

**LAND USE ELEMENT**

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**LAND USE GOALS AND POLICIES**

**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-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**

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- 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 Develop subarea plans for “planned actions” in three special study areas:
- a. Melody Hill Subarea
  - b. Gateway Subarea
  - c. Albertson’s 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**
- 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.

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**Table LU-5**

LAND USE CLASSIFICATIONS

<b>Classification</b>	<b>Primary Land Use</b>
Residential	
Urban Low	Single-family residential
Urban Low-Medium	Low density multifamily residential
Urban Medium	Medium density multifamily residential
Mobile Home Park	Mobile or manufactured housing
Commercial	
Community Business	Retail and commercial services
General Commercial	Commercial business
Freeway/Tourist	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.

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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.

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

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