



CO00001210

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED EMERGENCY ORDINANCE NO. 04-057

RELATING TO GROWTH MANAGEMENT; REVISING THE EXISTING URBAN
GROWTH AREA FOR THE CITY OF ARLINGTON; ADOPTING MAP AMENDMENTS
TO THE GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN;
AND ADOPTING COUNTY-INITIATED AREA-WIDE REZONES
PURSUANT TO CHAPTER 30.74 SCC; AND AMENDING AMENDED
ORDINANCE 94-125, ORDINANCE 94-120, AND
EMERGENCY ORDINANCE 01-047

WHEREAS, the Growth Management Act, chapter 36.70A RCW (GMA) requires Snohomish County to designate an urban growth area (UGA) within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature (RCW 36.70A.110(1)); and

WHEREAS, the County Council designated a Final UGA for Arlington (Amended Ordinance 94-120) on June 28, 1995, after holding public hearings from April 19, 1994, through January 18, 1995, in conformance with the requirements of the GMA; and

WHEREAS, on June 28, 1995, the County Council approved Amended Ordinance 94-125 which adopted a GMA Comprehensive Plan including a General Policy Plan (GPP) and Future Land Use (FLU) map; and

WHEREAS, the County Council amended the Final UGA for Arlington on July 23, 2001 (Emergency Ordinance 01-047) in conformance with the requirements of the GMA; and

WHEREAS, RCW 36.70A.130 and 36.70A.470 direct counties planning under the GMA to adopt procedures for interested persons to propose amendments and revisions to the 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, including the proposal by Dwayne Lane to amend the Arlington UGA boundary; and

WHEREAS, the 2003 final docket – Phase 1 included proposals to amend the GPP 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 rezones to implement proposals to amend the GPP FLU map, and forwarded a recommendation to the Snohomish County Planning Commission; and

WHEREAS, the Planning Commission held hearings on the Dwayne Lane proposal including the proposal to amend UGA boundaries, on February 25 and March 4, 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 03-063, adopting revisions to the Arlington UGA; and

WHEREAS, the County Council approved Amended Ordinance 03-063 on September 10, 2003; and

WHEREAS, the County Executive vetoed Amended Ordinance 03-063 on September 26, 2003; and

WHEREAS, the County Council overrode the veto by a vote of 4-1 and adopted Amended Ordinance 03-063 on October 22, 2003; and

WHEREAS, 1000 Friends of Washington, the Washington Department of Community, Trade and Economic Development, and The Stillaguamish Flood Control District appealed Amended Ordinance 03-063 to the Central Puget Sound Growth Management Hearings Board (CPSGMHB) in Case No. 03-3-0019c; and

WHEREAS, the CPSGMHB issued its Final Decision and Order on March 22, 2004, finding that the County's action did not comply with the GMA and invalidating Amended Ordinance 03-063, and setting a deadline of May 24, 2004, for the County to take legislative action to comply with the Final Decision and Order; and

WHEREAS, Section 6 of Amended Ordinance 03-063 contained a severability clause that provided "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"; and

WHEREAS, the County, the City of Arlington, and the proponent Dwayne Lane appealed the CPSGMHB's Final Decision and Order to Snohomish County Superior Court; and

WHEREAS, the County wishes to comply with the CPSGMHB's Final Decision and Order in a manner that will make its Superior Court appeal unnecessary; and

WHEREAS, the County has received a new analysis supporting the expansion of the Arlington UGA boundaries to include large parcels that have high visibility for commercial use and that will provide additional employment capacity; and

WHEREAS, the County has considered reasonable measures as they relate to large commercial properties that have high visibility and found none applicable; and

WHEREAS, the County Council held a public hearing on May 19, 2004, continued to May 24, 2004, to consider the entire record and hear public testimony on Emergency Ordinance 04-057, adopting revisions to the Arlington UGA; and

WHEREAS, pursuant to Section 30.73.090 of the Snohomish County Code, the County Council finds that the adoption of this ordinance is necessary for the immediate preservation of public peace and safety, and for the support of county government and its existing public institutions; and

NOW, THEREFORE, BE IT ORDAINED:

Section 1: The County Council makes the following findings of fact and conclusions:

- A. The County Council hereby adopts and incorporates by reference the findings and conclusions adopted and the legislative records developed in adopting Amended Ordinance 94-120, Amended Ordinance 94-125, Ordinance 97-076, and Emergency Ordinance 01-047.
- B. The proposal by Dwayne Lane to amend the FLU map of the GPP to expand the Arlington UGA to include 110.5 acres to be redesignated from Riverway Commercial Farmland and Rural Freeway Service to Urban Commercial and rezone 110.5 acres from Rural Freeway Service and Agriculture-10 Acres to General Commercial more closely meets the policies of the GPP than the existing plan designation based on the planning commission's following findings of fact and conclusions:
 1. When Dwayne Lane purchased the subject property, the General Policy Plan designation was Urban Commercial.

2. Water and sanitary sewer lines running along the west side of Smokey Point Boulevard are available adjacent to the subject property. This system is owned by the City of Arlington which has invested in utilities in the area because it believes the area is "destined for more intense urban development."
 3. The Island Crossing freeway interchange currently supports commercial uses.
 4. The subject property is adjacent to Interstate-5, SR 530, and Smokey Point Boulevard.
 5. The permit process for commercial projects requires higher development standards for critical areas than is the case for development on agricultural lands. The 150 foot buffer requirements associated with new commercial development will better preserve Portage Creek.
 6. Ragnar soils are the best soils for production of commercial crops and there are no Ragnar soils at Island Crossing. The Island Crossing area consists primarily of Puget soils that are adequate for hay, green chop and pasture, but are not suitable for more valuable crops like berries and corn. The Puget soils are considered "prime" only when artificially drained, which the land at the site is not, and even when drained the Puget series is considered of low productivity.
 7. Farming is no longer financially viable at Island Crossing. Busy highways, high assessed value, small parcel size and safety issues eliminate the viability of the Island Crossing Interchange site as agricultural land.
 8. Snohomish County is growing rapidly and it is inevitable that sites like Island Crossing will be converted from agricultural uses to commercial uses.
 9. The Commission has concerns about the history of floods in this area and the associated impacts. However, the Commission believes that the impacts can be mitigated as is clearly shown in the DSEIS.
 10. The Commission also has concerns about traffic impacts at Island Crossing as a result of future urban development. The Commission believes that the impacts can be mitigated. The DSEIS shows that traffic impacts can be fully mitigated.
- C. The proposed expansion to the Arlington UGA is consistent with GPP Policies LU 1.A.3 and LU 2.C.3, which require that new development within UGAs are provided with adequate infrastructure and services, including sanitary sewers.
- D. The County has received a new analysis prepared by the Higa Burkholder Associates, LLC, ("Buildable Lands Report 2003 Update, City of Arlington UGA", County Council Exhibit 12) that analyzes commercial and industrial land capacity in

the Arlington UGA, and that also analyzes the availability of large parcels of commercial or industrial lands that have high visibility for commercial uses. This analysis shows a deficiency of parcels or aggregations of parcels of 20 acres or greater within the Arlington UGA that have high visibility for commercial uses, and that have traffic access to Interstate 5. This analysis also includes a refined analysis of employment capacity in the Arlington UGA, and identifies and corrects certain errors regarding parcel potential for development that were contained within the County's Final Buildable Lands Report, adopted by Motion 03-080 in January 2003. The City of Arlington has adopted this report in their Resolution 679 of May 17, 2004. See Exhibit 13. Part IV(A) of Exhibit 12 shows a deficiency of parcels or aggregations of parcels of 20 acres or greater within the Arlington UGA that have high visibility for commercial uses, and that have traffic access to Interstate 5. Part IV(B) of Exhibit 12 argues that the Arlington UGA has possibly consumed 50% or more of the employment land it had available in 1990. The Snohomish County Department of Planning and Community Development has expressed discomfort with the reliability of the employment data upon which the analysis of Part IV(B) is based. Therefore the County Council adopts the report of Exhibit 12 pursuant to UG-14(d) and RCW 36.70A.110, except for the employment data used in Part IV(B) thereof and the conclusions that depend upon this data, and relies upon this adopted analysis in the formulation of its findings and conclusions herein. From this analysis the Council concludes the Arlington UGA experiences a deficiency of larger parcels within that UGA to accommodate the remaining commercial or industrial growth projected for that UGA

- E. The proposed expansion of the Arlington UGA is consistent with County-wide Planning Policy UG-14.d.4, which provides for UGA expansion "to include additional commercial or industrial land 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" and which also takes into account characteristics relevant to the assessment of the adequacy of the remaining commercial or industrial land base.
- F. The proposed expansion of the Arlington UGA is consistent with GPP Policy LU 1.A.9, which provides for UGA expansion "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" and which also takes into account characteristics relevant to the assessment of the adequacy of the remaining commercial or industrial land base.
- G. The County Council has considered reasonable measures adopted as an appendix to the County-wide Planning Policies and has concluded that no reasonable measures could be applied to the Arlington UGA that could be taken to increase

commercial or industrial capacity of larger parcels without expanding the boundaries of the UGA.

- H. The proposed area-wide rezone (Exhibit C, Map 7a) is consistent with the following initial criteria for rezone requests in SCC 30.74.040:
1. Where applicable, the proposed rezones are necessary because an amendment to the future land use map of the GPP has also been proposed that meets the initial evaluation criteria listed in SCC 30.74.030.
 2. Public facilities and services necessary for development are available or programmed to be provided to the sites of the proposed rezones, consistent with the GMA comprehensive plan or development regulations as determined by applicable service providers.
 3. The proposed rezones do not require a concurrent site plan approval because there is an absence of special site conditions and applicable GPP or subarea policies.
- I. The proposed area-wide rezone (Exhibit C, Map 7a) is consistent with the GMA comprehensive plan and consistent with the provisions of the GMA.
- J. The County Council concludes that the proposed area-wide rezone (Exhibit C, Map 7a) implements the county's GMA comprehensive plan.
- K. The County Council concludes that the proposed area-wide rezone (Exhibit C, Map 7a) bears a substantial relationship to the public health, safety and welfare.
- L. The proposed UGA amendment is consistent with the following final review and evaluation criteria of SCC 30.74.060:
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 meets the goals, objectives, and policies of the GMA comprehensive plan as discussed in the specific findings; and
 4. The proposed UGA amendment is consistent with the countywide planning policies.
- M. The amendment to the GMA comprehensive plan satisfies the procedural and substantive provisions of and is consistent with the GMA.
- N. The amendment maintains 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.

- O. Cities have been notified and consulted with regarding proposed amendments that affect UGAs or GPP FLU map designations within UGAs.
- P. There has been early and continuous public participation in the review of the proposed amendments.
- Q. A Draft Supplemental Environmental Impact Statement (DSEIS) was issued on February 19, 2003, for the Dwayne Lane proposal. A Final SEIS, including response to comments on the DSEIS, was prepared following the 30-day comment period and was issued on July 1, 2003. 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 2003.
- R. The County Council finds that the amendments adopted by this ordinance fall within the range of alternatives studied in the SEIS and are within the scope of analysis contained in the SEIS and associated adopted environmental documents and result in no new significant adverse environmental impacts. The SEIS 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.
- S. The SEPA requirements with respect to this proposed action have been satisfied by these documents.
- T. 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.
- U. The County Council held a public hearing on May 19, 2004, to consider new information regarding this proposal.
- V. 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.
- W. The proposal has been broadly disseminated and opportunities have been provided for written comments and public hearing after effective notice.

X. Approval of the Island Crossing Interchange Docket Proposal is not precedent for redesignation of Agricultural land in the Stillaguamish Valley. This proposal is approved entirely on its own merits. These include:

- (1) This proposal is supported by the Snohomish County Planning Commission.
- (2) Bringing this land into the Arlington Urban Growth Area is fully supported by the City of Arlington.
- (3) This proposal is supported by the Stillaguamish Tribe.
- (4) This land is located at an I-5 interchange between an interstate highway and a state highway, and is uniquely located for commercial needs of the area.
- (5) This land has unique access to utilities. Redesignation of adjacent properties to the east will not occur because utilities are unavailable to the east.
- (6) This land is already characterized by urban development. Infrastructure already present includes water & sewer and three urban highways: I-5, SR 530, and Smoky Point Boulevard. Commercial establishments already present include one hotel, 4 restaurants, 5 gas stations, a smokeshop and a fireworks retail store, and a methadone treatment facility.
- (7) The 5/19/04 hearing testimony of John Henken shows that the fallow farmland there is not taxed as agricultural land.
- (8) The 5/19/04 hearing testimony of Duke Otter and Orin Barlund shows that there are 22 to 30 existing grandfathered legal lots in the proposal area that are not constrained by the current A-10 zoning and which can be developed at a density at or near urban density.

Y. The land contained within the Island Crossing Interchange Docket Proposal is not agricultural land of long term commercial significance. Although some of the soils may be of a type appropriate for agricultural use, soil type is only one factor among many others in the legal test for agricultural land of long term commercial significance. The County Council has addressed the question as to whether the land is:

"primarily devoted to the commercial production of agricultural products and has long term commercial significance for agricultural production"

and has found that it is not.

At the public hearing, of May 19, 2004, the testimony of Mrs. Roberta Winter amplified on her previous testimony and resubmitted her earlier letter (Exh. 111) as hearing Exhibit 8. Mrs. Winters was very persuasive on this point that she and her husband and family loved their farm and their rural life and made every effort to make the farm prosper, but were unable due to various factors beyond their control, including in no small part the pressure of encroaching urbanization. Since the mid-

1950's, she and her husband had a dairy farm in the very location of the Island Crossing Interchange Docket Proposal site. Locating and then expanding I-5 put them out of the dairy business. They soon discovered that crops generated less revenue than the property taxes. The Winters sold the land because the land could not be profitably farmed.

Council finds that this land cannot be profitably farmed, and is not agricultural land of long term commercial significance.

- Z. The Island Crossing Interchange Docket Proposal site has episodically flooded in the past and will continue to episodically flood in the future, whether or not the proposal is approved, and whether or not the site is developed. The relevant question is not whether the proposal site experiences floods, but rather does the site experience significant adverse flood impacts which cannot be reasonably mitigated.

The Draft Supplemental Environmental Impact Statement (Exh. 22) clearly states, at p. 2-24:

Assuming effective implementation of applicable regulations and recommended mitigation measures, no significant unavoidable adverse surface water quantity or quality impacts would be anticipated associated with the future development of the site.

In addition, Mrs. Roberta Winter testified at the May 19, 2004 hearing that during her years on the farm the property never flooded, except for the 1990 flood, and even that flood never reached her house, was only 2 to 4 inches deep except in the natural drainage areas, and receded as fast as it rose. See Exhibit 8.

- AA. In Exh. 135, applicant of the Island Crossing Interchange Docket Proposal states various development techniques and plans which will be voluntarily used to minimize the prospect of flood impacts. These techniques include the following:

- Excavation to create additional storage.
- Building pads and access roads will only be filled to the 100-year floodplain level.
- Minimize the amount of fill brought on-site.
- Most fill will be excavated onsite.
- Water passage to South Slough and Portage Creek will remain unimpeded.
- Parking lots will be built below Base Flood Elevation.
- Parking lots may be built of permeable surface.
- Impermeable surface will be minimized.

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

Section 3. The County Council hereby amends Amended Ordinance 94-120 as adopted on June 28, 1995, last amended by Emergency Ordinance 01-047 as adopted on July 23, 2001, to modify Exhibits A and C which were therein incorporated. The County Council hereby adopts two new exhibits for Amended Emergency Ordinance 01-047: (1) Exhibit A, Map 7 ("Proposed Comprehensive Plan Amendment, Dwayne Lane") which is a map that depicts the modified UGA boundary for the Arlington UGA; and (2) Exhibit C which is a county assessor's map that accurately depicts the revised UGA boundary for the Arlington UGA. Exhibits A and C are attached hereto and incorporated herein by this reference. After the effective date of Emergency Ord. 04-057, development in the Island Crossing Interchange Docket Proposal area added to the Arlington UGA by Emergency Ord. 04-057 should be conditioned upon use of the flood protection measures outlined above in finding AA of Section 1, provided such flood protection measures are technically feasible and do not defeat the purpose of the development.

Section 4. 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 depicted in Exhibit A, Map 7 which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

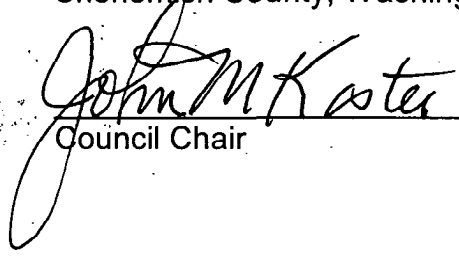
Section 5. Based on the foregoing findings and conclusions, the County Council hereby adopts the area-wide rezone as mapped in the following documents which are attached hereto and incorporated by reference into this ordinance as if set forth in full:

- A. Assessor map showing the rezone incorporated herein as Exhibit C; and
- B. Map 7a and incorporated herein as Exhibit B.

Section 6. 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.

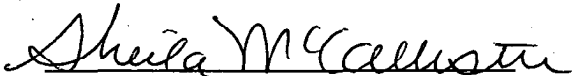
PASSED this 24th day of May, 2004.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the County Council

- () Approved
- (X) Emergency
- () Vetoed

DATE: _____, 2004

County Executive

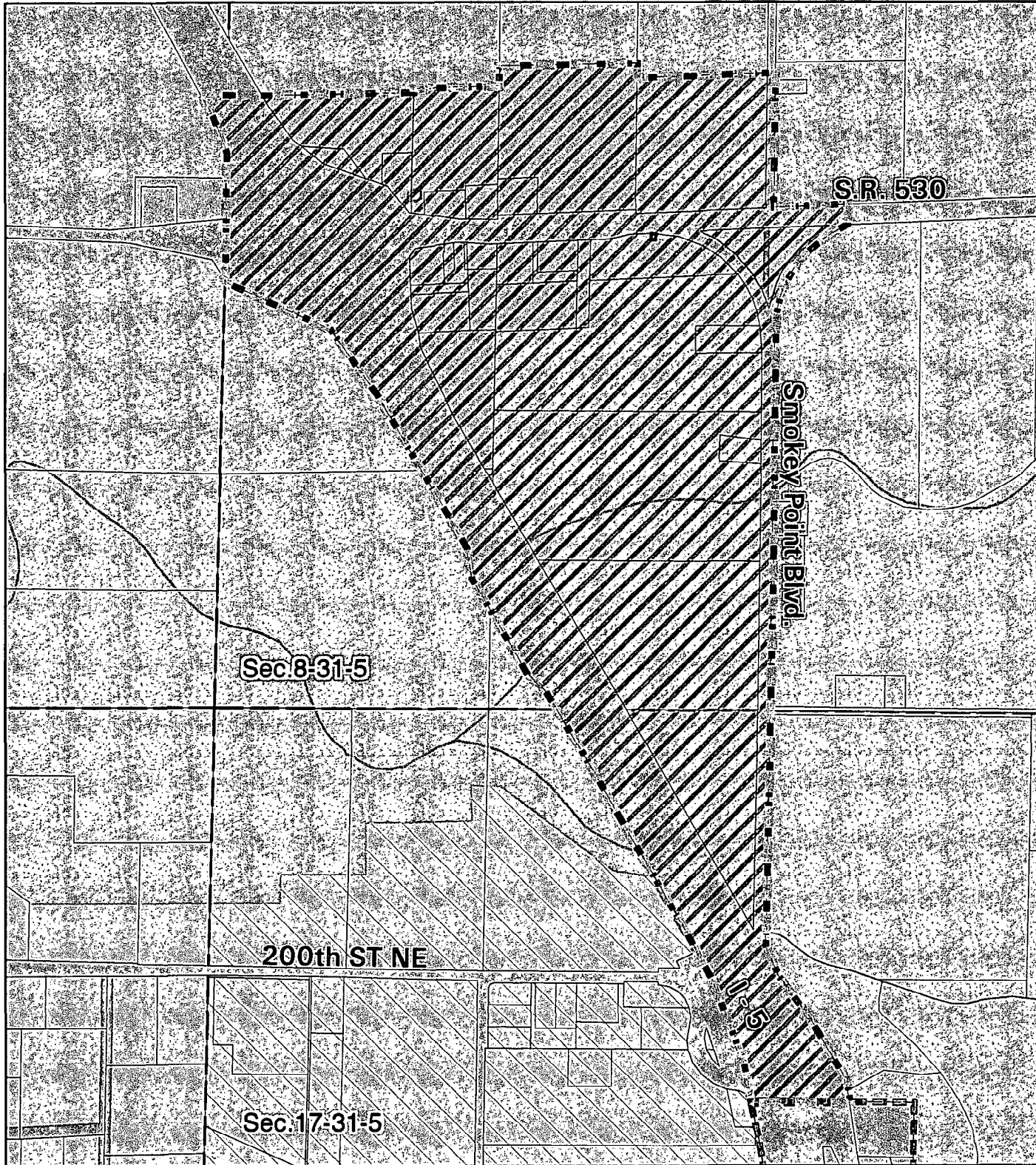
ATTEST: _____

Approved as to form only:

Deputy Prosecuting Attorney

D-1

Map 7



Snohomish County 2003 Docket
Proposed Comprehensive Plan Amendment
Dwayne Lane



January 2003

LEGEND

Existing County Plan Designations

- Riverway Commercial Farmland
- Rural Residential (1 DU/5 Acres Basic)
- Urban Low Density Residential (4 - 6 DU/Acre)
- Rural Freeway Service
- Tribal Trust Lands
- Rural/Urban Transition Area

Proposed Plan Amendment

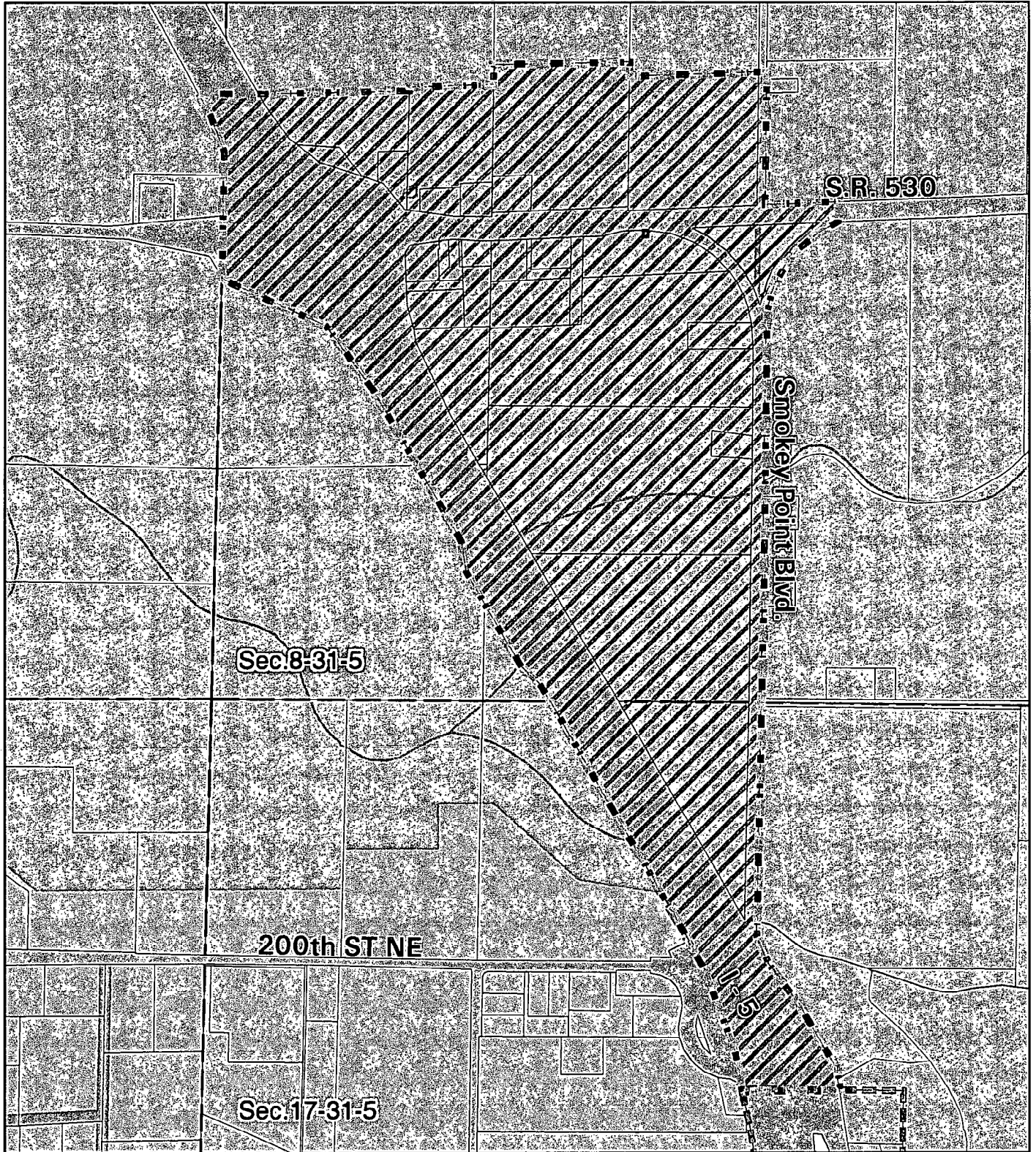
- Dwayne Lane: Redesignate Riverway Commercial Farmland, and Rural Freeway Service to Urban Commercial
- Expand Arlington UGA.

- 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, c:/dock/dock03/lane-flu_map7-050503.aml

Scale in Feet
 0 350 700 1050

Map 7a



Snohomish County 2003 Docket
**Implementing Rezone
 Dwayne Lane**



January 2003

LEGEND

Existing Zoning

- Agriculture-10 Acre
- Rural-5 Acre
- Rural Freeway Service
- Tribal Trust Lands

Proposed Rezone

- Dwayne Lane:
Rezone from
Rural Freeway Service and
Agriculture-10 Acre to
General Commercial

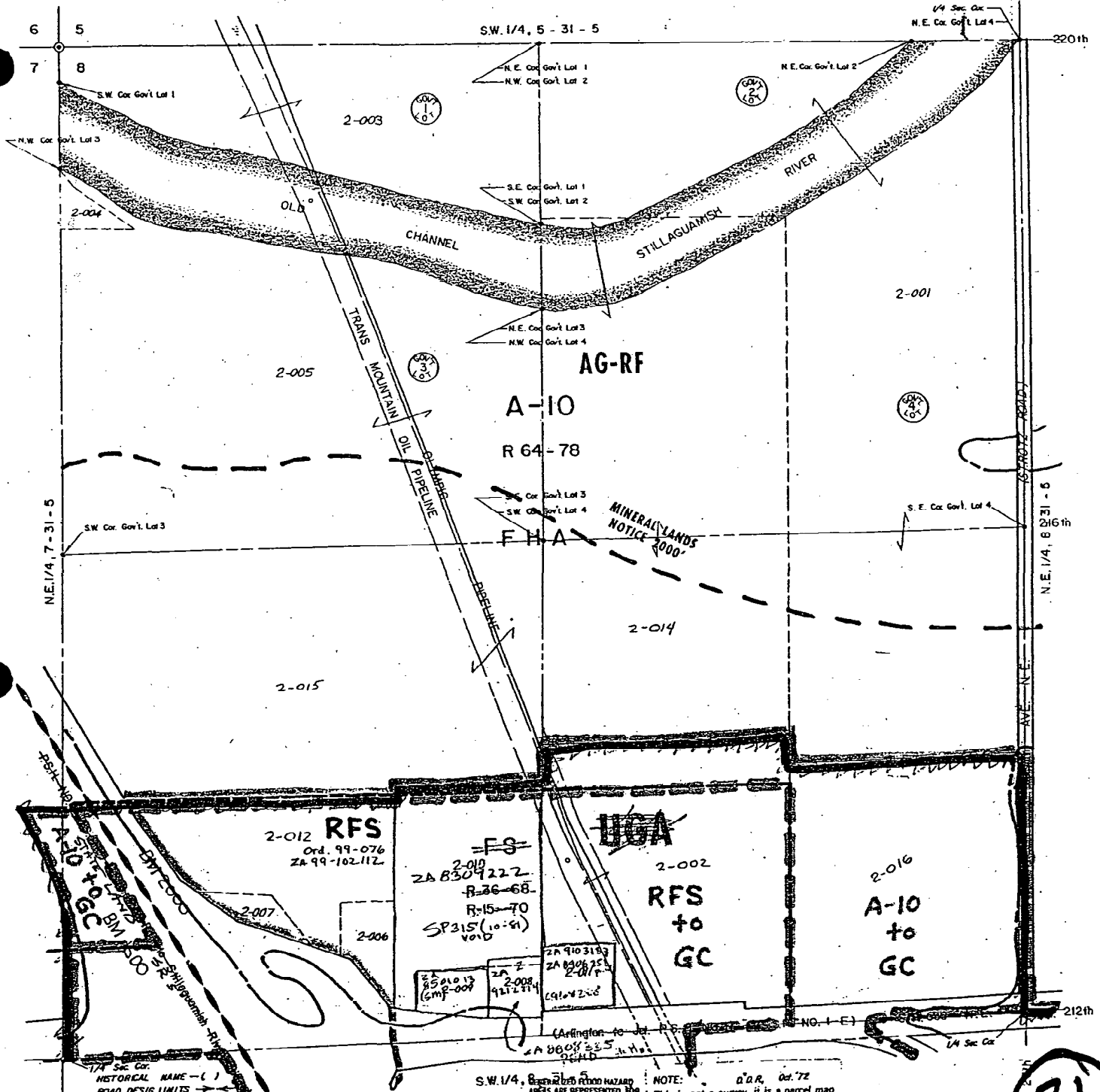
Expand Arlington UGA.

- 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;
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Scale in Feet
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1" = 200'



1/4 Sec. Co.
HISTORICAL NAME - ()
ROAD DESIG LIMITS

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AG PRESERVATION
SHORELINE ENVIRONMENT
COMP PLAN SITE SENSITIVE SECTION

ARLINGTON C.P.
NORTHWEST C.P.

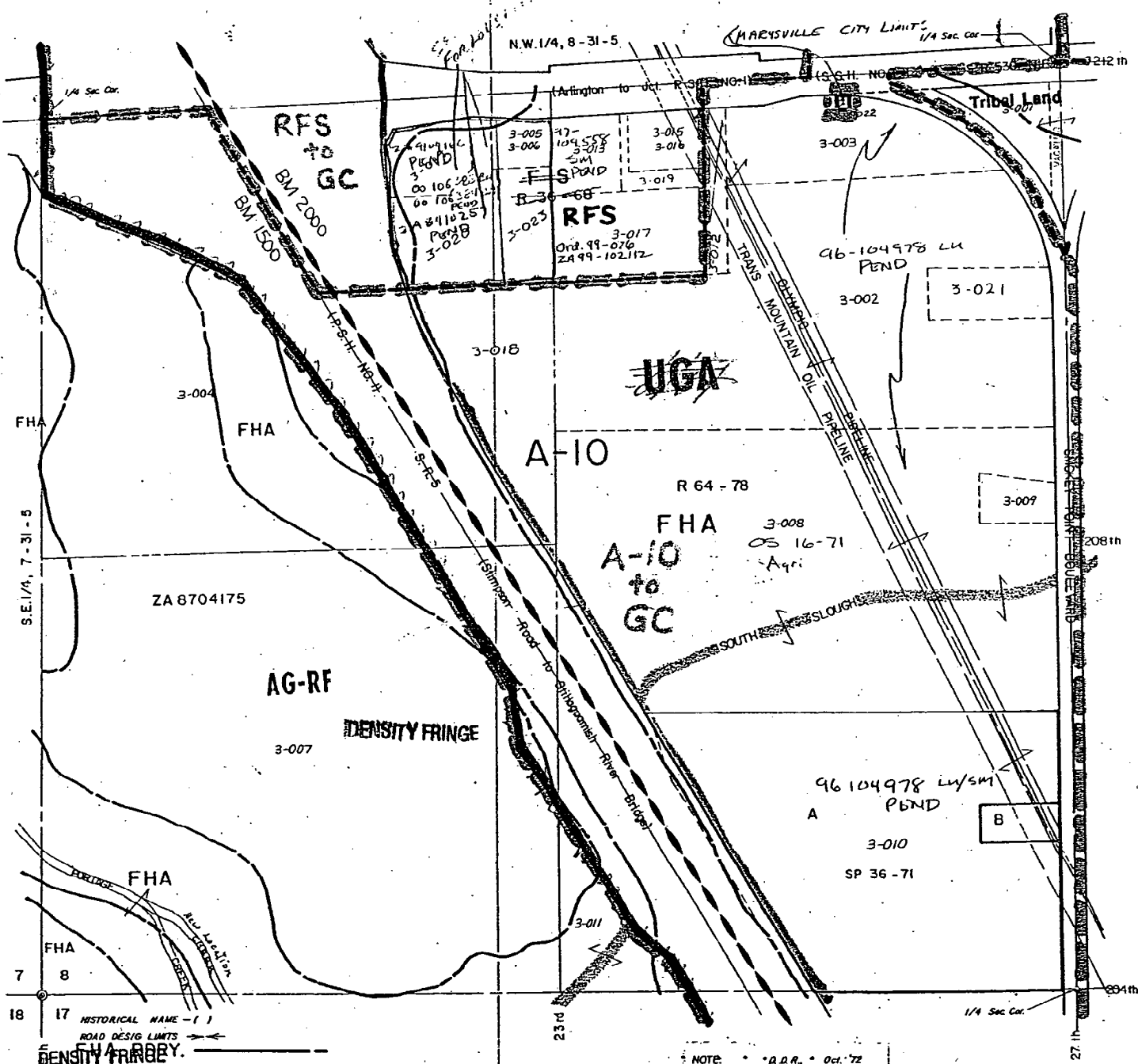
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GENERAL FLOOD HAZARD
AREAS ARE REPRESENTED FOR
STUDY INFORMATION, SEE
STUDY:
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NOTE:
D.A.R. Oct. '72
This is not a survey, it is a parcel map
used for location of property only

Scale 1" = 200'

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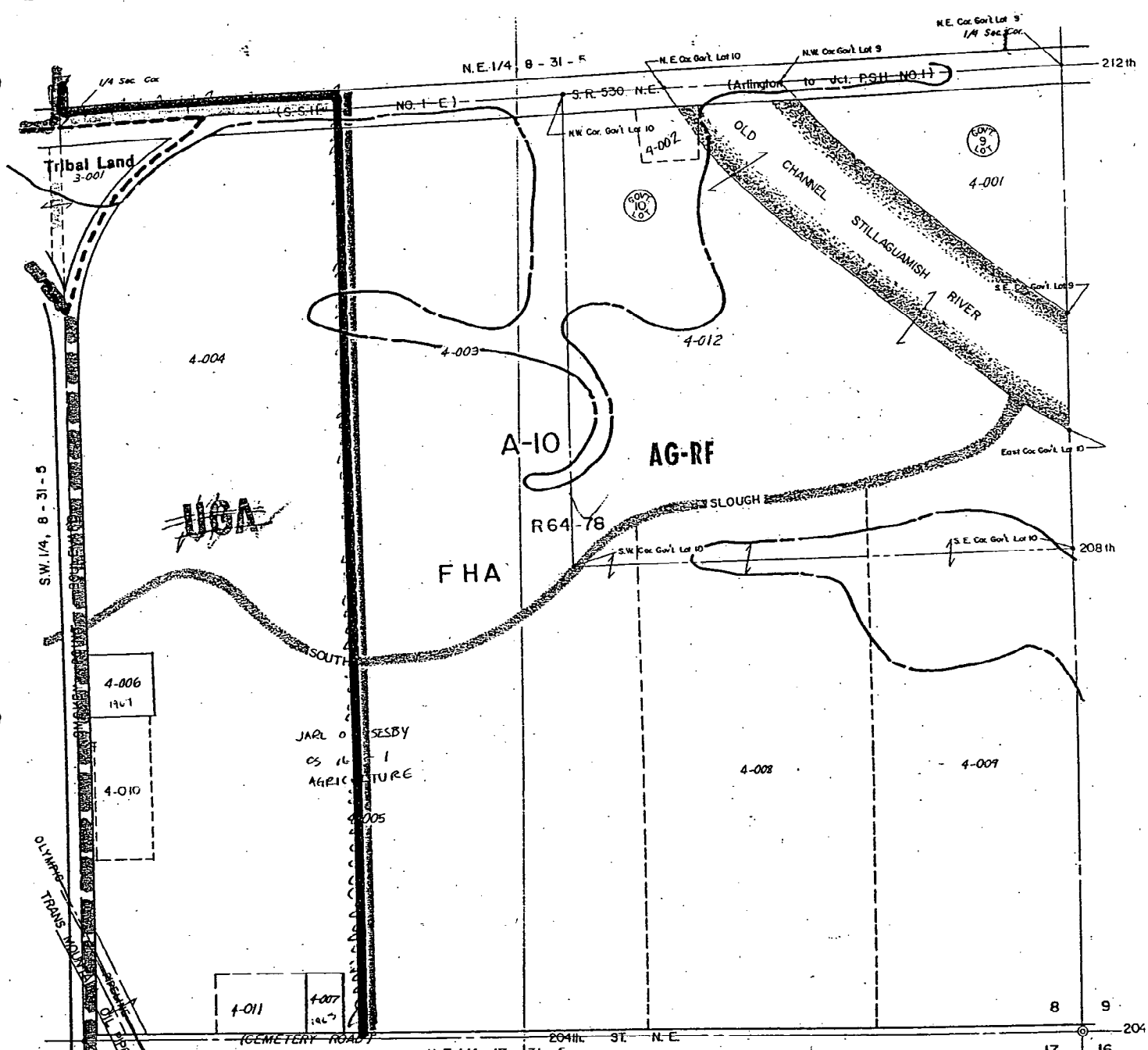
ARLINGTON C.P.
 NORTHWEST C.P.
 AG PRESERVATION
 SHORELINE ENVIRONMENT
 COMP PLAN SITE SENSITIVE SECTION

GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
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ARLINGTON C.P.
AG PRESERVATION
SHORELINE ENVIRONMENT

GENERALIZED FLOOD HAZARD
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 FIRM 58534-0040B

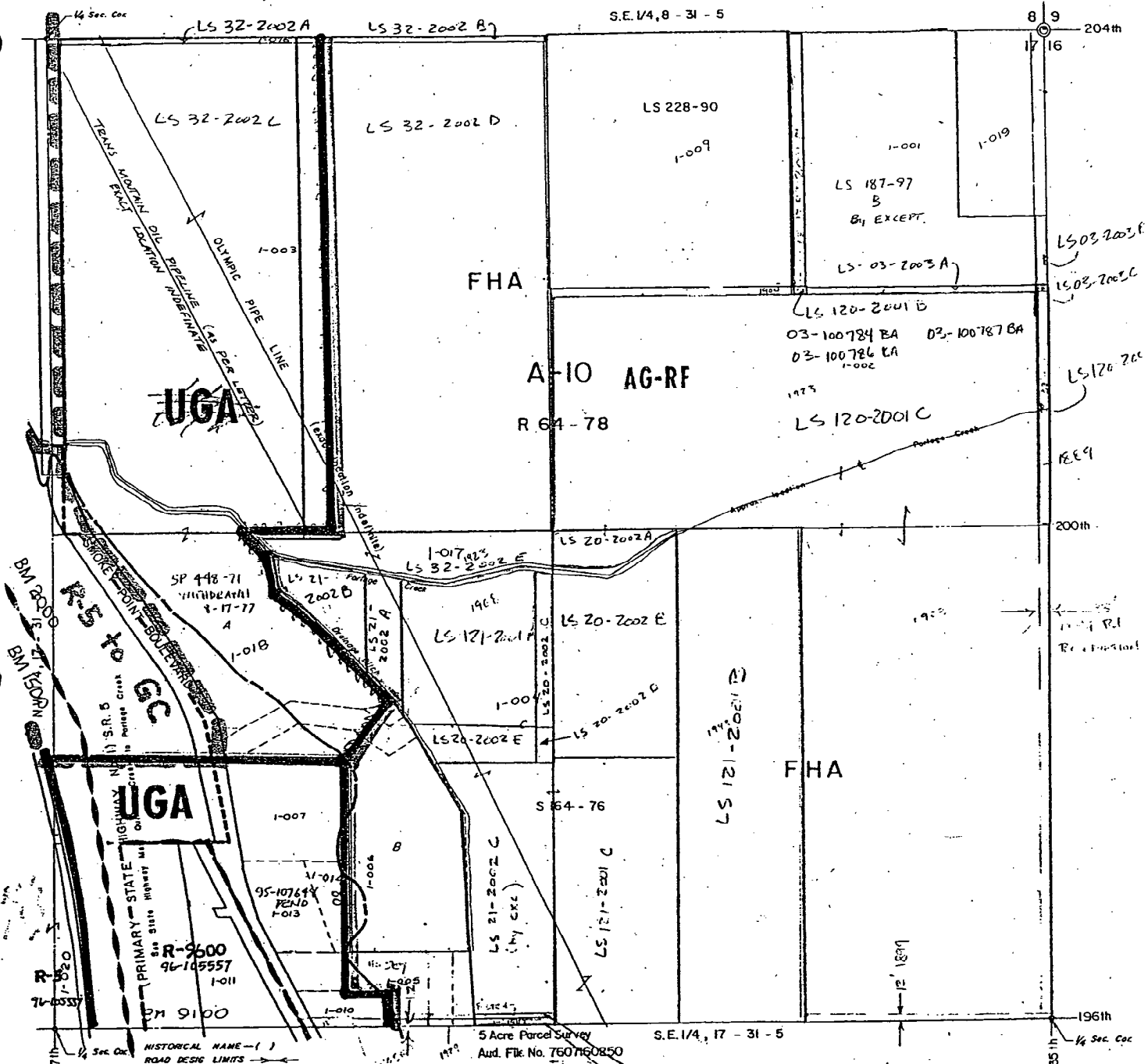
NOTE: D.S.R., Oct '72
 This is not a survey, it is a parcel map
 used for location of property only

Scale 1" = 200'

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23

1" = 200'



FHA BDRY.
 ARLINGTON C.P. NORTHWEST C.P.
 AG PRESERVATION
 COMP PLAN SITE SENSITIVE SECTION

GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
 FIRM 53553A-00408

NOTE: P.A.M. Dec. 71
 This is not a survey, it is a parcel map
 used for location of property only

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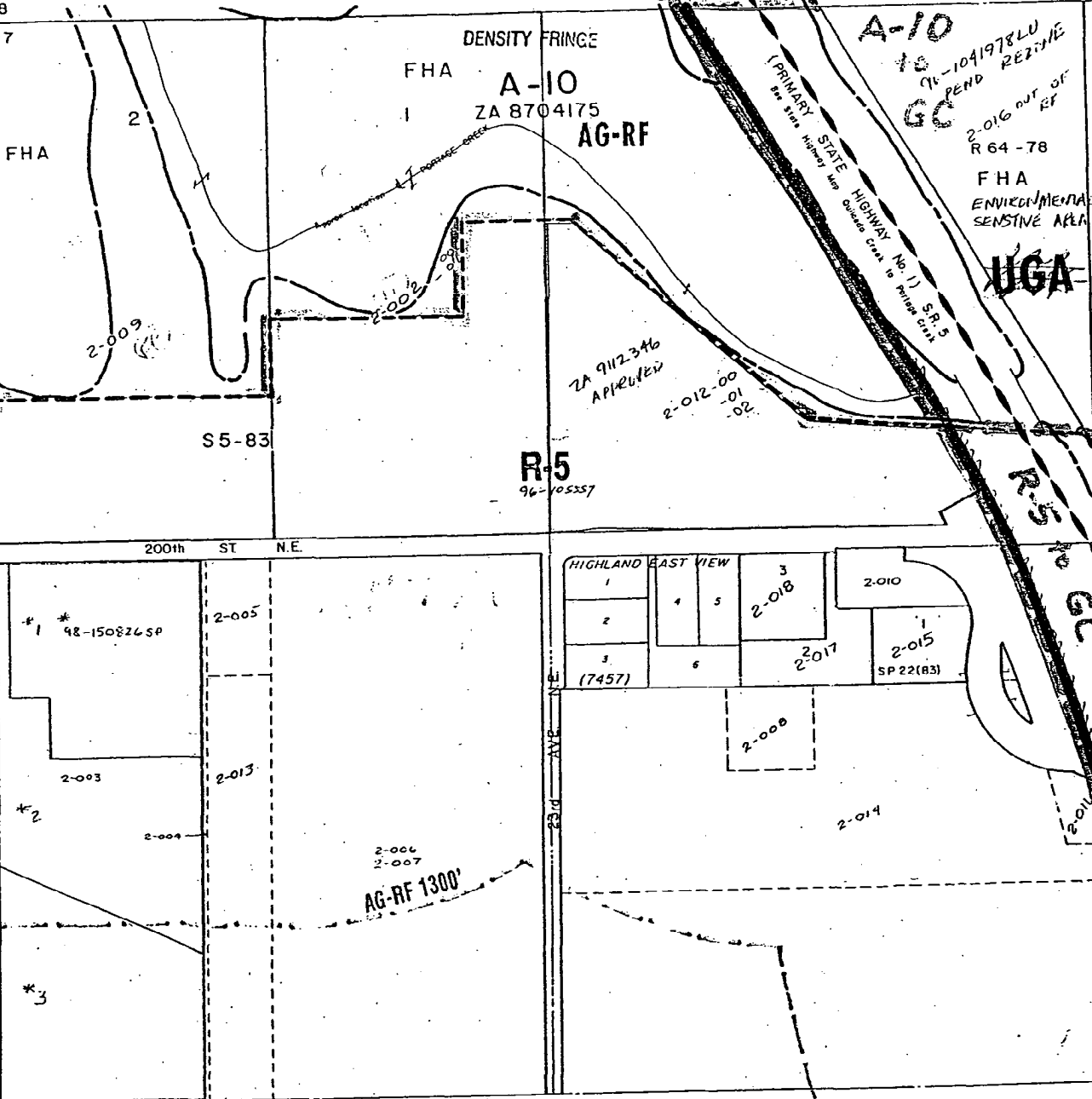
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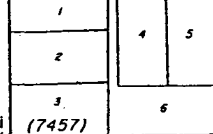
200th ST N.E.

*1 98-150826 SP

*2

*3

HIGHLAND EAST VIEW



AG-RF 1300'

1910

1/4 Sec. Cont. HISTORICAL NAME - () ROAD DESIGN LIMITS

DENSITY FRINGE S.W. 1/4, 17 - 31 - 5

GENERALIZED FLOOD HAZARD AREAS ARE REPRESENTED FOR SPECIFIC INFORMATION, SEE STUDY. FIRM 536534-0040B

NOTE: ELM, Dec, '71 This is not a survey, it is a parcel map used for location of property only

ARLINGTON C.P. NORTHWEST C.P.
AG PRESERVATION
SHORELINE ENVIRONMENT
COMP PLAN SITE SENSITIVE SECTION

Scale 1" = 200'
N.W. 1/4, 17 - 31 - 5

4

MAY 04