

LAND USE ELEMENT

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1 **I. INTRODUCTION**

2 **1. Growth Management Act Requirements**

3 The Growth Management Act (GMA) requires cities to prepare a land use element
4 that designates the proposed general distribution and general location and extent
5 of the uses of land, it includes population densities, building intensities, and
6 estimates of future population growth. The element must provide for protection of
7 the quality and quantity of ground water used for public water supplies. Where
8 applicable, the land use element must review drainage, flooding, and storm water
9 run-off in the area and provide guidance for preventing degradation of waters of
10 the state.

11
12 **2. Purpose of the Land Use Element**

13 The Land Use Element addresses existing and future land uses in the City of Brier
14 and its surrounding Municipal Urban Growth Area (MUGA) and presents the
15 community's policy plan for growth over the next 20 years.

16
17 The Land Use Element is the heart of the comprehensive plan. It is the focal point
18 for analyzing and weighing the interrelationships between various plan elements
19 and for achieving consistency between elements. Brier is a somewhat unusual
20 community; therefore, the Land Use Element serves to carry out the long-range
21 character and "vision" of its citizens. The Land Use Element describes how the goals
22 in the other plan elements will be implemented through land use policies and
23 regulations, and thus, it is a key element in implementing the comprehensive plan.

24
25 A community's Land Use Element establishes the desirable character, quality, and
26 pattern of the physical environment, which is the stage on which a community's
27 day-to- day activities are played out. It specifies the appropriate amount and
28 location of various lands uses and establishes the appropriate densities or
29 intensities of permitted land uses in the City. The Land Use Element guides public
30 and private decisions about when, where and how future development takes place
31 and where public facilities are located. It governs the development of land use
32 regulations and other programs that will implement land use policy direction. (See
33 Figure 1; the City's Zoning Map

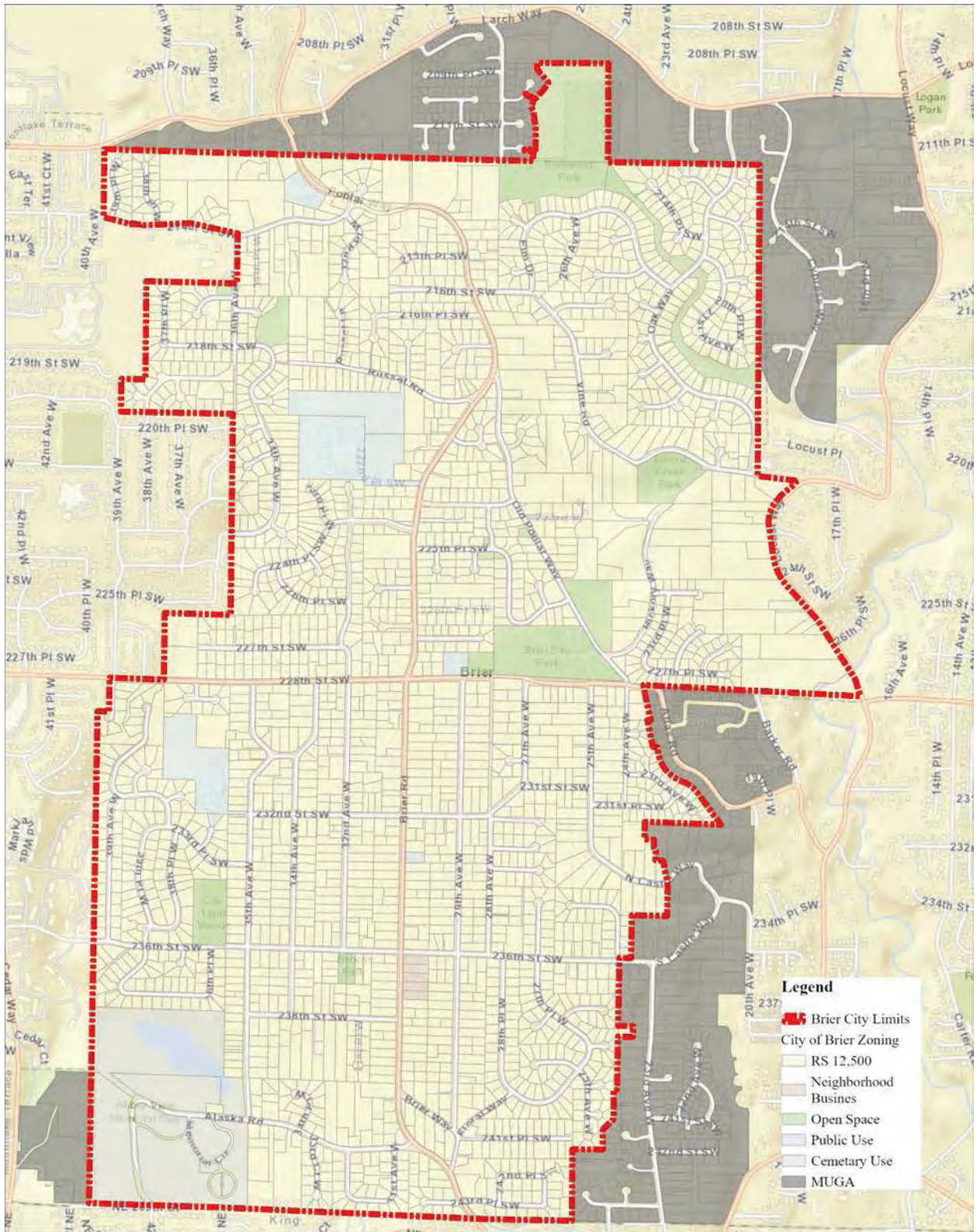
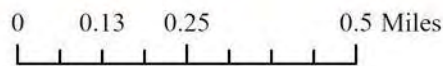


Figure 1.
Zoning Map
 December 2024



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1 **3. Municipal Urban Growth Area (MUGA)**

2 The GMA calls for establishing urban growth boundaries that contain areas
3 characterized by urban growth or where growth will be encouraged and can be
4 supported with adequate facilities. The Countywide Planning Policies (CPP) for
5 Snohomish County specifies policy considerations for implementing MUGA's. In
6 addition to being part of the County's Southwest MUGA, the City of Brier has
7 designated MUGA to the North and East of the City limits. (See Figure 2)
8

9 The function of the Cities MUGA is to guide decisions on where to accept petitions
10 for annexation and extension of city services. Delineation of the MUGA does not
11 mean that this unincorporated area will be annexed to the City. Annexation is a
12 matter that will be determined by City officials and all residents affected, based on
13 the interest of both City residents and those who seek annexation. Retaining large
14 lot single-family residential character is a primary goal of the City, which will be an
15 important factor in the consideration of annexations. It is recognized that decisions
16 made by other jurisdictions and agencies affecting the MUGA and other
17 surrounding areas will have a certain relationship and impact upon the City of Brier.
18 Brier is keenly interested in future developments in these areas because of the
19 potential demands upon services provided within Brier -- its streets, schools, parks,
20 police protection, sanitation, watershed, and ecology. It is the goal of the City to
21 encourage land use, traffic, community facilities and service decisions within the
22 MUGA that would be compatible with Brier and would not adversely impact existing
23 land uses nor put an undue burden on the City's roads, parks or other public
24 facilities.
25

26 **II. EXISTING CONDITIONS**

27 **1. Built Environment**

28 **a. Existing Land Use Inventory**

29 The GMA requires the preparation of a Land Use Element that identifies the existing
30 general distribution and location of various land uses, and the approximate acreage
31 and range of density of existing land uses.
32

33 The inventory of existing land uses can be used to gauge the proportion of total
34 land area that the city may need to devote to each land use in the future. The
35 existing proportions and distribution of land uses may be adjusted for shifts in the
36 desires or needs of citizens, or to accommodate projected future needs. This
37 section compares the capacity of existing land use designations with projected
38 needs.

1 The City of Brier is almost entirely composed of low-density single-family residential
2 development. There is one residential zoning designation (RS 12,500), which
3 comprises approximately 1,044.44 acres, almost 74% of the area of the City. The
4 purpose of the residential use designations, as stated in the Zoning Ordinance "is to
5 provide an area for single-family residential development, while retaining Brier's
6 semi-rural character and lifestyle."
7

8 There are presently 2.58 acres designated for Neighborhood Business (BN). This
9 commercial designation is located on Brier Road, a major traffic street in the City.
10 Presently, approximately 0.6 acres of the designated area is developed with
11 commercial uses, and 2 acres are vacant. The Neighborhood Business (BN)
12 designation is intended to provide goods and services for the everyday needs of the
13 immediate neighborhood area, rather than provide for larger commercial needs.
14

15 Other land uses in Brier include; Public Use, Open Space, and Cemetery Use. There
16 are no known sites, structures, or lands with historical or archaeological
17 significance within Brier.
18

19 Table 1 below provides the approximate acreage of various land use types present
20 in the City of Brier.
21

22 **Table 1 - Existing Land Use Types - Acreage**

Zoning Category	Total Acres in 2024	Percentage of City
Single Family Residential (RS-12,500)	1,044.45	74.44%
Neighborhood Business (BN)	2.58	0.19%
Open Space (OS)	70.47	5.02%
Public Use (P)	37.03	2.64%
Cemetery Use (UC)	61.88	4.41%
Right of Way	186.68	13.30%
City Limits	1,403.09	100%

23
24 **b. Existing Land Use Inventory**

25 The proposed MUGA for Brier is comprised of approximately 329.26 acres of land
26 area. A further discussion of the buildable lands within the proposed MUGA can be
27 found further in this element. The City of Brier's current Municipal Urban Growth
28 Area is shown in Figure 2 on the following page.

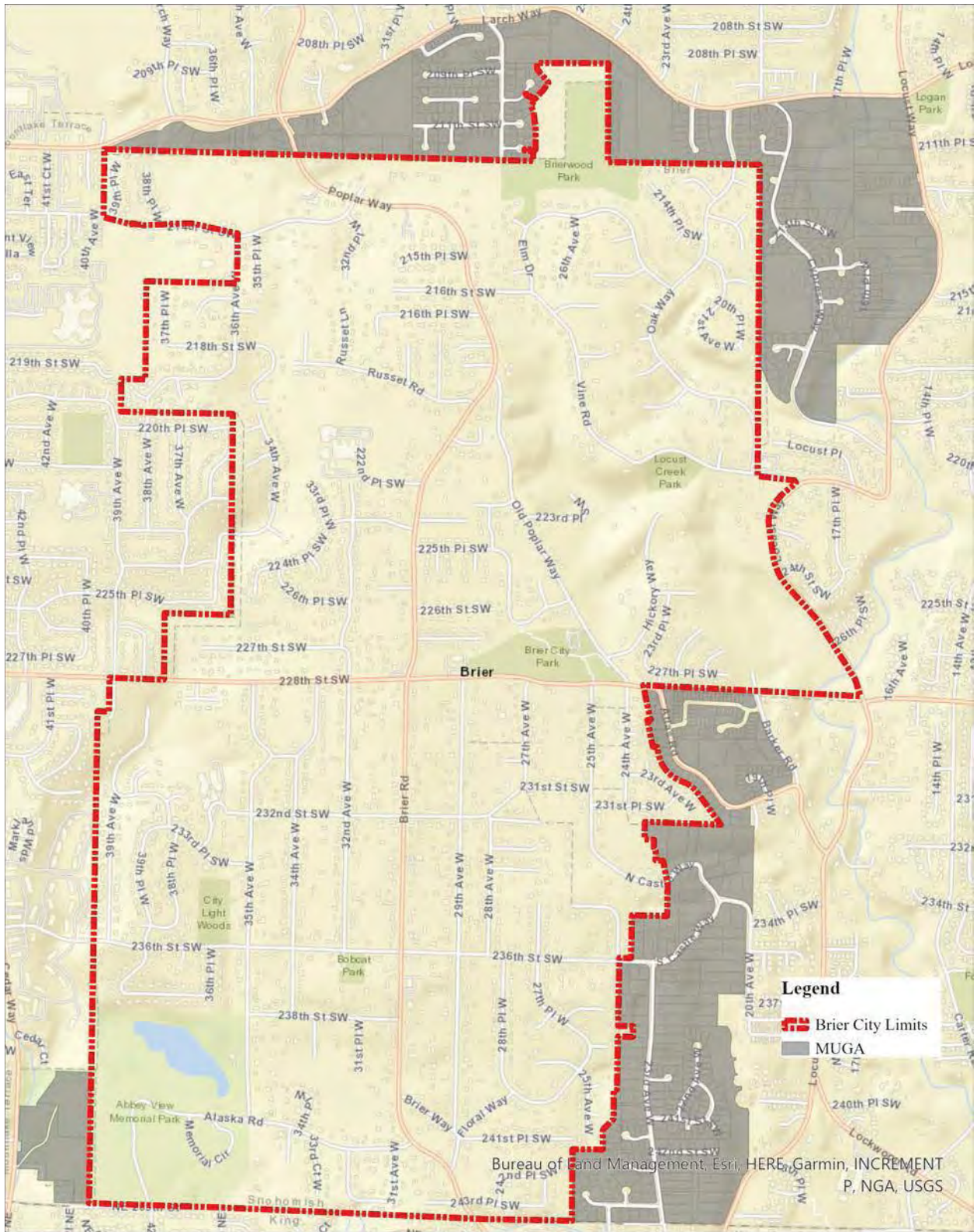


Figure 2.
Municipal Urban
Growth Area
December 2024

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1 **2. Population/Employment Growth and Land Needed To**
 2 **Accommodate Growth.**

3
 4 **a. Historic growth in population**

5 The following table provides data on historic population levels and growth
 6 projections for the 20-year planning period.

7
 8
 9 **TABLE 2 - Historic Growth and 2044 Population Projection**

10

2000 Census	2010 Census	2020 Census	2024 OFM ¹	2044 ²
6,548	6,087	6,560	6,600	7,100
Population Change	2000-2010 -461 -7.0%	2010-2020 473 7.8%	2010-2024 40 0.6%	2024-2044 500 7.6%

11
 12 Table 2 indicates the historic and projected rate of population growth in the City of
 13 Brier. In the 10-year period between the 2000 Census and 2010 Census, the
 14 population of Brier shrank by 461 people, for an average annual reduction rate of
 15 0.7%. In the 10-year period between 2010 and 2020, the population rebounded
 16 and grew by 473 people for an average annual growth rate of 0.78%. The Office of
 17 Financial Management population estimates for 2024 show that the population of
 18 Brier is 6,600 which is a 0.15% annual growth rate since April 2020. Population
 19 forecasts for the Comprehensive Plan are estimated generally for the 20-year time
 20 frame of the Plan. In this case, the projections forecast an additional 500 people in
 21 Brier, an increase of 7.6% over a 20-year period from 2024 to 2044. This would
 22 amount to an average annual increase of 0.38%. This growth rate is more than
 23 twice the growth rate experienced by the city since 2020. As the amount of vacant
 24 land decreases over time to accommodate future population growth, the increase
 25 in population of 500 will largely be accommodated within the City limits by the
 26 redevelopment of underdeveloped properties and the redevelopment of single-
 27 family properties to accommodate middle housing and accessory dwelling units
 28 mandated by the state in July of 2023. The city will not look to its' Municipal Urban
 29 Growth Area (MUGA) to accommodate growth because Snohomish County has
 30 allowed the MUGA to develop inconsistent with the development patterns desired
 31 by the residents of Brier.

¹ RCW 43.62.030 states that the Office of Financial Management shall annually determine the April 1 populations of all cities and towns of the state.

² Snohomish County 2044 Initial Population Growth Targets for Cities, UGAs and the Rural/Resource Area

1 **b. Residential Land Area Requirements**

2 As discussed above, the population of Brier is projected to grow by 500 people by
3 2044. According to the 2024 OFM Population and Housing Estimates, the average
4 household size in Brier was 2.71 people per household. If the average household
5 size in Brier remains at 2.71 people per household, Brier would need 185 additional
6 households (500 population/2.71 people per household) over the 20-year planning
7 period.

8
9 In the past, the city had to calculate the residential land area needed to
10 accommodate future population growth. However, with recent mandates by the
11 State allowing a minimum of two dwelling units per residential lot and the mandate
12 to allow accessory dwelling units, the city will not perform the required land
13 capacity or buildable lands analysis. The state mandates and imposed density is
14 sufficient to accommodate the population growth projected for the City of Brier
15 over the 20-year planning period.

16
17 **c. Residential Land Capacity**

18 The Growth Management Act (GMA) requires jurisdictions to provide sufficient land
19 to accommodate projected population growth and future land needs for the 20-
20 year planning period. Historically, cities needed to consider the land supply and
21 capacity within their city limits and established MUGA. Both residential and non-
22 residential land requirements were to be considered in this assessment of land
23 capacity. In previous periodic updates, the City of Brier has used this approach in
24 meeting state requirements. However, due to recent state mandates to increase
25 density with required middle housing and accessory dwelling units, the city does
26 not see the need to perform the land capacity analysis. The state mandates have
27 effectively doubled the minimum density in the City of Brier and the mandates are
28 sufficient to meet the projected 20-year growth.

29
30 **d. Summary Comparison of Residential Capacity and Projected**
31 **Population**

32 Within the City of Brier there are enough underdeveloped or vacant lots zoned RS-
33 12,500 to accommodate the 185 units needed. There are approximately 35 housing
34 units pending approval, as of the date of this final document. The city estimates
35 that there is sufficient undeveloped land to accommodate an additional 20 units for
36 a total of 55 new single family lots zoned RS-12,500. To accommodate the
37 remaining 130 units, the city estimates approximately 7 percent of the existing
38 residential households will utilize the middle housing and/or accessory dwelling
39 unit provisions for an additional 170 units.

1 Methods to meet projected housing capacity and affordable housing goals in the
2 city that will be implemented include the following.

3

4 **Measure:** Development of Underdeveloped Properties

5 **Description:** The city presently has 35 housing units that are being processed, as of
6 the date of this final document, and sufficient vacant or underdeveloped land for
7 an additional 20 housing units. The city estimates that this will result in
8 approximately 55 new dwelling units over the next 20 years.

9

10 **Measure:** Accessory Dwelling Units (ENGROSSED HOUSE BILL 1337)

11 **Description:** Each single-family residential lot can construct two separate accessory
12 dwelling units. The city estimates that this will result in approximately 73 new
13 dwelling units over the next 20 years.

14

15 **Measure:** Middle Housing. (ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1110)

16 **Description:** As a Tier 3 city, Brier will allow two units per lot. The city estimates
17 that this will result in approximately 98 new dwelling units over the next 20 years.

18

19 **e. Existing and Projected Employment**

20 The 2019 employment estimate for Brier was 495. The employment target for 2044
21 is 609 jobs, an increase of 114 to meet the 2044 employment forecast. Presently,
22 employment in Brier is permitted in the residential zone designations as home
23 occupation businesses, and in the Neighborhood Business (BN) land use
24 designation. A home occupation must be operated by resident(s) of the dwelling
25 with not more than 3 non-resident persons employed on a full-time basis. Currently
26 there are approximately one hundred and eight home occupations in the City of
27 Brier. Home occupations will likely see the greatest increase over the next 20 years.

28

29 If fully developed, 2.58 acres of BN would yield at 1 story, approximately 20,000 to
30 24,000 sq. ft. and accommodate up to 50 to 60 employees at maximum utilization.
31 The balance of employment growth will come from the City, Public Agencies, and
32 home occupation growth.

1 **III. LAND USE ELEMENT GOALS AND POLICIES**

2 **1. Goals**

3 LU 1 To accommodate the amount of population growth forecasted by the
4 State Office of Financial Management and Snohomish County for the
5 City of Brier over the 20-year term of the Plan.
6

7 LU 2 To coordinate with surrounding jurisdictions and Snohomish County in
8 delineating MUGA's sufficient for projected urban growth levels. Urban
9 Growth Areas shall include only those areas which may be feasibly
10 provided with future urban services over the 20-year term of the Plan.
11

12 LU 3 Control and direct growth in a manner that enhances the community's
13 qualities and values.
14

15 LU 4 Encourage development where adequate public facilities and services
16 exist or can be provided in an efficient manner.
17

18 **2. General Policies**

19 G-1 The Land Use Plan Map adopted in this Plan shall establish the future
20 distribution, extent, and location of generalized land uses in the City. The
21 Land Use Plan designations on the map are defined as follows:
22

23 Single-Family Residential – Areas appropriate for single-family
24 residential development, retaining Brier's semi-rural character and
25 lifestyle. Development for residential use shall not exceed 1 primary
26 single-family residence and two accessory dwelling units per 12,500
27 square foot zoned lot.
28

29 Neighborhood Business – Areas intended to permit those uses which
30 provide for the every-day needs of the immediate neighborhood area,
31 maintaining a limited intensity of land use and a scale and character of
32 development that is compatible with the neighborhood residential
33 areas.
34

35 Park – Areas intended to be preserved for parks, open space, and
36 greenbelt purposes including but not limited to: natural areas and
37 natural features with scenic or recreational value; lands that may
38 provide public access to water bodies or natural areas, lands that

1 visually or physically connect natural areas or provide important
2 linkages for recreation and wildlife areas, or environmentally sensitive
3 areas. Environmentally sensitive areas located on private lands are not
4 included in the Park designation of the Comprehensive Plan unless
5 dedicated or purchased for this purpose.
6

7 Cemetery – Areas intended for cemetery use; including the subdivision
8 into burial lots, the construction and maintenance of monuments,
9 mausoleums or other related structures.
10

11 G-2 Encourage the development of a well planned residential city which is free
12 from nuisance and physical hazard and which provides for the general
13 health, safety, welfare and security of its residents.
14

15 G-3 Maintain the quality of life values for the City's single-family residential
16 citizens.
17

18 G-4 Protect and encourage the development of the residential areas in a
19 manner consistent with density patterns already established. The
20 population density should therefore conform to the established pattern of a
21 neighborhood with a minimum of 12,500 square feet. No higher densities
22 are planned in order to maintain the established pattern and so as to
23 adequately preserve the public health, welfare and safety of Brier residents.
24

25 G-5 Make the most beneficial use of and for residential purposes while
26 preserving the essential land established nature and character of the
27 residential community.
28

29 G-6 Since Brier is essentially a low-density community, industrial type
30 development is inconsistent with the well-established land use patterns.
31 Industrial uses are not compatible in the RS zone, and therefore not
32 permitted.
33

34 G-7 Recognize the environmental base maps of the Brier Planning area, which
35 illustrate the location and extent of natural amenities and use these maps as
36 a general planning guide.
37

38 G-8 Ensure the preservation of land for a variety of open space uses within the
39 City.

- 1 G-9 Protect and enhance existing natural resources and environmentally
2 sensitive areas.
3
- 4 G-10 Pursue and support development in the City of Brier and Urban Growth Area
5 which makes a positive contribution to the area and which is consistent with
6 the goals of this plan.
7
- 8 G-11 Manage and guide growth to conform to this plan and to ensure orderly
9 physical development, resource conservation and preservation.
10
- 11 G-12 Annexation requests will only be considered within the planning area when
12 they are consistent and compatible with this plan and the established
13 pattern of growth in Brier.
14
- 15 G-13 Transportation needs will be addressed to best serve the residents of Brier
16 without compromising the quiet residential atmosphere of the city.
17 Transportation issues will be handled so as to discourage non-local traffic
18 and to promote the safe movement of Brier residents utilizing all modes of
19 travel including horses.
20
- 21 G-14 Establish a neighborhood traffic control program to address the concerns of
22 Brier residents and to encourage safe road systems.
23
- 24 G-15 Provide the most effective service levels needed as efficiently as possible.
25
- 26 G-16 Provide a planned and coordinated utility system.
27
- 28 G-17 Design, locate and construct utilities to avoid significant adverse
29 environmental impacts and to protect valuable environmental features.
30
- 31 G-18 Provide through design review process with the owner/developer, incentives
32 to provide the City with flexibility in order to achieve design goals, amenities
33 or desired objectives.
34
- 35 G-19 Conditional Use Permits, street vacations, variances, and other special
36 applications from established codes and ordinances shall be allowed only
37 when there is an overriding and permanent public benefit consistent with the
38 Goals and Policies of this Comprehensive Plan.

1 G-20 Commercial land use shall be limited to the neighborhood business zone.
2 Home occupations may be allowed when in conformance with the goals and
3 policies of the plan and not detrimental to the residential character of Brier's
4 neighborhoods
5

6 **3. Residential**
7 **a. General**

8 R-1 Residential densities shall not average less than the 12,500 square feet
9 minimum lot size.

10
11 R-2 Landscape buffering should be provided by nonresidential users when
12 adjacent to residential uses to preserve single family residential home values.
13

14 R-3 Use natural features such as topography and vegetation to separate other
15 land uses from residential areas.
16

17 R-4 Utilize open space areas such as natural vegetative easements and parks to
18 separate incompatible land uses from the residential areas.
19

20 R-5 All developments should contribute their fair share to parks, street
21 improvements, signalization and sidewalks for project mitigation.
22

23 R-6 Encourage at the time of subdivision, and with other developments,
24 easements through properties for trail systems.
25

26 R-7 Consider the development of policies to address the needs of the elderly
27 housing in the community (e.g. housing for persons over 55 years old,
28 handicapped, etc.) Encourage assisted living facilities (particularly facilities for
29 disabled and senior adult living) that increase the population while resulting
30 in low impact on community resources.
31

32 **b. Single Family**

33 SF-1 Preserve and protect the existing residential character of the city with large
34 lots consistent with the established minimum lot size of 12,500 square feet.
35

36 SF-2 Prohibit spot zoning in the established residential neighborhoods of the city.
37

38 SF-3 Recognize that historically home businesses and occupations have
39 contributed to the livelihood and quality of life of many of our residents and

1 the unique semi-rural nature of our community. Therefore, home
2 businesses and occupations can be compatible with single family zoning in
3 Brier as long as they comply with all ordinances and other laws governing all
4 Brier citizens regarding sensory, safety, land use and other impacts on their
5 neighbors and the community, and do not adversely impact or be
6 inconsistent with the goals and policies of this Comprehensive Plan.
7

8 SF-4 Specific performance standards for home businesses and occupations shall
9 be established as part of the Plan. Existing home business and occupation
10 uses, which are determined to be incompatible with performance
11 standards, should be amortized. No new incompatible home business
12 licenses shall be issued.
13

14 SF-5 Consider the need in the community for elderly housing (i.e. Handicapped
15 and Elderly) and their provision by Conditional Use permit in the Zoning
16 Code.
17

18 SF-6 To fulfill the intent of E2SHB 1110 2023-24 and EHB 1137 2023-24, allow the
19 development of two housing units, which may include accessory dwelling
20 units, in all residential zones provided that the underlying lot meets the
21 minimum size required by the applicable zone.
22

23 **c. Residential Design**

24 RD-1 The City Comprehensive Plan, Zoning Subdivision Ordinances and Sensitive
25 Area Ordinance should emphasize the RS 12,500 SF as the zoning for single
26 family homes in Brier.
27

28 RD-2 Site characteristics that enhance residential development such as trees,
29 watercourses and similar amenities should be preserved through creative
30 design.
31

32 RD-3 When feasible, residential development should be planned to enhance
33 usability and privacy of yards, preserve views and consider solar access.
34

35 RD-4 Encourage housing designs which provide for the visual surveillance of
36 public spaces both from dwelling units and from the street.
37

38 RD-5 Provide for adequate lighting of residential streets and parking lots which
39 aims to reduce light pollution and protect the natural light environment.

1 Encourage compliance with the International Dark-Sky Association
2 certification.

3
4 RD-6 Encourage preservation and enhancement of open space and planting of
5 natural vegetation by residential property owners.

6
7 RD-7 All development in the City of Brier shall be consistent and compatible with
8 single family homes and shall not be industrial or commercial in nature.

9
10 RD-8 In order to respond to changing household sizes, income levels, and ages,
11 to provide opportunities for ownership of more affordable, smaller homes,
12 and in order to support the GMA goals of allowing urban densities and
13 affordable housing, permit development of accessory dwelling units and
14 middle housing.

15
16 **4. Commercial**
17 **a. General**

18 C-1 Promote a well-planned mixed use for the neighborhood business zone
19 which will serve the local residents of Brier. All development should be well
20 buffered from adjacent single family uses.

21
22 C-2 Promote development which does not increase non-local traffic or create
23 other adverse impacts.

24
25 C-3 Discourage incompatible development of the neighborhood business zone.

26
27 C-4 Establish a design review process (through Planning Commission and City
28 Council) with set performance standards for the neighborhood business
29 zone. Performance standards should protect and promote the surrounding
30 single family character and natural environmental amenities.

31
32 C-5 On-site and off-site improvements and utilities as well as any adverse
33 impacts, including traffic from any new development, shall be the
34 responsibility of the site developer/user. Appropriate mitigation measures
35 shall be agreed upon prior to development.

36
37 C-6 Mixed Use in the Neighborhood Business zone shall be compatible and not
38 adversely impact the surrounding residential community.

39

1 C-7 Commercial development and/or Mixed Use development in Brier shall be
2 limited to the neighborhood business zone. Additional or expanded
3 commercial use shall not be allowed.

4
5 **b. Neighborhood Business Zone Standards**

6 NB-1 Encourage aesthetic building and site design to enhance and complement
7 surrounding residences. Noise, light and glare, hours and type of operation
8 and other performance standards will be compatible with the residential
9 development character of Brier.

10
11 NB-2 Promote attractive business opportunities for the citizens of Brier within the
12 existing neighborhood business zone.

13
14 NB-3 Discourage development that attracts excessive traffic from outside Brier.

15
16 NB-4 Site plans should include design considerations for landscaping, building
17 orientation, vehicular circulation, transit access, and other measures.

18
19 NB-5 Provide design flexibility in development by offering a planned unit
20 development approach or incentives/bonus program intended to protect the
21 natural landscape and environmentally sensitive areas. The planned unit
22 development should also provide amenities for its residents and sensitivity
23 to its neighbors.

24
25 NB-6 Signs for buildings in the Neighborhood Business zone shall be limited in size
26 and be made of approved materials. All signs should be generally attractive
27 and compatible with the design review guidelines for signs. Signs should be
28 compatible in design and scale with the surrounding low density residential
29 atmosphere.

30
31 NB-7 Any development in the Neighborhood Business zone shall provide "people
32 spaces" which are pedestrian and equestrian oriented. Safe, convenient and
33 accessible sidewalks and trails shall facilitate getting to and from the stores.

34
35 **5. Urban Design**

36 UD-1 Establish SEPA and design review standards and guidelines for all
37 commercial and special uses and for all residential plats exceeding four lots
38 or four lot potential. Design review standards for the City of Brier shall be
39 consistent with the goals and policies of this Comprehensive Plan.

- 1
- 2 UD-2 Create a gateway image at the entryways to the city which provides a sense
- 3 of arrival and welcome.
- 4
- 5 UD-3 Encourage the use of natural vegetation to enhance the aesthetic and
- 6 environmental quality of the city.
- 7
- 8 UD-4 Preserve existing natural landscaping wherever possible.
- 9

10 **6. Annexation**

- 11 A-1 Annexations within the City Planning or Urban Growth Area (MUGA) and
- 12 contiguous to the city boundaries will be consistent with Brier's
- 13 Comprehensive Plan and Zoning Ordinances in addition to state law and
- 14 guidelines of the Snohomish County Boundary Review Board.
- 15
- 16 A-2 Any annexation proposal should undergo vigorous examination of service
- 17 boundaries, fiscal impacts, environmental values and compatibility with
- 18 existing and contiguous parts of the city.
- 19
- 20 A-3 Annexation of established residential units shall require the owner/developer
- 21 to commit to sewer, street and sidewalk improvements and any other
- 22 improvements deemed necessary by the Brier Planning Commission and City
- 23 Council.