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SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 02-092

AMENDING ORDINANCE 01-073 TO
ADOPT MAP AND TEXT AMENDMENTS
TO THE LAKE STEVENS URBAN GROWTH AREA PLAN
PURSUANT TO CHAPTER 32.07 SCC, AMENDING AMENDED ORDINANCE 94-125

WHEREAS, RCW 36.70A.130 and 36.70A.470 direct counties planning under the Growth Management Act (GMA) to adopt procedures for interested persons to propose amendments and revisions to the comprehensive plan or development regulations; and

WHEREAS, the Snohomish County Council adopted chapter 32.07 SCC to comply with the requirements of RCW 36.70A.130 and 36.70A.470; and

WHEREAS, the county council, through the enactment of Amended Ordinance 97-082, further consolidated, simplified, and improved the procedure for interested persons to propose amendments to the GMA comprehensive plan and/or development regulations; and

WHEREAS, the county council approved Ordinance 01-073 which adopted the Lake Stevens UGA Plan on November 7, 2001; and

WHEREAS, the county council approved Ordinance 01-108 which adopted the 2001 Comprehensive Parks and Recreation Plan for Snohomish County on December 19, 2001; and

WHEREAS, the adopted the 2001 Comprehensive Parks and Recreation Plan for Snohomish County revised the methodology for calculation of levels of service from the previously adopted 1994 Parks and Recreation Comprehensive Plan for Snohomish County; and

WHEREAS, the level of service methodology for the Lake Stevens UGA Plan was based on the adopted 1994 Parks and Recreation Comprehensive Plan for Snohomish County; and

WHEREAS, the Lake Stevens UGA Plan Parks, Recreation and Open Space chapter required revision to maintain consistency with the 2001 Comprehensive Parks and Recreation Plan for Snohomish County; and

AMENDED ORDINANCE NO. 02-092
As adopted by Council 12/18/02 Page 1

AMENDING ORDINANCE 01-073 TO ADOPTING MAP AND TEXT AMENDMENTS TO THE LAKE STEVENS URBAN GROWTH AREA PLAN PURSUANT TO CHAPTER 32.07 SCC, AMENDING AMENDED ORDINANCE 94-125

WHEREAS, pursuant to chapter 32.07 SCC, the Department of Planning and Development Services (PDS) completed final review and evaluation of the 2002 final docket, including the proposals to amend the map and text of the comprehensive plan, and forwarded a recommendation to the Snohomish County planning commission; and

WHEREAS, the planning commission held a public hearing on the 2002 final docket, including the proposals to amend the map and text of the comprehensive plan, on September 24, 2002, October 8, 2002 and October 22, 2002 and forwarded a recommendation to the county council; and

WHEREAS, the county council held public hearings on December 11, December 16 and December 18, 2002 to consider the entire record and hear public testimony on Ordinance 02-092, adopting map and text amendments to the comprehensive plan and implementing development regulations.

NOW, THEREFORE BE IT ORDAINED:

Section 1. The county council makes the following findings of fact and conclusions regarding amendments to the Lake Stevens UGA Plan on the 2001 final docket:

- A. The Lake Stevens UGA Plan Parks, Recreation and Open Space Chapter is required to be consistent with the 2001 Comprehensive Parks and Recreation Plan for Snohomish County.
- B. The Lake Stevens UGA Plan Parks, Recreation and Open Space Chapter is consistent with the policy direction established for both land use and capital facilities by the General Policy Plan (GPP), which is part of the GMA comprehensive plan.
- C. The Lake Stevens UGA Plan Parks, Recreation and Open Space Chapter encourages the retention of open space and the development of recreational opportunities and parks. The chapter identifies need and level of service for parks facilities in the Lake Stevens UGA.
- D. The level-of-service (LOS) methodology for parks facilities is consistent with the 2001 Comprehensive Parks and Recreation Plan for Snohomish County.
- E. The Lake Stevens UGA Plan Parks, Recreation and Open Space Chapter provides a detailed parks, recreation and open space element to the UGA Plan that is coordinated with UGA plan level land use, transportation, environmental and capital facilities planning to help create viable urban neighborhoods and enhance the overall UGA community structure.

- F. The proposal by Chad/Kristine Bitnes and Shane McDaniel to amend the Lake Stevens UGA Plan to redesignate 0.46 acres from Urban Low Density Residential (4 DU/Acre) to Urban Commercial and rezone from R-9,600 to Neighborhood Business more closely meets the policies of the GPP and the goals of the Lake Stevens UGA Plan. The proposal is consistent with GPP Policy LU 2.B.1 that encourages the expansion, revitalization, redevelopment, and intensification of existing areas before new sites are established. The proposal is consistent with the goal of the Lake Stevens UGA Plan to ensure that a small-scale neighborhood commercial center serves the immediate neighborhood and not create piecemeal or strip development.
- G. The proposed Lake Stevens UGA Plan text and Future Land Use Map (FLUM) amendments are consistent with the following final review and evaluation criteria of SCC 32.07.080:
- a. The proposed amendments maintain consistency with other elements of the Lake Stevens UGA Plan and GMA comprehensive plan;
 - b. All applicable elements of the Lake Stevens UGA Plan and GMA comprehensive plan support the proposed amendments;
 - c. The proposed amendments more closely meet the goals, objectives and policies of the Lake Stevens UGA Plan and GMA comprehensive plan as discussed in the specific findings; and
 - d. The proposed Lake Stevens UGA Plan text and FLUM amendments are consistent with the countywide planning policies.
- H. The amendments to the Lake Stevens UGA Plan satisfy the procedural and substantive requirements of and are consistent with the GMA.
- I. The amendments maintain the Lake Stevens UGA Plan's consistency with the multi-county policies adopted by the Puget Sound Regional Council and with the countywide planning policies for Snohomish County.
- J. The county has notified and consulted with cities regarding proposed amendments that affect UGAs or GPP FLUM designations within UGAs.
- K. There has been early and continuous public participation in the review of the proposed amendments.
- L. Addendum No. 33 to the Final EIS was issued on September 20, 2002 for this non-project action. The purpose of this addendum was to add information and analysis of previously identified significant impacts and alternatives to the county's GMA Comprehensive Plan/General Policy Plan EIS dated April 11, 1994 (Draft EIS) and June 21, 1995 (Final EIS) and the Lake Stevens UGA Plan dated April 28, 2000 for the 2002 docket proposals. The information in Addendum No. 33 expanded on

previous identified alternatives, but did not substantially change the analysis of significant impacts and alternatives analyzed in the county's existing adopted environmental documents. No additional significant impacts beyond those identified in the original EIS were expected to occur.

- M. The SEPA requirements with respect to this proposed action have been satisfied by these documents.
- N. The county council held public hearings on December 11, December 16 and December 18, 2002 to consider the planning commission's recommendations.

Section 2. The county council bases its findings of facts and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits.

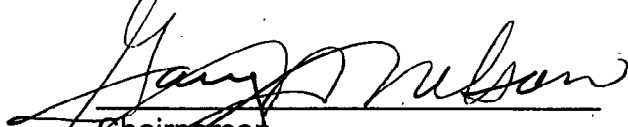
Section 3. Based on the foregoing findings and conclusions, the Lake Stevens UGA Plan adopted as Exhibit A in Section 2 of Ordinance 01-073 on November 7, 2001, is amended and the Parks, Recreation and Open Space chapter is replaced by a new Parks, Recreation and Open Space chapter as indicated in Lake Stevens UGA Plan Amendments (County Initiated Amendments to the Text of the Lake Stevens UGA Plan), which is attached hereto as Exhibit A and incorporated by reference into this ordinance as if set forth in full.

Section 4. Based on the foregoing findings and conclusions, the Lake Stevens UGA Plan Future Land Use Map adopted as Exhibit B in Section 5 of Ordinance No. 01-073 on November 7, 2001, is amended as indicated in Exhibit B (Map 2) which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

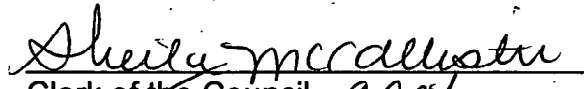
Section 5. Severability and Savings. If any provision of this ordinance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remainder of this ordinance. Provided, however, that if any provision of this ordinance is held invalid or unconstitutional, then the provision in effect prior to the effective date of this ordinance shall be in full force and effect for that individual provision as if this ordinance had never been adopted.

PASSED this 18th day of December, 2002.

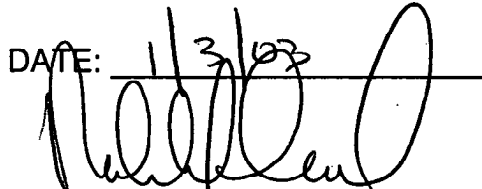
SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chairperson

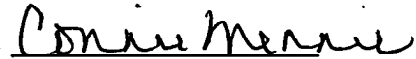
ATTEST:


Clerk of the Council *asst.*

- APPROVED
- EMERGENCY
- VETOED

DATE: 11/3/03

Snohomish County Executive

ROBERT J. DREWEL
County Executive

ATTEST: 

Approved as to form only:

Deputy Prosecuting Attorney

D-2a

Exhibit A
Ordinance No. 02-092
As Adopted by Council 12/18/02

Chapter 7

Parks, Recreation and Open Space

A. Introduction

Snohomish County is the primary provider of parklands and recreation facilities in the unincorporated portions of the county. These areas include the rapidly growing areas around established communities. The recent population growth in the Lake Stevens Urban Growth Area (UGA) has increased the demand on existing local park and recreational facilities. At the same time, new urban development is consuming land in the UGA at a rapid rate, which could impact the opportunities to set aside suitable land for future park and open space sites.

The *Snohomish County Comprehensive Parks & Recreation Plan*, adopted in December 2001, sets forth goals and objectives to meet growing park needs in these areas. As the adopted Parks element of the County's General Policy Plan, it establishes the framework for the provision of regional and community/combination parks throughout the County. Further information on the County's efforts to provide park and recreation facilities may be found by accessing that document.

The countywide parks plan developed goals and objectives that apply to all areas of the County. Portions of that plan that relate specifically to the Lake Stevens urban growth area are presented here.

B. Park Classifications

Snohomish County park land is classified by several factors, which include park size, service area and type of use. The initial classification is based upon park size and service area. These categories are as follows:

- Regional parks
- Community Parks
- Combination parks
- Neighborhood parks

1. Regional Parks

Regional parks are generally larger sites that offer a variety of recreational experiences. These parks feature one or more of the following characteristics:

- 20 acres or greater;

- A significant, site-specific feature or attraction;
- Developed facilities which draw users from the entire County; and
- Parking appropriate for the number and type of uses featured at the park.

2. Community Parks

A *Community Park* provides a setting for community activities and recreational opportunities for children and adults. A *Community Park* must generally be large enough to accommodate popular recreational activities that require a significant amount of space, such as baseball, soccer, skateboarding, and other team sports. Play fields are dedicated to and scheduled for formal league play, but are also available for pickup games, team practice, and informal events such as group outings. In certain instances, a *Community Park* may be smaller if it is used as a community gathering space, or provides waterfront access. It may also include natural areas, depending on topography and other conditions. Traditional park amenities such as picnic tables, benches, shelters, open play, playgrounds, trails, basketball and tennis courts are also typical in a *Community Park*.

The following features usually characterize a *Community Park*:

- Serves a population of between 10,000 and 15,000 residents;
- Offers active and passive use opportunities;
- Parking for 5 to 50 cars or more depending on the site use; and
- 1 to 2 mile service area.

3. Combination Parks

Combination Parks are sites that feature one or more regional attractions, in addition to community park facilities. As such, they serve both the entire County and several surrounding neighborhoods. Several Snohomish County Parks have been developed in this manner. They occur in urbanizing areas, as well as more rural environments. In urban settings, they provide a regional feature (such as water access) or facility (i.e. an outdoor pool) in addition to active play areas and playgrounds to serve the surrounding community. In rural settings, the regional park may be the only facility to serve the rural population. As some of these rural areas develop, there is often a need to incorporate active play areas and playgrounds to serve the rural community's use.

The following features usually characterize a *Combination Park*:

- A site-specific regional attraction or facility;
- Active and passive use opportunities; and
- 1 to 5 mile service area.

4. Neighborhood Parks

A *Neighborhood Park* is generally small, pedestrian-oriented and situated to serve residents of an immediate area. Recreational activities may include both passive and active uses as well as multipurpose facilities to serve the needs of the adjacent neighborhood.

Active uses at a *Neighborhood Park* should include non-organized sports facilities such as basketball, tennis or play equipment. Passive uses include open play areas, nature trails and picnic areas. Age appropriate needs of the surrounding neighborhood, such as play equipment, should be emphasized at a *Neighborhood Park*.

Neighborhood parks may also feature natural or conservation areas. Passive recreational development includes boardwalks, nature trails, picnicking facilities, shelters, park benches, picnic tables, environmental, cultural or historic interpretive facilities, and parking. Natural areas include streams, wetlands, forest lands, or an area with a unique natural feature. Such neighborhood parks may also function as a greenbelt or view shed on which there is no public access.

The following features usually characterize a *Neighborhood Park*:

- Less than 5 acres in size;
- Amenities designed to serve the needs of the adjacent neighborhood; and
- ¼ to ½ mile service area.

C. Park Land Categories

Snohomish County park lands are further classified by the land type and anticipated level of development, which relates to the type and intensity of uses that are allowed. The park land categories are as follows:

- Trail park land
- Resource Conservancy park land
- Resource Activity park land
- Special Use park land
- Multi-purpose park land

1. Trail Park Land

These consist of park lands acquired for the development of multi-purpose trails. These properties often correspond to existing transportation or utility rights-of-way.

2. Resource Conservancy Park Land

These properties offer significant natural features, such as streams and wetlands, which have been set aside for conservation and open space. When developed, these lands offer appropriate public access facilities such as interpretive trails or boardwalks.

3. Resource Activity Park Land

Like resource conservancy lands, these properties may feature significant natural areas. They are typically intended for more intensive park uses, such as water access (motorized or non-motorized,) hiking and/or mountain bike trails, and/or camping.

AMENDED ORDINANCE NO. 02-092
As adopted by Council 12/18/02 Page 8

AMENDING ORDINANCE 01-073 TO ADOPTING MAP AND TEXT AMENDMENTS TO THE LAKE STEVENS URBAN GROWTH AREA PLAN PURSUANT TO CHAPTER 32.07 SCC, AMENDING AMENDED ORDINANCE 94-125

4. Special Use Park Land

These park lands are acquired to provide for park activities that have specific needs that may not be compatible with other uses. Examples include land acquired for development of a golf course, off-road vehicle facility, or shooting range.

5. Multi-Purpose Park Land

These sites consist of usable property that is suitable for a variety of future development options. They typically are developed into Community Parks or Combined parks, if they also include a regional feature or facility.

D. Existing Park Land and Park Facility Supply

The City of Lake Stevens and Snohomish County operate 104 acres of community, neighborhood, regional and resource parks that serve the residents of the Lake Stevens UGA. These parks provide a variety of recreational activities including waterfront beaches, boat access, picnic facilities, multipurpose trails and playgrounds. The Lake Stevens School District provides school facilities for multi-purpose recreation activities including athletic fields, playgrounds and indoor gymnasiums. Additionally, there are two semi-private park facilities within the UGA operated by non-profit organizations. Figure 7-1 shows the park, recreation and open spaces within the greater Lake Stevens UGA.

1. Regional Parks

The county-owned **Centennial Trail** and **Wyatt Park** are two park lands of regional significance within the UGA. The Centennial Trail is a multipurpose trail that provides walking, biking and horseback riding opportunities along the abandoned Burlington Northern Railroad track corridor from Snohomish to Arlington. The trail has a paved surface from Snohomish to Hartford and a crushed rock surface from Hartford to Edgecomb. The Centennial Trail enters the Lake Stevens UGA north of the intersection of 16th St. NE and Machias Road and follows the northeast edge of the UGA for approximately 1 1/2 miles. The trail exits the UGA as it crosses State Route 92.

Since the **Centennial Trail** functions as a regional linear park facility as opposed to serving a neighborhood or community needs, the trail was not included in the Lake Stevens UGA park facilities demand analysis.

Wyatt Park is a 3-acre park located on the west shore of Lake Stevens and provides beach swimming, a boat launch, dock and picnic facilities.

2. Combination Parks

The unincorporated portion of the UGA contains two designated combination parks, owned and maintained by the county. **Lundeen Park** and **Sunset Beach** provide shoreline access to Lake Stevens, while also providing community-park amenities.

Lundeen Park contains 8 acres and is located on the north shore of the lake, west of the city's corporate limits. Lundeen provides a large beach access area for swimming and boat docking, and also offers trails and open play areas. **Sunset Beach**, which is less than one acre in size, provides beach access and a boat dock.

3. Community Parks

There are 107 acres of community parks which serve the Lake Stevens UGA. Four community parks that total approximately 16 acres are located within the city: Catherine Creek (13 acres), the city boat launch (1 acre), Kid's Oasis Playground (1/2 acre), and North Cove Park (1 1/2 acres). The city provides maintenance for all of these park facilities, although Kid's Oasis Playground and Catherine Creek Park are leased to the city by the Lake Stevens School District.

The county owns 79 acres of undeveloped park land. Two of the properties are east of Machias Road in two separate parcels (12 and 40 acres), located adjacent to and outside of the UGA boundary. The county parks and recreation department has developed master plans for the two sites which include much needed athletic fields for soccer and other team sports. The two sites, although located outside of the UGA, are intended by the county to provide community park facilities that will primarily serve residents inside the Lake Stevens UGA. The third site consists of 27 acres, and is located on the SE corner of 20th St. SE and Cavalero Road. The county parks and recreation department is currently in the master planning process for this site.

4. Neighborhood Parks

There are two neighborhood parks in the Lake Stevens UGA and both are located within the city. North Lakeshore Swimming Beach and the Gazebo, which have a combined area of less than once acre, are located near the downtown area and both are maintained by the City of Lake Stevens. Although these are the only inventoried neighborhood park sites, several subdivisions within the city contain tot lots or play areas which were dedicated to the city for public use. Tot lots exist in selected subdivisions within the unincorporated UGA and are owned and maintained by homeowners associations for their own use.

5. Resource Conservancy Park Lands

There are three designated resource conservancy parks, totaling 23 acres, within the Lake Stevens UGA, which are all owned and maintained by the City of Lake Stevens. Centennial park (6 acres), which provides picnic areas and access to trails, and the Lake Stevens Outflow park (1 acre) are located within the incorporated portion of the UGA. Eagle Heights park (16 acres), which protects existing bald eagle nests, is located in the unincorporated UGA.

6. School and Private Recreation Facilities

AMENDED ORDINANCE NO. 02-092
As adopted by Council 12/18/02 Page 10

AMENDING ORDINANCE 01-073 TO ADOPTING MAP AND TEXT AMENDMENTS TO THE LAKE STEVENS URBAN GROWTH AREA PLAN PURSUANT TO CHAPTER 32.07 SCC, AMENDING AMENDED ORDINANCE 94-125

The Lake Stevens School District provides by far the largest percentage of athletic and recreation facilities within the UGA that are available to the public. The five elementary schools, two middle schools and one high school provide a large inventory of athletic fields, playground equipment, running tracks and gymnasiums. The Lake Stevens High School also provides the only indoor swimming pool within the UGA.

Two properties in the UGA are owned and operated as semi-public recreation facilities. The Lake Stevens Community Hall is a one acre community recreation/meeting complex located in the city. The Bonneville Field baseball park is a three acre park owned and operated by the Lake Stevens Junior Athletic Association. The ball park, located at the southwest corner of the intersection of 16th Street NE and Machias Road, is also used as an informal trailhead for the Centennial Trail.

The UGA park demand analysis does not include private facilities, except in instances where the city or county have a long term agreement with the Lake Stevens School District. Without a contractual agreement, these facilities cannot be relied upon for full service general public recreation opportunities.

7. Open Space

In addition to city, county and school district recreation facilities with open space features, open space within the Lake Stevens UGA is also provided by subdivision common areas and electrical power transmission line corridors. The unincorporated UGA contains approximately 185 acres of subdivision common area tracts. These tracts are set aside primarily as greenbelts and to preserve critical areas such as steep slopes and wetlands.

E. Future Park Development

The 2001 Snohomish County Parks and Recreation Plan describes the level of service methodology, projected demands for park land and facilities countywide, and presents an action plan to be implemented over the next 6–12 years. The Action Plan highlights specific projects to be pursued. In the Lake Stevens area, Snohomish County will focus its park development activities on the following:

- Extension of the Centennial Trail from Lake Stevens to NE 152nd, south of Arlington
- Development of park facilities at one or more of the three undeveloped community park properties for community park purposes.

1. Trail Development

The proposed 9-mile segment of Centennial Trail has been under design-development for the past five years. Snohomish County anticipates construction to begin in the next two year period. It will provide a 12-foot, paved multi-purpose trail and a parallel, separated 6-foot equestrian trail, that will extend the already popular 7-mile long Centennial Trail that is currently developed from Snohomish to Machias.

Funding for this section of trail has been assembled from local sources, including Conservation Futures, real estate excise taxes, and grant funding.

2. Community Park Development

The 2001 Snohomish County Comprehensive Parks Plan, and the 2001 Snohomish County Capital Facilities Plan, recommended the following target levels of service for community/combination park land and facilities.

| | |
|-------------------------|--|
| <i>Park land:</i> | <i>1 additional Community/Combination park per additional 15,000 residents</i> |
| <i>Park facilities:</i> | <i>1 developed Community/Combination park per additional 25,000 residents</i> |

The county-wide park plan evaluated existing county properties, and used the results of a spatial analysis to determine where additional properties should be purchased. The plan recommended the acquisition of seven additional community park sites (approximately 20 acres) in growing areas of the county. One of these seven sites targeted the southwest portion of Lake Stevens. Prior to the plan's final adoption in December 2001, Snohomish County purchased a 27-acre park site (listed above) in the Cavalero Hill vicinity. This acquisition met the plan's goal. Consequently, county park efforts over the next 6-12 years will focus on development of one or more of the existing sites, as funding becomes available.

Two of the three community park sites have adopted master plans, which will guide future development efforts. Funding has been assembled for phase I development of Lake Stevens Community Park, the 40-acre site located on the east side of Machias Road. The third site- the 27-acre new acquisition known as Cavalero Community Park, is currently in the masterplan process.

Future phases of development for Lake Stevens Community Park and the two other sites will be dependent upon the availability of future funding.

F. Future Funding Sources

1. Impact Fees

The Washington State Growth Management Act (GMA) authorizes cities and counties to collect growth impact fees from developers to offset the impact caused by new developments within each jurisdiction's boundaries. The growth impact fees may be collected from developers in an amount less than 100 percent of the cost of sustaining the jurisdiction's present park and recreation facility LOS as a result of the developer's impact. Growth impact fees can only be used to acquire or develop new park land and facilities to satisfy the demand caused by new development. Impact fees cannot be used to maintain or operate existing facilities or programs. The collected fees must be spent within six years of the date of collection for a facility improvement that benefits the service area within which the development is located.

Snohomish County Code Title 26A and the City of Lake Stevens Municipal Code Chapter 14.52 enable the use of park impact fees within the entire Lake Stevens UGA. At the present time, Snohomish County park impact fees can be applied only to residential development reviewed under the county's SEPA ordinance. Park impact fees range from \$104 to \$1128 per residential unit. The county is in the process of developing legislation to re-adopt a GMA-based park impact fee ordinance to be consistent with state law. Using the existing park impact fee schedule, the estimate of fees collected from future development to the year 2012 will vary from \$2,906,000 to \$2,929,000.

2. Grants

State project grants - IAC: The Washington State Interagency Committee for Outdoor Recreation (IAC) administers state matching fund grants through legislative authorized funding to the Washington Wildlife and Recreation Program (WWRP).

State project grants - ALEA: Washington State created a number of new programs in recent years for park and recreation development purposes using special state revenue programs. Programs include the Aquatic Lands Enhancement Act (ALEA) using revenues obtained by the Washington Department of Natural Resources.

State project grants - DOE: The Department of Ecology administers the Centennial Clean Water Program that can apply monies to park development that proposes to restore, construct or otherwise enhance fish producing streams, ponds and other water bodies.

3. Special Revenue Funds

Conservation Futures: By state law, counties can elect to levy up to \$0.065 per \$1,000 of assessed valuation of all county properties to acquire shoreline or other open space lands. The monies can be used to acquire, but not develop or maintain open space conservation lands acquired using these funds.

Real Estate Excise Tax (REET): State law allows counties the option of imposing excise taxes on the sale of real estate. The tax may be imposed in \$0.025 per \$1,000 in sale value to be used to finance capital facility developments including the acquisition and development of park and recreational facilities.

4. The Lake Stevens Park & Recreation Service Area

In March 2002 voters residing within the boundaries of the Lake Stevens School District approved the establishment, under state law, of the Lake Stevens Park and Recreation Service Area. The boundaries of the Service Area approved by the voters are the same as the School District. A governing advisory board was established with representation from citizens in the City of Lake Stevens and from unincorporated County within the Service Area boundaries. Board members are selected with approval from the Snohomish County Council and the Lake Stevens City Council. The County Council has ultimate authority under state law for actions taken in the Service Area. A significant advantage of establishing the Service Area is the opportunity for the citizens within the Service Area to propose and vote on bond issues for

AMENDED ORDINANCE NO. 02-092
As adopted by Council 12/18/02 Page 13

AMENDING ORDINANCE 01-073 TO ADOPTING MAP AND TEXT AMENDMENTS TO THE LAKE STEVENS URBAN GROWTH AREA PLAN PURSUANT TO CHAPTER 32.07 SCC, AMENDING AMENDED ORDINANCE 94-125

acquisition and/or development of park facilities. The Service Area is a junior taxing district. Citizens can also propose and vote on an operations and maintenance levy if they so desire. The Service Area provides another opportunity to generate revenue for specific park and recreation facilities to augment those mentioned in this section.

5. General Revenues

Unlimited general obligation bonds may be submitted to voters for park and recreation purposes. These bonds require approval by at least 60 percent of the resident voters during an election that has a turnout of at least 40% of those who voted in the last state general election. The bond must be repaid from a special levy that is not governed by the 6 percent statutory limitation on the property tax growth rate.

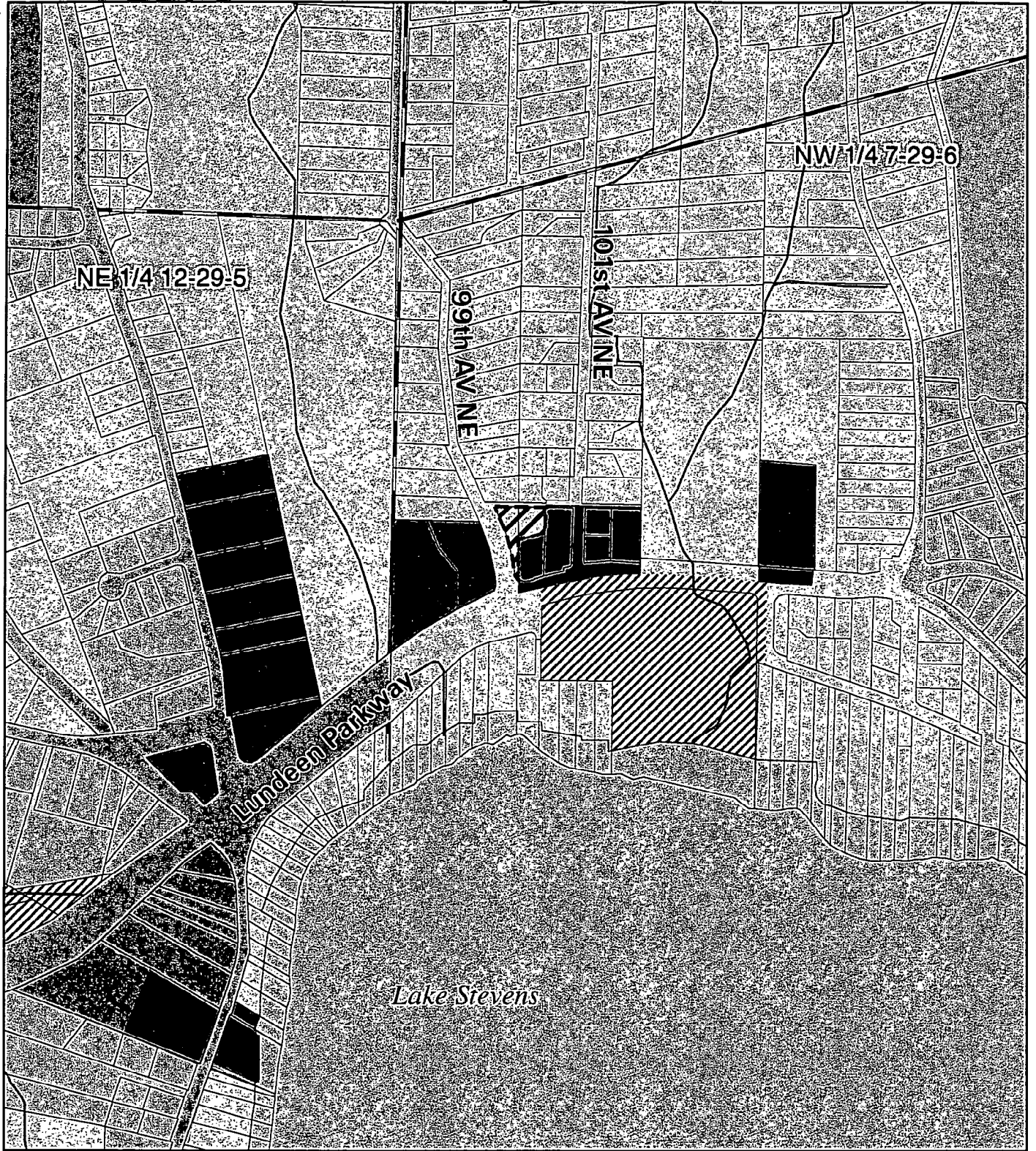
G. Implementation Strategies

1. The county will advise the city in developing a park funding proposal to the voters through the Lake Stevens Park and Recreation Service Area which could include a bond to fund park acquisition, development, and/or maintenance and operations.
2. The city and the county should outline a disposition strategy outlining the terms governing local site acquisitions, park developments and operations, particularly of properties located within the unincorporated UGA.

EXHIBIT B

**Proposed Lake Stevens UGA Plan Amendments
County Initiated Amendments to the Lake Stevens UGA Plan
Future Land Use Map**

Map 2



Snohomish County 2002 Docket
Proposed Comprehensive Plan Amendment
Bitnes / McDaniel



September 2002



LEGEND

Existing Subarea Plan Designations

- | | | | |
|--|---|--|--|
| | Urban Low Density Residential (4 DU/Acre) | | Urban High Density Residential (12-24 DU/Acre) |
| | Urban Low Density Residential (6 DU/Acre) | | Urban Commercial |
| | Urban Medium Density Residential (6-12 DU/Acre) | | Public Use |

Proposed Plan Amendment

- Bitnes / McDaniel:
 Amend Lake Stevens Subarea
 Plan: Redesignate
 Urban Low Density Residential
 (4 DU/Acre)
 to Urban Commercial.

- Incorporated Cities
 Existing Urban Growth Area Bdy.

This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcels. Produced by Snohomish County Planning Div., GIS Team;cbj; e:\dock\dock02\bitnes_mcdaniel-flu_lr.aml

