

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON



CO00003155

ORDINANCE NO. 03-102

ADOPTING A FUTURE LAND USE MAP AMENDMENT PROPOSED BY PACIFIC CENTERS  
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 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 3 include a proposal to amend the General Policy Plan (GPP) Future Land Use (FLU) map submitted by Pacific Centers; and

WHEREAS, pursuant to chapter 30.74 SCC, PDS completed final review and evaluation of the 2003 final docket – Phase 3, including the proposal to amend the FLU map of the comprehensive plan, and forwarded a recommendation to the Snohomish County Planning Commission; and

WHEREAS, the planning commission held public hearings on the 2003 final docket for the phase 3 proposals, including the proposal by Pacific Centers, on June 10 and June 24, 2003 and forwarded a recommendation to the county council; and

WHEREAS, the county council held public hearings on August 13, and September 10, 2003, to consider the entire record and hear public testimony on Ordinance 03-102, adopting a map amendment to the comprehensive plan.

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:

- A. Pacific Centers' proposal to amend the GMA comprehensive plan FLU map to redesignate 3.5 acres from Urban Low Density Residential (4-6 DU/Acre) to Urban Commercial within the Southwest 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 development within fifteen minute walking distance of single family residential development; (2) The policy recommends that a

center is approximately three acres in size. The proposal site will provide 3.5 acres of Urban Commercial designated land, which is within the recommended three acre size; and (3) The policy recommends that a center be served by public transportation. The proposal site is served by transit on 132<sup>nd</sup> 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.

- B. In general, the proposed FLU map amendment is consistent with the following final review and evaluation criteria of SCC 30.74.060(2):
  - 1. The proposed amendment maintains consistency with other elements of the GMA comprehensive plan;
  - 2. All applicable elements of the GMA comprehensive plan support the proposed amendment;
  - 3. The proposed amendment more closely meets the goals, objectives and policies of the GMA comprehensive plan as discussed in the specific findings; and
  - 4. The proposed GMA comprehensive plan FLU map amendment is consistent with the countywide planning policies (CPPs).
- C. The amendment maintains 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.
- D. The county has notified and consulted with cities regarding proposed amendments that affect UGAs or FLU map designations within UGAs.
- E. There has been early and continuous public participation in the review of the proposed amendment.
- F. A Mitigated Determination of Nonsignificance was issued on June 10, 2003, for the Pacific Centers docket proposal. PDS, as the lead agency, determined that this proposal does not have a probable, significant adverse impact on the environment. This threshold determination was reached on the basis of mitigation offered voluntarily by the applicant. The voluntary offers submitted were evaluated as part of this threshold determination and are considered necessary to reduce the overall level of impact below that which is probable, significant and adverse.
- G. The SEPA requirements with respect to this proposed action have been satisfied by these documents.
- H. The county council held a public hearing on August 13, and September 10, 2003, to consider the planning commission's recommendations.
- I. 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.
- J. 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. 03-049 on June 4, 2003, is amended as indicated in Exhibit A (map identified as Map 15) which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

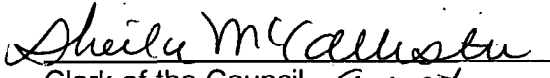
**Section 4. Severability.** If any provision of this ordinance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remainder of this ordinance. Provided, however, that if any provision of this ordinance is held invalid 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

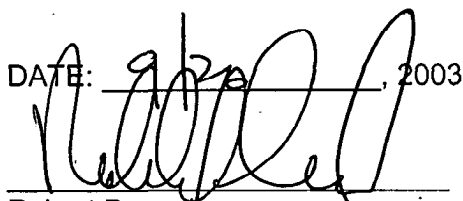
  
Gary Nelson, Council Chair

ATTEST:

  
Clerk of the Council, *asst.*

- APPROVED
- EMERGENCY
- VETOED

DATE:  2003

  
Robert Drewel  
Snohomish County Executive

ATTEST: 

Approved as to form only:

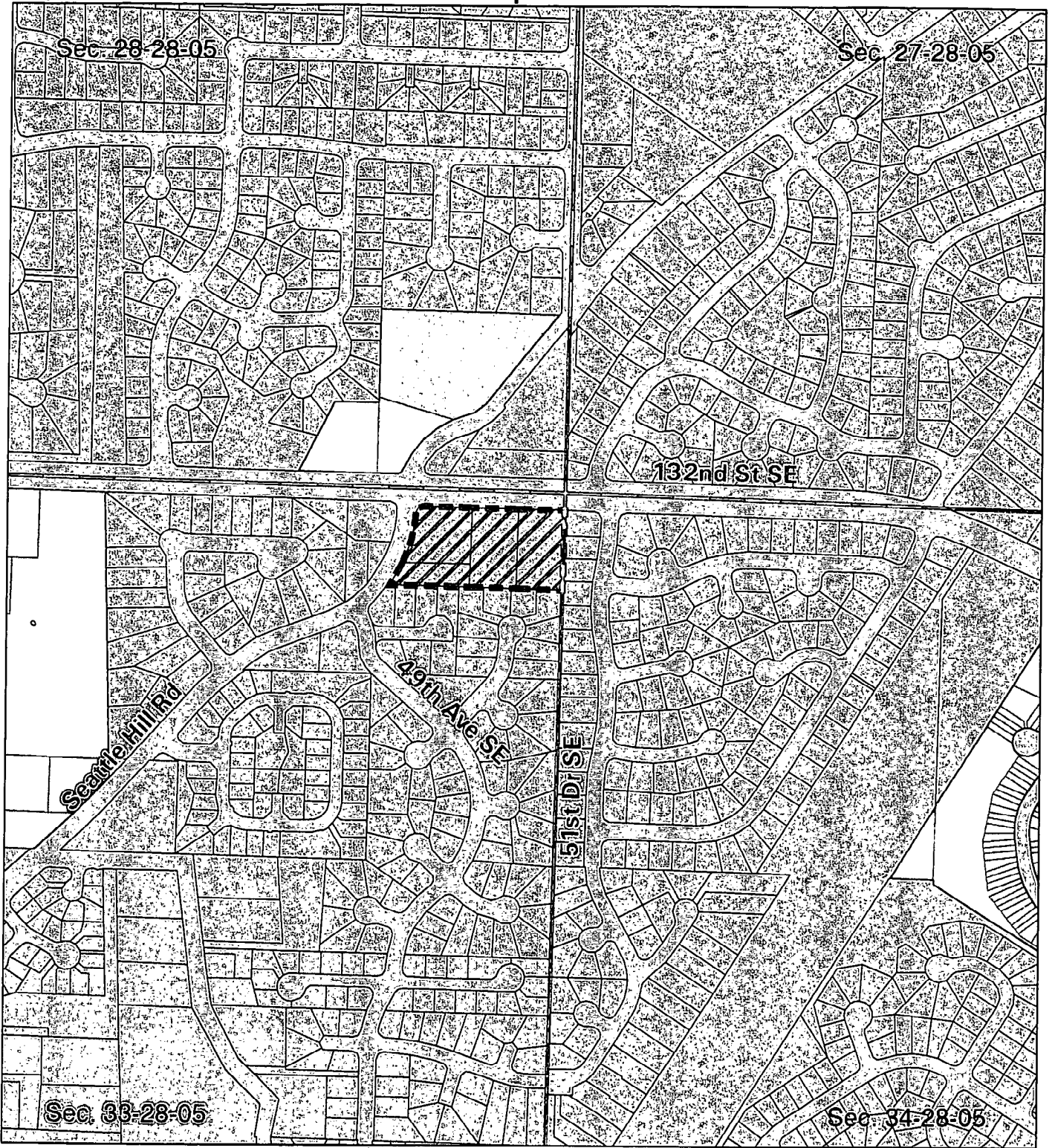
\_\_\_\_\_  
Deputy Prosecuting Attorney

**EXHIBIT A**

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

**ORDINANCE No. 03-102  
ADOPTING MAP AMENDMENTS TO THE GMACP PURSUANT TO CHAPTER 30.74 SCC,  
AMENDING AMENDED ORDINANCE 94-125 -- 4**

Map 15



Snohomish County 2003 Docket  
**Proposed Comprehensive Plan Amendment**  
*Pacific Centers*

444  
 Snohomish County

May 2003

LEGEND

Existing County Plan Designations

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

Existing Mill Creek East UGA Subarea Plan Designations

- Urban Low Density Residential (4-6 DU/Acre)
- Village Center

Proposed Plan Amendment

- Pacific Centers: 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. Open water bodies: aerial photo update 1998. Produced by Snohomish County Planning Div., GIS Team; cbl; c:/dock/dock02/pacificcn\_f1u.aml

Scale in Feet 0 250 500