

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



CO00003144

ORDINANCE NO. 03-061

ADOPTING MAP AMENDMENTS
TO THE GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN
PURSUANT TO CHAPTER 30.74 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 comprehensive plan or development regulations; and

WHEREAS, the county council adopted chapter 30.74 SCC to comply with the requirements of RCW 36.70A.130 and .470 to allow interested persons to propose amendments to the GMA comprehensive plan and/or development regulations; and

WHEREAS, Snohomish County Department of Planning And Development Services (PDS) staff, pursuant to the SCC 30.74.030, reviewed all proposals on the docket and determined that twenty-one of the proposals could be reviewed and analysis could be completed within the time frame of the 2003 final docket review cycle; and

WHEREAS, the 2003 final docket – Phase 1 includes proposals to amend the General Policy Plan (GPP) Future Land Use (FLU) map submitted by Jerry Booker, City of Everett, Frank Heath, NORETEP, Snohomish County Department of Public Works, Dwayne Lane, Eddie Bauer, and Wellington Morris; and

WHEREAS, pursuant to Chapter 30.74 SCC, PDS completed final review and evaluation of the 2003 final docket – Phase 1, including the proposals to amend the map of the comprehensive plan, and forwarded a recommendation to the Snohomish County Planning Commission; and

WHEREAS, the planning commission held public hearings on Eddie Bauer and Wellington Morris proposals on September 24, October 8 and October 22, 2002; Dwayne Lane proposal on February 25 and March 4, 2003; and on the 2003 final docket for the remaining proposals (Jerry Booker, City of Everett, Frank Heath, NORETEP, and Snohomish County Department of Public Works), including the proposals to amend the map of the comprehensive plan, on April 22, 2003, and forwarded a recommendation to the county council; and

WHEREAS, the county council held a public hearing on July 9, 2003, continued to July 30, August 13, and September 10, 2003 to consider the entire record and hear public testimony on Ordinance 03-061, 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 proposals to amend the comprehensive plan on the 2003 final docket – Phase 1:

AMENDED ORDINANCE No. 03-061
ADOPTING MAP AND TEXT AMENDMENTS TO THE GMACP PURSUANT TO CHAPTER 30.74 SCC,
AMENDING AMENDED ORDINANCE 94-125 -- 1

- A. The proposal by Jerry Booker to amend the GPP FLU map to redesignate 88 acres from Urban Industrial to Urban Low Density Residential (3 DU/Acre) within the Darrington UGA more closely meets the policies of the GPP than the existing plan designation. There is excess industrial capacity and a lack of utilization of existing industrially designated sites within the Darrington UGA. The proposal is consistent with GPP Policy LU 1.A.1, which requires that UGAs contain sufficient land capacity for a variety of land uses and densities. The planning commission noted that the proposal site should not continue to be designated for industrial land uses because there is limited access to major transportation facilities.
- B. The proposal by NORETEP to amend the GPP FLU map to redesignate 7.7 acres from Urban Low Density Residential (4-6 DU/Acre) to Urban Industrial within the Arlington UGA more closely meets the policies of the GPP than the existing plan designation. The current residential designation is incompatible with the nearby Arlington Airport because the proposal site is within a flight path of the airport. The proposal is consistent with GPP Policy LU 2.B.5, which requires newly designated industrial areas within the UGAs to have direct access to existing and proposed transportation facilities and have adequately planned, programmed or existing roads, utilities and services. The proposal site has direct access to Smokey Point Boulevard, is located east of I-5 and within one mile of the Arlington Airport. The proposal is consistent with the City of Arlington's comprehensive plan designation of Airport Industrial for the site.
- C. The proposal by the Snohomish County Department of Public Works to amend the GPP FLU map to redesignate 23.5 acres from Urban Industrial to Urban Commercial within the Monroe UGA more closely meets the policies of the GPP than the existing plan designation. The current industrial designation is no longer viable because the proposal site contains a depleted gravel pit. The proposal is consistent with GPP Policy LU 2.B.2, which requires newly designated commercial development to occur within a mixed-use community or larger urban centers within UGAs. The proposal is consistent with the City of Monroe's future master planned commercial/office development for this area.
- D. In general, the proposed GMA comprehensive plan text and FLU map amendments are consistent with the following final review and evaluation criteria of SCC 30.74.060:
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 FLU map amendments are consistent with the CPPs.
- E. The amendments to the GMA comprehensive plan satisfy the procedural and substantive requirements of and are consistent with the GMA.
- F. The amendments maintain the GMA comprehensive plan's consistency with the multi-county policies adopted by the Puget Sound Regional Council and with the CPPs for Snohomish County.
- G. The county has notified and consulted with cities regarding proposed amendments that affect UGAs or FLU map designations within UGAs.

- H. There has been early and continuous public participation in the review of the proposed amendments.
- I. Addendum No. 35 to the Final Environmental Impact Statement (EIS) was issued on April 28, 2003, for four of the proposals (Jerry Booker, Frank Heath, NORETEP, and Snohomish County Department of Public Works) included in this non-project action. This Addendum adds 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. 35 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.
- J. The recommended amendments are within the scope of analysis contained in the FSEIS and associated adopted environmental documents, as well as the other relevant environmental documents. The addendum performs 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.
- K. The SEPA requirements with respect to this proposed action have been satisfied by these documents.
- L. The county council held a public hearing on July 9, 2003, continued to July 30, August 13, and September 10, 2003, to consider the planning commission's recommendations.
- M. The public was notified of the public hearings held by the planning commission and the county council by means of published legal notices in The (Everett) Herald and local newspapers.
- N. The proposal has been broadly disseminated and opportunities have been provided for written comments and public hearing after effective notice.

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 Snohomish County GMA Comprehensive Plan 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. 03-001 on January 27, 2003, is amended as indicated in Exhibit A (maps individually identified as Maps 1, 4, and 6) which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 4. Severability. 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 10th day of September, 2003.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Gary Nelson, Council Chair


ATTEST:


Clerk of the Council, *asst.*

- APPROVED
- EMERGENCY
- VETOED

DATE: 9/26, 2003


Robert Drewel
Snohomish County Executive

ATTEST: 

Approved as to form only:

Deputy Prosecuting Attorney

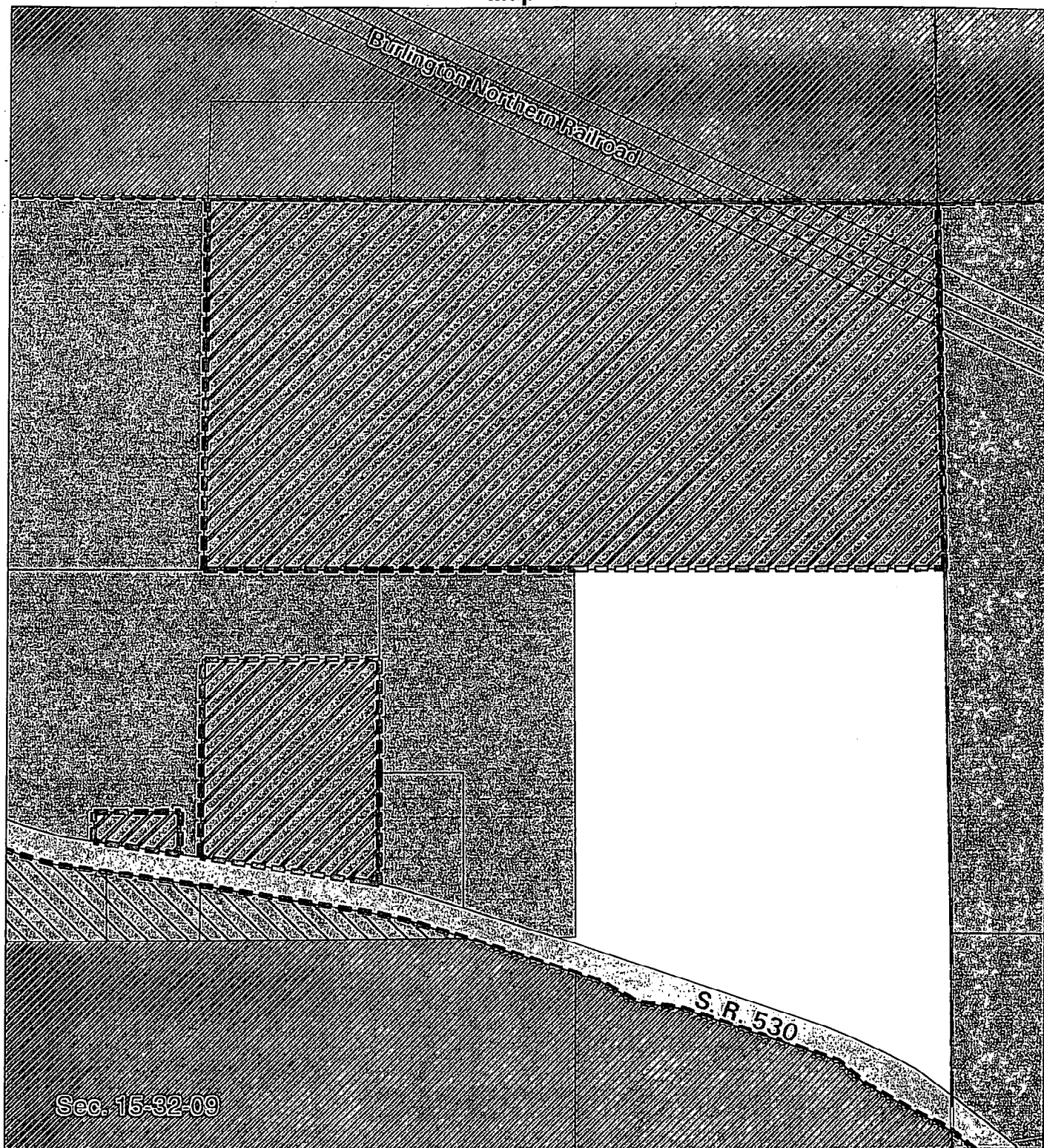
D.14

EXHIBIT A

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

AMENDED ORDINANCE No. 03-061
ADOPTING MAP AND TEXT AMENDMENTS TO THE GMACP PURSUANT TO CHAPTER 30.74 SCC,
AMENDING AMENDED ORDINANCE 94-125 -- 5

Map 1



Snohomish County 2003 Docket
 Proposed Comprehensive Plan Amendment
Booker



April 2003

LEGEND

Existing County Plan Designations

- | | | | |
|--|--|--|------------------|
| | Commercial Forest - Forest Transition Area | | Urban Industrial |
| | Rural Residential - RD (1 DU/5 Acres) | | Other Land Uses |
| | Rural/Urban Transition Area | | |

Proposed Plan Amendment

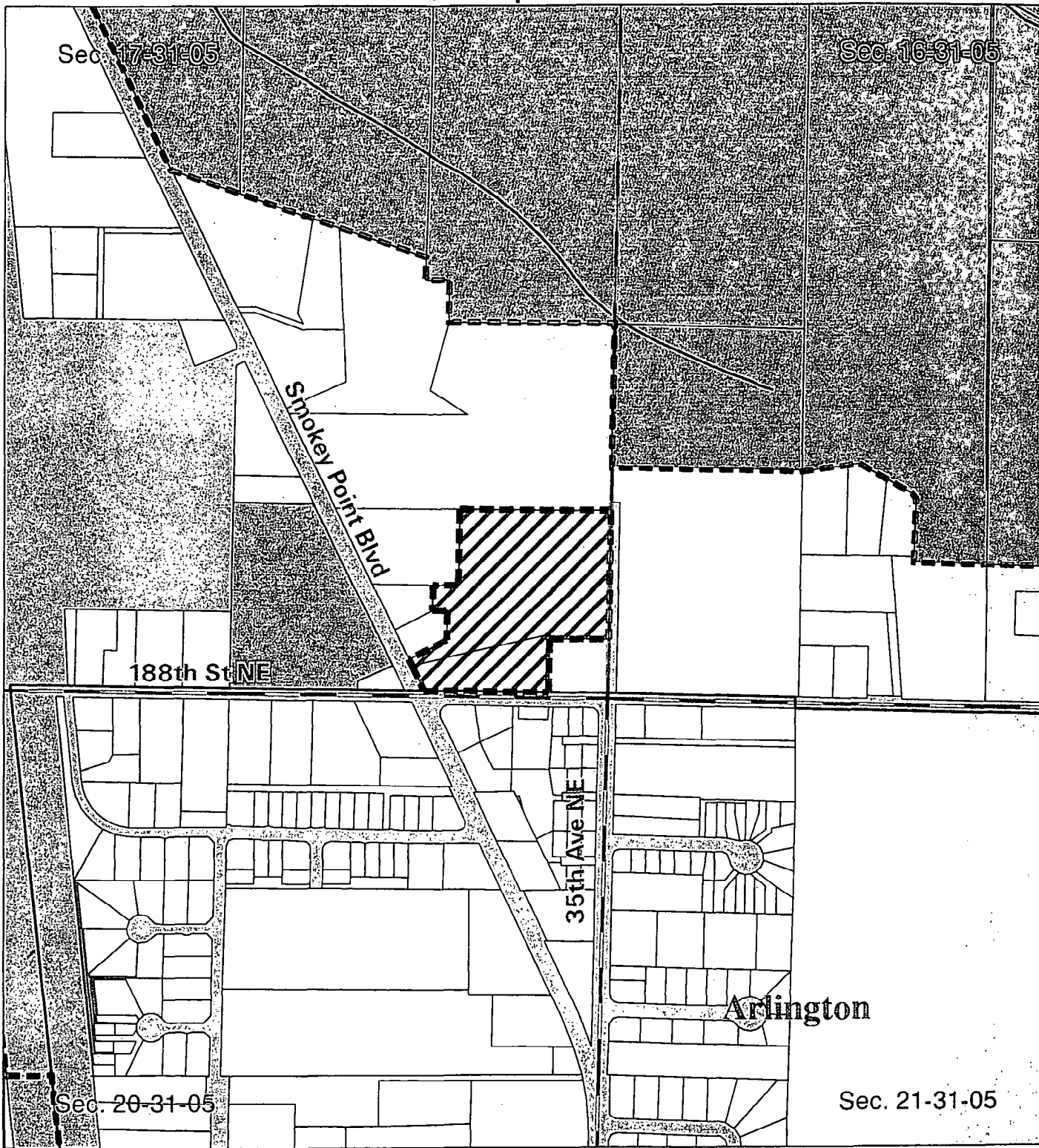
- Booker: Redesignate Urban Industrial to Urban Low Density Residential (3 DU/Acre, Darrington UGA only)

- 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. Open water bodies: aerial photo update 1998. Produced by Snohomish County Planning Div., GIS Team; cbl; c:\dock\dock02\booker_tlu.aml

Scale in Feet 0 250 500

Map 4



Snohomish County 2003 Docket
Proposed Comprehensive Plan Amendment
NORETEP



April 2003

LEGEND

Existing County Plan Designations

- Riverway Commercial Farmland
- Urban Low Density Residential (4-6 DU/Acre)
- Urban Industrial

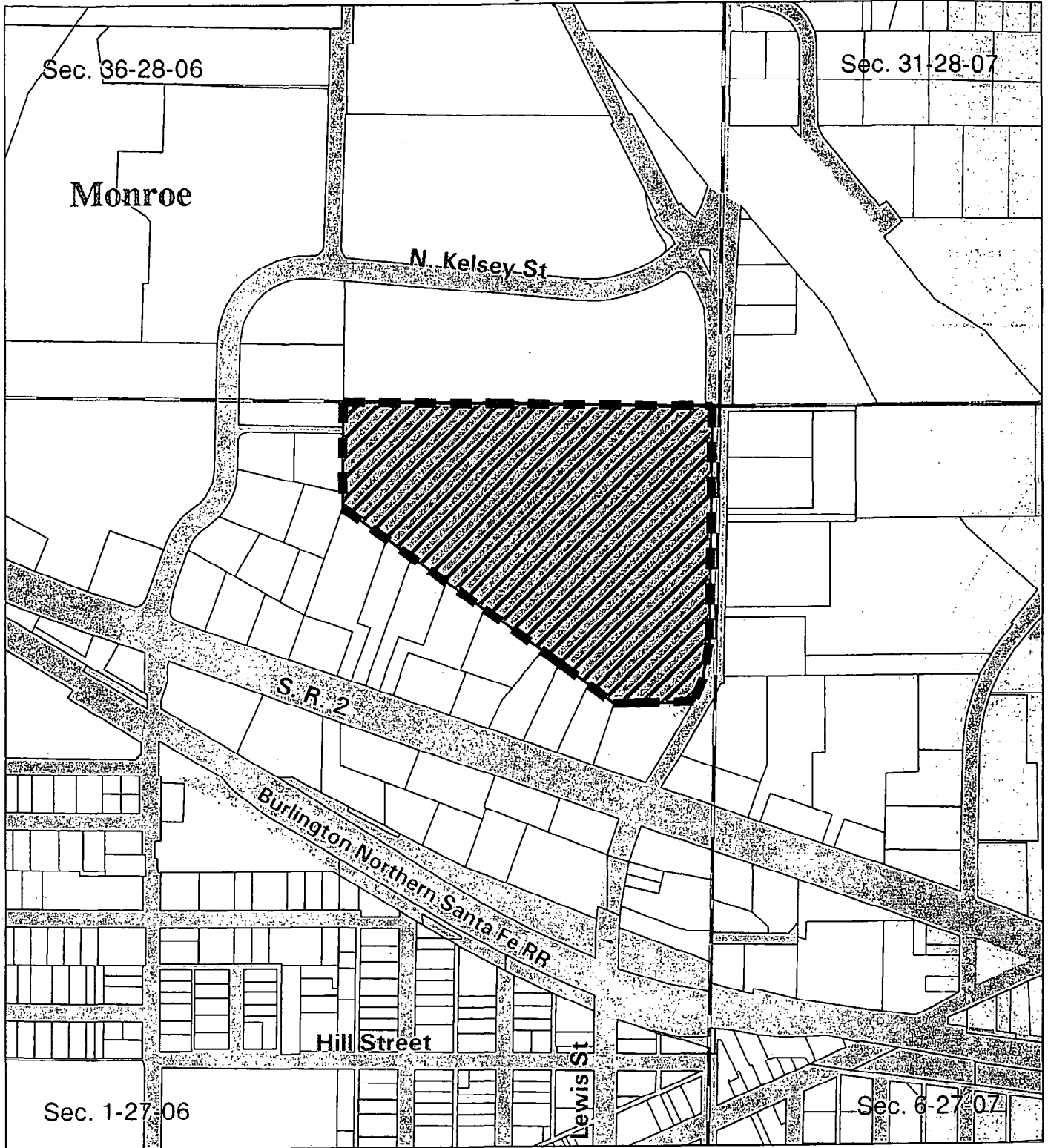
Proposed Plan Amendment

- NORETEP:**
 Redesignate
 Urban Low Density Residential
 (4-6 DU/Acre)
 to Urban Industrial

- Incorporated Cities
 - Existing Urban Growth Area Bdy
- This map is a graphic representation derived for the Snohomish County Geographic Information System. It does not represent survey accuracy. Property lines are for illustrative purposes. Open water bodies: aerial photo update 1998. Produced by Snohomish County Planning Div., GIS Team; cbl; c:/dock/dock03/noretpe_flu.aml

Scale in Feet 0 250 500

Map 6




Snohomish County 2003 Docket
Proposed Comprehensive Plan Amendment
Snohomish County Dept. of Public Works




April 2003

LEGEND

Existing County Plan Designations

 Urban Industrial

Proposed Plan Amendment

 Snohomish County
 Dept. of Public Works:
 Redesignate from
 Urban Industrial
 to Urban Commercial.

 Incorporated Cities

 Existing Urban Growth Area Bd.

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Scale in Feet 0 250 500