



CO00016496

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 06-102

RELATING TO THE GROWTH MANAGEMENT ACT,  
ADOPTING FUTURE LAND USE MAP AND GENERAL POLICY PLAN TEXT  
AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT  
ACT COMPREHENSIVE PLAN

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 30.74 SCC, "Growth Management Act Public Participation Program Docketing," to comply with the requirements of RCW 36.70A.130 and .470; and

WHEREAS, on April 19, 2006, the Snohomish County Council held a public hearing to receive public testimony on proposed County and non-County initiated amendments to the comprehensive plan for consideration on the 2006 Final Docket; and

WHEREAS, the Snohomish County Council, on April 19, 2006, approved, by Motion No. 06-080, a list of docket proposals for inclusion on the 2006 Final Docket and authorized the County Executive, through the Department of Planning and Development Services (PDS), to process the 2006 Final Docket consistent with Chapters 30.73 and 30.74 SCC; and

WHEREAS, pursuant to chapter 30.74 SCC, PDS completed final review and evaluation of the 2006 Final Docket, including the proposals to amend the map and text of the comprehensive plan, and forwarded recommendations to the Snohomish County Planning Commission; and

WHEREAS, the planning commission held public hearings on the 2006 Final Docket of the proposed package of comprehensive plan and regulatory amendments on September 26 and October 3, 2006, and forwarded a recommendation to the county council; and

WHEREAS, the county council held a public hearing on December 11, 2006 continued to December 13 and 30, 2006 to consider the entire record, including the planning commission's recommendations on the full package of comprehensive plan and regulatory amendments, and to hear public testimony on this Ordinance.

NOW, THEREFORE, BE IT ORDAINED:

**Section 1.** The county council makes the following findings:

- A. The county council adopts and incorporates the foregoing recitals as findings as if set forth fully herein.
- B. The county council adopts the following additional general findings of fact related to the plan text and map amendments to the General Policy Plan (GPP):
  1. The County has met and exceeded the state and local requirements for public participation and interjurisdictional coordination.
  2. General Policy Plan (GPP) policy/text and Future Land Use (FLU) map amendments (GPP1, GPP2a, GPP2b, GPP2c, GPP3b, GPP3c, GPP3d, GPP3e, GPP3f, LS3, LS4, SW14, SW18, SW19, SW20, SW21, SW22, and SW23) are consistent with all of the following final review and evaluation criteria of SCC 30.74:
    - a. The proposed amendments maintain consistency with other elements of the Growth Management Act Comprehensive Plan (GMACP).
    - b. All applicable elements of the GMACP support the proposed amendments.
    - c. The proposed amendments meet the goals, objectives, and policies of the GMACP as discussed in the specific findings.
    - d. The proposed amendments to the GPP text and FLU map are consistent with the Countywide Planning Policies (CPPs).
    - e. The proposed amendments comply with the GMA.
    - f. New information is available that was not considered the last time the comprehensive plan was adopted that changes the underlying assumptions and supports the proposed amendments.
- C. The revisions to the FLU map are consistent with the forecasted population and employment growth for the succeeding 20-year period, consistent with the forecast promulgated by the state Office of Financial Management.

- D. The amendments to the GMACP satisfy the procedural and substantive requirements of and are consistent with GMA, including RCW 36.70A.130's requirement to continually review comprehensive plans, RCW 36.70A.110's Urban Growth Area criteria, and the GMA's public participation requirements in RCW 36.70A.020(11), 36.70A.035, and 36.70A.470, and support the following GMA planning goals:
1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
  2. Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
  3. Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.
  4. Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. (1) Urban growth and (2) Reduce sprawl.
- E. A draft supplemental environmental impact statement (DSEIS) to the EIS issued for the 2005 Snohomish County GMACP 10-Year Update was issued on September 8, 2006 for the Cavalero Hill LS3, McNaughton SW14, Park Ridge Chapel SW20 and Crane SW23 proposals. A Final SEIS, including response to comments on the DSEIS, was prepared following the 30-day comment period and was issued on December 4, 2006. 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 EIS and which provided supplemental analysis and information relating to the proposed map and text amendments.
- F. Addendum No. 3 to the Snohomish County GMACP 10-Year Update EIS was issued on September 8, 2006 for the Martha Lake Home Owners SW19, 128<sup>th</sup> St. Urban Center SW21, Kapela SW22, GPP1, GPP2a, GPP2b, GPP2c, GPP3b, GPP3c, GPP3d, GPP3e, and GPP3f proposals. This addendum adds information and analysis of previously identified significant impacts and alternatives to the EIS issued for the county's GMACP 10-Year Update. The information in this addendum expands on previous identified alternatives, but does not substantially change the analysis of significant impacts and alternatives analyzed in the EIS. No additional significant impacts beyond those identified in the original EIS are expected to occur.

- G. A Determination of Nonsignificance was issued on September 8, 2006 for the Corniche LS4, and Echelbarger SW18 proposals. PDS, as the lead agency, determined that these proposals do not have a probable, significant adverse impact on the environment.
- H. The State Environmental Policy Act (SEPA) requirements with respect to this proposed action have been satisfied by these documents.
- I. The county council adopts the following additional specific findings of fact related to plan text and map amendments to the GPP:
  - 1. The proposal by PDS (GPP1) to amend GPP Policy LU 7.B.1 is necessary to prohibit the subdivision of property into lots of less than 10 acres that are designated Local Commercial Farmland. The proposed amendment provides consistency with current regulatory language in SCC 30.32B.120 which prohibits the subdivision of property into lots of less than 10 acres that are designated Local Commercial Farmland.
  - 2. The proposal by PDS (GPP2a) to add GPP Policy LU 1.C.5 is necessary to defer urban rezones in UGA expansions where infrastructure is not currently planned for and is consistent with CPP policies that promote contiguous and orderly development and the provision of urban services including CPP OD-1 which requires timely and coordinated extension of urban services and utilities to new development.
  - 3. The proposal by PDS (GPP2b) to add GPP Policy LU 5.B.13 is necessary to require new development in future UGA expansions in the Little Bear Creek drainage basin to use low impact development (LID) techniques. The proposal is consistent with GPP Policies NE 3.H.2 and 3.H.3 which direct the county to consider and adopt policies, programs and development regulations that encourage or create incentives for the use of low impact development regulations.
  - 4. The proposal by PDS (GPP2c) to amend GPP Policy LU 1.D.1 is necessary in order to require that individual UGA boundary expansions as a result of reconciliation of population and employment projections by Snohomish County Tomorrow and the county be consistent with the criteria for permitting UGA expansions under GPP Policy LU 1.A.11. The proposed amendment is consistent with the GMA requirement that the comprehensive plan of a county or city be an internally consistent document (RCW 36.70A.070).

5. The proposal by PDS (GPP3b) to amend GPP Policy LU 9.B.2 is necessary to allow property zoned R-5 with a mineral resource overlay designation to be subdivided while protecting the mineral resource.
  - a. Proposal GPP3b is consistent with GPP Goal LU 6 to protect and enhance the character, quality and identity of rural areas.
  - b. Proposal GPP3b is consistent with GPP Goal LU 9 to conserve mineral resource lands, minimize detrimental effects of mineral extraction, and plan for post extractive use of mine sites.
  - c. The proposal to amend GPP Policy LU 9.B.2 to allow property zoned R-5 with a mineral resource overlay designation to be subdivided while protecting the mineral resource is consistent with several Countywide Planning Policies including RU-4 (Permit rural clustering as a tool for the preservation of open space.) and RU-6 (Establish guidelines for industrial development outside of urban growth areas.)
6. The proposal by PDS (GPP3c) to amend the GPP text to add the Business Park (BP) zone as an implementing zone under the Urban Centers designation furthers the intent of GPP Goal LU 3 to establish within unincorporated UGAs compact, clearly defined urban centers that contain a mix of high density residential, office and retail development with public facilities and pedestrian connections.
7. The proposal by PDS (GPP3d) to amend the GPP text to add Planned Community Business as an implementing zone under the Urban Village designation furthers the intent of GPP Goal LU 3 to establish within unincorporated UGAs compact, clearly defined urban centers that contain a mix of high density residential, office and retail development with public facilities and pedestrian connections. The proposal complies with Motion 05-602 remanding this proposal to the planning commission for further consideration.
8. The proposal by PDS (GPP3e) to amend the 128<sup>th</sup> St. Urban Center Concept Map contained in Appendix H is necessary in order to establish consistency with the urban center boundary on the FLU map.
  - a. During the 10-Year Update the county council adopted an Urban Center designation for the northeast, northwest and southwest quadrants of the 128<sup>th</sup> St/Interstate 5 intersection, and expanded the boundaries of the Urban Center.
  - b. Appendix H of the General Policy Plan containing the 128<sup>th</sup> St Urban Center Concept Map depicting the urban center boundary was not consistent with the 10-Year Update FLU Map revisions.

- c. The adoption of SW21 as part of the 2006 Final Docket requires an amendment to the Urban Center Concept Map to include the southeast quadrant of the 128<sup>th</sup> St/Interstate 5 intersection within the expanded boundaries of the Urban Center.
9. The proposal by PDS (GPP3f) provides for countywide technical corrections to the Future Land Use Map of the General Policy Plan by the date of final action on the 2006 Docket to update city boundaries due to annexations and update the extent of tribal trust lands since the last official update of the FLU Map.
10. The proposal by Barclay's North (Cavalero Hill LS3) to re-designate 11 acres from Urban Low Density Residential to Urban Village at the northeast corner of 79<sup>th</sup> Ave SE and 20<sup>th</sup> St. SE is consistent with GPP policies and objectives including:
  - a. Objective LU 2.A, "Increase residential densities within UGAs by concentrating and intensifying development in appropriate locations."
  - b. GPP Policy LU 2.B.4 that discourages new strip commercial development.
  - c. Policy LU 3.C.2, "Urban Villages shall be located adjacent to a principal arterial road with existing or potential access to public transit. Urban Villagers shall generally be located within one-fourth mile walking distance from a transit center."
  - d. These amendments further implement the direction found in Objective 3.C directing the county to plan for Urban Villages including LU 3.C.1, 3.C.2 and 3.C.4 which provide direction on the location of Urban Villages.
11. The proposal by Barclay's North (Corniche LS4) to re-designate three acres from Urban High Density Residential to Urban Commercial at the southwest corner of the intersection of Market Place and 91<sup>st</sup> Ave SE is consistent with the following GPP and CPP Goals, Objectives and Policies:
  - a. The proposal is consistent with CPPs OD-1 "Promote development within urban growth areas in order to use land efficiently" and OD-8 "Encourage land use, economic and housing policies that co-locate jobs and housing to optimize use of existing and planned transportation systems and capital facilities."
  - b. The size and location of the proposal is consistent with GPP Policy LU 2.B.4 that discourages new strip commercial development.

12. The proposal by McNaughton (SW14) to re-designate 74 acres from Urban Low Density Residential to Urban Medium Density Residential east of 35<sup>th</sup> Ave SE to the UGA Line and north of Maltby Road is consistent with GPP Objective LU 2.A to increase residential densities within UGAs by concentrating and intensifying development in appropriate locations.
13. The proposal by Echelbarger (SW18) to re-designate 2.11 acres from Urban Low Density Residential to Urban Commercial at the northeast corner of 35<sup>th</sup> Ave SE and Seattle Hill Road is consistent with the following GPP and CPP Goals, Objectives and Policies:
  - a. The proposal is consistent with CPP OD-1 "Promote development within urban growth areas in order to use land efficiently" and OD-8 "Encourage land use, economic and housing policies that co-locate jobs and housing to optimize use of existing and planned transportation systems and capital facilities."
  - b. The proposal is consistent with the following GPP Objectives and Policies:
    - 1) Objective LU 2.B "Encourage intensification and revitalization of existing and planned commercial and industrial areas."
    - 2) Land Use Policy 5.A.6 For planning and zoning proposed within Urban Growth Areas-more detailed planning processes may be developed for identified Neighborhood Commercial Centers with the following characteristics:
      - a) 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;
      - b) approximately 3 acres in size;
      - c) served by public transportation; and
      - d) compatible with adjacent uses.
14. The proposal by Martha Lake Homeowners (SW19) to re-designate 0.2 acres from Urban Commercial to Urban Low Density Residential at East Shore Drive near 164<sup>th</sup> St SE is consistent with GPP Goal HO 2: "Ensure the vitality and character of existing residential neighborhoods." The proposal is consistent with the existing residential use of the property and preserves neighborhood character.

15. The proposal by Park Ridge Chapel (SW20) to re-designate 19 acres from Urban Low Density Residential to Urban Medium Density Residential northwest of the intersection of Maltby and Jewell Roads, east and west of York Road, is consistent with GPP Objective LU 2.A to increase residential densities within UGAs by concentrating and intensifying development in appropriate locations.
16. The proposal by the county council (128<sup>th</sup> St Urban Center SW21) to re-designate 83 acres from Urban Low Density Residential, Urban Commercial and Urban Industrial to Urban Center in the southeast quadrant of 128<sup>th</sup> St SE and Interstate 5 is a logical extension of the existing Urban Center designation which encompasses the northeast, northwest and southwest quadrants of the intersection. The proposal is consistent with the following GPP and CPP Goals, Objectives and Policies:
  - a. The proposal is consistent with countywide planning policies OD-1 "Promote development within urban growth areas in order to use land efficiently" and HO-2 "Encourage land use, economic and housing policies that co-locate jobs and housing to optimize use of existing and planned transportation systems and capital facilities."
  - b. The proposal is consistent with the following GPP Objectives and Policies:
    - Objective LU 2.A, "Increase residential densities within UGAs by concentrating and intensifying development in appropriate locations."
    - Policy LU 3.A.3, "Urban Centers shall be located adjacent to a freeway/highway...and within one-fourth mile walking distance from a transit center."
17. The proposal by Kapela (SW22) to re-designate 15 acres from Urban Commercial to Urban Center on the east side of State Route 99 and south of 156<sup>th</sup> St SE is consistent with the following GPP and CPP Goals, Objectives and Policies:
  - a. The proposal is consistent with countywide planning policies OD-1 "Promote development within urban growth areas in order to use land efficiently" and HO-2 "Encourage land use, economic and housing policies that co-locate jobs and housing to optimize use of existing and planned transportation systems and capital facilities."
  - b. The proposal is consistent with the following GPP Objectives and Policies:



- Objective LU 2.A, "Increase residential densities within UGAs by concentrating and intensifying development in appropriate locations."
  - Policy LU 3.A.3, "Urban Centers shall be located adjacent to a freeway/highway ... and within one-fourth mile walking distance from a transit center."
18. The proposal by Crane (SW23) to re-designate 7 acres from Urban High Density Residential to Urban Center on the east side of 44<sup>th</sup> Ave W and north of 212<sup>th</sup> St SW is consistent with GPP Policy LU 3.A.3 regarding locational criteria for Urban Centers and is consistent with GPP Policy NE 1.B.1 regarding consideration of environmental sensitivity and ecological functions when redesignating to a more intensive land use.
19. In response to transportation concerns raised by planning staff, the proponents of SW 14 (McNaughton) and SW 20 (Park Ridge Chapel) submitted written comments into the record. The county council agrees with the proponents and finds that the concurrency requirements contained in the Transportation Element and chapter 30.66B SCC will address the transportation concerns previously identified by planning staff.

**Section 2.** The county council makes the following conclusions regarding the amendments adopted by this ordinance:

- A. The amendments maintain the GMACP's consistency with the multi-county policies adopted by the Puget Sound Regional Council and with the CPPs for Snohomish County.
- B. The amendments are consistent with the projected growth for the succeeding 20-year period, as required by the GMA requirements for the 10-Year Update.
- C. The proposed GPP text and FLU map amendments are consistent with the following final review and evaluation criteria of SCC 30.74:
  - 1. The proposed amendments maintain consistency with other elements of the GMACP.
  - 2. All applicable elements of the GMACP support the proposed amendments.
  - 3. The proposed amendments meet the goals, objectives, and policies of the GMACP as discussed in the specific findings.

4. The proposed amendments to the GPP text and FLU map amendments are consistent with the Countywide Planning Policies.
  5. The proposed amendments comply with the GMA.
- D. The proposal by PDS (GPP1) to amend GPP Policy LU 7.B.1 is necessary to prohibit the subdivision of property into lots of less than 10 acres that are designated Local Commercial Farmland. The proposed amendment provides consistency between SCC 30.32B.120 and the GMA Comprehensive Plan.
  - E. The proposal by PDS (GPP2a) to add GPP Policy LU 1.C.5 is necessary to defer urban rezones in UGA expansions where infrastructure is not currently planned for and is consistent with CPP policies that promote contiguous and orderly development and the provision of urban services including CPP OD-1 which requires timely and coordinated extension of urban services and utilities to new development.
  - F. The proposal by PDS (GPP2b) to add GPP Policy LU 5.B.13 is necessary to require new development in future UGA expansions in the Little Bear Creek drainage basin to use low impact development (LID) techniques. The proposal is consistent with GPP Policies NE 3.H.2 and 3.H.3 which directs the county to consider and adopt policies, programs and development regulations that encourage or create incentives for the use of low impact development regulations.
  - G. The proposal by PDS (GPP2c) to amend GPP policy LU 1.D.1 is necessary in order to require that individual UGA boundary expansions as a result of reconciliation of population and employment projections by Snohomish County Tomorrow and the county be consistent with the criteria for permitting UGA expansions under GPP Policy LU 1.A. The proposed amendment is consistent with the GMA requirement that the comprehensive plan of a county or city be an internally consistent document (RCW 36.70A.070).
  - H. The proposal by PDS (GPP3b) to amend GPP Policy LU 9.B.2 is necessary to allow property zoned R-5 with a mineral resource overlay designation to be subdivided while protecting the mineral resource.
  - I. The proposal by PDS (GPP3c) to amend the future land use map narrative is necessary to add Business Park as an implementing zone for the Urban Centers designation.
  - J. The proposal by PDS (GPP3d) to amend the future land use map narrative is necessary to add Planned Community Business as an implementing zone for the Urban Village designation and comply with remand Motion 05-602.
  - K. The proposal by PDS (GPP3e) to amend the 128<sup>th</sup> St. Urban Center Concept Map contained in Appendix H is necessary in order to establish consistency with the urban center boundary on the FLU map.

- L. The proposal by PDS (GPP3f) to amend the Future Land Use Map updates city boundaries due to annexations and updates the extent of tribal trust lands since the last official update of the FLU Map.
- M. The proposal by Barclay's North (Cavalero Hill LS3) to re-designate 11 acres from Urban Low Density Residential to Urban Village at the northeast corner of 79<sup>th</sup> Ave SE and 20<sup>th</sup> ST SE is consistent with GPP Policies LU 3.C.1, 3.C.2 and 3.C.4.
- N. The proposal by Barclay's North (Corniche LS4) to re-designate three acres from Urban High Density Residential to Urban Commercial at southwest corner of the intersection of Market Place and 91<sup>st</sup> Ave SE is consistent with GPP Policy LU 2.B.4.
- O. The proposal by McNaughton (SW14) to re-designate 74 acres from Urban Low Density Residential to Urban Medium Density Residential east of 35<sup>th</sup> Ave SE to the UGA Line and north of Maltby Road is consistent with GPP Objective LU 2.A to increase residential densities within UGAs by concentrating and intensifying development in appropriate locations.
- P. The proposal by Echelbarger (SW18) to re-designate two acres from Urban Low Density Residential to Urban Commercial at the northeast corner of 35<sup>th</sup> Ave SE and Seattle Hill Road is consistent with GPP Policy LU 5.A.6.
- Q. The proposal by Martha Lake Homeowners (SW19) re-designates 0.2 acres from Urban Commercial to Urban Low Density Residential at East Shore Drive near 164<sup>th</sup> St SE and is consistent with GPP Goal HO 2.
- R. The proposal by Park Ridge Chapel (SW20) to re-designate 19 acres from Urban Low Density Residential to Urban Medium Density Residential northwest of the intersection of Maltby and Jewell Roads, east and west of York Road, is consistent with GPP Objective LU 2.A to increase residential densities within UGAs by concentrating and intensifying development in appropriate locations.
- S. The proposal by the county council for the 128<sup>th</sup> St Urban Center (SW21) to re-designate 83 acres from Urban Low Density Residential, Urban Commercial and Urban Industrial to Urban Center at the southeast corner of 128<sup>th</sup> St SE and Interstate 5 is consistent with GPP Policies LU 2.B.2, 2.B.5, 3.A.1, 3.A.2, 3.A.3 and 3.A.5.
- T. The proposal by Kapela (SW22) to re-designate 15 acres from Urban Commercial to Urban Center on the east side of State Route 99 and south of 156<sup>th</sup> St SE is consistent with GPP Policies LU 2.B.2, 2.B.5, 3.A.1, 3.A.2, 3.A.3 and 3.A.5.
- U. The proposal by Crane (SW23) to re-designate 7 acres from Urban High Density Residential to Urban Center on the east side of 44<sup>th</sup> Ave W and north of 212<sup>th</sup> St SW is consistent with GPP Policy LU 3.A.3 regarding locational

criteria for Urban Centers and is consistent with GPP Policy NE 1.B.1 regarding consideration of environmental sensitivity and ecological functions when redesignating to a more intensive land use.

- V. All SEPA requirements with respect to these non-project actions have been satisfied by the actions identified in Findings E, F, G, and H, above.
- W. The proposal has been broadly disseminated and opportunities have been provided for written comments and public hearing after effective notice.
- X. A public hearing was held before the county council on December 11, 2006 continued to December 13 and 20, 2006 which meets state and local public participation requirements for the adoption of an ordinance under the GMA.
- Y. The county council considered the entire hearing record and written testimony during the public comment period, and oral testimony given during a public hearing before the county council.

**Section 3.** The county council bases its findings and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

**Section 4.** Based on the foregoing findings and conclusions, the Snohomish County GMA Comprehensive Plan - General Policy Plan Appendix H and Future Land Use Map last amended by Ordinance No. 06-053, amending the Southwest UGA, on July 19, 2006, is amended as indicated in Exhibit A to this ordinance (maps individually identified as LS3 Cavalero Hill, LS4 Corniche, SW14 McNaughton, SW18 Echelbarger, SW19 Martha Lake Home Owners, SW20 Park Ridge Chapel, SW21 128<sup>th</sup> St Urban Center, SW22 Kapela, SW23 Crane, GPP3e 128<sup>th</sup> Street Urban Center Design Concept and GPP3f GPP Map 1) 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 Snohomish County GMA Comprehensive Plan - General Policy Plan last amended by Ordinance No. 06-053 on July 19, 2006, is amended as indicated in Exhibit B to this ordinance (GPP1, GPP2a, GPP2b, GPP2c, GPP3b, GPP3c, and GPP3d) which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

**Section 6.** The county council directs the Code Reviser to update SCC 30.10.060 pursuant to the authority in SCC 1.02.020(3) upon adoption of this ordinance.

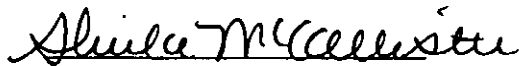
**Section 7. Severability.** If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality 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.

PASSED this 20<sup>th</sup> day of December, 2006.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

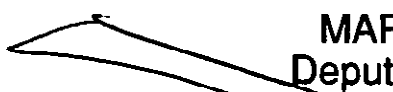
  
\_\_\_\_\_  
Council Chair

ATTEST:

  
\_\_\_\_\_  
Asst. Clerk of the Council

APPROVED  
 EMERGENCY  
 VETOED

DATE: Jan. 9, 2007

  
\_\_\_\_\_  
MARK SOINE  
Deputy Executive  
Snohomish County Executive

ATTEST:

  
\_\_\_\_\_  
01-09-07

Approved as to form only:

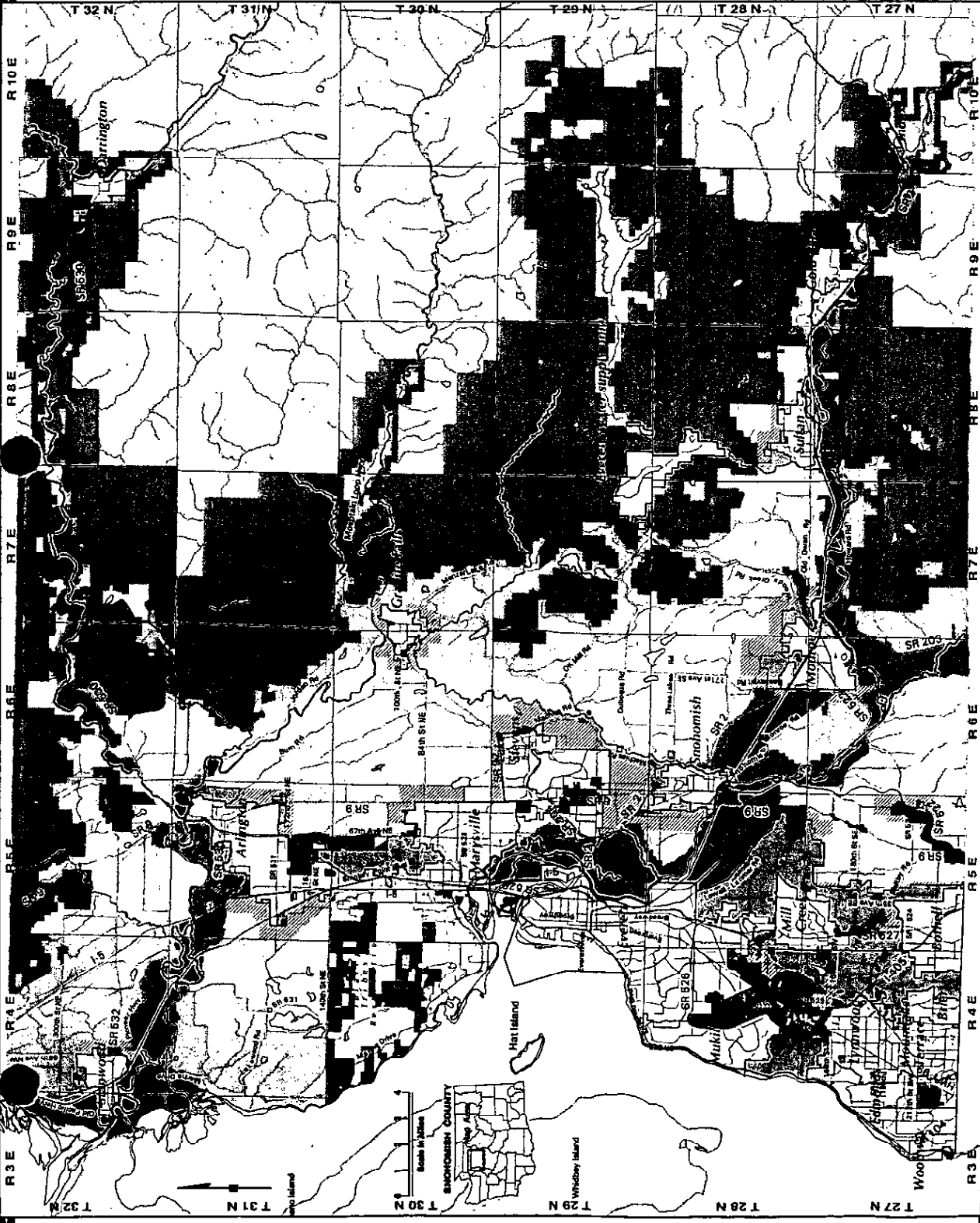
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Deputy Prosecuting Attorney

D-13

**Exhibit A**  
**Amended Ordinance No. 06-102**  
**General Policy Plan Future Land Use Map Amendments**

M Snohomish County  
**GMA Comprehensive Plan**  
**FUTURE LAND USE**  
 EFFECTIVE DATE: December 20, 2006

- |  |  |
|--|--|
|  | Traverse of Development Rights (UDR) Boundary Area Overlay |
|  | Urban Overlay Area Boundary                                |
|  | Unincorporated City Boundary (As of 12/31/05)              |
|  | Aerial Photography   |
|  | Waterway   |
- The location of the boundaries shown in this map are based on the most current information available. The boundaries shown are not intended to be a legal description of any land.
- AGREEMENTS TO**
- City of Everett
  - City of Marysville
  - City of Mount Vernon
  - City of Skagitway
  - City of Sultan
  - City of Troy
  - City of Ukiah
  - City of Vashon
  - City of Waukegan
  - City of Woodinville
  - City of Yacoma
  - City of Everett
  - City of Marysville
  - City of Mount Vernon
  - City of Skagitway
  - City of Sultan
  - City of Troy
  - City of Ukiah
  - City of Vashon
  - City of Waukegan
  - City of Woodinville
  - City of Yacoma
- AGREEMENTS TO**
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  - City of Vashon
  - City of Waukegan
  - City of Woodinville
  - City of Yacoma



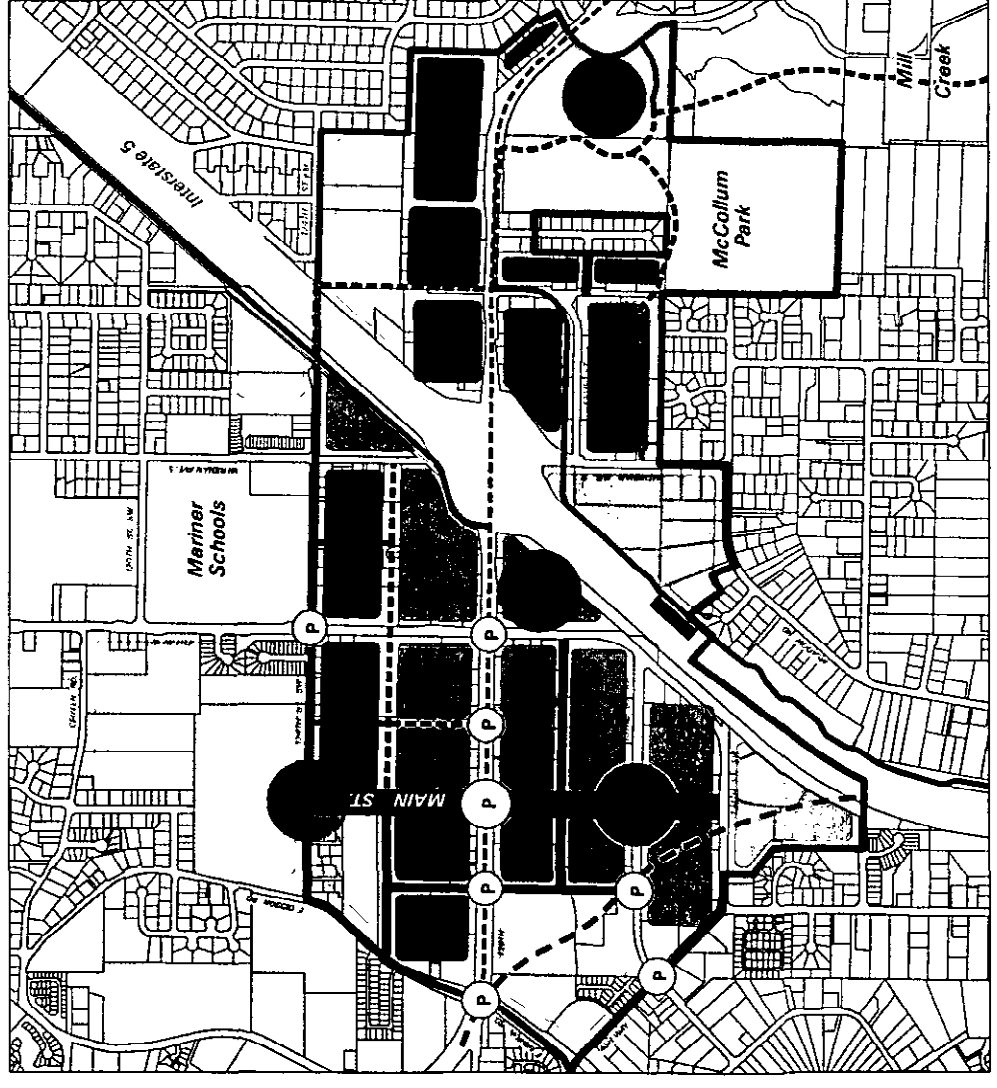
# Snohomish County Urban Centers 128th Street Urban Center Design Concept (GPP3e)

LEGEND DEC. 2006

- |  |                              |
|--|------------------------------|
| <b>CONCEPTUAL USES</b>   | <b>Urban Center Boundary</b> |
| Multiple Family Residential                                    | Pedestrian Improvement       |
| Multiple Family Residential Use                                |                              |
| Mixed Use Office, Commercial, and Residential                  | <b>EXISTING USES</b>         |
| Office   | Park                         |
| Commercial/Office  | Road Right-of-Way            |
| Civic Center   | Incorporated City            |
| Transit Flyer Stop   | Existing Bus Route           |
| Transit Center   | Existing Trail               |
| Civic Center/Transit Center                                    | Parcel Line                  |
| Wideable Main Street   | Incorporated City Boundary   |
| New Road   |                              |
| New Trail  |                              |
| Potential High Capacity Transit Route (Light Rail or Monorail) |                              |

Snohomish County disclaims any warranty of accuracy or reliability of the data or information contained herein. The design is made in good faith and the designer shall not be liable for any damages, losses, or liabilities arising from any use of this map.

Snohomish County Planning and Development Services, Cartography/IS Team, Oct. Dec. 16, 2006  
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# 2006 Final Docket Proposed Comprehensive Plan Amendment

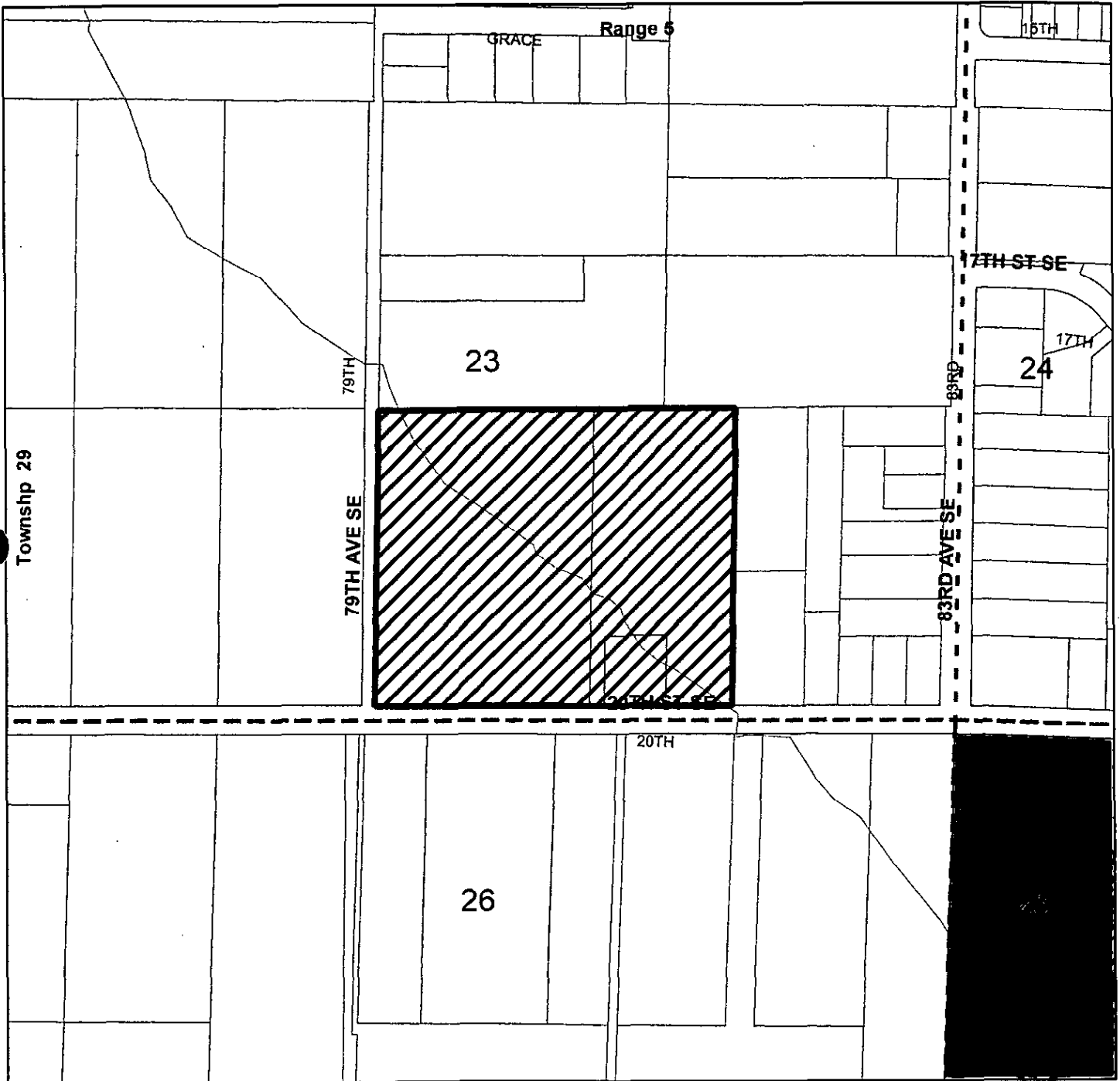
Planning Commission Recommendation



GMA Comprehensive Plan

## LS 3 ( Cavalero Hill )

Snohomish County



### Proposed Plan Amendment:

**LS3 ( Cavalero Hill )**  
Redesignate Urban Low  
Density Residential (4-6 DU/Ac.)  
to Urban Village

### Existing Plan Designations

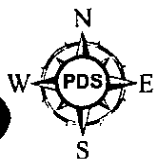
P/I  
 ULDR

### Urban Growth Area Boundary

Current Incorporated Cities  
 Assessor Parcel Base  
 Section Grid  
 Township-Range Grid

0 150 300 450 600  
Feet

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# 2006 Final Docket

## Proposed Comprehensive Plan Amendment


Planning Commission Recommendation

GMA Comprehensive Plan

### LS 4 ( Corniche )







#### Proposed Plan Amendment:





 LS4 (Corniche)

Redesignate Urban High Density Residential (12-24 DU/Ac.) to Urban Commercial

#### Existing Plan Designations:

-  Rural Res. (1DU/5 Ac. Basic)
-  Urban Medium Density Res.
-  Urban High Density Res.
-  Urban Commercial

#### Urban Growth Area Boundary

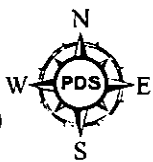
-  Current Incorporated Cities
-  Assessor Parcel Base
-  Section Grid
-  Township-Range Grid

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Produced by Snohomish County Department of Planning and Development Services, Cartography/GIS Team

October 2006



# 2006 Final Docket

## Proposed Comprehensive Plan Amendment

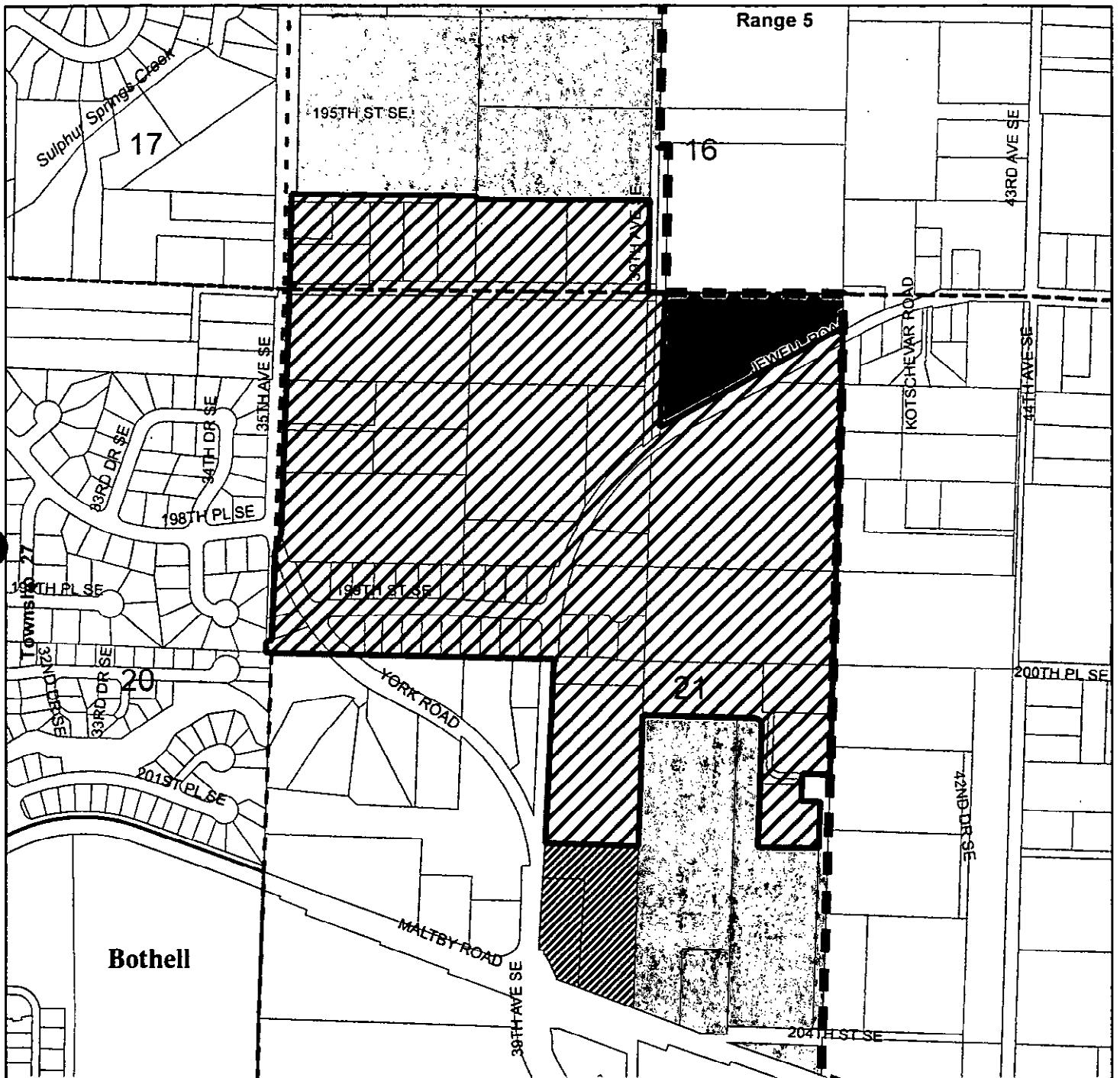
Planning Commission Recommendation



GMA Comprehensive Plan

### SW 14 (McNaughton)

Snohomish County








**Proposed Plan Amendment:**





 **SW14 (McNaughton)**

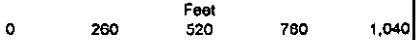
Redesignate Urban Low Density Residential (4-6 DU/Ac.) to Urban Medium Residential Density (6-12 DU/Ac.)

**Existing Plan Designations:**

-  Rural Res. (1DU/5 Ac. Basic)
-  Urban Low Density Res.
-  Urban Medium Density Res.
-  Urban Village
-  Public/Institutional Use

**Urban Growth Area Boundary**

-  Current Incorporated Cities
-  Assessor Parcel Base
-  Section Grid
-  Township-Range Grid



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# 2006 Final Docket

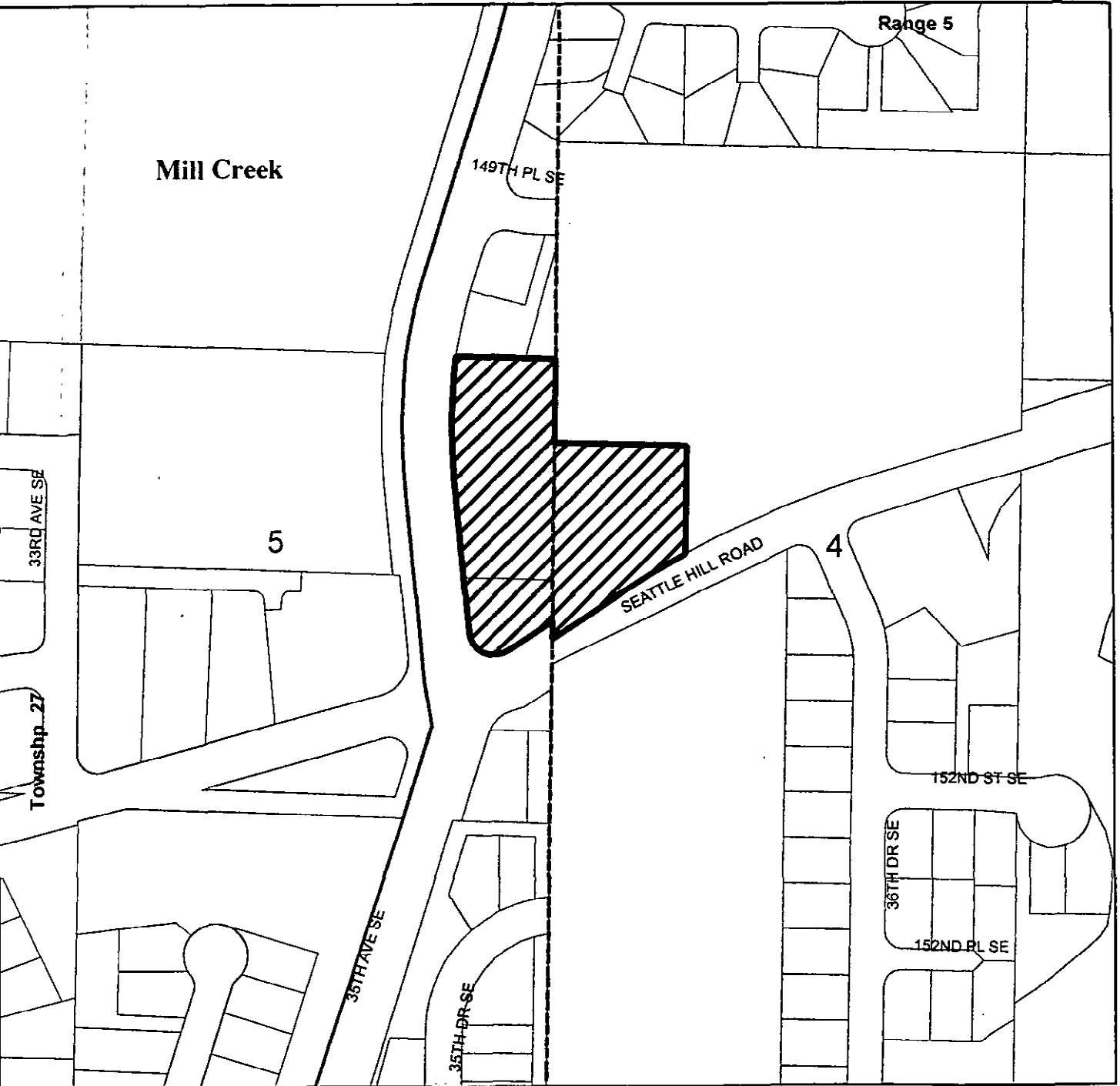
## Proposed Comprehensive Plan Amendment

Planning Commission Recommendation

GMA Comprehensive Plan

### SW 18 (Echelbarger)

  
Snohomish County



**Proposed Plan Amendment:**


 **SW18 (Echelbarger)**

Redesignate Urban Low Density Residential (4-6 DU/Ac.) to Urban Commercial

**Existing Plan Designations:**

Urban Low Density Res.

 Urban Growth Area Boundary

 Current Incorporated Cities

 Assessor Parcel Base

 Section Grid

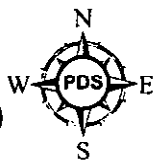
 Township-Range Grid

0 100 200 300 400 Feet

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Produced by Snohomish County Department of Planning and Development Services, Cartography/GIS Team

October 2006



# 2006 Final Docket

## Proposed Comprehensive Plan Amendment

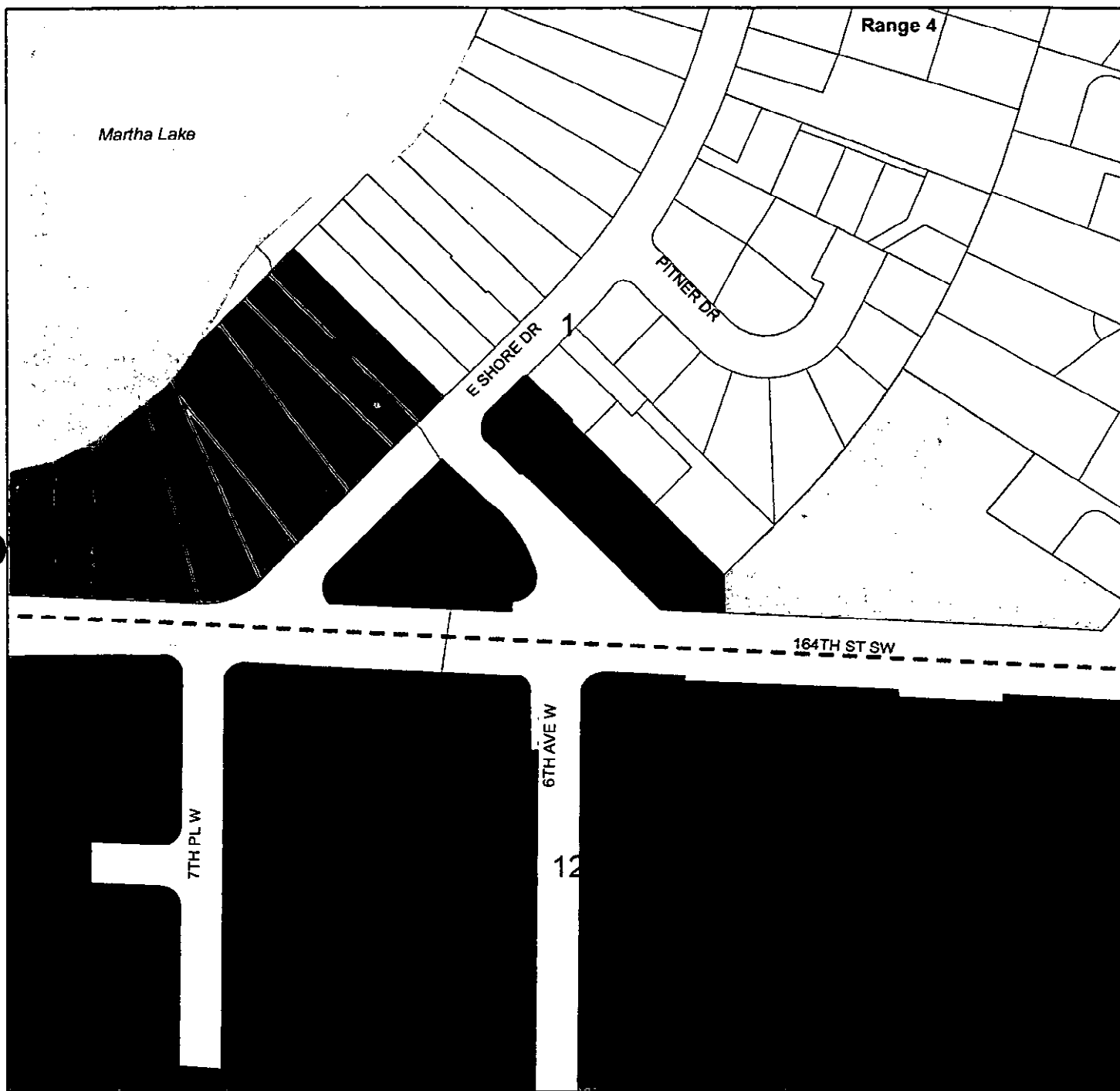
Planning Commission Recommendation



GMA Comprehensive Plan

### SW 19 ( Martha Lake Home Owners )

Snohomish County



**Proposed Plan Amendment:**

**SW19 ( Martha Lake Home Owners )**

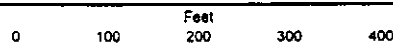
Redesignate Urban Commercial to Urban Low Density Residential (4-6 DU/Ac.)

**Existing Plan Designations:**

- Urban Low Density Res.
- Urban Medium Density Res.
- Urban High Density Res.
- Urban Commercial
- Public/Institutional Use

Urban Growth Area Boundary

- Current Incorporated Cities
- Assessor Parcel Base
- Section Grid
- Township-Range Grid



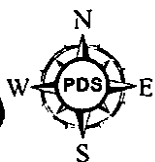
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# 2006 Final Docket

## Proposed Comprehensive Plan Amendment

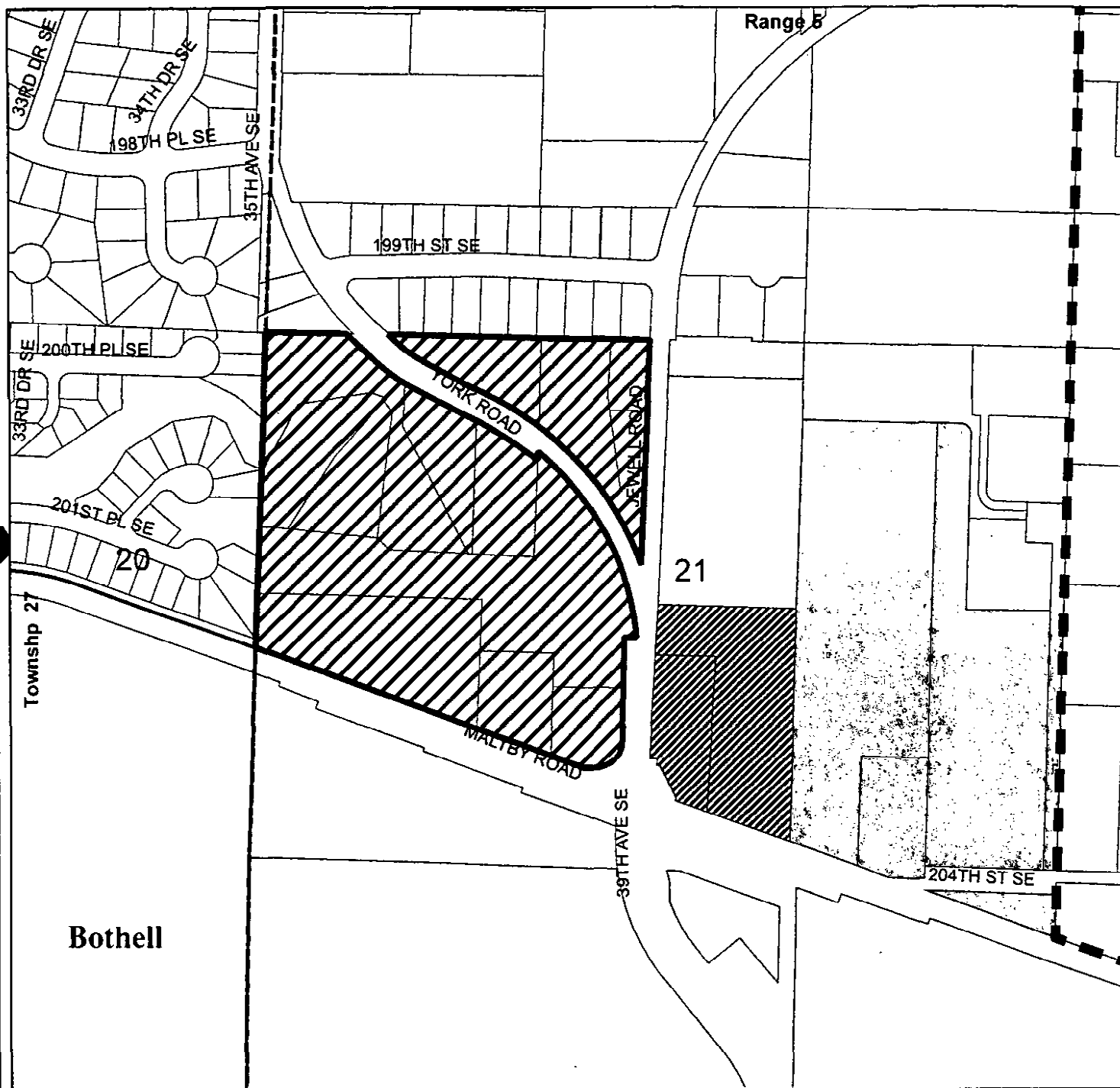
Planning Commission Recommendation



GMA Comprehensive Plan

### SW 20 ( Park Ridge Chapel )

Snohomish County



**Proposed Plan Amendment:**

**SW20 ( Park Ridge Chapel )**

Redesignate Urban Low Density Residential (4-6 DU/Ac.) to Urban Medium Density Residential (6-12 DU/Ac.)

**Existing Plan Designations:**

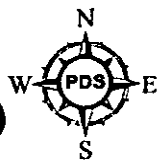
- Rural Res. (1 DU/5 ac. Basic)
- Urban Low Density Res.
- Urban Medium Density Res.
- Urban Village

Urban Growth Area Boundary

- Current Incorporated Cities
- Assessor Parcel Base
- Section Grid
- Township-Range Grid

0 175 350 525 700 Feet

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10/18/2006 - 4:59:43 PM



# 2006 Final Docket

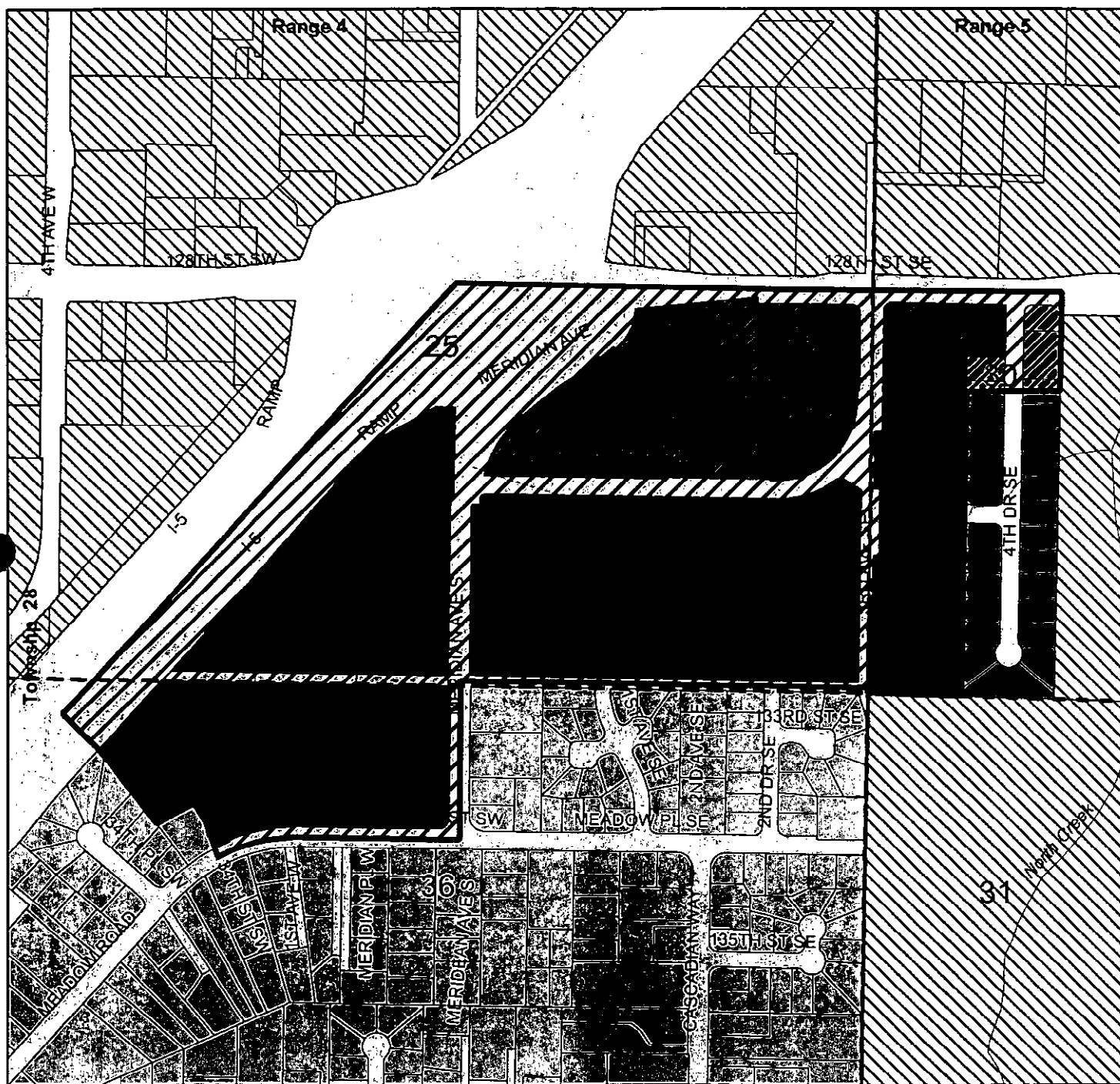
## Proposed Comprehensive Plan Amendment




GMA Comprehensive Plan

### SW 21 (128th St. Urban Center)

Snohomish County








**Proposed Plan Amendment:**





 SW21 (128th St Urban Center)

Redesignate Urban Medium Density Residential, Urban Commercial and Urban Industrial to Urban Center

**Existing Plan Designations**

-  Urban Center
-  Urban Commercial
-  Urban Industrial
-  Urban Low Density Res.
-  Urban Medium Density Res.

 Urban Growth Area Boundary

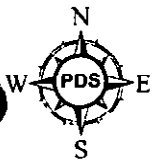
-  Current Incorporated Cities
-  Assessor Parcel Base
-  Section Grid
-  Township-Range Grid

December 2006 Feet  
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Map Document: (W:\p\carto\Full\arup\pref\ar7\Docket 2006\Final Docket County Council\_hearing12-11-06\Individual Ordinance Maps\SW21\_FLU\_rev121506.mxd) 12/15/2006



# 2006 Final Docket

## Proposed Comprehensive Plan Amendment

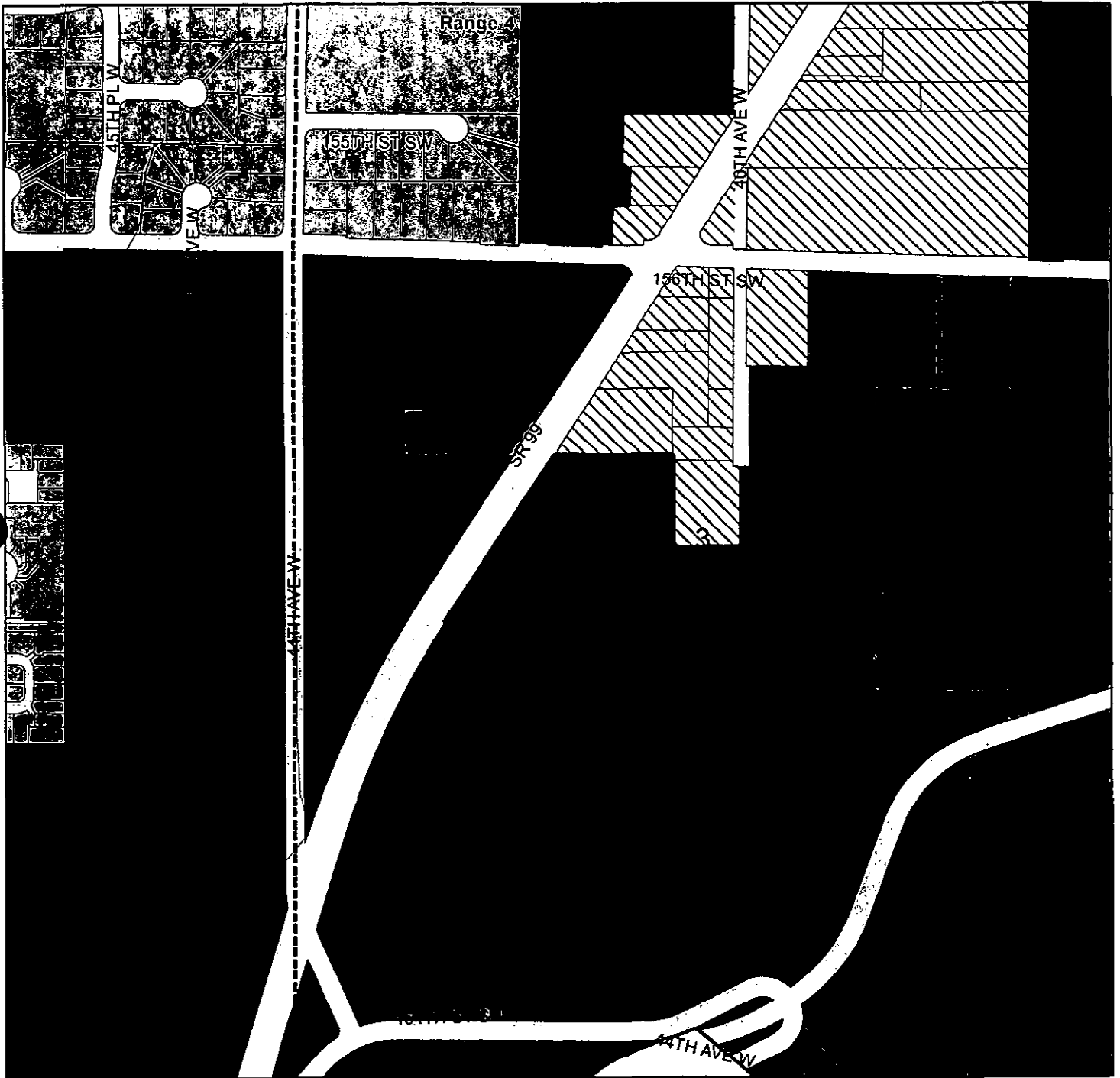
Planning Commission Recommendation



GMA Comprehensive Plan

### SW 22 (Kapela)

Snohomish County








#### Proposed Plan Amendment:



**SW22 (Kapela)**

Redesignate Urban Commercial to Urban Center

#### Existing Plan Designations

-  Public/Institutional Use
-  Urban Center
-  Urban Commercial
-  Urban High Density Res.
-  Urban Medium Density Res.



Urban Growth Area Boundary



Current Incorporated Cities



Assessor Parcel Base



Section Grid



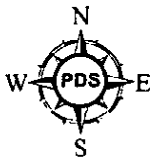
Township-Range Grid

Feet 0 200 400 600 800

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# 2006 Final Docket Proposed Comprehensive Plan Amendment

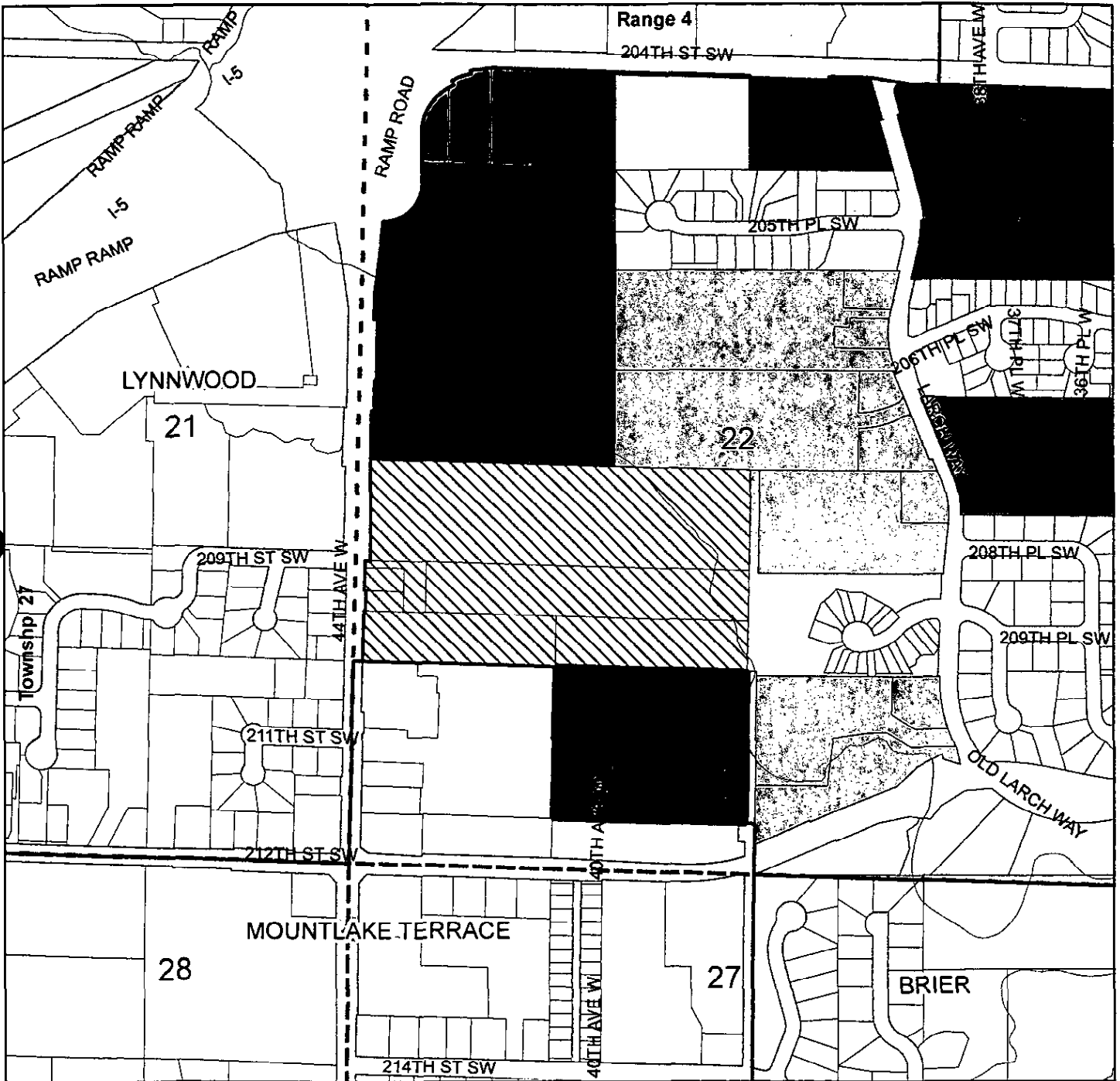
Planning Commission Recommendation



GMA Comprehensive Plan

## SW 23 (Crane)

Snohomish County



### Proposed Plan Amendment:

- SW23 (Crane)
- Redesignate Urban High Density Residential to Urban Center

### Existing Plan Designations

- Public/Institutional Use
- Urban Center
- Urban Commercial
- Urban High Density Res.
- Urban Medium Density Res.
- Urban Low Density Res.

### Urban Growth Area Boundary

- Current Incorporated Cities
- Assessor Parcel Base
- Section Grid
- Township-Range Grid



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**Exhibit B**  
**Amended Ordinance No. 06-102**  
**General Policy Plan Text Amendments**

**GPP1**

**Amend GPP Policy LU 7.B.1 on page LU-52 to prohibit the subdivision of property into lots of less than 10 acres that are designated Local Commercial Farmland.**

The proposed amendment to Policy LU 7.B.1 would read:

Areas designated Local Commercial Farmland and not zoned Agriculture-10 shall not be divided into lots of less than 10 acres except when used exclusively for agricultural purposes. ~~((A rural cluster subdivision on lands designated Local Commercial Farmland may be approved at a basic lot yield of 1 lot per 200,000 square feet, provided no new lots of less than one acre are created.))~~

**GPP2a**

**Add new GPP Policy LU 1.C.5 on page LU-8 to defer urban rezones in UGA expansions where infrastructure is not planned for.**

The proposed new Policy LU 1.C.5 would read:

**LU 1.C.5** The county may consider the expansion of UGA boundaries as part of a 10-Year Update to the Comprehensive Plan or as part of a growth target and plan reconciliation process that follows a 10-Year Update, while deferring implementing zoning in situations where urban infrastructure or special regulatory controls are needed and anticipated but are not in place to serve the population and employment allocated to the UGA. Where such UGA expansions with deferred implementing zoning are approved, no rezoning of properties within the expansion area may occur until: (1) necessary capital facilities plan updates have been completed and adopted by the utility provider; or (2) the necessary development regulations have been adopted.

**GPP2b**

**Add new GPP Policy LU 5.B.13 on page LU-33 to require the use of LID techniques for new development in future UGA expansions in the Little Bear Creek Watershed. Adopt map delineating the Little Bear Creek Watershed.**

The proposed new Policy LU 5.B.13 would read:

**LU 5.B.13** New development, excluding single-family residential building permits, proposed within any portion of a Southwest UGA expansion area approved on or after December 20, 2006, located in the Little Bear Creek

Watershed shall, when site conditions allow, use low impact development techniques consistent with the Puget Sound Action Team's Low Impact Development Technical Guidance Manual for Puget Sound to meet storm water management standards instead of conventional methods.

**GPP2c**

**Amend GPP Policy LU 1.D.1 on page LU-8 to require that UGA expansions under reconciliation shall be consistent with the criteria for UGA expansions under Policy LU 1.A.11**

The proposed amendment to Policy, LU 1.D.1 would read:

Following the reconciliation of population and employment projections by Snohomish County Tomorrow and the county, make adjustments to UGA boundaries, if necessary. A UGA boundary adjustment shall be considered only when necessary to ensure adequate capacity for accommodating projected urban growth in the succeeding 20-year period, as required by Policy LU 1.A.11 and when it is consistent with GPP policies and the GMA.

**GPP3b**

**Amend GPP Policy LU 9.B.2 to page LU-67 allow property zoned R-5 with a mineral resource overlay designation to be subdivided while protecting the mineral resource.**

The proposed amendment to Policy LU 9.B.2 would read:

The county shall prohibit residential subdivision where the MRO coincides with a 5-acre rural residential designation. Where the MRO covers only a portion of a rural 5-acre designated parcel, ~~((that portion of the parcel not covered by the MRO))~~ the parcel may be subdivided provided that:

- a. minimum lot size requirements can be met according to underlying zoning;
- b. rural cluster subdivision is used; and
- c. the portion of the property having the MRO overlay shall be preserved for future mineral resource use ~~((mineral resource deposit is protected for future resource use))~~ by adequate buffers, setbacks and open space ~~((provisions))~~.

**GPP3c**

**On page LU-91, under “Center Designations,” add Business Park to the list of implementing zones under the Urban Center plan designation.**

The proposed amendment would read:

**Urban Center.** This designation identifies a higher density area that contains a mix of residential and non-residential uses, and whose location and development are coordinated with the regional high capacity transportation system. The implementing ~~((zone is))~~ zones are Planned Community Business and Business Park. Urban Centers Demonstration Program (SCC 30.34A) is an optional regulatory tool.

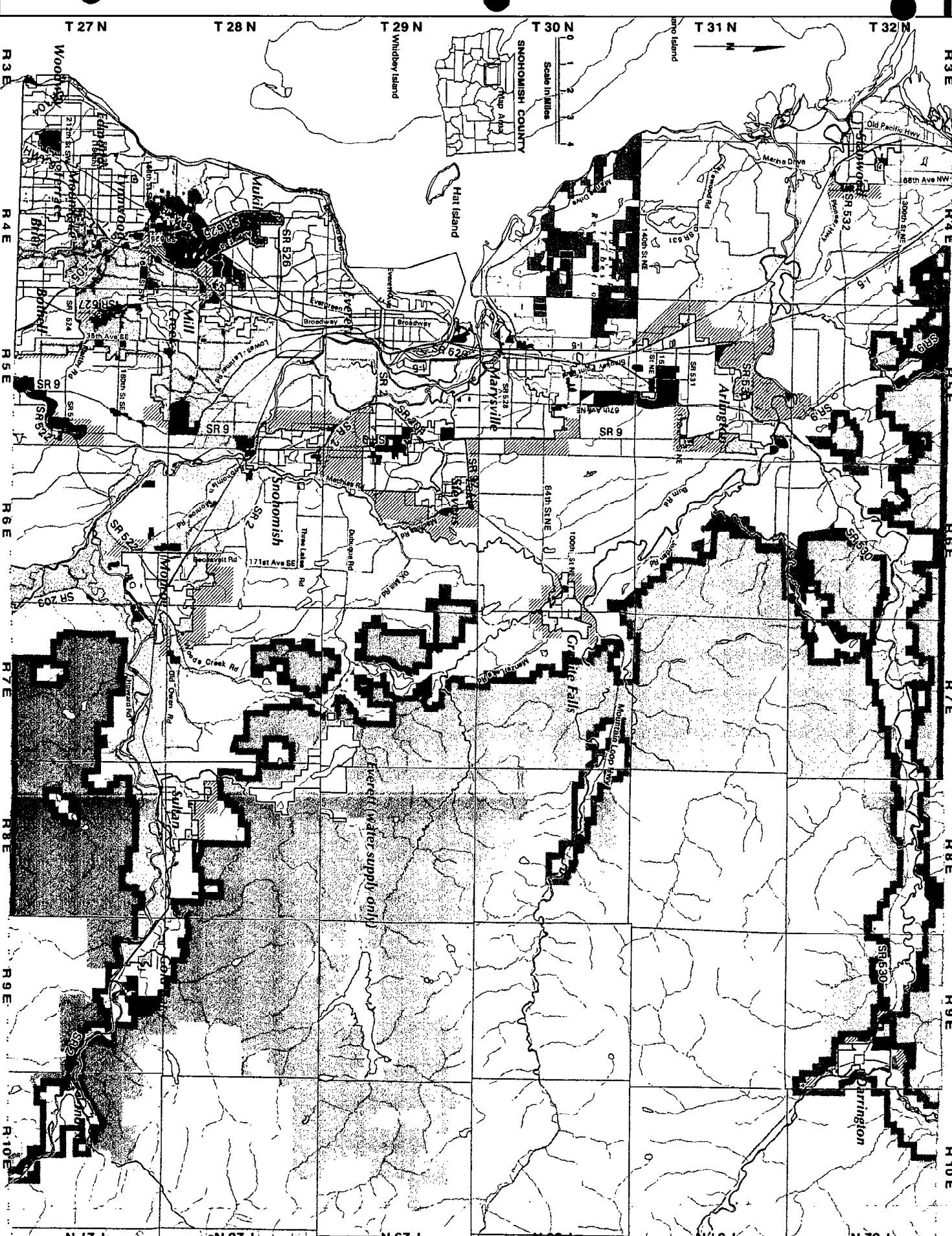
**GPP3d**

**On page LU-91, under “Center Designations,” add Planned Community Business to the list of implementing zones under the Urban Village plan designation.**

The proposed amendments would read:

**Urban Village.** This designation identifies a mixed-use area with higher density residential development located within neighborhoods and communities. Urban Villages are smaller than Urban Centers. The implementing ~~((zone is))~~ zones are Neighborhood Business and Planned Community Business. The Urban Centers Demonstration Program (SCC 30.34A) is an optional regulatory tool.

R 3 E R 4 E R 5 E R 6 E R 7 E R 8 E R 9 E R 10 E



# Snohomish County GMA Comprehensive Plan FUTURE LAND USE

EFFECTIVE DATE: December 20, 2006

- National Forest (includes state parks and non-ferrous public lands)
- Local Forest (Tidsp Ohy)
- Commercial Forest
- Forest Transition Area
- Local Commercial Farmland
- Updated Commercial Farmland
- Riverside/Commercial Farmland
- Urban Horticulture
- Low Density Rural Residential (1 DU20 Acres)
- Rural Residential-10 (1 DU10 Acres)
- Rural Residential-4 (1 DU5 Acres)
- Rural Residential - RD (1 DU5 Acres)
- Rural Residential (1 DU5 Acres)
- Urban Low Density Residential (1 DU1/2 to 8 DU1/2 Acres)
- Urban Medium Density Residential (1 DU1/2 to 8 DU1/2 Acres)
- Urban High Density Residential (1 DU1/2 to 8 DU1/2 Acres)
- Public/Industrial
- Recreational Land
- Rural Fireway Service
- Outsider Rural Commercial
- Reservation Commercial
- Urban Commercial
- Urban Village
- Transition/Urban Village
- Urban Center
- Manufacturing/Industrial Center (Open Lots Area Overlay)
- Rural Industrial
- Urban Industrial
- Other Pending Completion of Master Plan
- Incorporated Cities, Towns, and Villages
- Special Use Districts (As of 12/31/05)
- Regulation Transition Area Overlay
- Transfer of Development Rights (TDR) Secondary Area Overlay

Map 1  
Snohomish County  
GMA Comprehensive Plan  
FUTURE LAND USE  
EFFECTIVE DATE: December 20, 2006

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