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SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED EMERGENCY ORDINANCE NO. 03-001

ADOPTING MAP AND TEXT AMENDMENTS
TO THE GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 32.07 SCC, AMENDING AMENDED
ORDINANCE 94-125, AND DECLARING AN EMERGENCY

WHEREAS, RCW 36.70A.130 and .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 .470; and

WHEREAS, the Snohomish 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 2002 final docket includes proposals to amend the General Policy Plan (GPP) Future Land Use Map (FLUM) submitted by Eddie Bauer, Bitnes/McDaniel, Mike Davis, Eberth/Fjarlie, Echelbarger/Lewis, Harmsen/Kosters, MacAngus Ranches, Inc., Craig Pierce, Roesler Timber Co., Mike Schmidt, Sultan School District, Verbarendse, and Wellington Morris. The 2002 final docket also includes proposals to amend the GPP submitted by the Master Builders Association of King County and Snohomish County, the Snohomish County Council and the Snohomish County Department of Planning and Development Services; and

WHEREAS, pursuant to chapter 32.07 SCC,* 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, October 8 and October 22, 2002 and forwarded a recommendation to the county council; and

EMERGENCY ORDINANCE NO. 03-001 – As amended and adopted by Council 1/27/03
ADOPTING MAP AND TEXT AMENDMENTS TO THE GMACP PURSUANT
TO CHAPTER 32.07 SCC, AMENDING AMENDED ORDINANCE 94-125,
AND DECLARING AN EMERGENCY -- 1

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 02-091, 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 consideration of the 2002 final docket.

- A. The County Council considered the 2002 final docket at public hearings as described in the foregoing recitals. On December 18, 2002, the Council adopted Amended Ordinance Nos. 02-091, 02-092, 02-093, 02-094, 02-095, and 02-096. These ordinances approved nineteen separate proposals that were on the 2002 final docket.
- B. On January 3, 2003, the County Executive vetoed Amended Ordinance Nos. 02-091, 02-093, 02-094, 02-095, and 02-096. In his veto message the County Executive stated that he objected to only four of the 2002 final docket proposals that were approved by the County Council and would approve the remaining fifteen into law. The Executive urged the County Council to consider alternative ordinances, and pledged quick action to approve them.
- C. The purpose of this ordinance is to bring the 2002 final docket process to a conclusion in a manner that is consistent with the Growth Management Act and the legislative prerogatives of the County Council and County Executive.
- D. The County Executive's veto of Ordinance Nos. 02-091, 02-093, 02-094, 02-095, and 02-096 would, in the absence of further Council action, preclude completion of the 2002 final docket process as to proposals that are concededly meritorious, would unnecessarily penalize innocent participants in the growth management process, and would frustrate implementation of the Growth Management Act in Snohomish County.
- E. Because of the need to complete the 2002 final docket process this ordinance is necessary for the support of county government and its existing public institutions within the meaning of Charter § 2.120.
- F. This ordinance constitutes an emergency action within the meaning of RCW 36.70A.130 and SCC 32.05.023.

EMERGENCY ORDINANCE NO. 03-001 – As amended and adopted by Council 1/27/03
ADOPTING MAP AND TEXT AMENDMENTS TO THE GMACP PURSUANT
TO CHAPTER 32.07 SCC, AMENDING AMENDED ORDINANCE 94-125,
AND DECLARING AN EMERGENCY -- 2

Section 2. The County Council makes the following findings of fact and conclusions regarding proposals by Eddie Bauer, Mike Davis , Eberth/Fjarlie, Echelbarger/Lewis , Harmsen/Kosters, MacAngus Ranches, Inc., Craig Pierce, Roesler Timber Co., Mike Schmidt, Sultan School District, Verbarendse, Wellington Morris, Master Builders of King County, Snohomish County Council and Snohomish County PDS to amend the comprehensive plan on the 2002 final docket:

- A. The proposal by Eddie Bauer to amend the FLUM to expand the Gold Bar Urban Growth Area (UGA) by 78 acres and redesignate the property from Rural Residential (1 DU/5 Acres Basic) to Urban Low Density Residential (3 DU/Acre) shall be moved to the 2003 GMA Docket for further consideration.
- B. The proposal by Mike Davis to amend the FLU map of the GPP to expand the Arlington UGA to include 5.8 acres to be redesignated from Rural Residential and Rural Urban Transition Area to Urban Low Density Residential (4-6 DU/Acre) is consistent with GPP Policy LU 1.A.9 and meets all of the conditions in this policy for expansion of an individual UGA to include additional residential land. The proposed expansion of the Arlington UGA is consistent with the reasonable measures requirement of RCW 36.70A.215. The county adopted a list of interim reasonable measures as Appendix A to the Snohomish County 2002 Preliminary Buildable Lands Report. Reasonable measures were considered in this evaluation of the Arlington UGA expansion proposal. The type of reasonable measures on the list and used by the City of Arlington to provide the opportunity for urban infill inside the city include the provision of the planned unit development technique which allows a more efficient use of land where there are site development constraints such as critical areas. The proposal is consistent with GPP Policy LU 2.C.3 which requires that new development within UGAs be provided with adequate infrastructure and services, including sanitary sewers.
- C. The proposal by Eberth and Fjarlie to amend the GPP's FLU map to redesignate 6 acres from Urban Low Density Residential (4-6 DU/Acre) to Urban Medium Density Residential and Urban Commercial within the SW UGA more closely meets the policies of the GPP than the existing plan designation. The proposal is approved because it is consistent with the following planned characteristics in GPP Policy LU 3.A.2 for the development of neighborhood commercial centers: (1) The policy recommends a variety of small-scale commercial uses, public buildings and mixed use development within one-half mile or a fifteen minute walking distance for the majority of neighborhood residents. The proposal site will provide a small-scale mixed-use commercial and low density multiple family development within fifteen minute walking distance of single family; (2) The policy recommends that a center is approximately 3 acres in size. The proposal site will provide 2 acres of Urban Commercial designated land, which is within

the recommended 3 acre size; and (3) The policy recommends that a center be served by public transportation. The proposal site is served by transit on 132nd St. SE. The size and location of the proposal site is also consistent with GPP Policy LU 2.B.4 that discourages new strip commercial development.

- D. The proposal by Echelbarger and Lewis to amend the GPP's FLU map to redesignate 42 acres from Urban Industrial to Urban Commercial within the SW County UGA more closely meets the policies of the GPP than the existing plan designation. The proposal is consistent with GPP Policy LU 3.A 6 which encourages the location of large-scale, auto-oriented commercial uses and employment areas on the periphery of centers and, where feasible, linked to centers by pedestrian and bicycle paths and public transit.
- E. The proposal by Harmsen & Kosters should be modified to amend the FLUM to redesignate the northerly 6 acres from Other Land Uses to Urban Medium Density Residential (6-12 du/acre) and the southerly 10 acres from Other Land Uses to Urban High Density Residential (12-24 DU/Acre) within the Marysville UGA and is approved because it more closely meets the policies in the GPP than the existing plan designation. The proposal is consistent with GPP Policy LU 2.A.4 which requires that medium and high density residential development be located, where possible, within walking distance of amenities such as transit stations and urban centers.
- F. The proposal by MacAngus Ranches, Inc. to amend the GPP's FLUM to redesignate 216 acres from Upland Commercial Farmland to Rural Residential-10 Resource Transition (1 DU/10 Acres) is not inconsistent with the policies under GPP Goal LU 7.

The County Council has considered all of the facts, testimonies and materials presented orally or in writing at the public hearing, and has reviewed the applicable law and the statements of all interested parties, including but not limited to the Implementation Measures of GPP Appendix H LU 7, the reasoning of the Washington Supreme Court in *Redmond v. Central Puget Sound Growth Management Hearings Board*, 136 Wn. 2d 38, 959 P.2d 1091 (Wash, 1998), the statutory definition of "long-term commercial significance" at RCW 36.70A.030(10), the land capability classification scheme of the Soil Conservation Service, together with the 10 factors (a) through (j) of WAC 365-190-050(1), and finds Exhibit 113 persuasive that the land in question is not primarily devoted to agricultural purposes and that the land in question does not have long-term commercial significance for agricultural production.

This land cannot be profitably farmed. Its current agricultural use generates less revenue than the property tax generates. Moreover, the property is heavily impacted by the pressure of the increasing urbanization around it. This property is I-5 freeway frontage property located along the west side of I-5 between the Marysville 4th St. Exit and Stimpson's Crossing (a distance of more than 5 miles) and is held in fee simple inside the Tulalip Indian Reservation. The Quilceda Village shopping center, containing a Wal-Mart, Home Depot, numerous other retail outlets, and the new Tulalip Tribe Casino now in construction lies to the immediate south of the property, and the city of Marysville lies on its immediate east and north. Surrounding property is largely residential.

Public services are provided to the site by Snohomish County, special districts, and the City of Marysville. Roads, a traffic signal, water systems, parks and recreational facilities, schools and other public facilities are available in close proximity to the property. Likewise available are the public services of fire protection, law enforcement, and other governmental services. The proposed area is currently served by three county roads, 34th Ave. NE, 140th St. NE, and 128th St. NE. The infrastructure is in the process of further substantial upgrading due to the nearby Tulalip Tribe development.

The subject property is currently on the county tax rolls and is not taxed in an agricultural or open space tax exemption category. However, testimony at the hearing indicated that the alternative to this proposal is sale of the property to the Tulalip Tribe, which already has the Eastern half of the property appropriately zoned commercial in its plan. The consequence of this will be removal of the property from the tax rolls and commercial development of it by the tribe. Hence it is not at issue whether this property will be commercially developed. To the contrary, the ultimate issue is whether this property will be developed under the Growth Management Act and the Snohomish County Code or will be developed commercially under Tribal jurisdiction. If the property is developed under the law of Snohomish County, uses of the land will continue to be controlled by the County Code and the GMA, and the land will remain on the county tax roll. On the other hand, if the property is developed as tribal trust land, then the land will be exempt from County planning and land use regulation and from county property taxation.

- G. The proposal by Craig Pierce to amend the GPP FLU map to add the RUTA overlay to 16.6 acres adjacent to the Southwest County UGA is consistent with the GPP since the proposal more closely meets the policies of the GPP to provide long-term flexibility for future consideration of UGA expansions.

- H. The proposal by Roesler Timber Company to redesignate 7 acres from Rural Residential to Rural Industrial and rezone from R-5 to RI is consistent with provisions in the GMA to allow for limited areas of more intensive rural development and is consistent with GPP Policy LU6.H.1, as amended, to allow the designation of limited rural industrial uses in rural areas located within one mile of the Sultan UGA that contain existing uses or structures devoted to rural industry.
- I. The proposal by Mike Schmidt Construction to amend the GPP's FLU map to redesignate 1.3 acres from Urban Low Density Residential (4-6 DU/Acre) to Urban Commercial within the SW UGA more closely meets the policies of the GPP than the existing plan designation. The proposal is approved because it is consistent with the following planned characteristics in GPP Policy LU 3.A.2 for the development of neighborhood commercial centers: (1) The policy recommends a variety of small-scale commercial uses, public buildings and mixed use development within one-half mile or a fifteen minute walking distance for the majority of neighborhood residents. The proposal site will provide a small-scale commercial use component in conjunction with an adjacent daycare center and within fifteen minute walking distance of single family and multiple family development; (2) The policy recommends that a center is approximately 3 acres in size. The proposal site will provide 1.3 acres of Urban Commercial designated land, which is within the recommended 3 acre size; and (3) The policy recommends that a center be served by public transportation. The proposal site is served by an adjacent transit stop at the intersection of 204th St. SW and Poplar Way. The size and location of the proposal site is also consistent with GPP Policy LU 2.B.4 that discourages new strip commercial development.
- J. The Sultan School District proposal to redesignate 41 acres from RRT-10 Acres to Rural Residential and rezone from F&R to R-5 more closely meets the goals and policies of the GPP than the current plan designation. According to GPP Policy LU 6.C.4, the Rural Resource Transition designation should apply to lands which have productive soils, are surrounded by very low intensity land uses and have parcel sizes of 10 acres or greater. The proposal site does not meet two of the criteria for continued designation as a Rural Resource Transition. The majority of the soils on the proposal site are characterized as not having the higher forest land grades for timber productivity and the adjacent land uses to the west and north consist respectively of 2.3 acre and 1 acre rural residential lots.

- K. The proposal by Mark Verbarendse to redesignate 9 acres from Rural Residential-5 to Rural Freeway Service is consistent with criteria in the GMA for the designation as a Type 3 Limited Area of More Intense Rural Development and is consistent with the locational criteria in GPP Policy LU 6.G.7 for siting of new Rural Freeway Service designations on the FLUM.
- L. The proposal by Wellington-Morris to amend the FLUM to expand the Monroe UGA to include 20 acres to be redesignated from Rural Residential-5 and Rural Urban Transition Area to Urban Low Density Residential (4-6 DU/Acre) shall be moved to the 2003 GMA Docket for further consideration.
- M. The proposal by the Master Builders of King County and Snohomish County to amend GPP Policies HO 3.A.1, HO 3.A.2, LU 1.A.2 and add a new GPP Policy LU1.A.12 is consistent with the goals, objectives and policies of the GPP. The proposal will further ensure the availability of affordable housing, provide clear and consistent development requirements, and ensure a no net loss of population and employment capacity while complying with GMA and ESA requirements. The amendments to GPP Policy HO 3.A.1 will become effective on February 1, 2003 and shall not apply to code amendments that have been reviewed by the Planning Commission prior to February 1, 2003.
- N. The County Council proposal A includes six parts discussed as follows:
1. County Council proposal A part 1 to amend Policy LU 1.A.9 to permit residential land expansions to the UGA before the first 5-year evaluation until such time as the County Council approves the first formal re-evaluation of the UGA boundaries is achieved through the current adopted version of LU 1.A.9. The current LU 1.A.9 requires expansions of UGA boundaries to be consistent with the buildable lands program established in CPP UG-14 and one other related criterion. Since the buildable lands report has been sent to the State Department of Community Trade and Economic Development, and an interim reasonable measures list is an appendix to the buildable lands report, the Council will not have to wait until the completion of the comprehensive plan update to be able to expand UGAs.
 2. County Council proposal A part 2 to Amend Objective LU 1.D to delete the objective of preparing and adopting detailed plans for each unincorporated UGA; part 3 to delete all of Policies LU 1.D.1 through LU 1.D.7 (adjustments to UGA boundaries during SCT reconciliation process and UGA planning); and part 4 to delete Policies LU 2.A.2 and LU 2.A.3 (UGA planning) would necessitate changes to the Countywide planning

policies to ensure consistency between the GPP and CPPs, changes to the CPPs and any remaining comprehensive plan policies which refer to UGA plans are required.

3. County Council proposal A part 5 to delete Objective LU 2.C. and Policies LU 2.C.1 and LU 2.C.2 (Urban Growth Phasing) would require changes to the CPPs to implement the proposed amendments and remain consistent with countywide policies. Removal of the requirement for phasing may decrease the efficiency of land use by requiring extensions of facilities and utilities through undeveloped or underdeveloped areas. Snohomish County may want to retain the potential for implementing growth phasing while not requiring it at this time
 4. County Council proposal A part 6 to Amend Policy UT 3.B.2 to allow within unsewered portions of UGAs the use of package treatment plants or community sanitary sewage systems on any lot where a city or special purpose district can assure maintenance and operation meets comprehensive plan and GMA requirements if urban densities can be provided with on-site sewage systems. The proposal is consistent with Countywide Planning Policy UG-8 to ensure the provision of sufficient density and developable land within the UGAs by allowing sewage treatment options that support urban development.
- O. The County Council proposal B to amend GPP Policy LU 1.A.9 to clarify that allowing the expansion of a UGA for churches or school instructional facilities does not add residential, commercial, or industrial land capacity to the UGA and such dedicated uses are considered an exception to the criteria which otherwise limit UGA expansions is supported by Goal LU 2 and objectives LU 2.A and 2.B which encourage development patterns that use urban land more efficiently by encouraging the intensification and revitalization of existing and planned residential, commercial and industrial areas.
- P. The County Council proposal C to amend the text of the GPP to clarify the relationship between pre-GMA subarea plans and the County's GMA Plan and to development permit review will reduce confusion and uncertainty in the development review process. This is supported by policies ED 1.A.1 and 1.A.4 which encourage efficiency, and increased efficiency.
- Q. The proposal by Snohomish County PDS to remove the Growth Phasing Overlay (GPO) from those areas still retaining that designation on the Future Land Use Map and make associated changes to the text of the General Policy Plan indicating the history of the GPO are appropriate based upon the following:

1. The GPO has functioned for the past 7 years to direct growth into areas with existing facilities, and to slow growth until comprehensive water and sewer plans had been updated to include service for the GPO areas. The proposed revisions to remove the remaining GPO designation from the GPP FLU map are appropriate given the land use and utility planning that has occurred in these areas since the adoption of the GPO in 1995.
2. The proposed FLU map revisions are consistent with LU policies 2.C.1, 2.C.2 and 2.C.3. These policies encourage development to be directed first into areas where existing infrastructure capacity is available before extending services into undeveloped areas. These policies also are intended to ensure that new development is provided with adequate urban services. All of the GPO areas are now either adjacent to existing developed areas and are planned to be served under updated water and sewer plans, or are within the sewer and water service area of a city that will only extend services upon annexation. In either case, the growth phasing overlay is no longer necessary to ensure that these policies are met.
3. The proposed FLU map amendments are consistent with policy NE 3.C.2 which encourages comprehensive land use plan designations to be established at appropriate densities recognizing the limitations of ground and surface water quantities and quality. GPO areas with critical areas are designated with the lowest density land use designation available within UGAs, ULDR (4-6 units per acre). Existing critical areas, shoreline and flood hazard regulations provide additional protection for these areas.
4. The proposed amendments to the text of LU policy 2.C.5 are consistent with Objective LU 2.C and LU policies 2.C.1, 2.C.2, 2.C.3, and 2.C.4. These text amendments preserve the growth phasing overlay as a tool that could be used to phase growth in future UGA expansion areas, but removes references to specific subareas of the county.
5. The proposed text and FLU map amendments are consistent with the Countywide Planning Policies, specifically OD-1, OD-2, and JP-2. These policies relate to the orderly provision of urban services, and consistency of comprehensive plans within UGAs. The areas proposed to be removed from the Growth Phasing Overlay are all covered by a county and/or city comprehensive plan. The county and city comprehensive land use designations for the areas that are covered by both a city and county comprehensive plan designation are consistent.

- R. The proposed GMA comprehensive plan text and FLUM amendments are consistent with the following final review and evaluation criteria of SCC 32.07.080:
1. The proposed amendments maintain consistency with other elements of the GMA comprehensive plan;
 2. All applicable elements of the GMA comprehensive plan support the proposed amendments;
 3. The proposed amendments more closely meet the goals, objectives and policies of the GMA comprehensive plan as discussed in the specific findings; and
 4. The proposed GMA comprehensive plan text and FLUM amendments are consistent with the countywide planning policies.
- S. The amendments to the GMA comprehensive plan satisfy the procedural and substantive requirements of and are consistent with the GMA.
- T. The amendments maintain the GMA comprehensive plan's consistency with the multi-county policies adopted by the Puget Sound Regional Council and with the countywide planning policies for Snohomish County.
- U. The County has notified and consulted with cities regarding proposed amendments that affect UGAs or GPP FLUM designations within UGAs.
- V. There has been early and continuous public participation in the review of the proposed amendments.
- W. Addendum No. 33 to the Final EIS was issued on September 20, 2002 for eight of the proposals (Bitnes/McDaniel, Eberth/Fjarlie, Roesler Timber Co., Sultan School District, Master Builders Association of King County and Snohomish County, County Council proposal B, County Council proposal C, and Snohomish County PDS) included in this non-project action. Addendum No. 25 to the Final EIS was issued on July 25 2001 for two of the proposals (Craig Pierce and Mike Schmidt) included in this non-project action. These Addenda 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). The information in Addendum No. 25 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.

- X. A Draft Supplemental Environmental Impact Statement (DSEIS) was issued on September 20, 2002 for seven 2002 final docket proposals including Eddie Bauer, Mike Davis, Harmsen/Kosters, Verbarendse, County Council proposal A, Echelbarger/Lewis and MacAngus Ranches, Inc. A Final SEIS, including response to comments on the DSEIS, was prepared following the 30-day comment period and was issued on December 4, 2002. A Draft Supplemental Environmental Impact Statement (DSEIS) was issued on September 12, 2000 for six 2000 final docket proposals including the proposal by Wellington/Morris now under consideration as part of the 2002 final docket. A Final SEIS, including response to comments on the DSEIS, was prepared following the 30-day comment period and was issued on November 28, 2000. The purpose of the SEIS was to analyze potential significant adverse environmental impacts of the proposals and any alternatives that were not previously identified in the two EIS documents and a series of addenda prepared for the Snohomish County GMA Comprehensive Plan – General Policy Plan and Transportation Element between 1994 and 2002.
- Y. The recommended amendments are within the scope of analysis contained in the FSEIS and associated adopted environmental documents. The addenda perform the function of keeping the public apprised of the refinement of the original GMA comprehensive plan proposal by adding new information but does not substantially change the analysis of significant impacts and alternatives analyzed in the existing adopted environmental documents.
- Z. The SEPA requirements with respect to this proposed action have been satisfied by these documents.
- AA. The county council held public hearings on December 11, December 16, and December 18, 2002 to consider the planning commission's recommendations.

Section 3. 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 4. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan - General Policy Plan adopted as Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995, and last amended by Ordinance No. 02-012 on May 30, 2002, is amended as indicated in General Policy Plan (GPP) Amendments (Citizen and County Initiated Amendments to the Text and Map of the GPP) which is attached hereto as Exhibit A and incorporated by reference into this ordinance as if set forth in full.

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TO CHAPTER 32.07 SCC, AMENDING AMENDED ORDINANCE 94-125,
AND DECLARING AN EMERGENCY -- 11


Section 5. Based on the foregoing findings and conclusions, the Snohomish County GMACP Future Land Use Map adopted as Map 4 of Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Ordinance No. 02-012 on May 30, 2002, is amended as indicated in Exhibit B (maps individually identified as Maps 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16 and 17) which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 6. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board (Board), or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

Section 7. Effective date. This ordinance shall take effect immediately as provided in Charter § 2.120.

PASSED this 27th day of January, 2003.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Gary Nelson, Council Chair

ATTEST:


Sheila McCallister,
Clerk of the Council, *asst.*

- () APPROVED
- (X) EMERGENCY
- () VETOED

DATE: _____

Snohomish County Executive

ATTEST: _____

Approved as to form only:

Deputy Prosecuting Attorney

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AND DECLARING AN EMERGENCY -- 12

D-2

EXHIBIT A

Proposed General Policy Plan (GPP) Amendments Citizen and County Initiated Amendments to the Text and Map of the GPP

Please Note: Underline and strike-out text indicated amendments to the GPP text. All page references are to page numbers in the GPP that has been in effect since January, 2001

1. County Initiated Amendments (County Council A)

Amend Objective LU 1.D on page LU-6 to read:

Objective LU 1.D		Continue to support the joint city/county planning process and prepare and adopt <u>a detailed plans</u> for each unincorporated UGAs <u>as needed.</u>
LU Policies	1.D.1	Following a reconciliation of population and employment projections by Snohomish County Tomorrow and the county, make adjustments to UGA boundaries, if necessary.
	1.D.2	UGA plans shall detail the types and location of land uses planned for neighborhood areas and urban centers.
	1.D.3	UGA plans shall analyze and designate locations for increased residential, commercial, and industrial densities.
	1.D.4	UGA plans shall preserve and enhance unique and identifiable characteristics such as urban centers, cultural and historic resources, critical areas, open space areas and trails, distinctive development patterns, and neighborhood areas.
	1.D.5	UGA plans should provide for growth phasing areas within UGAs where appropriate.
	1.D.6	Following adoption of UGA plans, the county will evaluate the need for amendments to the General Policy Plan.
	1.D.7	UGA plans shall consider open space, parks, and recreational facilities needed for urban growth.

Amend LU policies 2.A.2 and 2.A.3 on page LU-8 to read:

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| 2.A.2 | <u>Any detailed</u> UGA plans shall provide for a variety of residential densities identifying minimum and maximum allowable. Density ranges shall consider the presence of critical areas. |
| 2.A.3 | <u>Any</u> UGA plans shall provide opportunities for a mix of affordable housing types (e.g. small lot detached, townhouses, duplex, triplex, 6 to 8 unit apartment and small group housing units) within medium density residential areas. |

to the expansion of a UGA for churches or school instructional facilities when the affected land is dedicated solely for those uses:

1. The expansion is a result of the five-year buildable lands review and evaluation required by RCW 36.70A.215,.
2. The expansion is a result of the review of UGAs at least every ten years to accommodate the succeeding twenty years of projected growth, as required by RCW 36.70A.130(3).
3. All of the following conditions are met for expansion of the boundary of an individual UGA to include additional residential land:
 - (a) Population growth within the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty percent of the additional population capacity estimated for the UGA at the start of the planning period, as documented in the annual Snohomish County Tomorrow Growth Monitoring Report;
 - (b) An updated residential land capacity analysis conducted by city and county staff for the UGA confirms the accuracy of the above finding using more recent residential capacity estimates and assumptions; and
 - (c) The county and the city or cities within the UGA consider reasonable measures adopted as an appendix to the Countywide Planning Policies pursuant to Countywide Planning Policy UG-14(b) that could be taken to increase residential capacity inside the UGA without expanding the boundaries of the UGA.
4. Both of the following conditions are met for expansion of the boundary of an individual UGA to include additional commercial and industrial land capacity:
 - (a) The county and the city or cities within that UGA document that commercial or industrial land consumption within the UGA (city plus unincorporated UGA combined) since the start of the twenty-year planning period, equals or exceeds fifty percent of the developable commercial or industrial land supply within the UGA at the start of the planning period. In UGAs where this threshold has not yet been reached, the boundary of an individual UGA may be expanded to include additional commercial or industrial land capacity if the expansion is based on an assessment that concludes there is a deficiency of larger parcels within that UGA to accommodate the remaining commercial or industrial growth projected for that UGA. Other parcel characteristics determined to be relevant to the assessment of the adequacy of the remaining commercial or industrial land base, as documented in the Procedures Report required by Countywide Planning Policy UG-14 (a), may also be considered as a basis for expansion of the boundary of an individual UGA to include additional commercial or industrial land; and

- (b) The county and the city or cities within the UGA consider reasonable measures adopted as an appendix to the Countywide Planning Policies pursuant to Countywide Planning Policy UG-14 (b) that could be taken to increase commercial or industrial land capacity inside the UGA without expanding the boundaries of the UGA.

3. County Initiated Amendments (County Council C)

Amend the fourth paragraph of the first column and the first paragraph of the second column of page IN-14 to read:

~~The GPP will also provide direction to individual development applications through its future land use map, and through those goals, objectives, and policies which pertain to land development when such goals, objectives, and policies have not yet been specifically implemented through development regulations. Since the direction of the GPP is broad and not as specific as future UGA subarea plans, the policies and land use designations of pre-GMA subarea comprehensive plans, when not inconsistent with the county's GMA comprehensive plan, will continue to be used in the review of development applications until they are replaced by applicable UGA plans, or superseded by GMA development regulations. Although the pre-GMA subarea comprehensive plans are not part of the county's GMA comprehensive plan, they represent a long history of plan development and together provide the foundation for the county's GMA comprehensive plan. They provide the necessary refinement and detail in those areas where they are consistent with the county's GMA comprehensive plan. Pre-GMA subarea comprehensive plans represent the county's and the community's views of how subareas of the county should develop. They provide the detailed policy basis for the adopted area zoning. Any inconsistencies between the future land use map, goals, objectives, and policies of the county's GMA comprehensive plan and the maps and policies of the pre-GMA subarea comprehensive plans will be resolved as described below.~~

Delete the second and third paragraphs of the second column on page IN-14 and the first and second paragraphs of the first column on page IN-15 to read:

~~In the majority of cases, the county's GMA comprehensive plan and the pre-GMA subarea comprehensive plans are consistent. For example, the county's GMA comprehensive plan may provide a residential density range of 6 to 12 dwelling units per acre for a particular parcel of land. The pre-GMA subarea comprehensive plan may designate the same parcel of land for a planned density of 9~~

~~dwelling units per acre. This designation would be consistent with the county's GMA comprehensive plan since the planned density would fall within the GMA comprehensive plan's broad density range.~~

~~In some cases, the county's GMA comprehensive plan and the pre-GMA subarea plans are not consistent. For example, a particular parcel of land may be designated for a density of 1 dwelling unit per 2.3 acres on the GPP future land use map. The same parcel may be designated for a density of 1 dwelling unit per acre on a pre-GMA subarea comprehensive plan. Since the county's GMA comprehensive plan and the pre-GMA subarea comprehensive plan are inconsistent with each other, the future land use map of the GPP would then be used in the review of a development application. Some elements of the GPP may also provide more specific direction regarding the use of the GPP in cases of inconsistencies between plans.~~

~~In other cases, the county's GMA comprehensive plan may be silent while the subarea comprehensive plan provides detailed policy guidance unique to a specific area of the county. In those instances, the greater detail of pre-GMA subarea plans and policies will continue to be used in the review of development applications.~~

Amend the third paragraph of the first column on page IN-15 to read:

In general, the pre-GMA subarea plans provide more site specific policy and implementing zoning within urban industrial and urban commercial designations than the GPP land use designations. Rezones within these designations should be consistent with the recommended implementing zones in the applicable pre-GMA subarea plan, provided that the GPP and applicable pre-GMA subarea plan designations are consistent. In the event of an inconsistency, the GPP land use designation will be used. In all cases, existing or future development regulations adopted pursuant to the requirements of GMA will provide guidance in the review of development applications. Since these regulations implement the goals, objectives, and policies of the county's GMA comprehensive plan, they will provide direction for development permit decisions and supersede any policy direction provided for a specific topic in pre-GMA subarea comprehensive plans.

Delete the third and fourth paragraphs of the second column on page LU -54 and the first, second and third paragraphs of the first column on page LU-55 to read:

~~Since the designations of the General Policy Plan are more general than the designations of the pre-GMA subarea comprehensive plans~~

~~and more detailed UGA plans and Phase 2 rural planning have not yet been completed in all areas, the pre-GMA subarea comprehensive plans will continue to be used to determine the location and specific type of land use designation as long as they are consistent with the Future Land Use Map of the GPP.~~

~~Examples of plan consistency include, but are not limited to, the following:~~

GPP Future Land Use Map:	Existing Subarea Comprehensive Plan:
Urban Low Density Res. (4-6 dwelling units/acre)	Suburban (1-4 dus/acre) Urban (4-6 dus/acre)
Urban Medium Density Res. (6-12 dus/ac)	Urban (4-6 dus/acre) High Urban (6-9 dus/acre) High Urban (6-12 dus/acre)
Urban High Density Res. (12-24 dus/ac)	High Urban (6-12 dus/acre) Multiple Residential (12-24 dus/acre)

~~Designations are inconsistent if there is no overlap in the allowable density range in the two plans. In case of map inconsistencies, the GPP Future Land Use Map will provide direction subject to specific land use policy regarding inconsistencies between the GPP and pre-GMA subarea comprehensive plans.~~

~~As soon as existing pre-GMA subarea comprehensive plans are replaced by Phase 2 plans, the new plans and any associated development regulations will provide the detail necessary to interpret the General Policy Plan. Other GMA development regulations may be adopted prior to, in conjunction with, or following the adoption of Phase 2 plans.~~

Amend the second paragraph of the second column on page LU-55 to read:

The county will initiate areawide rezones in rural areas to make the zoning map consistent with the rural plan designations and their density and lot size requirements. Within urban residential plan designations, the county will make the zoning map consistent with the minimum density requirement of 4 dwelling units per acre in UGAs. Property owners may individually request rezones to higher urban residential densities consistent with the GPP policies, and the GPP Future Land Use Map, and pre-GMA subarea plans, if applicable and consistent. Once future GMA plans for UGAs are completed jointly with the cities, the county will initiate further areawide zoning to establish final urban residential zoning classifications. Within rural and urban commercial and industrial designations, the county will initiate zoning when Phase 2 planning is completed. The exception is the Maltby UGA where additional planning has been conducted in response to the GMHB remand order. Most industrial and commercial designations outside

the Maltby UGA have existing zoning that is consistent with the GPP. Commercial and industrial zoning map refinements will be made when Phase 2 UGA planning is completed. In the interim, rezoning to selected zoning classifications will be considered at the request of property owners as provided for under existing policies and regulations. In general, the pre GMA subarea plans provide more site specific policy and implementing zoning within urban industrial and urban commercial designations than the GPP land use designations. Rezones within these designations should be consistent with the recommended implementing zones in the applicable pre-GMA subarea plan, provided that the GPP and applicable pre-GMA subarea plan designations are consistent. In the event of an inconsistency, the GPP land use designation will be used. Forestry and Recreation (F&R) and Mineral Conservation (MC) zones are not identified as implementing zones within the applicable General Policy Plan designations. Property owners may request these zoning classifications, and their requests will be considered as provided for under existing policies and regulations.

Add the following text after the second paragraph of the second column of page LU- 59 under the heading "Commercial and Industrial Designations" to read:

The Urban Commercial (UC) and Urban Industrial (UI) designations of the GPP provide for a wide range of implementing zones, but do not provide specific locational criteria or recommendations as to how the zones should be applied within the designation. Since the pre-GMA subarea plans provide additional site specific policy and recommended implementing zoning not provided by the GPP, these plans should be used in the review of requests for rezones within these designations. Rezones to zones listed as implementing zones within these designations should be consistent with the zoning recommended for the site in the applicable pre-GMA subarea plan, provided that the GPP and applicable pre-GMA subarea plan designations are consistent. In the event of an inconsistency, the GPP land use designation will be used.

4. County Initiated Amendments (Planning and Development Services-Growth Phasing Overlay)

Amend the third paragraph of the second column on page LU-7 to read:

To ensure efficient expansion of infrastructure and services, the plan provides for the designation of urban growth phasing overlay areas or standards will be established within UGA plans. This overlay designation, when used, will direct development into areas where existing infrastructure capacity is available before infrastructure is extended into predominantly undeveloped areas.

Add the following paragraph after the third paragraph of the second column on page LU-7 to read:

The growth phasing overlay was originally applied to rural areas added to several urban growth areas with the adoption of the GPP in 1995. It served to phase development in these areas until plans for land use, public facilities and services to serve urban development were complete. There may be no areas within the growth phasing overlay on the Future Land Use map at any given time. However, the policies and designation remain for future use should similar circumstances arise as a result of comprehensive plan updates or UGA expansions.

Amend LU Policy 2.C.5 on page LU-11 to read :

2.C.56 In areas located within UGAs and within a growth phasing overlay, subdivisions, planned residential developments, short subdivisions and binding site plans may only be approved if the following conditions 1 to 3 are met, ~~and at least one of the remaining conditions (4 to 8) are met.~~

1. Infrastructure is in place or planned to be provided in a city's or district's comprehensive plan. The proposal includes the provision of public infrastructure necessary to support the proposed development at or above adopted minimum LOS standards.

2. The county finds that the development of properties would not preclude major planning options that need to be considered in the UGA subarea planning process. The proposal includes the provision of any necessary infrastructure oversizing that may be required to serve future development in adjoining GPO/UGA areas.

3. The proposed development, as mitigated, does not result in a reduction of existing levels of service on impacted roads by more than one level and does not create concurrency problems or inadequate road conditions.

4. If the area is within a city's defined MUGA or annexation area, it ~~The area is covered by a~~ that city's adopted GMA plan which is generally consistent with the County's GMA comprehensive plan.

~~5. The area was previously part of a request for a small area plan amendment study prior to adoption of the GMA and the study has not been initiated.~~

~~6. The development proposal is participating in the Housing Demonstration Program.~~

~~7. The proposed development is located south of 132nd Street SE and west of 35th Avenue SE.~~

~~8. The project is providing infrastructure of regional significance as determined by the county.~~

Amend LU Policy 2.C.6 on page LU-12 to read :

2.C.65 In those areas where an GPP amendment or UGA Plan identifies that revenues from public and/or private sources to fund capital facilities are lacking and, consequently, a full range of public facilities necessary to support development is unavailable, the county ~~may~~ apply a development phasing overlay. The development phasing overlay will be applied as an overlay to a zoning classification within an UGA, pursuant to direction in an GPP amendment or UGA plan, and will require that urban development of the overlay area be delayed until a commitment is in place to fund and construct public facilities necessary to support development.

Amend the third paragraph of the first column on page LU- 56 to read:

If pre-GMA subarea comprehensive plan densities fall within the GPP designation's density range, they will continue to be used to determine allowable dwelling unit yield until replaced by more detailed UGA subarea plans. The listed densities may be exceeded by the bonus density provided by the zoning code such as in planned residential development zones. The urban residential designations include some lands that are ~~currently designated on pre-GMA subarea comprehensive plans with maximum densities of only two dwelling units or less per acre. areas where land use, and public facilities and services to serve urban development have not yet been planned.~~ These areas are specifically ~~may~~ be identified on the Future Land Use Map by a growth phasing overlay. In those areas, ~~no preliminary subdivisions, PRDs, short plats, and binding site plans may be discouraged or disallowed will be allowed until a UGA plan detailing the appropriate urban land use and density is adopted or unless they meet criteria specified in the GPP's land use policies are met.~~

5. County Initiated Amendments (Planning and Development Services-Capital Facilities)

Amend introductory text on page CF-13, Goal CF 6, Objective CF 6.A and Policies 6.A.1-6.A.2, Objective CF 6.B and Policy 6.B.1.

Parks and Recreation

~~Snohomish County has spearheaded an effort to develop a comprehensive interagency park and recreational facilities plan in cooperation with the cities and other providers. This planning effort, funded in part by the member jurisdictions of Snohomish County Tomorrow, establishes a long-range framework and conceptual plan for both local and regional park development. This plan relies upon a collaborative strategy involving the county, cities, and school districts. It looks at existing facilities and ratios of land and investment to population on a countywide basis for several categories of park land and recreational facilities, and establishes composite facility service guidelines to help plan the efforts of all provider agencies. Principal areas targeted for future improvement include linear parks and trails and active athletic facilities.~~

~~The result of this collaborative planning effort is the Countywide Comprehensive Park and Recreation Plan. This plan establishes the foundation for the county's future park planning, acquisition, and development programs. However, in adopting the plan on December 28, 1994, the county made it clear that no specific projects or levels of service were adopted.~~

~~The plan distinguishes between regional and local parks and facilities on the basis of size and effective service areas rather than operating agency. Therefore, the county can and does own and operate local facilities, while the cities can and do own and operate regional facilities. Reducing the role of jurisdictional boundaries is important in building a cooperative spirit for implementing the plan.~~

~~The creation of a coordinated parks program involving all local jurisdictions will be an essential ingredient in any realistic financial program for parks and recreational facilities.~~

~~Should the county chose to implement an impact mitigation program, this plan will be useful in the creation and administration of an interagency impact mitigation program.~~

~~**GOAL CF 6 Establish facility service guidelines for park land and recreational facilities which support objectives and priorities identified in the Countywide Comprehensive Park and Recreation Plan.**~~

~~**Objective CF 6.A Acquire additional park lands and facilities using the guidelines within the capital plan for planning purposes. While current emphasis is on athletic fields and linear parks/trails, the**~~

~~county should remain open to shifting needs and priorities in the future.~~

~~CF Policies 6.A.1 The county shall use the Countywide Comprehensive Park and Recreation Plan (Snohomish County Tomorrow, 1993) as one factor in determining future six-year CIPs.~~

~~6.A.2 The county shall consider utilizing impact fees as authorized under the GMA to help fund the cost of infrastructure expansions required to serve new development.~~

~~Objective CF 6.B Develop a recreational facilities construction program that increases the number of athletic fields and trails while remaining open to opportunities in other recreational areas.~~

~~CF Policy 6.B.1 The county shall place high priority on using existing county sites to their full potential.~~

~~Objective CF 6.C Investigate and adopt minimum level of service standards for park land as part of the preparation and adoption of UGA plans or future revisions to the Capital Plan or Parks and Recreation Plan.~~

~~CF Policies 6.C.1 Establish minimum level of service standards for park land in UGAs as part of the completion of UGA plans. Minimum LOS standards for parks lands will be adopted in UGA plans and/or through amendments to this plan. These standards will require budget actions or other measures to ensure that LOS for park lands will not decrease below minimum levels.~~

Since its inception in the mid 1960's, Snohomish County Parks and Recreation has identified and developed priorities through a cyclical public comprehensive planning process. This process seeks input from citizens living in unincorporated Snohomish County, as well as from those in incorporated cities. Cities, school districts, user groups and other stakeholders also assist in the identification of park land and facility needs. Once identified, strategies for meeting those needs are developed and prioritized. The Snohomish County Parks and Recreation Comprehensive Parks plan reflects those needs, and is updated approximately every 6 years. County park plans have been prepared and adopted in 1986, 1994 and, most recently, 2001. Regular updates allow Snohomish County Parks and Recreation to stay abreast of local needs and emergent trends, while satisfying the primary eligibility requirement of the Washington State Interagency Department of Outdoor Recreation--the primary outside funding source available for park and recreation facilities.

The most recent update occurred in December, 2001 with the adoption of the 2001 Snohomish County Comprehensive Parks and Recreation Plan as a part of the Snohomish County Growth Management Act Comprehensive Plan. The plan explores the changing needs of the urbanizing county, and confirms the ongoing need for regional park land and facilities. Specifically, community parks are needed in urbanizing areas of unincorporated Snohomish County to provide opportunities for active and passive recreational activities for residents of the unincorporated UGAs. In addition, the need for regional non-motorized multipurpose trails identified in previous park plans—including walking, hiking, bicycling, and equestrian use—remains strong.

The expansion of Snohomish County's park system through the addition of new park lands and developed facilities requires ongoing funding. The Comprehensive Park and Recreation Plan provides the foundation for parkland and facility level-of-service standards specified in the County Capital Facilities Plan. It is also the guidance document for project identification and selection in the County's 6-year CIP. The primary funding sources available to parks are: local real estate excise taxes and general fund revenues, impact mitigation fees for parks, and outside grant funding which typically is leveraged against the local funding sources. Ongoing maintenance and lifecycle replacement of park infrastructure generates additional funding needs. Finally, park operations require ongoing funding to ensure the safe and enjoyable use of park lands and facilities throughout the County.

GOAL CF 6 Create a system of parks to meet the needs of current and future residents for both community and regional recreational opportunities.

Objective CF 6.A Acquire parklands and develop recreational facilities to meet existing and projected growth needs in accordance with the guidelines and priorities specified in the Comprehensive Park and Recreation Plan

CF Policy 6.A.1 Continue to regularly identify and prioritize community and regional park and recreational needs throughout unincorporated Snohomish County, using public input from citizens, stakeholder groups, and cities.

CF Policy 6.A.2 The County shall use the Comprehensive Park and Recreation Plan as a primary guidance document in determining future projects and developing the 6-year CIP.

CF Policy 6.A.3 The County shall place high priority on using existing county park sites to their full potential and best use for passive or active recreation.

Objective CF 6.B Implement the capital park acquisition and development priorities, using a wide range of funding sources. Augment local funding with outside sources, wherever possible in order to make the most efficient use of revenues

CF Policy 6.B.1 The County shall consider utilizing impact fees as authorized under the GMA to help fund the cost of parkland and facilities expansion and as required to serve new development.

Objective CF 6.C Monitor and maintain minimum LOS standards, as defined in the Comprehensive Park and Recreation Plan and the CFP, through adequate CIP funding and regulatory mechanisms.

CF Policy 6.C.1 The County shall perform annual assessments of its parkland acquisition and facility development programs as a part of the 6-year CIP.

Objective CF 6.D Ensure that park lands and facilities are maintained and operated in a safe and efficient manner.

6. Citizen Initiated Amendment (Master Builders Association)

Amend HO Policy 3.A.1 on page HO-6 to read :

3.A.1 ~~The economic implications~~ The County shall complete an economic analysis of all proposed building and land use regulations, shall be evaluated to ensure that the intent of the regulation is ~~The economic analysis shall evaluate the regulation's impact to the cost of housing and the County's fair share housing goals.~~ The County shall ensure that the intent of proposed building and land use regulations can be achieved in a manner, which imposes the least amount of additional economic costs to the development or renovation of housing, including but not limited to, infill development, redevelopment, new housing, and renovation of existing homes.

Amend HO Policy 3.A.2 on page HO-6 to read :

3.A.2 Development standards and building permit requirements should ~~shall~~ be reviewed every five years to ensure clarity and consistency while providing for a timely, fair, and predictable application-processing outcome.

Add new policy LU 1.A.12 on page LU-5 to read:

1.A.12 Snohomish County shall ensure a no net loss of housing capacity that preserves the County's ability to accommodate the 2012 growth targets, while pursuing compliance with

Endangered Species Act requirements and other GMA development regulations.

Amend policy LU 1.A.2 on page LU-2 to read:

- 1.A.2 UGAs Snohomish County shall contain ensure sufficient land a no net loss of capacity to accommodate the amount and type of projected employment growth for 2012 while ensuring an adequate supply of both new and affordable housing..

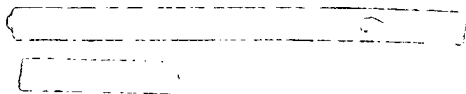
7. Citizen Initiated Amendment (Roesler Timber Co.)

Amend Policy LU 6.H.1 on page LU-32 to read:

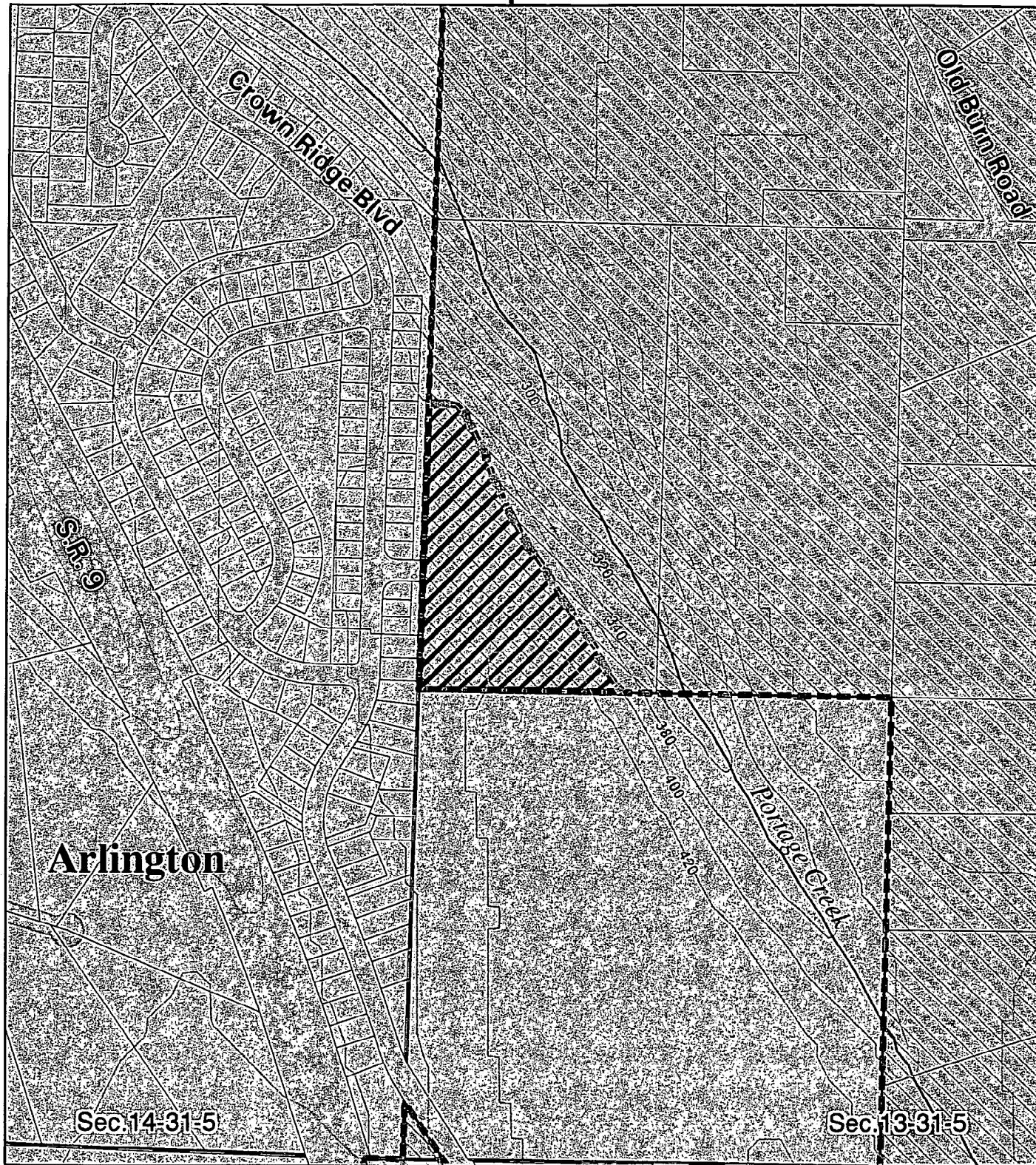
- 6.H.1 Within rural lands outside of urban growth areas (UGAs), permit limited rural industrial land uses in areas previously designated or zoned for rural industrial uses and permit limited rural industrial uses in areas located adjacent to the Snohomish UGA and within one-half mile of the Sultan UGA which have not been previously designated or zoned for rural industrial uses but contain uses or existing structures previously devoted to rural industry. Provide opportunities for small-scale industrial development that relates to other rural uses and natural resource production, processing and distribution of goods.

EXHIBIT B

**GPP FUTURE LAND USE MAP AMENDMENTS
CITIZEN AND COUNTY INITIATED AMENDMENTS**



Map 3



Snohomish County 2002 Docket Proposed Comprehensive Plan Amendment *Davis*





September 2002






LEGEND



Existing County Plan Designations

-  Rural Residential (1 DU/5 Acres Basic)
-  Rural/Urban Transition Area

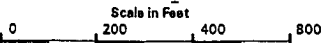
Proposed Plan Amendment

-  Davis: Redesignate Rural Residential (1 DU/5 Acres Basic) and Rural/Urban Transition Area to Urban Low Density Residential (4-6 DU/Acre).
-   Expand Arlington UGA.

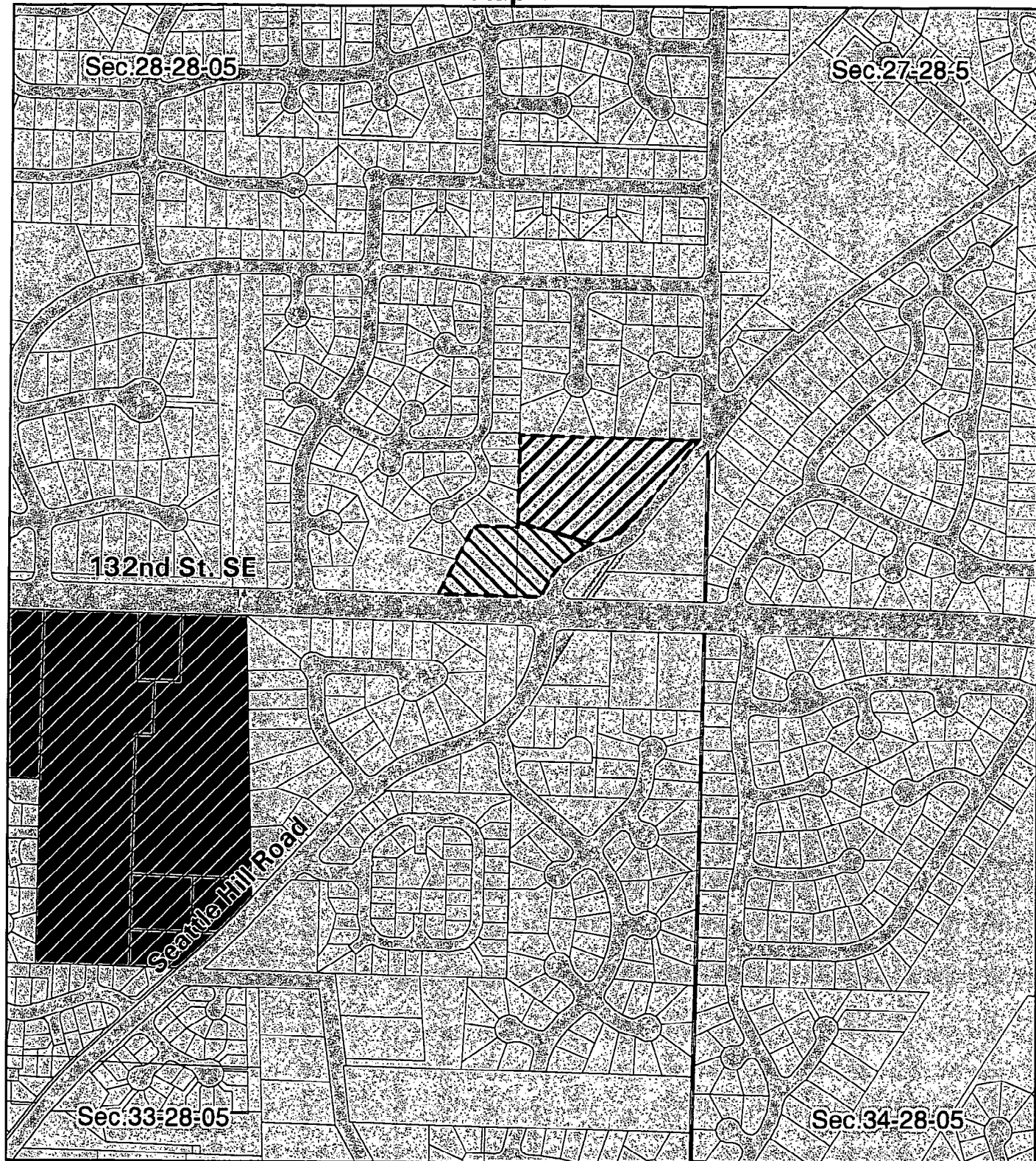
 Topography: 20' Contour Interval

-  Incorporated Cities
-  Existing Urban Growth Area Bdy.

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Map 4





Snohomish County 2002 Docket Proposed Comprehensive Plan Amendment **Eberth / Fjarlie Properties**







LEGEND

Existing County Plan Designations

-  Urban Low Density Residential (4-6 DU/Acre)
-  Village Center (Mill Creek East UGA Plan, 5-30-02)

Proposed Plan Amendment

-  Eberth / Fjarlie Properties: Redesignate Urban Low Density Residential (4-6 DU/Acre) to Urban Medium Density Residential (6-12 DU/Acre)
-  Eberth / Fjarlie Properties: Redesignate Urban Low Density Residential (4-6 DU/Acre) to Urban Commercial.

-  Incorporated Cities
-  Existing Urban Growth Area Bdy.

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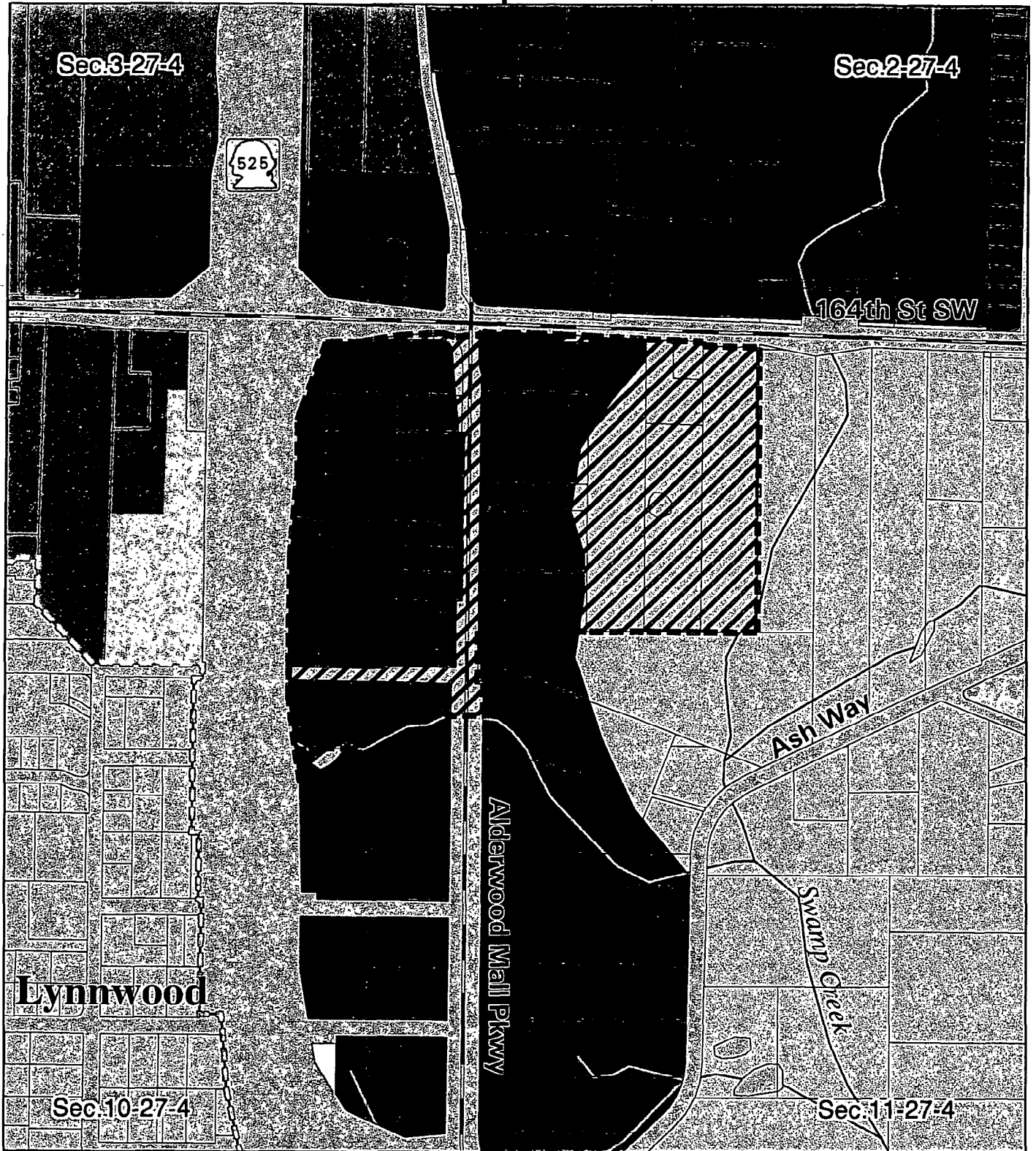
Scale in Feet
0 250 500 750



Snohomish County

September 2002

Map 5



Snohomish County 2002 Docket
Proposed Comprehensive Plan Amendment
Echelbarger/Lewis



September 2002



LEGEND

Existing Subarea Plan Designations

- Urban Medium Density Residential (6-12DU/Acre)
- Urban High Density Residential (12-24DU/Acre)
- Urban Industrial
- Other Land Uses

Proposed Plan Amendment

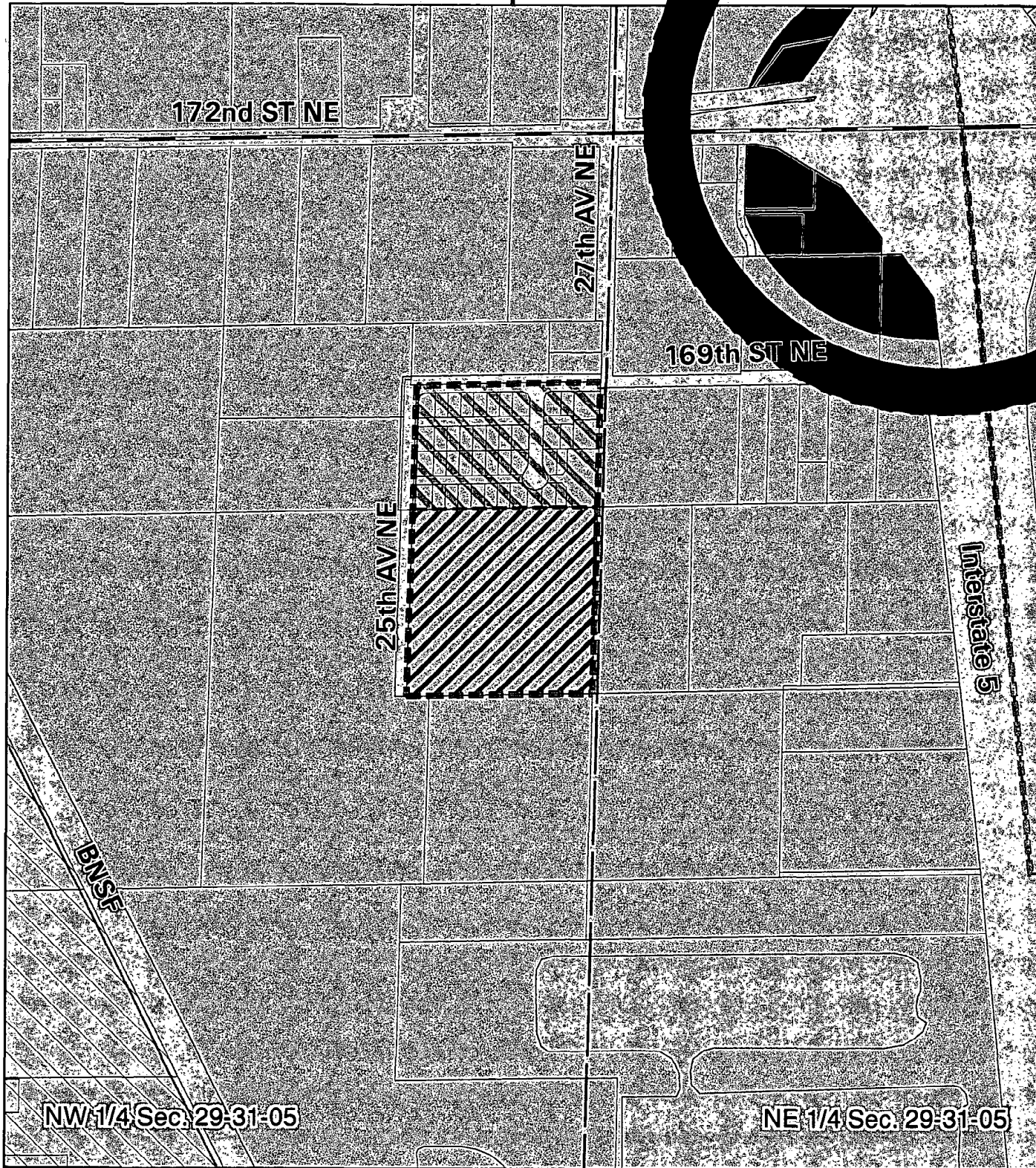
- Lewis: Redesignate from Urban Industrial and Other to Urban Commercial.

- 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; cbi; e:\dock\dock02\lewis_tlu_lir.ami

Scale in Feet
 0 250 500 750

Map 6



Snohomish County 2002 Docket
Proposed Comprehensive Plan Amendment
Harmsen/Kosters

444
 Snohomish County

December 2002



LEGEND

Existing Subarea Plan Designations

- Rural Residential (1 DU/5 Acres Basic)
- Urban Commercial
- Other Land Uses
- Rural/Urban Transition Area
- Centers Designation

Proposed Plan Amendment

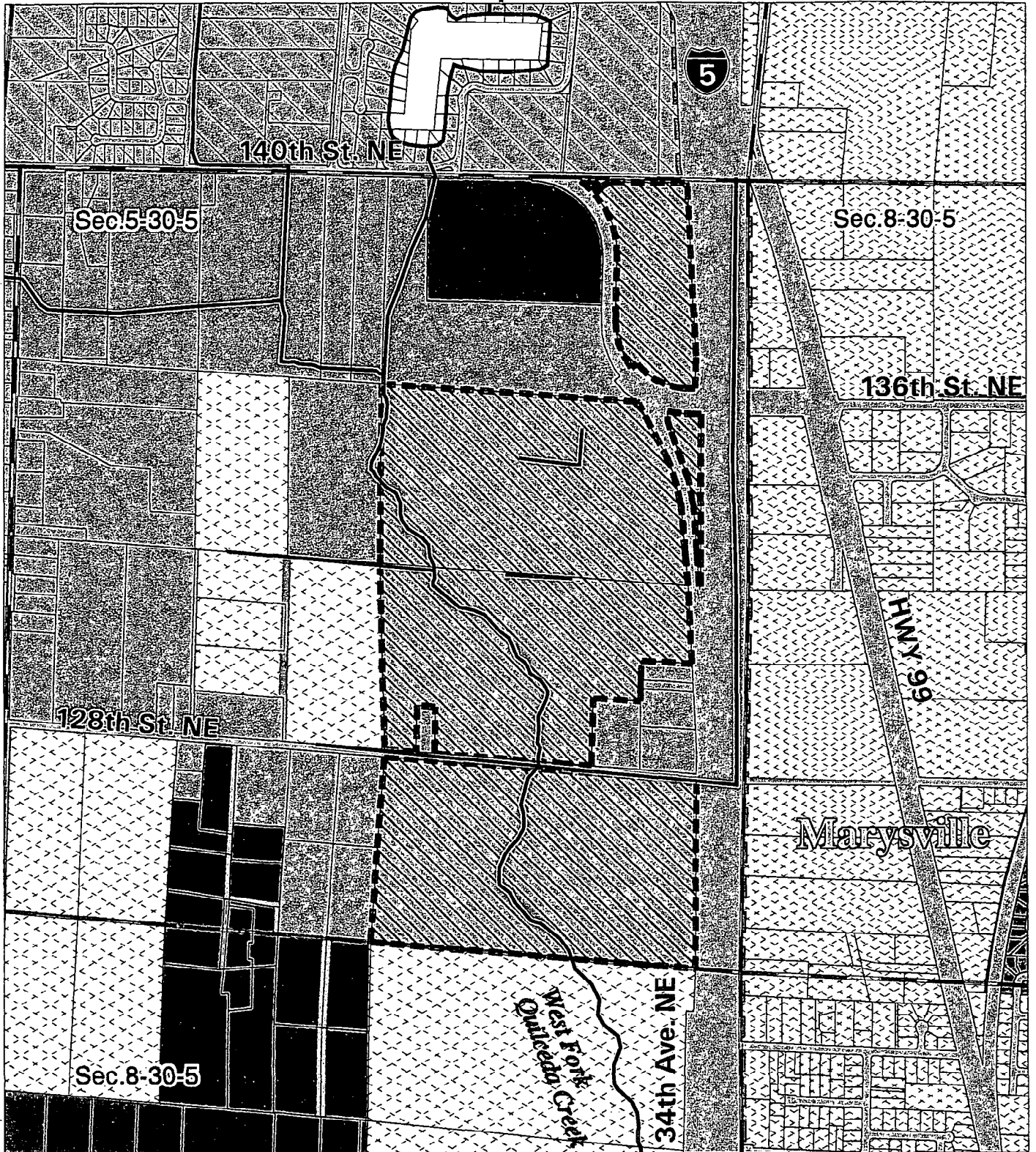
- Harmsen/Kosters: Redesignate from Other Land Uses to Urban High Density Residential (12-24 DU/Acre).
- Harmsen/Kosters: Redesignate from Other Land Uses to Urban Medium Density Residential (6-12 DU/Acre).

- 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 (cbl);
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Scale in Feet
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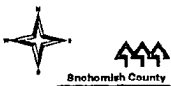
Map 7



Snohomish County 2002 Docket
Proposed Comprehensive Plan Amendment
MacAngus Ranches Inc.

Figure 2-2

September 2002



LEGEND

Existing County Plan Designations

- Upland Commercial Farmland
- Rural Residential-10 Resource Transition (1 DU/10 Acres)
- Rural Residential (1 DU/5 Acres Basic)
- Urban Low Density Residential (4 - 6 DU/Acre)
- Tribal Trust Lands
- Rura/Urban Transition Area

Proposed Plan Amendment

- MacAngus: Redesignate Upland Commercial Farmland to Rural Residential-10 Resource Transition (1 DU/10 Acres)

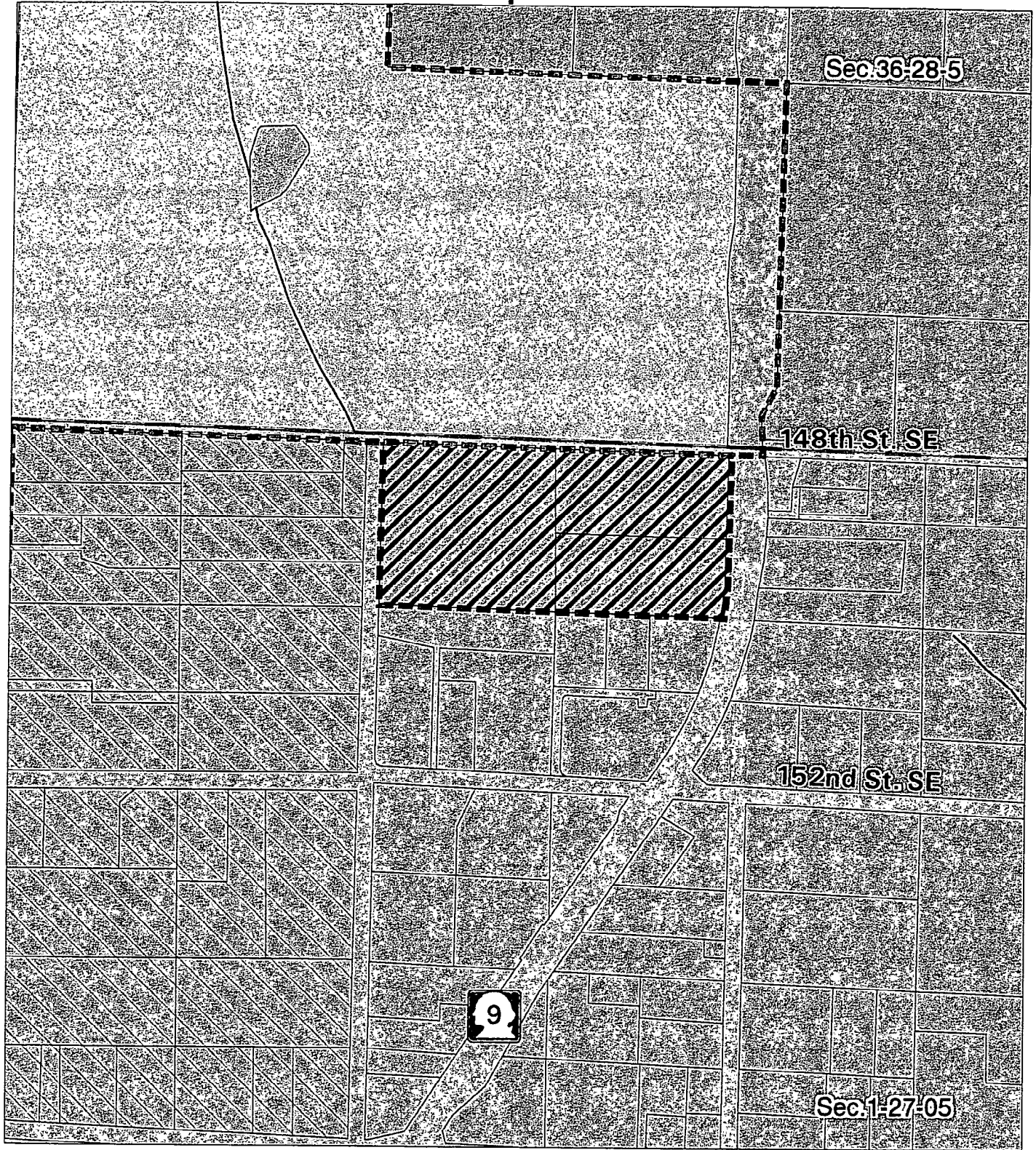
- Incorporated Cities
- Existing Urban Growth Area Bdy.

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; cbl/dock/dock02/macangus/macangus



Map 8



Snohomish County 2002 Docket
Proposed Comprehensive Plan Amendment
Pierce



September 2002

LEGEND

Existing County Plan Designations

- Rural Residential (1 DU/5 Acres Basic)
- Other Land Uses (See Subarea or UGA Plans)
- Rural/Urban Transition Area

Proposed Plan Amendment

- Pierce: Add to RUTA

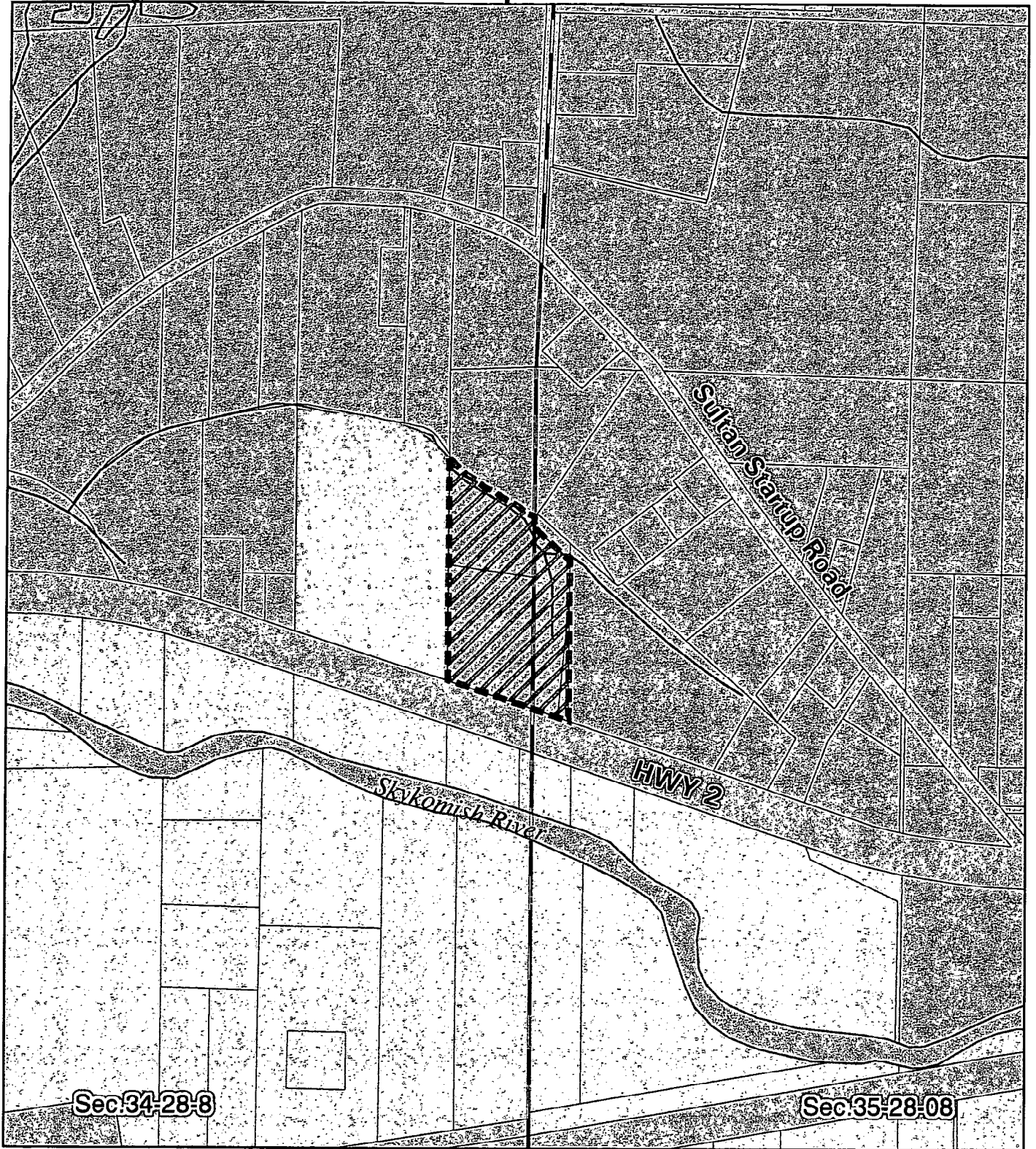
- Incorporated Cities
- Existing Urban Growth Area Bdy.

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., Cartography/cbl; e:/dock/dock02/pierce-flu_jlr.aml



Map 9



Snohomish County 2002 Docket Proposed Comprehensive Plan Amendment *Roesler Timber Co.*



LEGEND

Existing County Plan Designations

- Riverway Commercial Farmland
- Rural Residential (1 DU/5 Acres Basic)
- Rural Industrial

Proposed Plan Amendment

- Roesler Timber Company:
Redesignate from Rural Residential (1 DU/5 Acres Basic) to Rural Industrial.

- Incorporated Cities
- Existing Urban Growth Area Bdy.

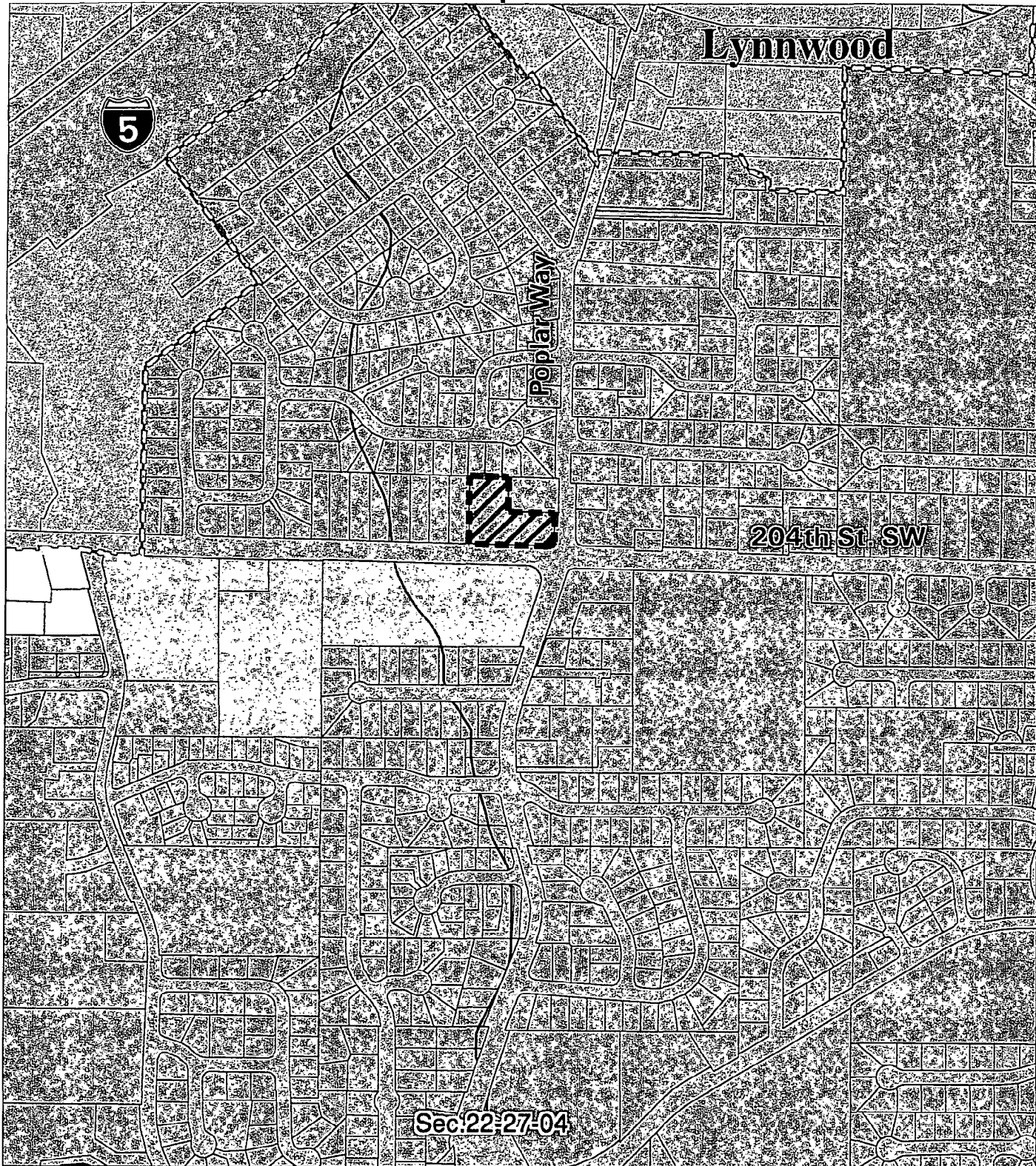
This map is a graphic representation derived from the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes and depict only generalized parcels. Produced by Snohomish County Planning Div., GIS Team; cbl; e:\dock\dock02\roesler-flu_ilr.aml

Scale in Feet
0 250 500 750



September 2002

Map 10



Snohomish County 2002 Docket
Proposed Comprehensive Plan Amendment
Schmidt



September 2002



LEGEND

Existing County Plan Designations

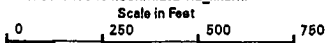
- Urban Low Density Residential (4 - 6 DU/Acre)
- Urban Medium Density Residential (6 - 12DU/Acre)
- Urban Commercial

Proposed Plan Amendment

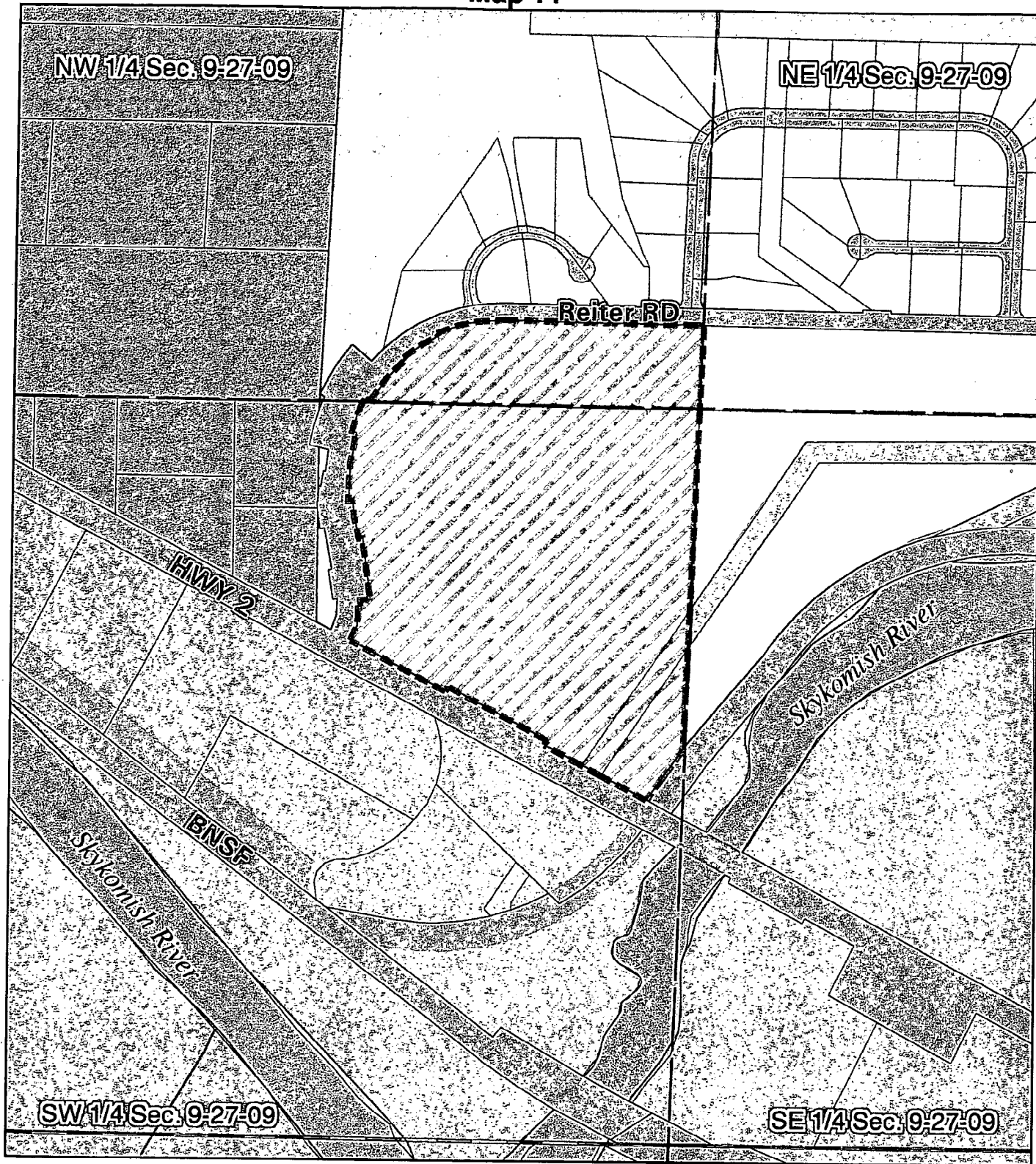
- Schmidt: Redesignate Urban Low Density Residential (4 - 6 DU/Acre) to Urban Commercial

- 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; cbl; e:\dock\dock01\schmidt2-1iu_1ir.aml



Map 11



Snohomish County 2002 Docket
Proposed Comprehensive Plan Amendment
Sultan School District



September 2002

LEGEND

Existing Subarea Plan Designations

- Low Density Rural Residential (1 DU/20 Acres)
- Rural Residential-10 Resource Transition (1 DU/10 Acres)
- Rural Residential (1 DU/5 Acres Basic)

Proposed Plan Amendment

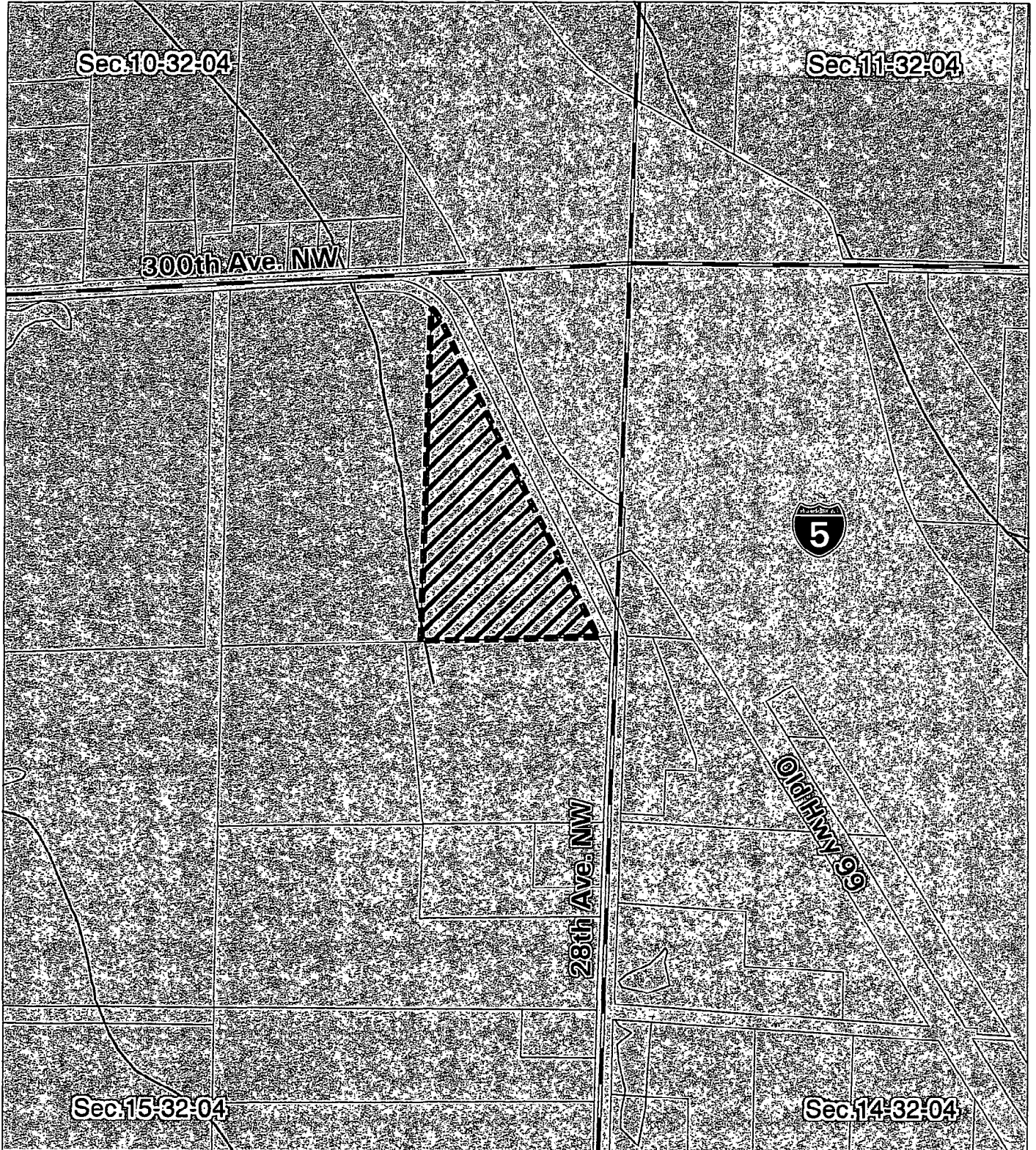
- Sultan School District: Redesignate from Rural Residential-10 Resource Transition (1 DU/10 Acres) to Rural Residential (1 DU/5 Acres Basic)

- 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/sultanschooldist_flu_llr.aml

Scale in Feet
 0 250 500 750

Map 12



Snohomish County 2002 Docket Proposed Comprehensive Plan Amendment **Verbarendse**



LEGEND

- Existing County Plan Designations**
- Low Density Rural Residential (1DU/20 Acres)
 - Rural Residential-5 (1 DU/5 Acres)
 - Rural Freeway Service

- Proposed Plan Amendment**
- Verbarendse:**
Redesignate
Rural Residential-5
(1 DU/5 Acres)
to
Rural Freeway Service

September 2002

Snohomish County

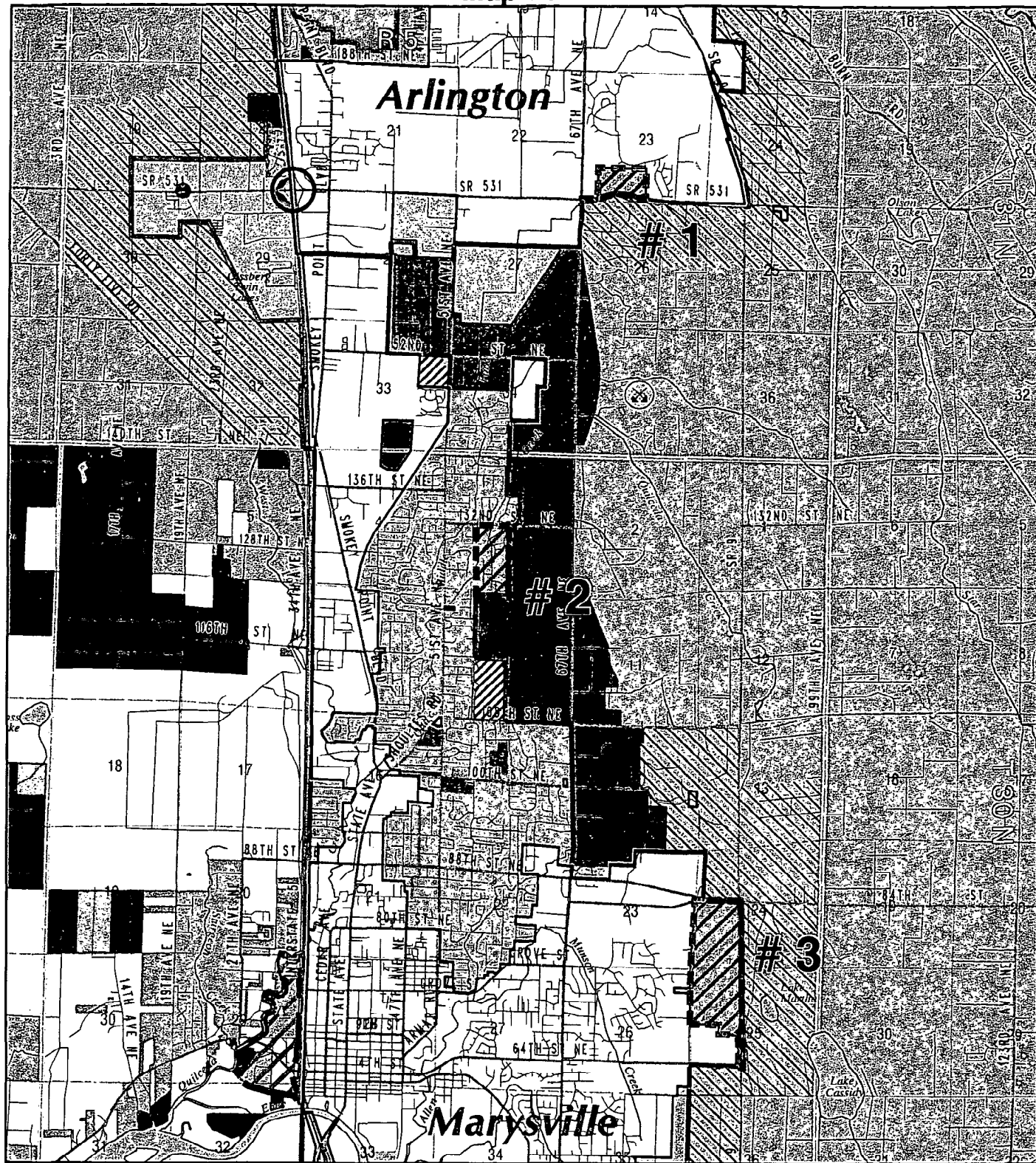
- Incorporated Cities
- Existing Urban Growth Area Bdy.

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Produced by Snohomish County Planning Div., GIS Team; cbl; e:/dock/dock02/verbarendse-flu.am

Scale in Feet
0 250 500 750

Map 14



**Snohomish County 2002 Docket
Proposed Comprehensive Plan Amendment
Growth Phasing Overlay - Marysville-Arlington UGA**

444
Snohomish County

September 2002



LEGEND

Existing County Plan Designations

- Local Forest (Tulalip Only)
- Local Commercial Farmland
- Upland Commercial Farmland
- Riverway Commercial Farmland
- Rural Residential-10 Resource Transition (1 DU/10 Acres)
- Rural Residential-10 (1DU/10 Acres)
- Rural Residential-5 (1 DU/5 Acres)

- Rural Residential (1 DU/5 Acres Basic)
- Urban Low Density Residential - Limited (5 - 6 DU/Acre for Marysville UGA Only)
- Urban Low Density Residential (4 - 6 DU/Acre)
- Urban Medium Density Residential
- Urban High Density Residential (12 to 24 DU/Acre)

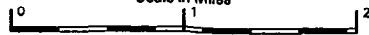
- Public Use (Marysville UGA Only)
- Other Land Uses (See Subarea or UGA Plans)
- Rural Freeway Service
- Urban Commercial
- Urban Industrial
- Urban Reserve Overlay
- Rural/Urban Transition Area

- Portion of the Tulalip Subarea Plan Remanded by County Council to the Planning Commission for further consideration by Motion 99-282.
- Mineral Lands
- Centers Designations
- Incorporated Cities, Towns, Tribal Lands, & Rights-of-Way

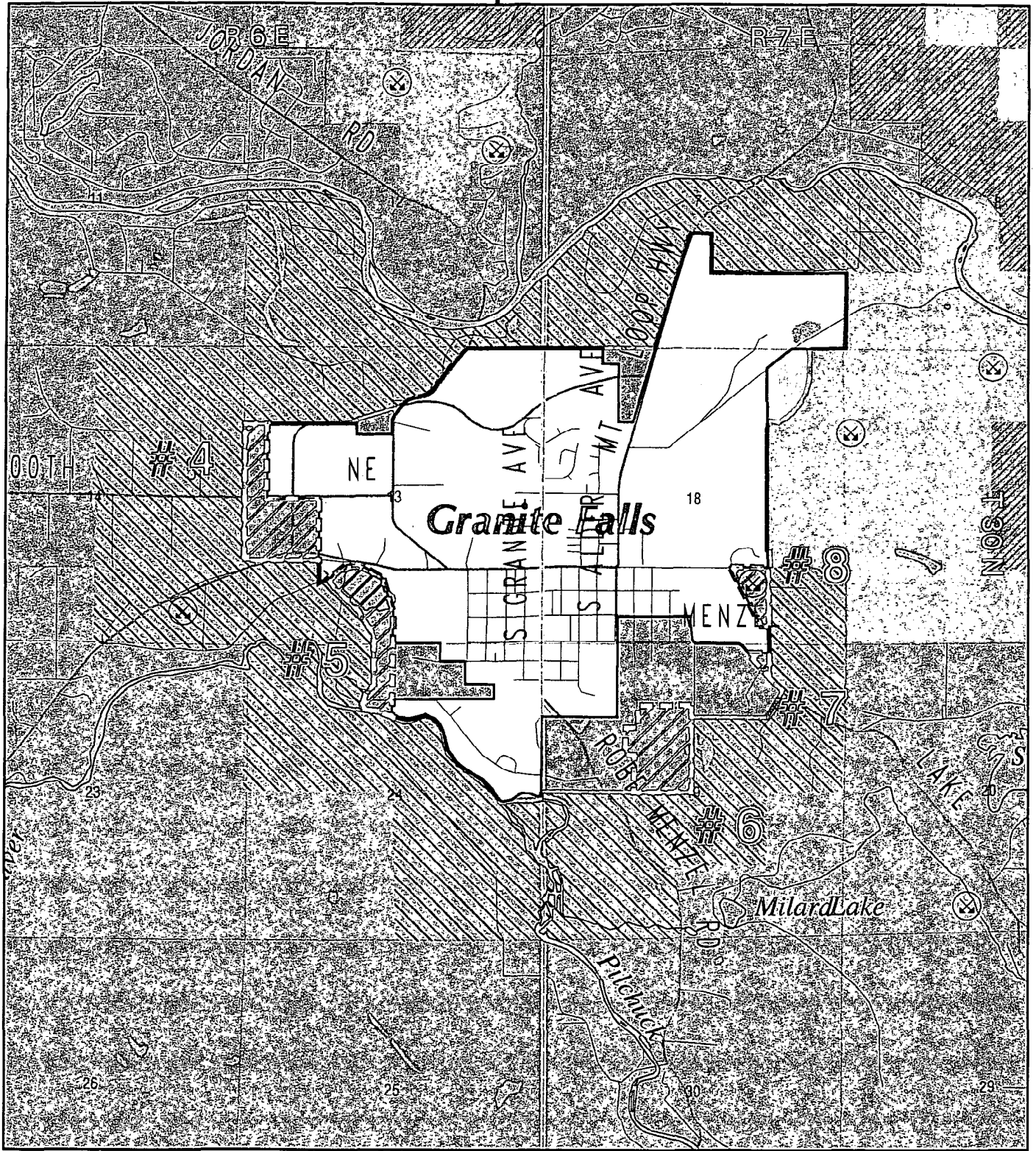
Growth Phasing Overlay Docket Proposal to Remove from Comprehensive Plan.

- Urban Growth Area Boundary
- Incorporated City Boundary

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:cbl/dock02/gp/mv-arlington_tlu.tml
Scale in Miles



Map 15



Snohomish County 2002 Docket Proposed Comprehensive Plan Amendment Growth Phasing Overlay - Granite Falls UGA

444
Snohomish County

September 2002



LEGEND

Existing County Plan Designations

- Commercial Forest
- Commercial Forest - Forest Transition Area
- Local Commercial Farmland
- Low Density Rural Residential (1 DU/20 Acres)
- Rural Residential-5 (1 DU/5 Acres)
- Rural Residential (1 DU/5 Acres Basic)
- Urban Low Density Residential (4 - 6 DU/Acre)
- Urban Industrial
- Rural/Urban Transition Area

- Mineral Lands
- Centers Designations

Incorporated Cities, Towns,
Tribal Lands, & Rights-of-Way



Growth Phasing
Overlay
Docket Proposal
to Remove from
Comprehensive
Plan.

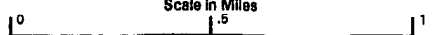


Urban Growth Area Boundary

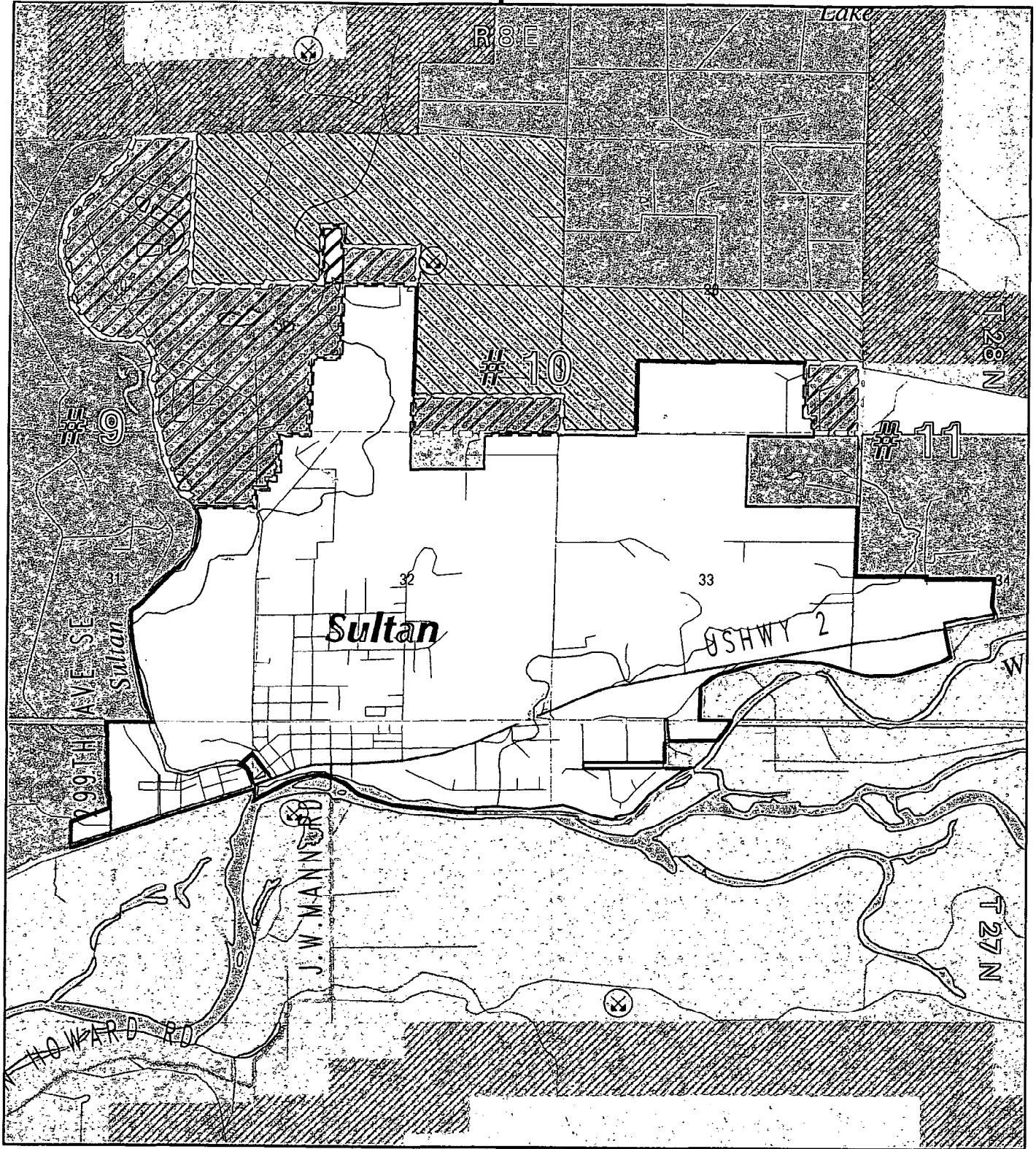


Incorporated City Boundary

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: cbl/dock02/gpo/granitefalls_flu.aml



Map 16



Snohomish County 2002 Docket Proposed Comprehensive Plan Amendment Growth Phasing Overlay - Sultan UGA



September 2002



LEGEND

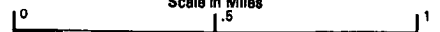
Existing County Plan Designations

- | | | |
|--|---|---|
| Commercial Forest | Rural Residential-5 (1 DU/5 Acres) | Mineral Lands |
| Commercial Forest - Forest Transition Area | Rural Residential (1 DU/5 Acres Basic) | Centers Designations |
| Local Commercial Farmland | Urban Low Density Residential (4 - 6 DU/Acre) | Incorporated Cities, Towns, Tribal Lands, & Rights-of-Way |
| Riverway Commercial Farmland | Urban Medium Density Residential | |
| Low Density Rural Residential (1 DU/20 Acres) | Rural/Urban Transition Area | |
| Rural Residential-10 Resource Transition (1 DU/10 Acres) | | |

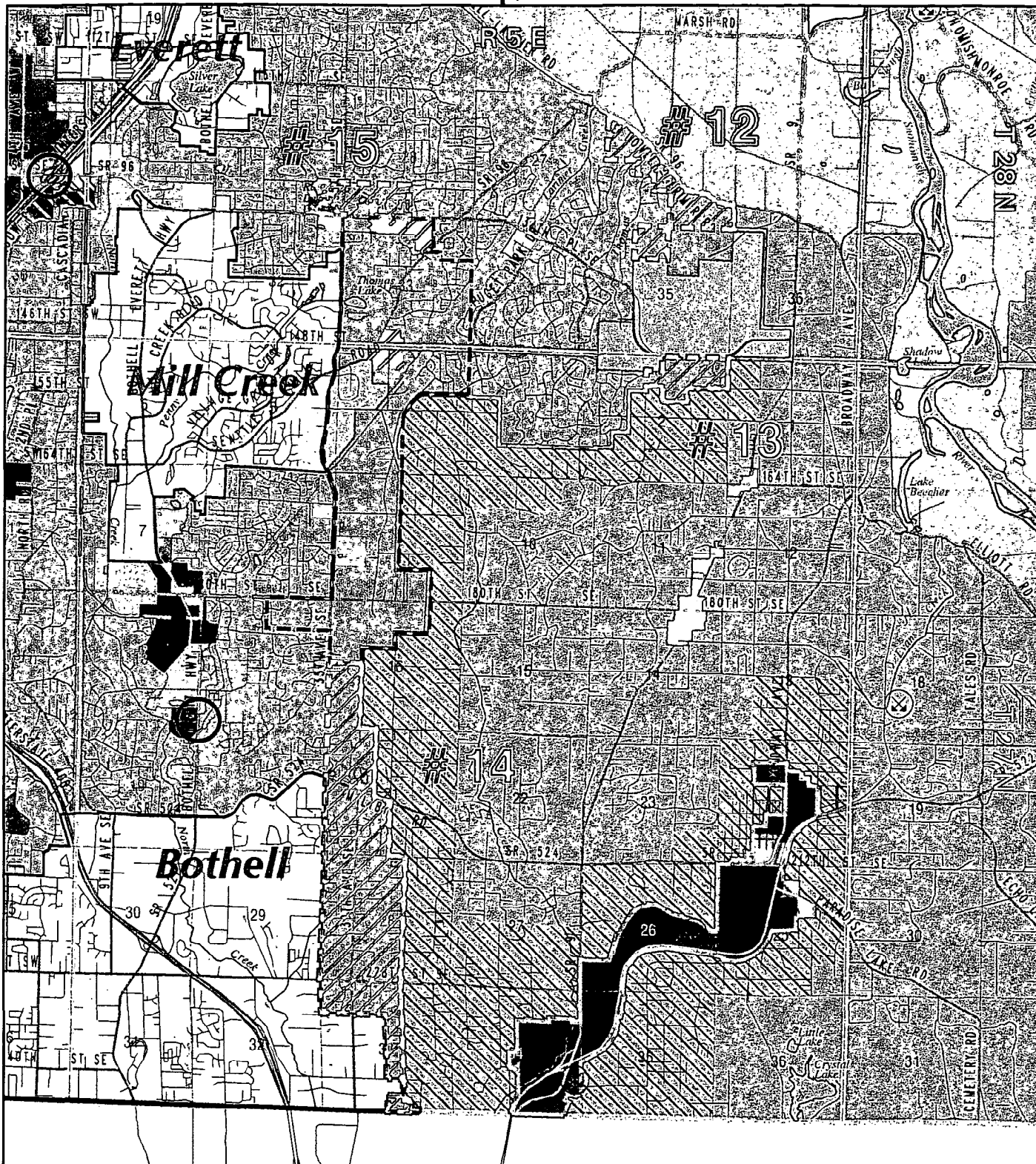
Growth Phasing Overlay
Docket Proposal to Remove from Comprehensive Plan.

- Urban Growth Area Boundary
- Incorporated City Boundary

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;cbl/dock02/gpo/sultan_fiu.aml
Scale in Miles



Map 17



Snohomish County 2002 Docket
Proposed Comprehensive Plan Amendment
Growth Phasing Overlay - Southwest UGA

444
 Snohomish County

September 2002

LEGEND

Existing County Plan Designations

- | | | |
|--|---|---|
| Riverway Commercial Farmland | Urban Low Density Residential (6 DU/Acre) (Mill Creek UGA Plan) | Urban Commercial |
| Rural Residential-10 Resource Transition (1 DU/10 Acres) | Urban Medium Density Residential (8-12 DU/Acre) | Urban Industrial |
| Rural Residential-5 (1 DU/5 Acres) | Urban High Density Residential (12 to 24 DU/Acre) | Public Use (Mill Creek UGA Plan) |
| Rural Residential (1 DU/5 Acres Basic) | Other Land Uses (See Subarea or UGA Plans) | Urban Center Development Area (Mill Creek UGA Plan) |
| Urban Low Density Residential (4 - 6 DU/Acre) | Clearview Rural Commercial | Community Center (Mill Creek UGA Plan) |
| | | Urban Reserve Overlay |

- | | | |
|----------------------------------|---|---|
| Rural/Urban Transition Area | Incorporated Cities, Towns, Tribal Lands, & Rights-of-Way | Growth Phasing Overlay Docket Proposal to Remove from Comprehensive Plan. |
| Mineral Lands | Centers Designations | |
| Mill Creek UGA Area 'A' Boundary | Mill Creek East UGA Boundary | |

- | |
|----------------------------|
| Urban Growth Area Boundary |
| Incorporated City Boundary |

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 Produced by Snohomish County Planning Div., GIS Team; cbi/dock02/gpo/sw_ftu.aml
 Scale in Miles

