PERFORMANCE MEASURES

Measuring performance is an important way to check what is happening. For most elements (or key chapters) in the Comprehensive Plan, a performance measure is given that will be monitored and reported on annually. However, community livability is actually the sum of many measures. Therefore, it will be evaluated by annually monitoring performance measures of the following elements: Environment, Economic Vitality, Land Use, Housing, Capital Facilities, Transportation, and Recreation and Parks.

**Comprehensive Plan Key Excerpts
(December, 2010)**

ENVIRONMENTAL ELEMENT

This element includes a section on goals and policies. The City must implement and be consistent with all goals and policies of the adopted Comprehensive Plan.

Goals

The Environment Element is guided by three key goals, as follows. These goals are stated at a very broad level to indicate the desired end-result for key topics.

- GOAL EN-1.** Clean air, clean water, and healthy natural environment
- GOAL EN-2.** Maximum protection of critical areas
- GOAL EN-3.** Community involvement and coordination

Policies

Below are the Comprehensive Plan policies that correspond with each environmental goal. The City of Mountlake Terrace shall implement the following policies.

GOAL EN-1. Clean air, clean water, and healthy natural environment

- Policy EN-1.1 Preserve significant environmental features for park, trail, and open space use.
- Policy EN-1.2 Promote the use of environmentally-friendly building materials and techniques.
- Policy EN-1.3 Enforce local regulations to protect the environment.
- Policy EN-1.4 Promote clean air and energy conservation by selecting and operating City vehicles and equipment to maximize fuel efficiency.
- Policy EN-1.5 Ensure that City facilities are designed and operated to conserve energy and other natural resources.
- Policy EN-1.6 Encourage convenient alternatives to automobile travel within the City and region.

Discussion: Alternatives include walkways, bike routes, transit, and ride-sharing.
- Policy EN-1.7 Ensure that development is designed to:
 - a. Minimize or mitigate the amount of land that would be covered by pavement, roofs, and other impervious surfaces;
 - b. Use soil and vegetation to disperse stormwater, as appropriate;
 - c. Retain natural slopes, to the greatest extent possible.

**Comprehensive Plan Key Excerpts
(December, 2010)**

- Policy EN-1.8 Provide open space where natural habitat can be protected or enhanced.
- Policy EN-1.9 Increase natural area and open space preservation within the developed area, particularly along the Terrace, Lyons, McAleer and Hall Creek corridors, about Ballinger and Hall Lakes, and along the steep hillsides and right-of-way of I-5.
- Policy EN-1.10 Seek opportunities to connect open spaces that will maximize environmental or recreational values.
- Policy EN-1.11 Prevent drainage problems and soil erosion by regulating: (a) the design and maintenance of stormwater management systems; and (b) clearing and grading practices.
- Policy EN-1.12 Encourage “low-impact stormwater techniques” to be used where suitable.
- Policy EN-1.13 Encourage the conservation of significant trees and their understory vegetation.
- Discussion: “Significant trees” are defined in the glossary as “Trees designated by the City to be important or unique, based on such factors as age, size, rarity, critical area function, or status as a landmark or species specimen.”
- Policy EN-1.14 Promote the planting of trees and other vegetation for beautification, air quality, noise control, and stormwater management.
- Policy EN-1.15 Encourage the planting or protection of trees, as appropriate, along public rights of way and in strategic locations where property is being developed.
- Policy EN-1.16 When significant trees must be removed, require their replacement by other trees that are appropriate for the site.
- Policy EN-1.17 Encourage the City’s acquisition of open space.

GOAL EN-2. Maximum protection of critical areas

- Policy EN-2.1 Update regulations and programs, as needed, to incorporate environmental guidance from state agencies or other reliable sources.

Discussion: Most city governments, by themselves, do not have the capacity to fully develop and maintain the most up-to-date expertise on all environmental subjects. By using relevant information from state agencies or other reliable sources, Mountlake Terrace will take a positive role in protecting the natural environment. Examples of state documents that Mountlake Terrace considers include: the Model Critical Areas Code

**Comprehensive Plan Key Excerpts
(December, 2010)**

from the state Department of Commerce and the Western Washington Stormwater Manual from the State Department of Ecology.

- Policy EN-2.2 Protect the functions and values of environmentally critical areas, especially as follows:
- a. Wetlands: Protect ability of wetlands to absorb, cleanse, and slowly release stormwater and to provide ecological balance;
 - b. Fish and wildlife habitat areas: Protect and enhance habitat for fish and wildlife, especially within and near streams, wetlands, Lake Ballinger, recreational lands, and designated open space. Provide for connected habitat where possible;
 - c. Aquifer recharge areas: Protect the water quality and hydrologic continuity of any underground aquifers;
 - d. Frequently flooded areas: Ensure that drainage systems and ground cover materials work properly to reduce flooding and prevent soil erosion and damage to property;
 - e. Geologically hazardous areas: Protect life and property from geologic hazards, especially by: (a) mitigating earthquake risks and (b) requiring development practices that maintain the stability of slopes.
- Policy EN-2.3 Include best available science in the protection of critical areas.
- Discussion: The Growth Management Act and other laws have referred to the need for best available science. To help identify such science, Mountlake Terrace considers the state’s rule on best available science, Chapter 365-195 WAC, as well as sources listed in a publication from the State Office of Community Development called “Citations of Recommended Sources of Best Available Science for Designating and Protecting Critical Areas.” Critical area regulations will be updated to incorporate best available science. As appropriate, the City will coordinate with other jurisdictions on the use of best available science.
- Policy EN-2.4 Protect and enhance shorelines to ensure their environmental sustainability, while providing opportunities for viewing and low-impact recreation.
- Policy EN-2.5 Recognize that policies of the City’s Shoreline Master Program are policies of the City’s Comprehensive Plan.
- Policy EN-2.6 Ensure that land uses near Lake Ballinger and other surface waters maintain or enhance water quality.
- Policy EN-2.7 Provide special consideration for protecting the habitat of anadromous fisheries.
- Policy EN-2.8 Require clearing and grading practices to avoid or mitigate any harm to streams, lakes, steep slopes, and other critical areas.

Comprehensive Plan Key Excerpts (December, 2010)

Policy EN-2.9 Require new development to provide minimum environmental buffers and building setbacks to protect the functions and values of critical areas.

Discussion: The recommended environmental buffers will be based on: a) the State's latest draft Model Ordinance for Designating and Protecting Critical Areas; b) State Recommendations for Shoreline Management; c) other relevant scientific information; and d) consideration of existing urbanized conditions and stream types within Mountlake Terrace.

Policy EN-2.10 Provide for some flexibility in applying critical area protection and development regulations to allow an economic use of property or a creative approach that provides equivalent protection.

GOAL EN-3. Community involvement and coordination

Policy EN-3.1 Promote programs and information to help people learn about and participate in protecting the natural environment.

Policy EN-3.2 Support all reasonable means to ensure water purity for treated sewage in accordance with state and federal standards.

Discussion: Mountlake Terrace is a partial owner of the Edmonds wastewater treatment plant, the plant that treats sewage for Edmonds and Mountlake Terrace.

Policy EN-3.3 Promote and support the use of environmentally friendly and "least toxic" approaches to landscape management.

Discussion: City government can be a model for its citizens by demonstrating, identifying, and encouraging environmentally friendly practices to control vegetation and pests.

Policy EN-3.4 Provide information and incentives for owners to clean up contamination from any chemical spills, underground gasoline tanks, or other pollution sources.

Policy EN-3.5 Cooperate with nearby communities, regional organizations, and agencies to protect the environment.

PERFORMANCE MEASURES

Measuring performance or progress is an important way to see whether expectations are being met. In this Comprehensive Plan, one performance measure has been selected for each major topic. Annually, the City will make a good faith effort to meet or exceed its performance measures, check the data, with respect to each of the performance measures, and report the results.

Comprehensive Plan Key Excerpts (December, 2010)

Measures for major topics have been selected with the following criteria in mind:

- Relevance to goals
- Meaningfulness to the public
- Availability of data.

Performance Measure

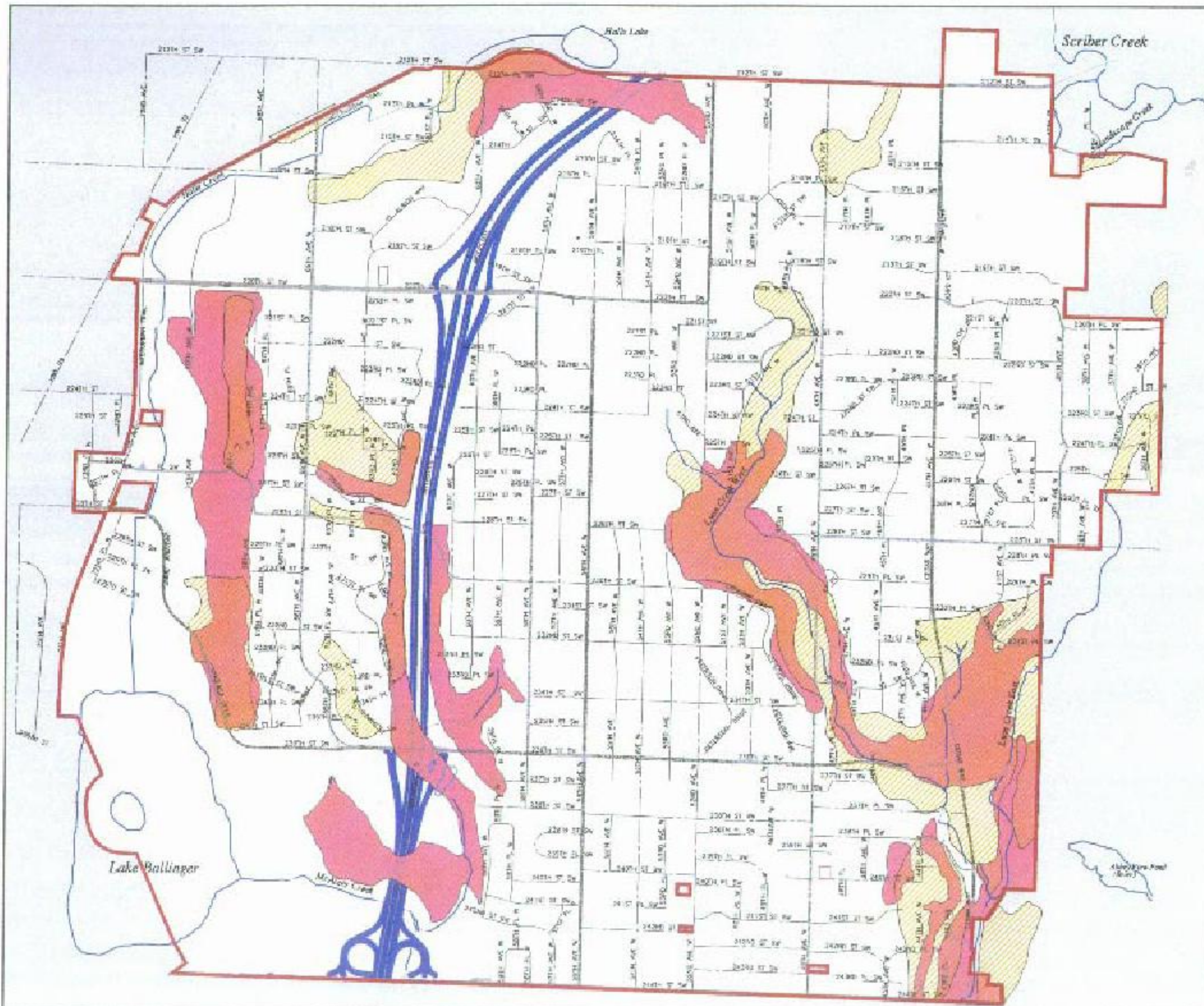
For the Environment Element, the City of Mountlake Terrace has a performance measure and will annually report on its progress. The measure is as follows:

- Air quality within the region meets or exceeds federal standards.

ACTIONS TO TAKE

To help carry out this chapter, certain actions steps are needed. During the 2004-2011 period, this includes the following actions:

- Decide by the end of 2004, whether to start a “stream team” program to involve citizens in enhancing or restoring streams and their habitat.
- Clarify, strengthen, and update ordinances, by the end of 2004, to protect environmentally critical areas.
- Develop by the end of 2006, a water quality performance measurement for Lake Ballinger and/or key streams that may be considered for subsequent adoption in the Comprehensive Plan and to otherwise monitor the health of the lake and streams within the City.
- Complete in 2008 a conservation/sustainability strategy for acquiring open space and taking other proactive steps to encourage natural resource conservation and environmental protection.
- Develop and consider an update to the City’s tree protection policies, consistent with the adopted Sustainability Strategy, by the end of 2011.



**MOUNTLAKE
TERRACE**

City of Mountlake Terrace
Comprehensive Plan

Legend

-  Erosive Soils
-  Unstable Soils
-  Streams
-  Stream Below Ground
-  City Boundary

*These areas are generally considered geologically hazardous. Actual determinations are subject to site analysis. The information on this map originates from a variety of resources and is a general representation only. Other properties not overlaid on this map may also be designated as sensitive or critical areas, subject to on-site analysis and additional regulation in accordance with City codes.

Figure EN - 1







**Critical Areas:
Geological Features**



MOUNTLAKE TERRACE

City of Mountlake Terrace Comprehensive Plan

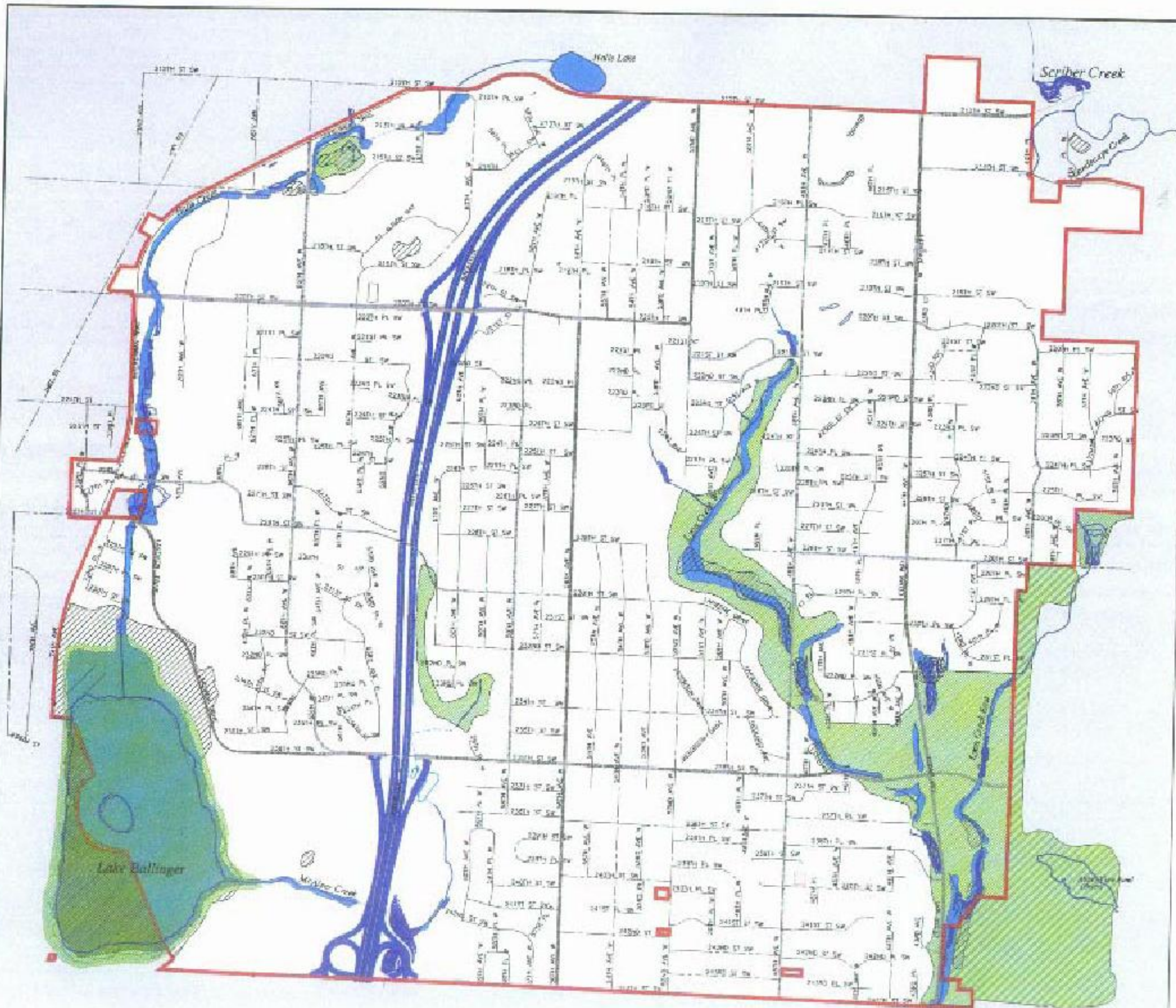
Legend

-  Wildlife Priority Habitat and Species Borders (Washington Dept. of F & W)
-  100-year Floodplain (FEMA)
-  Wetlands/Areas of Saturated Soils
-  Streams
-  Streams Below Ground
-  City Boundary

Please note:
The information on this map originates from a variety of resources and is a general representation only. Data shown on this map must be verified on a site by site level. Other properties not overlaid on this map may also be designated as sensitive or critical areas, subject to on-site analysis and additional regulation in accordance with City codes.

Figure EN-2

Critical Areas: Biological Features



**Comprehensive Plan Key Excerpts
(December, 2009)**

ECONOMIC VITALITY ELEMENT

Goals

The Economic Vitality Element is guided by two key goals, as follows. In addition, a third goal for ensuring economic vitality is an efficient permitting system. This goal, with related policies, is contained in the Plan Administration Element. These goals are stated at a very broad level to indicate the desired end-result for key topics.

- GOAL EV-1.** Businesses that add value to the community or region
GOAL EV-2. Quality of life

Policies

Below are the Comprehensive Plan policies that correspond with each economic vitality goal. The City of Mountlake Terrace shall implement the following policies.

GOAL EV-1. Businesses that add value to the community or region

- Policy EV-1.1 Encourage efficient use of existing buildable lands, including vacant and redevelopable sites.
- Policy EV-1.2 Actively seek opportunities to annex other buildable lands, consistent with community needs and standards.
- Policy EV-1.3 Encourage mixed uses in designated areas.
- Policy EV-1.4 Provide opportunities for adding new land uses to or near existing or planned parking structures, such as the Community Transit park-and-ride lot on 236th and I-5.
- Policy EV-1.5 Designate lands for commercial and industrial development, while protecting nearby residents from incompatible uses.
- Policy EV-1.6 Annually monitor land supply and development, consistent with the county-wide process, and consider opportunities and incentives for housing and jobs that make it possible for people to work close to where they live and vice-versa.
- Policy EV-1.7 Encourage home occupations where their scale and character are compatible with the neighborhood.
- Policy EV-1.8 Market our community to desirable new and expanding businesses.
- Policy EV-1.9 Ensure that land use policies and development regulations provide for a positive business climate, while protecting the environment and community quality of life.

**Comprehensive Plan Key Excerpts
(December, 2010)**

- Policy EV-1.10 Provide adequate infrastructure to support economic development to meet projected growth, within constraints of local resources.
- Discussion: Providing adequate infrastructure will involve identifying sufficient resources, including the use of local improvement districts, tax increment financing, and public/ private partnerships
- Policy EV-1.11 Develop and implement multi-year strategies for economic vitality.
- Policy EV-1.12 Use a “planned action” approach, which combines growth management and environmental review, to streamline the development process for certain areas or sites. As financially feasible, such areas shall include: the Gateway Place vicinity including the Park-and-Ride lot, the Melody Hill area, and the area near Albertson’s Supermarket.
- Policy EV-1.13 Consider options for city partnership in assembling land for future development.
- Policy EV-1.14 Use grant programs to help support projects that foster economic vitality.
- Policy EV-1.16 Work closely with interested organizations and agencies, including the Snohomish County Economic Development Council to achieve local economic goals.
- Policy EV-1.17 Recognize our community as one part of a larger regional economy.
- Policy EV-1.18 Coordinate with nearby jurisdictions on projects of joint economic benefit.
- Policy EV-1.19 Collaborate with local businesses on issues that affect them.
- Policy EV-1.20 Encourage business investment and the retention and addition of employment within the City, consistent with the City’s target employment of 8,059 by the year 2025.
- Policy EV-1.21 Target recruitment and retention of clean technology firms and medical uses in Mountlake Terrace.
- GOAL EV-2. Quality of life**
- Policy EV-2.1 Promote high-quality design for development.
- Policy EV-2.2 Encourage the ability of each business district to provide jobs, services, and goods, consistent with the urban and neighborhood characteristics.
- Policy EV-2.3 Provide for a balanced transportation system that supports business needs, including pedestrians, transit, cars, and trucks.

Comprehensive Plan Key Excerpts (December, 2010)

- Policy EV-2.4 Ensure that the City is visually attractive to residents, visitors, and businesses.
- Policy EV-2.5 Provide for good schools, parks, transportation, civic buildings, and other services or amenities.
- Policy EV-2.6 Encourage housing that will be attractive and convenient to employees of businesses located within the City.
- Policy EV-2.7 Limit stress from noise, pollution, or traffic congestion.
- Policy EV-2.8 Foster a variety of businesses representing a range of services to their respective districts.
- Policy EV-2.9 Use design guidelines for specific districts to support healthy economic uses while maintaining the integrity of adjacent neighborhoods.
- Policy EV-2.10 Facilitate the development of a vibrant, walkable Town Center.

PERFORMANCE MEASURES

Measuring performance or progress is an important way to see whether that expectations are being met. In this Comprehensive Plan, one performance measure has been selected for each major topic. Annually, the City will make a good faith effort to meet or exceed the performance measures, check data, with respect to each of the performance measures, and report the results.

Measures for major topics have been selected with the following criteria in mind:

- Relevance to goals
- Meaningfulness to the public
- Availability of data

Performance Measure

For the Economic Vitality Element, the City of Mountlake Terrace has a performance measure and will annually report on its progress. The measure is as follows:

- Businesses in the community employ a total of 6,000 or more people.

ACTIONS TO TAKE

To help carry out this chapter, the following action steps are needed during the next several years.

- Develop by the end of 2008 a detailed economic vitality strategy to promote and provide for the City's continuing development as an attractive community with opportunities for business, housing, and education. The strategy should identify the types of jobs and businesses that meet community and overall market needs for location, retention, or expansion in the community.
- Prepare subarea plans, during the 2005-2009 period, that address economic development or redevelopment issues for the following:

**Comprehensive Plan Key Excerpts
(December, 2010)**

- Melody Hill area
- Town Center
- Other areas, if determined to be appropriate and feasible.

HOUSING ELEMENT

Goals

The Housing Element is guided by five key goals, as follows. These goals are stated at a very broad level to indicate the desired end-result for key topics.

- GOAL HO-1.** Accommodation of projected population
- GOAL HO-2.** Diversity of housing
- GOAL HO-3.** Affordability for a range of income levels
- GOAL HO-4.** Residential neighborhoods with vitality and character
- GOAL HO-5.** Housing options for people with special needs

Policies

Below are the Comprehensive Plan policies that correspond with each housing goal. The City of Mountlake Terrace shall implement the following policies.

GOAL HO-1. Accommodation of projected population

- Policy HO-1.1 Regulate land appropriately to accommodate a population of 22,556 by the year 2025 and to meet needed levels of single and multi-family housing.
- Policy HO-1.2 Monitor housing and population growth in accordance with the Snohomish County Tomorrow process.
- Policy HO-1.3 Ensure that development policies encourage an increase in housing opportunities and do not result in a net loss of housing units needed to accommodate growth by 2025.
- Policy HO-1.4 Facilitate housing opportunities in a vibrant Town Center.

GOAL HO-2. Diversity of housing

- Policy HO-2.1 Encourage a variety of housing styles, such as single-family detached, single-family attached, multi-family, accessory units, and manufactured housing.
- Policy HO-2.2 Encourage a variety of housing sizes to meet the diverse needs of individuals and families.

GOAL HO-3. Affordability for a range of income levels

- Policy HO-3.1 Seek to achieve a jobs/housing balance that provides sufficient housing

**Comprehensive Plan Key Excerpts
(December, 2010)**

opportunities for people that work in the community to live in the community.

- Policy HO-3.2 Ensure a timely, fair, and predictable permit management system that:
- a. Facilitates desirable development;
 - b. Helps citizens and developers understand rules for development.

[Note: The Plan Administration Element describes this expectation in more detail.]

GOAL HO-4. Residential neighborhoods with vitality and character

- Policy HO-4.1 Encourage new development to enhance and/or be compatible with its surrounding neighborhood.
- Policy HO-4.2 Promote use of programs, such as the loan program administered by the Housing Authority of Snohomish County, to help low-income homeowners improve their homes.
- Policy HO-4.3 Protect residential areas from illegal land use activities through enforcement of City codes.
- Policy HO-4.4 Encourage parks, sidewalks, trails, lighting, and other amenities that help make neighborhoods pleasant and safe.
- Policy HO-4.5 Promote quality, community-friendly residential development through features such as enhanced open space and pedestrian connectivity.

GOAL HO-5. Housing options for people with special needs

- Policy HO-5.1 Work with agencies, such as the Housing Authority of Snohomish County, to promote housing that meets the special needs of certain segments of the population, including for low-income and people who need special care or support.
- Policy HO-5.2 Encourage and support social and health service organizations that offer programs and facilities for people with special needs, particularly those programs that help people remain in the community.

PERFORMANCE MEASURE

For the Housing Element, the City of Mountlake Terrace has a performance measure and will annually report on its progress. The measure is as follows:

- 49 housing units permitted per year.

[Note: A Comprehensive Plan amendment may be made to decrease the above number as the City approaches its population target for the year 2025.]

Comprehensive Plan Key Excerpts (December, 2010)

ACTIONS TO TAKE

To help carry out this chapter, certain action steps are needed. These include the following:

1. Review the 2002 Housing Evaluation Report from Snohomish County Tomorrow and the final 2002 Buildable Lands Report by mid-2004 and determine what measures, if any, Mountlake Terrace will take to meet its housing target.
2. Review development regulations and in 2005, revise regulations as necessary to help implement the City's housing goals and policies.
3. Develop design guidelines by 2005 for multi-family housing that will further encourage attractive buildings and landscaping, pedestrian- and transit-orientation, and good context within neighborhoods.
4. Compare median cost of housing in Mountlake Terrace, King County, Snohomish County, Snohomish County, and surrounding jurisdictions, by the end of 2006, to help determine whether new strategies are needed to address housing affordability needs in Mountlake Terrace.
5. Review the City's development regulations and report, by the end of 2010, whether any revisions are needed to create effective transitions between commercial zones and residential zones or to implement other housing goals from the Comprehensive Plan.

LAND USE ELEMENT

Goals

The Land Use Element is guided by six key goals, as follows. These goals are stated at a very broad level to indicate the desired end-result for key topics.

- GOAL LU-1.** Sense of place and connectedness
- GOAL LU-2.** *Efficient land uses*
- GOAL LU-3.** Variety of land uses
- GOAL LU-4.** Avoidance of hazards, nuisances, and environmental degradation
- GOAL LU-5.** High-quality infill projects and redevelopment
- GOAL LU-6.** Effective public services and facilities

Policies

The Comprehensive Plan policies that correspond with each land use goal are given below. The City of Mountlake Terrace shall implement the following policies.

GOAL LU-1. Sense of place and connectedness

Policy LU-1.1 Provide for a pattern of land uses that will complement the community's physical characteristics, encourage pedestrian activity, revitalize the Town Center and give people opportunities to interact with each other in positive ways.

Policy LU-1.2 Respect the character of established residential neighborhoods and non-

**Comprehensive Plan Key Excerpts
(December, 2010)**

residential areas.

Policy LU-1.3 Require development to achieve a high level of compatibility with pedestrian and transit use.

Policy LU-1.4 Retain the natural topography and unique landscape inherent to each area.

Policy LU-1.5 Retain or enhance scenic views, whenever possible.

Policy LU-1.6 Encourage beautification efforts, including but not limited to landscaping and signage, at entrances to the City as well as at freeway exit ramps.

GOAL LU-2. Efficient land uses

Policy LU-2.1 Evaluate land use and capacity every five years, consistent with state law and with the Snohomish County Tomorrow process.

Policy LU-2.2 Take reasonable measures to provide land uses that will meet the city’s population target for 2012 and for subsequent planning periods.

Policy LU-2.3 Encourage innovative land use patterns and site development, such as Planned Unit Developments and Mixed Uses, where appropriate.

Policy LU-2.4 Implement subarea plans and “planned actions” in two special study areas, namely:
 (a) Melody Hill Subarea
 (b) Town Center Subarea.

Policy LU-2.5 Regulate subdivision of land to promote efficient land uses.

Policy LU-2.6 Recognize that the City cannot take private property for public use without just compensation.

Policy LU-2.7 Increase efficiency by minimizing the need for actions that take extra time and resources.

Discussion: Examples of such actions include conditional use permits, variances, and rezones.

Policy LU-2.8 Encourage compatible public facilities to be located within or adjacent to the Civic Center.

Policy LU-2.9 Encourage private institutions and special districts to make their facilities regularly available for community use.

GOAL LU-3. Variety of land uses

**Comprehensive Plan Key Excerpts
(December, 2010)**

Policy LU-3.1 Use the official comprehensive plan map to indicate general classifications of land, corresponding with the primary land uses, for all land within the city and within intended annexation areas, as described by Table LU-5.

**Table LU-5
Land Use Classifications**

Classification	Primary Land Use
Residential Urban Low Urban Low-Medium Urban Medium Mobile Home Park	Single-family residential Low density multifamily residential Medium density multifamily residential Mobile or manufactured housing
Commercial Community Business General Commercial Freeway/Tourist	Retail and commercial services Commercial business Freeway/tourist- oriented commercial business
Town Center	Commercial or Mixed-use*
Light Industrial/Office	Light industry and/or commercial offices
Special Development District	Residential and/or Commercial, arranged to maximize special features
Parks and Open Space	Parks, open-space, recreation, and greenbelt
Public Facilities	Civic Buildings and Other Public Facilities
Study Site	To be determined pursuant to further study

* Mixed Use typically includes commercial and residential.

Policy LU-3.2 Ensure that development regulations implement the classifications and land uses listed in Policy LU-3.1 and that they include additional details.

Discussion: While the Growth Management Act requires development regulations, including zoning maps, to be consistent with the comprehensive plan, regulations are typically more specific and detailed than the plan. For example, the city’s comprehensive plan will show general land uses and the adopted zoning map may have sub-classifications that further specify the allowable level of activity.

Policy LU-3.3 Encourage development to express variety and reflect the area’s unique characteristics.

Discussion: This policy is aimed at avoiding visual monotony in the development of land uses. It is also aimed at helping development fit within the context of its surroundings.

Policy LU-3.4 Provide for land uses that respect the diversity of people, social groups, and lifestyles.

**Comprehensive Plan Key Excerpts
(December, 2010)**

Policy LU-3.5 Ensure buildable land capacity is available to accommodate projected employment and population growth.

GOAL LU-4. Avoidance of hazards, nuisances, and environmental degradation

Policy LU-4.1 Implement a hazard mitigation plan.

Discussion: A hazard mitigation plan is intended to help prevent hazards and natural disasters, whenever possible, and otherwise minimize impacts to life and property. A federal law, the Disaster Mitigation Act of 2000, requires such plans. The City expects to develop a plan by early 2004.

Policy LU-4.2 Coordinate with other jurisdictions and with the Emergency Services Coordinating Agency on issues related to emergencies, hazards, and disasters.

Discussion: The Emergency Services Coordinating Agency (ESCA) is the agency that provides coordination, information, and technical assistance to local governments in south Snohomish County.

Policy LU-4.3 Require best practices for safety and environmental protection as sites are developed or improved.

Discussion: The Environmental Element contains more specific information and policies about this topic.

Policy LU-4.4 Allow sexually-oriented adult businesses only in areas where the potential for secondary impacts is minimal and most controllable.

Discussion: Court rulings have indicated that local governments are constitutionally required to allow the location of sexually-oriented adult businesses. However, such businesses can be regulated and their location limited.

Policy LU-4.5 Require trash receptacles to be appropriately located and adequately sized and screened.

GOAL LU-5. High-quality infill projects and redevelopment

Policy LU-5.1 Encourage high-quality infill and redevelopment projects to revitalize the community.

Policy LU-5.2 Require commercial, industrial, civic, and institutional development to be designed in ways that minimize conflicts with adjacent homes and neighborhoods.

Policy LU-5.3 Use design guidelines and standards to ensure that development is at an appropriate scale for the neighborhood, has landscaping, and that the facade

**Comprehensive Plan Key Excerpts
(December, 2010)**

shows variations in materials and in architectural features.

Policy LU-5.4 Encourage co-location of development and mixed uses to enhance the community's image and convenience within or near public Park-and-Ride sites.

Policy LU-5.5 Promote revitalization of the Town Center and new ways to serve community needs through attractive redevelopment of public and private facilities, whenever such projects are undertaken.

Policy LU-5.6 Encourage development to be pedestrian- and bicycle- friendly and convenient for transit.

Discussion: This should include appropriate connections for residential, employment and community service locations.

GOAL LU-6. Effective public services and facilities

Policy LU-6.1 Maintain adequate public facilities, consistent with adopted level of service standards.

Policy LU-6.2 Ensure that new development will be able to sustain an urban level of service, consistent with the capital facilities plan.

Policy LU-6.3 Provide for public facilities to be located or expanded, where appropriate, as a permitted or conditional use.

Policy LU-6.4 Encourage recycling and the reduction of waste entering landfill sites.

Policy LU-6.5 Participate in the Snohomish County Tomorrow process, as needed, to address essential public facilities of a statewide or regional nature.

Discussion: The City does this through its permitting system. All essential public facilities are eligible to be sited, either through an outright or conditional use permit.

Policy LU-6.6 Site essential public facilities, consistent with state laws, countywide planning policies, interlocal agreements, and the City's development regulations.

Policy LU-6.7 In reviewing specific proposals for essential public facilities through the permitted or conditional use processes, take into account local needs, environmental factors, land use, neighborhood compatibility, transportation, safety, and urban design.

Policy LU-6.8 Allow secure community transition facilities only in an industrial zone, subject to a conditional use permit which has included a special process for considering safety risks to the neighborhood. Explicit requirements for

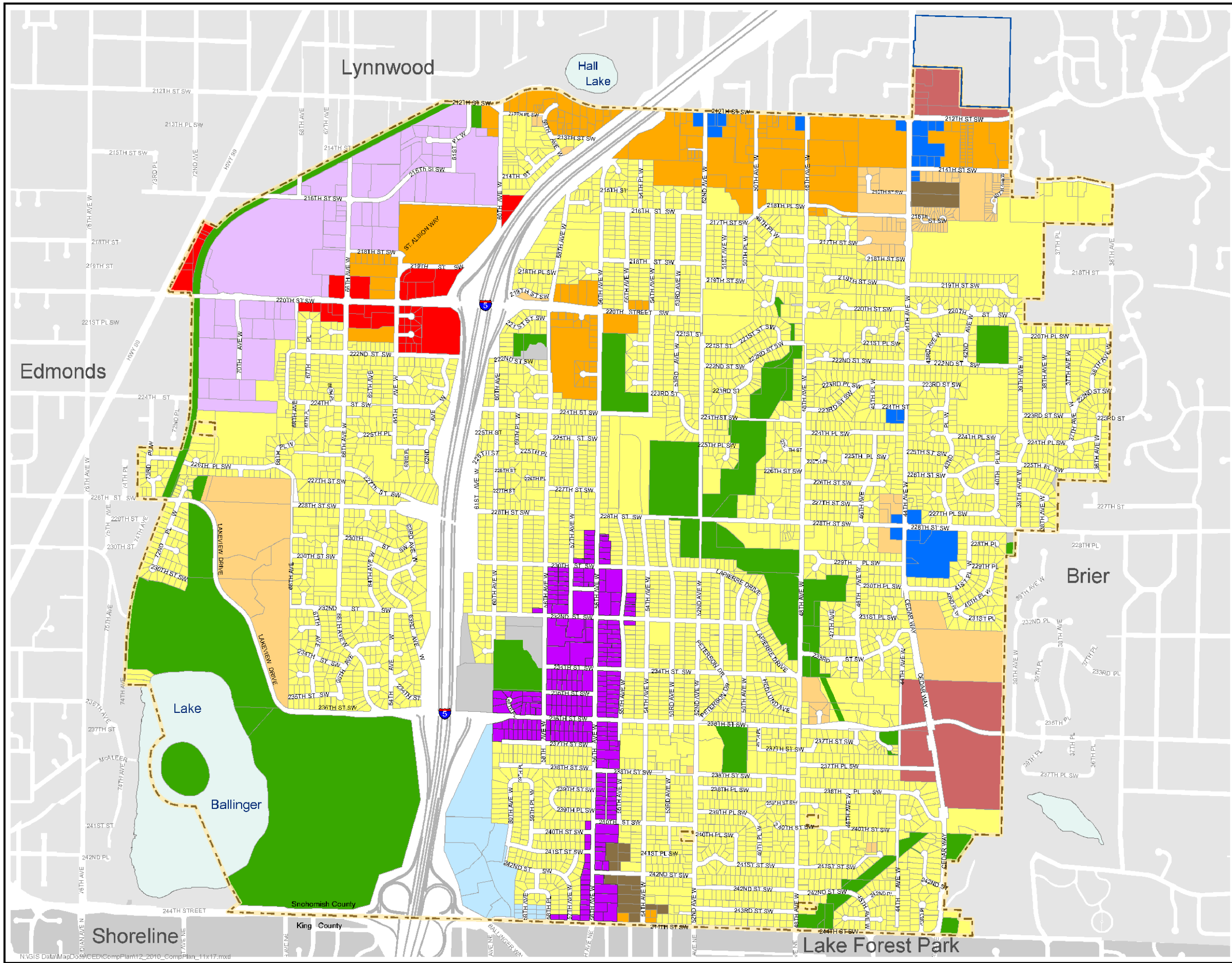
**Comprehensive Plan Key Excerpts
(December, 2010)**

maintaining strict and continued security shall be a condition of any permit for this type of facility.

ACTIONS TO TAKE

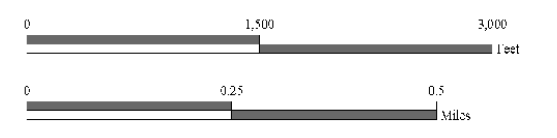
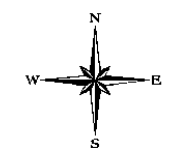
To help carry out this chapter, the following action steps are needed in the time frame described. Other actions may be undertaken in succeeding years.

- By 2004, discuss, with the county and adjacent cities, ways to provide compatible standards and levels of service.
- To amend the population target numbers as they exist in 2003 with the amended numbers as they will exist in 2004, as adopted by Snohomish County Tomorrow, and adjust all the numbers accordingly.
- In 2004, identify an appropriate performance measure for the Land Use Element.



Legend

-  City Boundary
-  Potential Annexation Area
- Comprehensive Plan Designations**
-  Urban Low Residential (ULR)
-  Urban Low Medium Residential (ULMR)
-  Urban Medium Residential (UMR)
-  Mobile Home Park (MHP)
-  Park and Open Space (POS)
-  Special Development District (SDD)
-  Community Business (BC)
-  Town Center (TC)
-  General Commercial (CG)
-  Freeway/Tourist (F/T)
-  Light Industrial/Office Park (LI/OP)
-  Public Facilities and Services (PFS)



This map was produced by the City of Mountlake Terrace geographic information system. It does not represent survey accurate information. No warranties of any sort, including accuracy, fitness, or merchantability accompany this product.

Figure LU - 4

**Official
Comprehensive
Plan Map**

December 2010

**Comprehensive Plan Key Excerpts
(December, 2009)**

TRANSPORTATION ELEMENT

Goals

The Transportation Element is guided by eleven key goals, as follows. These goals are stated at a very broad level to indicate the desired end-result for key topics.

- GOAL TR-1.** Public safety
- GOAL TR-2.** Environmental protection
- GOAL TR-3.** Efficiency and cost-effectiveness
- GOAL TR-4.** Mobility
- GOAL TR-5.** Consistency with community and regional needs
- GOAL TR-6.** Effective public transit
- GOAL TR-7.** Walkability
- GOAL TR-8.** Convenient bicycling
- GOAL TR-9.** Well managed parking
- GOAL TR-10.** Sufficient funding
- GOAL TR-11.** Traffic calming

Policies

Below are the Comprehensive Plan policies that correspond with each transportation goal. The City of Mountlake Terrace shall implement the following policies.

GOAL TR-1. Public safety

- Policy TR1.1 Provide for safe transportation facilities that integrate the needs of transit riders, pedestrians, commuters, and motorists and take into account large vehicle movements (e.g., turning for buses and trucks).
- Policy TR1.2 Make pedestrian and transit facilities safe and accessible for people with disabilities.
- Policy TR1.3 Provide adequate illumination at night for public streets and public sidewalks.
- Policy TR1.4 Promote student safety by installing signs and pavement markings to implement the school designated walk route plans.
- Policy TR1.5 Promote direct access routes for emergency vehicles.

Discussion: Sno-Com provides coordinated dispatch to public safety teams. The City also has an emergency operations plan, coordinated with the Emergency Services Coordinating Agency for this region.

GOAL TR-2. Environmental protection

**Comprehensive Plan Key Excerpts
(December, 2010)**

Policy TR-2.1 Work with state, regional, and local agencies to meet air and water quality standards.

Policy TR-2.2 Use low impact development and stormwater management techniques, as appropriate, for roadway design.

Policy TR-2.3 Provide street improvements consistent with environmental regulations and best construction practices.

Discussion: The Environmental Element of the Comprehensive Plan also contains information and guidance on environmental protection. With various wild salmon and trout species listed as endangered, the need for protecting the region's water resources has become especially evident.

Policy TR-2.4 Through the environmental review process, mitigate transportation projects to minimize pollution, noise, glare, and other adverse impacts.

Policy TR-2.5 Use recycled or other environmentally-friendly products, when feasible, for street maintenance and improvement projects.

Policy TR-2.6 Encourage the provision of landscaping adjacent to transportation facilities for the purposes of stormwater management, noise reduction, air quality improvement, visual appearance, and pedestrian safety.

Policy TR-2.7 Encourage the use of electric vehicles and the provision of electric vehicle infrastructure as one way of reducing greenhouse gases and improving air and water quality.

GOAL TR-3. Efficiency and cost-effectiveness

Policy TR-3.1 Provide an efficient system for multiple modes of transportation.

Discussion: "Modes" of transportation include walking, bicycles, cars, trucks, buses, rail, and aircraft. The City is not the primary provider of some transportation services, especially bus, rail, and air service, but can work cooperatively with agencies that provide such services.

Policy TR-3.2 Provide for a street network, based upon a classification system that meets local needs and state and federal requirements.

Policy TR-3.3 Coordinate with other jurisdictions to identify and moderate the transportation impacts of development.

Discussion: Transportation issues do not stop at city boundaries. Population growth and business development in neighboring cities and unincorporated areas can increase traffic in Mountlake Terrace. To help identify such impacts and moderate their effect, the City will need to work with nearby cities, counties,

**Comprehensive Plan Key Excerpts
(December, 2010)**

and transportation agencies.

Policy TR-3.4 Ensure street improvements are consistent with the Comprehensive Plan, adopted regulations, and, as appropriate, the City's engineering standards.

Policy TR-3.5 Implement street standards that discourage high travel speeds, minimize environmental impacts, provide for emergency service vehicles, and are sensitive to the neighborhood's character. The adopted Transportation Master Plan includes street standards for most street improvement projects.

Policy TR-3.6 Provide for a street network with circulation patterns that encourage community connections and safe access, while protecting residential neighborhoods from excessive traffic and noise.

Discussion: Traffic circulation has many aspects to consider. For example, developers and neighborhood residents sometimes prefer dead-end streets for residences. However, dead-end streets can prevent assurance of the most efficient emergency routes and complicate pedestrian access between neighborhoods. The City also recognizes that existing development conditions and geographic constraints can make street connections impractical. The City strives to provide a balanced approach to circulation for motorized and non-motorized transportation.

Policy TR-3.7 Encourage traffic circulation and access to be coordinated among neighboring parcels in commercial, industrial, and multifamily areas.

Discussion: Coordinated circulation and shared access between neighboring parcels can reduce vehicle trips on public streets and, at the same time, increase convenience for users. Coordinated circulation refers to making sure that the transportation system is laid out in a way that integrates the needs of different users and allows traffic to move smoothly. "Shared access" includes shared driveways and connections between sites. Typically, property easements will be needed to ensure the objectives for shared access and shared facilities will be met.

Policy TR-3.8 Acquire rights-of-way where most needed for streets to meet the City's standards and circulation needs.

Policy TR-3.9 Ensure adequate maintenance, preservation and renewal of existing streets, sidewalks, and traffic control systems.

Discussion: A major part of the City's transportation service is simply the maintenance and preservation of existing streets, including sidewalks, and traffic control systems including signs, signal, and pavement markings. Adequate maintenance is dependent on adequate funding, along with strategic decisions for an array of projects impacting street maintenance. A pavement management program, such as the one currently used by the City, guides the planning and

**Comprehensive Plan Key Excerpts
(December, 2010)**

scheduling of maintenance and preservation projects.

Policy TR-3.10 Establish a traffic volume count program to monitor development and concurrency standards and optimize signal timing at intersections.

GOAL TR-4. Mobility [Note: “Mobility,” as used here, means the ability of any individual to move about the city.]

Policy TR-4.1 Ensure that signalized intersections within the City meet at least a minimum Level of Service D, except for the following:

- a. Signalized intersections within the 212th Street SW corridor, which shall meet at least a minimum Level of Service E;
- b. Signalized intersections within the 244th Street SW corridor, which shall meet at least a minimum Level of Service E;
- c. Signalized intersections within the 220th Street SW corridor from SR 99 to I-5, which shall meet at least a minimum Level of Service E.

Discussion: More information supporting these standards is contained in the section “Roadway Inventory and Traffic Volumes” of the Transportation Element.

Policy TR-4.2 Ensure that non-signalized intersections within the City meet at least a Level of Service E.

Discussion: More information supporting this standard is contained in the section “Roadway Inventory and Traffic Volumes” of the Transportation Element

Policy TR-4.3 Adopt Washington State Highway Department Level of Service D for state transportation facilities within the City of Mountlake Terrace.

Discussion: Local governments are required to adopt Level of Service standards in consultation with the regional transportation organization, for state routes and, in consultation with the State Department of Transportation for designated Highways of Statewide Significance. This is intended to assist in monitoring system, performance, evaluating improvement strategies, and coordinating between local and state transportation agencies. The City of Mountlake Terrace is not responsible for making improvements or requiring concurrency to achieve the standards on state facilities. Standards contained in Policy 4.3 are consistent with the determination of the state Department of Transportation.

Policy TR-4.4 Ensure that new development does not cause the street level of service to fall below the City’s minimum standard as identified in transportation level of service policies 4.1 and 4.2, except as otherwise provided by city ordinance and state law.

Discussion: Fuller explanations of “level of service” standards and concurrency

Comprehensive Plan Key Excerpts (December, 2010)

are contained in other sections of this element.

- Policy TR-4.5 Minimize negative impacts of traffic by continuing to develop non-motorized alternatives and encouraging transit, car pools, and other measures that reduce traffic congestion and pollution from automobiles and trucks.
- Policy TR-4.6 Implement an effective Commute Trip Reduction Plan, consistent with state law, including the Commute Trip Reduction Act of 2006 to achieve a 10% reduction in single occupant vehicle miles traveled by 2011.
- Policy TR-4.7 Encourage compact development and mixed uses that reduce the need for additional vehicle trips.
- Policy TR-4.8 Provide mobility for people driving, walking, bicycling, and using transit.

GOAL TR.5. Consistency with community and regional needs

- Policy TR-5.1 Make transportation decisions consistent with provisions in the Land Use Element and other elements.
- Policy TR-5.2 Support economic development in designated locations, especially the Gateway, Melody Hill, Albertson's, and Town Center subareas, through appropriate street improvements.
- Policy TR-5.3 Recognize 56th Avenue as it passes through the Town Center area as a designated pedestrian-oriented corridor.
- Policy TR-5.4 Encourage parking facilities, including park-and-ride facilities, to provide for mixed uses and multiple purposes.

Discussion: Parking facilities, whether public or private, use land most efficiently in urbanized areas when located in conjunction with other structures and uses. This includes the location of park-and-ride facilities within, above, under, or near other structures.

- Policy TR-5.5 Encourage appropriate linkages between city arterials and state or regional transportation facilities to improve traffic flow.

Discussion: Coordination with other local governments and with state and regional transportation agencies will continue to be needed.

- Policy TR-5.6 Provide for transportation projects needed to accommodate the City's share of future growth.

GOAL TR-6. Effective public transit

**Comprehensive Plan Key Excerpts
(December, 2010)**

- Policy TR-6.1 Encourage public transportation to be extended throughout the City at a level of service appropriate to the type of development in each area.
- Policy TR-6.2 Encourage transit agencies to improve bus connections, as well as to study commute and shopping needs and routes for our City.
- Policy TR-6.3 Encourage improved transit service to other jurisdictions and to employment, shopping, and educational centers.
- Policy TR-6.4 Incorporate transit agency participation into the development review process, where applicable, to ensure site plans for new projects are compatible with public transportation.
- Policy TR-6.5 Continue to facilitate the expansion of Link Light Rail from Seattle to Mountlake Terrace, primarily within the eastern portion of the I-5 freeway right-of-way, and to include a light rail station in Mountlake Terrace at approximately I-5 and 236th, which shall be built in a manner that allows access from the recently-built Transit Center.
- Policy TR-6.6 Encourage development of a northbound ramp to I-5 when the Park and Ride Lot expansion is completed.
- Policy TR-6.7 Encourage development of high-capacity transit (e.g., light rail) and express buses on I-5 and SR 99 to serve Mountlake Terrace.
- Policy TR-6.8 Support innovative programs and encourage transit-oriented development to attract transit riders and make ridership convenient, fast, and comfortable.

GOAL TR-7. Walkability

- Policy TR-7.1 Provide for a pedestrian system that:
- a. Connects residences, businesses, schools, parks, transit facilities, and civic buildings;
 - b. Uses crosswalks, bulb outs, traffic control devices, and other “walker friendly” features in appropriate locations, especially near commercial areas and schools;
 - c. Is not compromised by obstacles that unnecessarily block pedestrian access or impair mobility.

Discussion: More information about creating a pedestrian-friendly environment is contained in other sections of the Transportation element, especially the Non-Motorized Transportation section.

- Policy TR-7.2 Maintain and enhance the pedestrian system by:
- a. Providing sidewalks through the City on both sides of public streets to the extent feasible;

**Comprehensive Plan Key Excerpts
(December, 2010)**

- b. Requiring developers to complete or improve, as necessary, the sidewalk system adjacent to the property being developed;
- c. Funding high-priority improvements;
- d. Using portions of the right-of-way, where feasible, to provide planting strips consistent with city standards;
- e. Providing for internal pedestrian circulation systems within and between existing, new or redeveloping commercial, multi-family or single-family development; and
- f. Providing for convenient connections to frontage pedestrian systems and transit facilities.

Policy TR-7.3 Prioritize improvements for sidewalks and pedestrian paths using the following criteria:

- a. How safe is the route for pedestrians?
Does this improvement:
 - Separate pedestrians from vehicular traffic, especially in high traffic areas?
 - Improve width of walkway and surface conditions?
 - Address potential conflicts at road crossings?
- b. Is this route within a mile of a public school?
Does this improvement:
 - Does this route provide access to a public school?
 - Provide a safe route for schoolchildren to and from school?
 - Serve elementary schools?
- c. Does this route connect to community facilities or commercial centers?
Does this improvement:
 - Provide direct access to facilities or services?
 - Ensure that the route links to a safe direct access to facilities or services?
- d. Is this route along an arterial or collector roadway?
Does this improvement:
 - Provide sidewalks along an arterial or collector roadway?
 - Improve inadequate pedestrian facilities along an arterial route?
 - Ultimately develop a web of walkways?
- e. Is this route also a route for transit or provide access to transit?
- f. Is there existing infrastructure along this route that will significantly reduce project costs?
- g. Does this route complete gaps in the City's walkway system? Does this improvement:
 - Complete important pedestrian routes?
 - Make important destinations more accessible to users?
 - Ultimately develop a web of walkways?
- h. Does the public support the development of this route?

Policy TR-7.4 Prioritize projects for recreational and optional-use trails using the following criteria:

- a. Connect with a regional trail network;
- b. Improve access to publicly-owned open space and parks;

**Comprehensive Plan Key Excerpts
(December, 2010)**

- c. Increase mobility where terrain limits vehicular access.

Policy TR-7.5 Design sidewalks in ways that provide a buffer between pedestrians and vehicle traffic and that minimize the crossing distance at intersections.

Discussion: Pedestrians are more likely to use sidewalks and will feel safer, especially along busy streets, when they are buffered from traffic. This can be accomplished by providing space between the walkway and the driving lane. Pedestrian buffer space may take the form of extra-wide sidewalks, bicycle lanes, vehicle parking space, and planting strips.

Research also shows that, when crossing streets, pedestrians are safer and more comfortable if the crossing distance is short. Narrow streets are the easiest and most obvious way to ensure short crossing distances. Where streets are wide, walking distances across intersections can be minimized in various ways, for example: curb bulb-outs, medians, and “pedestrian islands.”

Policy TR-7.6 Encourage landscaping, benches, lighting, and other amenities along key pedestrian corridors.

Discussion: People like to walk when the experience is pleasant and interesting. Landscaping, especially trees and other plantings, can be a big boost. After dark, people need lights to shine the way; if the lighting equipment is attractive, it will add interest, day or night. Benches are helpful, in strategic locations, for people who need to rest along the way or wait to meet someone, and allow people to congregate.

Policy TR-7.7 Incorporate pedestrian-oriented design into street improvements, street standards, and development projects.

Discussion: Pedestrian-oriented design means design that makes walking safe, convenient, and pleasant. It also takes into account the needs of people with disabilities. For example, a smooth sidewalk surface is safer and more convenient than a sidewalk disrupted by obstacles, poor pavement condition, or driveway cuts that abruptly change the grade for pedestrians. While improvements to the City’s walkability can occur anytime, they will be done most efficiently when planned in advance and coordinated with other projects.

GOAL TR-8. Convenient bicycling

Policy TR-8.1 Encourage the provision of bicycle racks in convenient locations.

Policy TR-8.2 Promote safe bicycling opportunities as part of a comprehensive strategy.

Discussion: Both the Recreation and Parks Commission and the Planning Commission should be involved in the development of a master plan.

**Comprehensive Plan Key Excerpts
(December, 2010)**

Policy TR-8.3 Seek partnerships to develop or maintain bicycle routes.

Discussion: Bike routes for possible development, in conjunction with other partners, include the Interurban Trail and the area around Lake Ballinger. Join with the City of Shoreline in a bicycle study of SR 104 in the vicinity of I-5.

Policy TR-8.4 Establish a bicycle route system within the City and identify the types of facilities to be installed on each route.

Policy TR-8.5 Establish a bicycle route program to implement bicycle improvements throughout the City.

Discussion: There are a number of bicycle needs including installation of special traffic signal detection systems, bicycle safe inlet grates, shoulder improvements, signing, and pavement lane stripping or bicycle symbols. An annual program would ensure funds are available to address these issues.

GOAL TR-9. Well-managed parking

Policy TR-9.1 Require development projects to provide adequately for both on-site and on-street vehicle parking, consistent with the type of development and any special circumstances.

Discussion: Basic levels of on-site parking should be required for new development, recognizing that different types of development will need different amounts of parking. Such on-site parking requirements are established in the zoning code. In addition, on-street parking should supplement the required basic level of on-site parking, except where traffic conditions or other special circumstances make the provision of on-street parking either not feasible or unnecessary.

Policy TR-9.2 Encourage parking management systems that will provide effective ways of meeting parking needs.

Discussion: Parking management systems may include techniques such as the sharing of parking facilities by adjacent developments.

Policy TR-9.3 Encourage businesses in the Town Center and other key areas to work together to develop parking solutions.

Policy TR-9.4 Require on-site parking facilities to provide illumination for safety needs, while minimizing unnecessary glare.

Policy TR-9.5 Require on-site parking facilities to provide landscaping that mitigates environmental impacts, improves the visual appearance of the facilities, and buffers neighboring land uses.

**Comprehensive Plan Key Excerpts
(December, 2010)**

GOAL TR-10. Sufficient funding

Policy TR-10.1 Prioritize projects for funding in the following order:

- a. Safety and preservation
- b. Concurrency to meet adopted levels of service
- c. Other community needs and benefits.

Policy TR-10.2 Fund transportation improvements to maintain streets at the adopted level of service standards, pursuant to transportation policies 4.1 and 4.2.

Policy TR-10.3 Follow the policies in the City's adopted Five-Year Financial Plan to provide revenue sources for transportation improvements and maintenance.

Policy TR-10.4 Fairly assess the impacts of development, redevelopment, and other projects on transportation services and the environment.

Policy TR-10.5 Seek funding for priority projects through all available resources.

Discussion: Such tools may include: state grants and loans, tax increment financing, transportation benefit districts, local improvement districts, parking improvement districts, real estate excise taxes, and federal grants and earmarks.

Policy TR-10.6 Use resources efficiently by:

- a. Combining transportation projects and utility projects whenever feasible and
- b. Improving bicycle and pedestrian facilities in conjunction with other street improvements that are being made.

Policy TR-10.7 Use impact fees to fund concurrency projects in a manner that encourages economic development and community stability.

Policy TR-10.8 Consider total life cycle costs when selecting and designing projects.

GOAL TR-11. Traffic calming

Policy TR-11.1 Implement a Traffic Calming Program that responds to traffic impacts on residential streets while being consistent with citywide transportation management strategies.

Discussion: The Program includes the following:

- a. A formal written procedure for responding to traffic calming requests.
- b. A phased approach to responding to traffic calming needs that first includes education and enforcement and a second phase that includes physical devices if warranted.
- c. Approved traffic calming devices that could be employed.

Comprehensive Plan Key Excerpts (December, 2010)

PERFORMANCE MEASURES

Measuring performance or progress is an important way to see whether expectations are being met. In this Comprehensive Plan, one performance measure has been selected for each major topic. Annually, the City will make a good faith effort to meet or exceed the performance measure, check the data, and report the results.

Measures for major topics have been selected with the following criteria in mind:

- Relevance to goals
- Meaningfulness to the public
- Availability of data

Performance Measure

For the Transportation Element, the City of Mountlake Terrace has a performance measure and will annually report on its progress. The measure is as follows:

- The City will construct or reconstruct an average of 2500 linear feet of sidewalks per year.

ACTIONS TO TAKE

To help carry out this chapter, the following action steps are needed between 2004 and 2010. These include the following:

- In 2004, consider the creation of a traffic impact fee program and other strategies for mitigating development projects that would generate peak hour trips.
- In 2007, review and revise, as necessary, the City's roadway classifications to meet federal standards.
- Develop new street standards in 2007 and subsequently review these standards at the time of any major updates to the Comprehensive Plan or at least every ten years.
- Develop in 2007-2008, a detailed street improvement plan that takes into account sidewalks and bicycle lanes and incorporates a high priority for maintaining and improving mobility.
- Begin to develop by 2008, a pedestrian and bicycling master plan to encourage pedestrian and bicycling activity, through a detailed analysis of non-motorized travel needs, including off-street trails, and funding options.
- Adopt a Commute Trip Reduction Plan in 2009, in cooperation with other Snohomish County jurisdictions.
- Review in 2009 the status of Commute Trip Reduction goals to date.

CAPITAL FACILITIES ELEMENT

Goals

The Capital Facilities Element is guided by four goals, as follows: These goals are stated a very broad level to indicate the desired end-result for key topics.

**Comprehensive Plan Key Excerpts
(December, 2010)**

- GOAL CF-1.** Adequate public facilities for public needs
- GOAL CF-2.** Efficient and cost-effective systems
- GOAL CF-3.** Consistency with land use and environmental quality
- GOAL CF-4.** Sound fiscal management

Policies

Below are the Comprehensive Plan policies that correspond with each capital facilities goal. The City of Mountlake Terrace shall implement the following policies.

GOAL CF-1. Adequate public facilities for public needs

Policy CF-1.1 Provide public services and facilities at a level that will accommodate the City's future population and job growth, consistent with the targets established through the Snohomish County Tomorrow process.

Discussion: The "Snohomish County Tomorrow process" refers to the joint county-city governmental organization that is prescribed in the Snohomish County Countywide Planning Policies. As established through the Snohomish County Tomorrow process, the population target for Mountlake Terrace in the year 2012 is 22,100.

Policy CF-1.2 Ensure that development projects will not cause public services to fall below the following minimum standards:
a. Sanitary sewer--System capacity of 90 gallons per capita per day (gpcd);
b. Potable water--System capacity of 125 gallons per capita per day (gpcd).

Policy CF-1.3 Require all properties to be served by sanitary sewer at the earliest feasible opportunity.

Policy CF-1.4 Acquire and retain open space, parks, and recreation facilities to enhance the City's livability.

Policy CF-1.5 Ensure that public facilities are located and designed to support the land use, economic vitality, housing and environmental elements of the Comprehensive Plan.

Policy CF-1.6 Meet the LEED Silver Standard (or an equivalent standard) or higher for the construction of all new City buildings over 5,000 square feet and meet the highest energy-efficiency standards practical when adding to or renovating existing City buildings.

GOAL CF-2. Efficient and cost-effective systems

Policy CF-2.1 Encourage infill development that will promote the efficient use of existing public facilities.

**Comprehensive Plan Key Excerpts
(December, 2010)**

- Policy CF-2.2 Manage land uses so that public facilities and services can be provided in a fiscally responsive manner.
- Policy CF-2.3 Encourage water conservation and energy conservation.
- Policy CF-2.4 Partner and cooperate with other service providers to ensure efficient services for people in Mountlake Terrace.
- Policy CF-2.5 Promote the regional development of stormwater facilities and transportation systems, where appropriate.
- Policy CF-2.6 Require annexation to the City or an annexation agreement before providing City services to unincorporated areas.
- Policy CF-2.7 Coordinate construction of water and sewer facilities with street construction.
- Policy CF-2.8 Review development regulations and engineering standards, as they affect capital facilities, at least every seven years to ensure appropriate design and maintenance.
- Policy CF-2.9 Adequately maintain capital facilities to prolong the life of the facilities and to ensure operational efficiency.
- GOAL CF-3. Consistency with land use and environmental quality**
- Policy CF-3.1 Provide for public facilities and services in appropriate locations and at a scale compatible with adjacent land uses.
- Policy CF-3.2 Reassess the Land Use Element and other elements if probable funding falls short of meeting existing needs and make appropriate revisions to prevent a funding shortfall.
- Policy CF-3.3 Ensure that the Land Use Element, the Capital Facilities Element, and the financing plan within the Capital Facilities Element are coordinated and consistent.
- Policy CF-3.4 Design public facilities to minimize adverse environmental impacts, protect critical areas, and reduce stormwater runoff.
- GOAL CF-4. Sound fiscal management**
- Policy CF-4.1 Annually review and, if necessary, revise the six-year Capital Facilities Plan to include priority projects and funding sources necessary to accommodate projected employment and population growth.
- Policy CF-4.2 Make capital expenditures consistent with the six year Capital Facilities Plan included in this element, unless an emergency requires otherwise.

Comprehensive Plan Key Excerpts (December, 2010)

- Policy CF-4.3 Adhere to the policies and strategies adopted in the Five Year Financial Plan.
- Policy CF-4.4 Secure grants and private funds, whenever available, to finance capital improvements.
- Policy CF-4.5 Require utility hookup fees as a method to help capitalize investments for sewer and water systems.
- Policy CF-4.6 Consider appropriate infrastructure financing strategies and other tools to help capitalize needed capital improvements.

Discussion: Such tools may include: community development financing based on anticipated improvements to increase an area's property value; development impact fees, levies, bonds, local improvement districts; parking improvement districts; and state of federal assistance.

PERFORMANCE MEASURES

Measuring performance or progress is an important way to see whether expectations are being met. In this Comprehensive Plan, one performance measure has been selected for each major topic. Annually, the City will make a good faith effort to meet or exceed the performance measures, check the data, and report the results.

Measures for major topics have been selected with the following criteria in mind:

- Relevance to goals
- Meaningfulness to the public
- Availability of data

Performance Measure

For the Capital Facilities Element, the City of Mountlake Terrace has a performance measure and will annually report on its progress. The measure is as follows:

- The City's drinking water is safe, as measured by maintenance of chlorine levels at or above state Department of Health standards.

ACTIONS TO TAKE

To help carry out this chapter, the following action steps are needed during the next year. In succeeding years, other actions may be taken.

- Adopt a twenty-year Comprehensive Sewer Plan for the City by early 2003.
- Prepare a rate study in 2004 for water, sewer, and stormwater utilities.

UTILITIES ELEMENT

Goals

The Utilities Element is guided by four goals, as follows. The goals are stated at a very broad

**Comprehensive Plan Key Excerpts
(December, 2010)**

level to indicate the desired end-result for key topics.

- GOAL UT-1.** Adequate utility services for local needs
- GOAL UT-2.** Compatibility with land uses and the environment
- GOAL UT-3.** Coordination of services and projects
- GOAL UT-4.** Fair compensation

Policies

Below are the Comprehensive Plan policies that correspond with each utilities goal. The City of Mountlake Terrace shall implement the following policies.

GOAL UT-1. Adequate utility services for local needs

- Policy UT-1.1 Encourage the development of utility facilities, subject to local regulations.
- Policy UT-1.2 Coordinate with Snohomish County to ensure adequate services for solid waste and recycling.
- Policy UT-1.3 Encourage system design and construction practices to minimize the disruption of customer service.

GOAL UT-2. Compatibility with land uses and the environment

- Policy UT-2.1 Ensure that utility facilities, including lines, poles, and towers owned by private companies, are compatible with adjacent land uses and views.
- Policy UT-2.2 Require the undergrounding of all new electrical distribution and communication lines, wherever feasible.
- Policy UT-2.3 Encourage the undergrounding of existing electrical distribution and communication lines along key corridors, especially as areas are redeveloped or as streets are reconstructed.
- Policy UT-2.4 Avoid, where possible, locating overhead lines in greenbelt and open spaces.
- Policy UT-2.5 Require facilities to be located and constructed in ways that protect environmentally critical areas.

GOAL UT-3. Coordination of services and projects

- Policy UT-3.1 Promote the co-location of facilities.

Discussion: Co-location of facilities can create cost-efficiencies and reduce impacts to the community. An example of co-location is the sharing of one tower by more than one company to locate cellular service equipment.

Comprehensive Plan Key Excerpts (December, 2010)

Policy UT-3.2 Coordinate utility construction with other public facility improvements.

Discussion: This would include securing sidewalk and trail easements over utility corridors when feasible.

GOAL UT-4. Fair compensation

Policy UT-4.1 Collect reasonable fees from private utility companies for right-of-way uses, business licenses, and franchise lease agreements.

PERFORMANCE MEASURES

Measuring performance or progress is an important way to see whether expectations are being met. In this Comprehensive Plan, one performance measure has been selected for each major topic. Annually, the City will make a good faith effort to meet or exceed the performance measures, check data for each of the performance measures, and report the results.

Performance Measure

For the Utilities Element, the City of Mountlake Terrace has a performance measure related to sustainability and conservation, consistent with the adopted Sustainability Strategy, and will annually report on its progress. The measure is as follows:

- Water system leakage to be no more than 10% annually.

ACTIONS TO TAKE

To help carry out this chapter, certain action steps are needed. During the next several years, these actions include the following:

1. Develop a strategy by 2010 to encourage undergrounding of overhead lines in the Town Center and other areas where most appropriate.
2. Review the fees being charged to utility companies for right-of-way uses and for leases of City property.

PLAN ADMINISTRATION ELEMENT

Goals

The Plan Administration Element contains three goals, as follows. These goals are stated at a very broad level to indicate the desired end-result for key topics.

GOAL PA-1. Conformance with legal requirements

GOAL PA-2. Effective implementation

GOAL PA-3. Efficient permitting system

Policies

Below are the Comprehensive Plan policies that correspond with each plan administration goal.

**Comprehensive Plan Key Excerpts
(December, 2010)**

The City of Mountlake Terrace shall implement the following policies.

GOAL PA-1. Conformance with legal requirements

Policy PA-1.1 Comply with the Growth Management act and other state laws regarding comprehensive plans, development regulations, and the permit process.

Policy PA-1.2 Submit any amendments of the City’s Comprehensive Plan and development regulations to the Snohomish County assessor, to Puget Sound Regional Council, and to the state, as appropriate.

Discussion: Amendments should also be shared with cities, counties, and special purpose districts that may be affected.

GOAL PA-2. Effective implementation.

Policy PA-2.1 Implement the Comprehensive Plan through development regulations, permitting, capital budget decisions, intergovernmental coordination, performance measures, and other activities.

Policy PA-2.2 Based upon the Buildable Lands Report, take reasonable measures if needed to correct any shortfalls or deficiencies in meeting the Comprehensive Plan’s targets or objectives, and monitor the effectiveness of such measures.

Discussion: The Buildable Lands Program applies specifically to how the City is meeting its targets or objectives for population, housing, and employment. A list of some potential “reasonable measures” for local consideration has been compiled by the state Department of Commerce. A similar but more detailed list has been compiled by Snohomish County Tomorrow, with particular emphasis on urban growth area capacity where effective.

Policy PA-2.3 Provide a clear process for the public to make requests, between January 1 and April 1 each year, for amendments to the Comprehensive Plan.

Policy PA-2.4 Annually check the docket to see whether amendments have been suggested and, if so, consider them.

Discussion: See the “Monitoring and Amending” section for an outline of the expected process.

Policy PA-2.5 Provide an efficient permitting process that will encourage development in accordance with the Comprehensive Plan and adopted standards.

GOAL PA-3. Efficient permitting system

Policy PA-3.1 Ensure a timely, fair, and predictable permit management system that:

Comprehensive Plan Key Excerpts (December, 2010)

- a. Facilitates desirable development;
- b. Helps citizens and developers understand rules for development.

Policy PA-3.2

Include in the City's permitting system such features as:

- a. One convenient location for intake of permit applications;
- b. Permit coordinator assigned to each project;
- c. Easy-to-understand information for customers, using hard-copy and internet formats to explain permit process;
- d. Simultaneous and coordinated review of permit applications;
- e. Standard turn-around times for reviewing various types of permit applications;
- f. Adequate staffing, with contracted assistance as needed, to manage permit process and to inspect construction;
- g. Clear communication with applicants about project status;
- h. Reliance on well-crafted development regulations, standards and final decisions made within certain limits;
- i. Administrative approval of projects that meet existing laws and regulations, except for those projects which are required by a state or federal law to obtain approval from another entity;
- j. Efficient management of records, including the use of an electronic data base, to track information on parcels, projects and permits;
- k. Use of pre-applications meetings to identify development issues before significant resources have been invested in a project proposal;
- l. Fast-track procedures for certain types of permits.

ACTIONS TO TAKE

To help carry out this chapter, certain action steps are needed. During the next several years, these actions include the following:

- Annually review progress on Community Livability performance measures that are identified in the Comprehensive Plan.
- As part of the 2003 Permit Streamlining Pilot Program, work to implement recommendations from the Snohomish County Economic Development Council.