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SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 06-109

REVISING THE EXISTING URBAN GROWTH AREA
FOR THE CITY OF SULTAN, AMENDING
AMENDED ORDINANCE NO. 05-082 AND AMENDING AMENDED ORDINANCE NO. 05-069

WHEREAS, the Growth Management Act (GMA), RCW 36.70A.110 requires Snohomish County to designate urban growth areas (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 (WAC 365-195-335 (1)(a)); and

WHEREAS, the Snohomish County Council designated a Final UGA for Sultan (Ordinance No. 94-124) 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 No. 94-125 which adopted a GMA Comprehensive Plan (GMACP) including a General Policy Plan (GPP) and Future Land Use Map; and

WHEREAS, the Snohomish County Council amended the UGA for the City of Sultan in Amended Ordinance No. 98-115 on December 27, 1998, and in Amended Ordinance No. 05-082 on December 21, 2005 in conformance with the requirements of the GMA; and

WHEREAS, the planning goals of the GMA, which guide development of comprehensive plans and implementing ordinances, state that development shall be encouraged "in urban areas where adequate public facilities and services exist or can be provided in an efficient manner" (RCW 36.70A.020(1)), and that "the inappropriate conversion of undeveloped land into sprawling, low-density development" is to be reduced (RCW 36.70A.020(2)); and

WHEREAS, the GMA states that a UGA "may include territory that is situated outside of a city only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth" (RCW 36.70A.110(1)); and

WHEREAS, the GMA states that "[u]rban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources," (RCW 36.70A.110(3)); and

WHEREAS, the GMA requires that, based upon the population projection made for the county by the Washington State Office of Financial Management (OFM), the UGAs in the county "shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county . . . for the succeeding twenty-year period," (RCW 36.70A.110(2)); and

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WHEREAS, RCW 36.70A.110(2) requires that Snohomish County and its cities use the growth management population projection made for the county by the OFM as the basis for urban growth area determination; and

WHEREAS, OFM issued growth management population projections for Snohomish County in January 2002 that included a range for potential 2025 total county population that varied from a low of 795,725 to a high of 1,062,903; and

WHEREAS, Countywide Planning Policy UG-2 requires that the cities and the county engage in the cooperative planning process of Snohomish County Tomorrow (SCT) in order to establish a subcounty allocation of projected growth for coordination of growth management plans; and

WHEREAS, the Planning Advisory Committee (PAC) of SCT conducted a technical review of the preliminary 2025 growth target preferences for cities, unincorporated urban growth areas, unincorporated municipal urban growth areas, and the rural/resource area of Snohomish County and recommended by consensus an initial population and employment growth target allocation for the year 2025 targets to update Appendix B of the Countywide Planning Policies (CPPs); and

WHEREAS, on February 11, 2004, the Snohomish County Council amended Appendix B of the CPPs through Amended Ordinance No. 04-006 to include the 2025 initial growth targets as recommended by the SCT Steering Committee; and

WHEREAS, the territory added to the Sultan UGA herein is consistent with the requirements of RCW 36.70A.110(1) because it is either characterized by urban growth or adjacent to territory already characterized by urban growth; and

WHEREAS, these Sultan UGA expansions provide an adequate amount of land to accommodate the twenty-year population and employment allocation as required by RCW 36.70A.110(2); and

WHEREAS, RCW 36.70A.130(3) directs counties planning under the GMA to take legislative action to review and, if needed, revise its comprehensive plan and development regulations to ensure that the plan is capable of accommodating forecasted population growth for the succeeding 20-year period; and

WHEREAS, in the spring of 2003 the county provided general notice it was, pursuant to RCW 36.70A.130, undertaking a review of its comprehensive plan as part of the seven-year compliance review along with the separate 10-year update process, through its widely disseminated *Focus on Tomorrow Newsletter* and through updates to the county website; and

WHEREAS, public open houses concerning the seven-year compliance review and the 10-year update, were held in Everett on February 4, 2003, in Lynnwood on February 6, 2003, Monroe on February 10, 2003, and Arlington on February 19, 2003; and

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WHEREAS, on July 22, 2003, the county council and planning commission conducted a joint public meeting in Everett concerning the seven-year compliance review and 10-year update; and

WHEREAS, on November 8, 2003, an all-day event referred to as "Planners in the Library" was held in Lynnwood, Marysville, and Monroe, for the purpose of discussing the seven-year compliance review and 10-year update with the public; and

WHEREAS, in April 2004, the county updated the public on the seven-year compliance review and 10-year update process through its widely disseminated *Focus on the Future Newsletter* and placed on the county website and through updates to the county website; and

WHEREAS, the county held public hearings concerning the seven-year compliance review and 10-year update in Arlington on June 1, 2004, and June 8, 2004, as well as in Everett on June 3, 2004; and

WHEREAS, on May 15, 2004, an all-day event known as "Planners in the Library" was held in Lynnwood, Marysville, and Monroe, for the purpose of discussing the seven-year compliance review update and 10-year update with the public; and

WHEREAS, Snohomish County Department of Planning and Development Services ("PDS") staff hosted public workshops on the seven-year compliance review and 10-year update in Lynnwood on June 14, 2004, in Monroe on June 16, 2004, and in Arlington on June 17, 2004; and

WHEREAS, on June 29, 2004, the county council and planning commission conducted a joint public hearing in Everett concerning the seven-year compliance review and 10-year update; and

WHEREAS, on July 27, 2004, PDS presented overviews of the seven-year compliance review and 10-year update to the planning commission and the County Council Planning Committee; and

WHEREAS, on October 12, 2004, PDS unveiled its "preferred alternative" future land use map at an advertised public meeting before the planning commission; and

WHEREAS, on October 14 and 20, 2004, PDS held public open houses to facilitate public knowledge of, and to receive public input concerning the "preferred alternative" future land use map; and

WHEREAS, on November 3, 4, 9 and 18, 2004, PDS held public workshops with city and county planning commissioners to discuss key policy issues related to the comprehensive plan, including infrastructure challenges for transportation, parks and drainage, economic development, resource land preservation, fully-contained communities, and others; and

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WHEREAS, on April 19, 21, and 28, 2005, PDS held public open houses on the department's recommended package of comprehensive plan amendments for the 10-Year update, including amendments to the GPP, the Transportation Element, the Capital Facilities Plan, the Comprehensive Park and Recreation Plan, the Future Land Use Map, the county zoning map, and selected sections of the code; and

WHEREAS, on May 24 and 26, and June 1 and 2, 2005, the planning commission and the county council held joint public hearings to receive public testimony concerning the proposed amendments to the comprehensive plan; and

WHEREAS, on June 7, 9, 14, and 21, 2005, the planning commission deliberated on the PDS recommended package of comprehensive plan amendments at an advertised public hearing; and

WHEREAS, at the conclusion of the public hearing the planning commission voted to recommend adoption of the proposed package of comprehensive plan amendments, with certain modifications as enumerated in its recommendation letter of July 26, 2005; and

WHEREAS, the county council held public hearings on October 3, 4, 5 and 6, 2005 and December 7, 2005, to hear public testimony and consider the entire record, including the planning commission's recommendations on the full package of comprehensive plan amendments; and

WHEREAS, the county council deliberated on the planning commission recommendations, executive alternatives, and public testimony on October 10, 11, 12, 17, 18, 19, 20 and 31, 2005 and November 3 and 9, 2005 and December 14, 19 and 21, 2005; and

WHEREAS, the Snohomish County Council approved amendments to the comprehensive plan through the 10-Year Update to the GMA Comprehensive Plan process (Amended Ordinance No. 05-069) on December 21, 2005; and

WHEREAS, the GMA Comprehensive Plan was last amended by Ordinance No. 06-053 on July 19, 2006; and

WHEREAS, the Snohomish County Council approved amendments to the Final UGA for Sultan (Amended Ordinance No. 05-082) on December 21, 2005, after holding public hearings from February 4, 2003, through December 7, 2005, in conformance with the requirements of the GMA; and

WHEREAS, in Motion No. 05-601, the Snohomish County Council determined that final action on two proposed UGA expansion areas 3A and 3B from the County Council's Map Options List should be deferred pending the following actions in 2006:

- (1) the population reconciliation process, as provided for in Countywide Planning Policy UG-2 and General Policy Plan Policies PE-3 through PE-5;
- (2) joint county-city utility service planning and/or study to determine whether appropriate urban services can be provided within a reasonable timeframe; or
- (3) the completion and/or refinement of environmental review required under SEPA; and

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WHEREAS, in Motion No. 05-601, the Snohomish County Council further directed the planning commission to (1) hold one or more public hearings regarding the proposed UGA expansion areas, (2) coordinate the timing of its public hearings with Planning & Development Services and the county council, and (3) develop new recommendations concerning these proposed expansion areas based on testimony and stakeholder input and the outcome of the actions identified above; and

WHEREAS, the City of Sultan has coordinated with Snohomish County to take the above actions; and

WHEREAS, Amended Ordinance No. 04-006 adopted the Initial 2025 Population Growth Target for the Sultan UGA at 11,119 in Appendix B of the Countywide Planning Policies (CPPs); and

WHEREAS, on December 21, 2005, in Motion No. 05-601, the Snohomish County Council remanded the proposed UGA expansions that would provide the capacity to meet the Initial 2025 Population Growth Target of 11,119 for the Sultan UGA, thereby requiring a lower population allocation and a lower adopted population target to the City of Sultan; and

WHEREAS, on December 21, 2005, consistent with the adopted UGA boundaries in Amended Ordinance No. 05-082, which did not include the areas identified as 3A and 3B in Motion No. 05-601, the Snohomish County Council adopted Appendix D of the General Policy Plan through Amended Ordinance No. 05-069, setting the 2025 population target for the Sultan UGA at 10,840;

WHEREAS, the increased population capacity within the Sultan UGA if areas 3A and 3B are included supports the adoption of a 2025 population growth target of 11,119, consistent with the initial 2025 population growth target in Appendix B of the CPPs; and

WHEREAS, the City of Sultan and Snohomish County agree to a reconciled population target of 11,119 for an area encompassing the currently adopted UGA boundary, area 3A, and area 3B, as shown in Exhibit A; and

WHEREAS, Snohomish County Tomorrow recommended a reconciled population target of 11,119 to the Snohomish County Council on May 24, 2006; and

WHEREAS, the City of Sultan has conducted utility service planning by developing a General Sewer Plan Amendment dated April 2006, a General Water Plan Amendment dated March 2006, a Wastewater Treatment Plant Upgrade Engineering Report adopted September 2006, and a Capital Facilities Plan amendment adopted December 2006; and

WHEREAS areas 3A and 3B received environmental review as required under SEPA in the Draft Environmental Impact Statement (DEIS), dated May 2004, for the 10-Year Update to the GMA Comprehensive Plan, the Final Environmental Impact Statement (FEIS) dated December 2005, and the Addendum to the FEIS dated September 2006; and

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WHEREAS, the planning commission held a public hearing on September 26, 2006, regarding the proposed UGA expansion in areas 3A and 3B in coordination with the Snohomish County Council and Planning and Development Services; and

WHEREAS, the Snohomish County Council held a public hearing on December 11 2006, continued to December 13 and 20, 2006, regarding the proposed UGA expansions in areas 3A and 3B;

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 hereby adopts and incorporates by reference the findings and conclusions adopted and the legislative records developed in adopting Amended Ordinance No. 05-069 and Amended Ordinance No. 05-082.
- C. These amendments to the Sultan UGA, as depicted in Exhibit A to this ordinance which is attached hereto, are consistent with applicable GPP Policies, particularly those contained in the Population and Employment and Land Use sections including Goal LU 1, "Establish and maintain compact, clearly defined, well designed UGAs" and Goal LU 2 "Establish development patterns that use urban land more efficiently."
- D. This scale of expansion to this UGA is necessary to accommodate the population and employment growth forecasts for the year 2025. UGA-level growth targets were determined through the growth allocation process conducted through Snohomish County Tomorrow (SCT) in 2003. Initial UGA-level growth targets were determined through the growth allocation process conducted through SCT in 2003. Adjusted UGA-level growth targets were determined through the 10-year update process. In 2006, adjusted UGA-level targets were reconciled through SCT. These adjusted growth targets, set forth in Appendix D to the GPP, are within the range of growth management population projections provided for Snohomish County by OFM in January 2002.
- E. Snohomish County, in consultation with the City of Sultan and other cities, conducted a review and evaluation program of the densities being achieved in urban areas and the land use policies of the GPP as required by RCW 36.70A.215.
- F. The "Buildable Lands Report" completed in January 2003 evaluated development in the Sultan UGA and concluded that urban densities are being achieved within the Sultan UGA. The urban densities being achieved within the Sultan UGA are consistent with the policies contained within the county GPP and CPPs.
- G. The "Buildable Lands Report" determined that urban level densities are being achieved within the UGA and that the densities are consistent with the policies contained within the GPP. It was therefore determined that consideration of "Reasonable Measures" was not required under RCW 36.70A.215.
- H. SCT with a consultant, ECONorthwest, developed a Phase II report titled "Recommended Method for Evaluating Local Reasonable Measures Programs" in June of 2003.

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- I. A "Reasonable Measures" report was completed by Snohomish County in 2005 covering all of the unincorporated UGAs throughout Snohomish County including the Sultan UGA. The methodology recommended in the ECONorthwest report for evaluating Reasonable Measures was used in evaluating the Snohomish County effort to implement Reasonable Measures as documented in the 2005 report.
- J. The Reasonable Measures report concluded that Snohomish County has implemented a wide range of Reasonable Measures including permitting accessory dwelling units, providing housing tax credits and allowing density bonuses to developers.
- K. Consideration of Reasonable Measures, prior to consideration of expansion of the UGA, is required by CPP UG-14b. A list of Reasonable Measures to increase population, commercial or industrial capacity was included in the adopted CPPs as "Appendix C," and was considered. The Buildable Lands Report revealed no inconsistency between actual and planned for growth, so implementation of reasonable measures is not a condition to UGA expansions. However, pursuant to the countywide planning policies, the county has nonetheless implemented several reasonable measures and considered additional reasonable measures, as documented in the Snohomish County Reasonable Measures Background Report.
- L. The City of Sultan self-certified its compliance with reasonable measures requirements under RCW 36.70A.215.
- M. Snohomish County conducted a land capacity analysis for the entire county, culminating in a report entitled the December 22, 2005 Snohomish County UGA Land Capacity Analysis Technical Report, consistent with RCW 36.70A.110 and CPP UG-14d.
- N. The 2005 UGA Land Capacity Analysis Report concluded that the land capacity of the existing UGA, even with expected increases in residential densities anticipated through changes to land use designations and other measures undertaken by the city and the county to increase land capacity, will not be sufficient to meet these growth forecasts.
- O. The December 20, 2006 Addendum to the December 22, 2005 UGA Land Capacity Analysis Technical Report concluded that the proposed UGA expansions 3A and 3B help the county to accommodate the population and employment growth projected through 2025 consistent with GPP LU Policy 1.A.1.
- P. These expansions to the Sultan UGA, as depicted in Exhibit A to this ordinance which is attached hereto, include areas contiguous with the existing boundary and adjacent to areas characterized by urban growth and that have relatively few development constraints.
- Q. These expansions to the Sultan UGA, as depicted in Exhibit A to this ordinance which is attached hereto, include areas that can be reasonably served with public services and facilities and that are supported by the city for inclusion within its UGA.
- R. The City of Sultan has been consulted regarding these expansions to its UGA.
- S. The proposal has been broadly disseminated and there has been early and continuous public participation in the review of these expansions to the Sultan UGA as part of the 10-Year Update process.
- T. Following an extended scoping period that included a public scoping meeting held on July 22, 2003, a draft environmental impact statement (DEIS) was prepared and issued in May 2004. The DEIS analyzed the environmental impacts of three alternative growth and land

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use scenarios to address the state forecasts of population and employment growth to the year 2025.

- U. A final environmental impact statement (FEIS) was prepared and issued December 13, 2005, that provided responses to 382 comments on the DEIS received during the 60-day comment period and which provided supplemental analysis and information relating to the preferred alternative land use plan.
- V. An Addendum to the FEIS was prepared and issued September 8, 2006. The addendum analyzed the environmental impacts of the urban growth area expansions and associated rezones, as depicted in Exhibit A of this ordinance, which is attached hereto.
- W. Population, employment and housing elements are analyzed for the Sultan UGA expansion in Appendix A of the DEIS/FEIS.
- X. The population expansions to the Sultan UGA, as depicted in Exhibit A to this ordinance which is attached hereto, are supported by the December 20, 2006 Addendum to the December 22, 2005 Snohomish County UGA Land Capacity Analysis Technical Report adopted by the Snohomish County Council pursuant to RCW 36.70A.110 and the review of UGAs for the 10-year update to accommodate the succeeding twenty years of projected population growth, as required by RCW 36.70A.130(3) and thus are consistent with CPP UG-14(d) condition 2.
- Y. The proposed amendments to the Sultan UGA are a continuation of the 10-year update to the GMACP, pursuant to CPP UG-14(d)(2), to accommodate twenty years of projected population growth. Decisions on the proposed amendments have been deferred to 2006, pending population and employment reconciliation, utility planning, and environmental review as required by SEPA, as stated in Motion No. 05-601.
- Z. The proposed amendments to the Sultan UGA meet the requirements specified in Motion No. 05-601 for the following reasons:
 - (1) the City of Sultan has reconciled population and employment targets with Snohomish County, as provided for in Countywide Planning Policy UG-2 and General Policy Plan Policies PE-3 through PE-5; and
 - (2) the City of Sultan has developed and adopted water and sewer infrastructure plans and amendments, and has provided the county with a reasonable assurance that urban services can be provided within the UGA expansion areas in a timeframe commensurate with urban development of the areas; and
 - (3) the expansion areas as depicted in Exhibit A and attached hereto have received environmental review as required under SEPA. The expansions to the Sultan UGA are analyzed in the DEIS dated May 2004, and FEIS dated December 2005, and the Addendum to the FEIS dated September 8, 2006; and
 - (4) the planning commission held a public hearing on September 26, 2006, regarding the proposed UGA expansion in areas 3A and 3B, in coordination with the Snohomish County Council and Planning and Development Services.
- AA. The proposed amendments to the Sultan UGA are supported by the city and consistent with the city's adopted UGA map. Any inconsistency between a UGA map adopted by the City of Sultan in the future and the county proposed UGA map will be resolved through the process specified in the CPPs adopted through SCT.

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BB. Criteria used in establishing an area's suitability to be included in the UGA are a compilation of applicable state laws and regulations (RCWs and WACs), the CPPs, the GPP policies and input from public meetings. The criteria used to evaluate intensification or expansion of UGAs was included in a 2004 document titled "Summary Evaluation of Geographical Areas Under Consideration for Urban Intensification or Expansion in the 10 Year Update," and include the following:

1. First priority is given to areas that are characterized by urban growth and have existing public facility and service capacities to serve such development.
2. Second priority is given to areas adjacent to areas already characterized by urban growth and that will be served by existing and planned public facilities and services.
3. Consideration is given to the ease of extending utilities to the area.
4. Consideration is given to the adequacy of the transportation network to serve the area.
5. Consideration is given to areas that do not require conversion of farmland.
6. Consideration is given to expansions that are supported by the City of Sultan.
7. Consideration is given to expansions that do not create illogical boundaries.
8. Consideration is given to expansions that do not impact habitat for threatened or endangered species.
9. Consideration is given to expansions that are supported by the affected property owner.
10. Consideration is given to expansions that do not impact environmentally sensitive areas including wetlands, areas with high water table or steep slopes.
11. Consideration is given to expansions that provide a large industrial site to support employment expansion.

CC. Specific areas to be added to the Sultan UGA are appropriate for urban land use designations, based on criteria from these UGA expansion evaluation criteria because: the expansions provide population capacity consistent with the Initial 2025 Population Growth Targets for the Sultan UGA adopted in Countywide Planning Policies Appendix B through Amended Ordinance No. 04-006; they are adjacent to areas already characterized by urban growth and can be served by existing and planned public facilities and services; the transportation network adequately serves the areas; the expansions do not require the conversion of farmland; the expansions are supported by the City of Sultan; the expansions do not create illogical boundaries; and the expansions do not impact environmental sensitive areas or habitat for threatened or endangered species.

DD. The following areas will be added to the Sultan UGA:

1. An area of 60 acres located west of Sultan Basin Road and north of 124th Street SE is being added to the Sultan UGA for population capacity. The area is appropriate for addition to the UGA and redesignation from Rural Residential Basic (RR) to Urban Low Density Residential (ULDR) because the area will provide adequate population capacity within the Sultan UGA, the City of Sultan supports the proposal, the area has few

development constraints, is well served by county arterial roads, and creates a logical boundary.

2. An area of 40 acres located east of Sultan Basin Road between 132nd Street SE and 124th Street SE is being added to the UGA for population capacity. The area is appropriate for addition to the UGA and redesignation from Rural Residential Basic (RR) to Urban Low Density Residential (ULDR) because the area will provide adequate population capacity within the Sultan UGA, the City of Sultan supports the proposal, the area has few development constraints, and is well served by county arterial roads.
- EE. These revisions to the Sultan UGA are within the scope of analysis contained in the DSEIS and the FSEIS, or in the Addendum to the FEIS.

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

- A. These amendments to the Sultan UGA represent an appropriate response to the population and employment growth targets for this UGA for the year 2025 as adopted by county council and as reflected in Appendix D to the General Policy Plan (GPP), and as adopted in Appendix B to the Countywide Planning Policies.
- B. These amendments to the Sultan UGA maintain the GPP's consistency with the CPPs for Snohomish County through the reconciliation and adoption of equivalent population and employment growth targets in both Appendix D of the GPP and Appendix B of the CPPs.
- C. These amendments to the Sultan UGA are consistent with the requirements of the GMA and the planning goals set out in RCW 36.70A.020(1) and (2) because they focus development at urban densities within logical service boundaries, and where adequate public facilities and services can be provided in an efficient manner.
- D. These amendments to the Sultan UGA achieve the objectives specified for the 10-year update requirements in the GMA of accommodating projected growth for the succeeding 20-year period.
- E. The county has met all state and local requirements for interjurisdictional coordination, public notice and environmental review with regard to the UGA.
- F. These amendments to the Sultan UGA retain the overall direction and growth management strategy of the original GMA comprehensive plan adopted in 1995 and as amended since then in response to changing conditions and to specific directives from various orders and decisions of the Central Puget Sound Growth Management Hearings Board regarding the plan's consistency with the GMA.
- G. The scoping, environmental analysis and public involvement activities associated with the DEIS issued May 2004 and the FEIS issued December 2005, and the Addendum to the 2005 FEIS issued on September 8, 2006 satisfy the requirements of the State Environmental Policy Act (SEPA).
- H. These amendments to the Sultan UGA are within the scope of analysis contained in the DEIS, the FEIS, the Addendum and related environmental documents adopted by the county.

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- I. There has been early and continuous public participation in the review of the proposed amendments, as required by the GMA and consistent with Chapters 30.73 and 30.74 SCC.
- J. Consistency and coordination of the UGA with the city's GMA-based comprehensive plans is addressed and ensured by the continuing joint city/county planning process established in the CPPs, interlocal planning agreements between the county and the cities and the city and county comprehensive plans.
- K. The county council hereby adopts the amendment to the Sultan UGA as shown on Exhibit A (attached).

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 Council hereby adopts the amendments to the Sultan Urban Growth Area as shown on Exhibit A (maps individually identified as Motion 3A and Motion 3B) 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 – Future Land Use Map, adopted as Exhibit HH in Amended Ordinance No. 05-069 on December 21, 2005, and last amended by Ordinance No. 06-053 on July 19, 2006, including the appendices and maps contained therein, is hereby amended as indicated on Exhibit A 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 and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board (Board), or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

PASSED this 20th day of December, 2006.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Kirke Sievers, Council Chair

ATTEST:

Asst. Clerk of the County Council

- Approved
- Emergency
- Vetoed

Date JANUARY 9th, 2007

MARK SOINE
Deputy Executive
County Executive

APPROVAL AS TO FORM ONLY

Deputy Prosecuting Attorney

ATTEST:

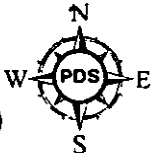
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Exhibit A
Amended Ordinance No. 06-109
Future Land Use Amendment Maps

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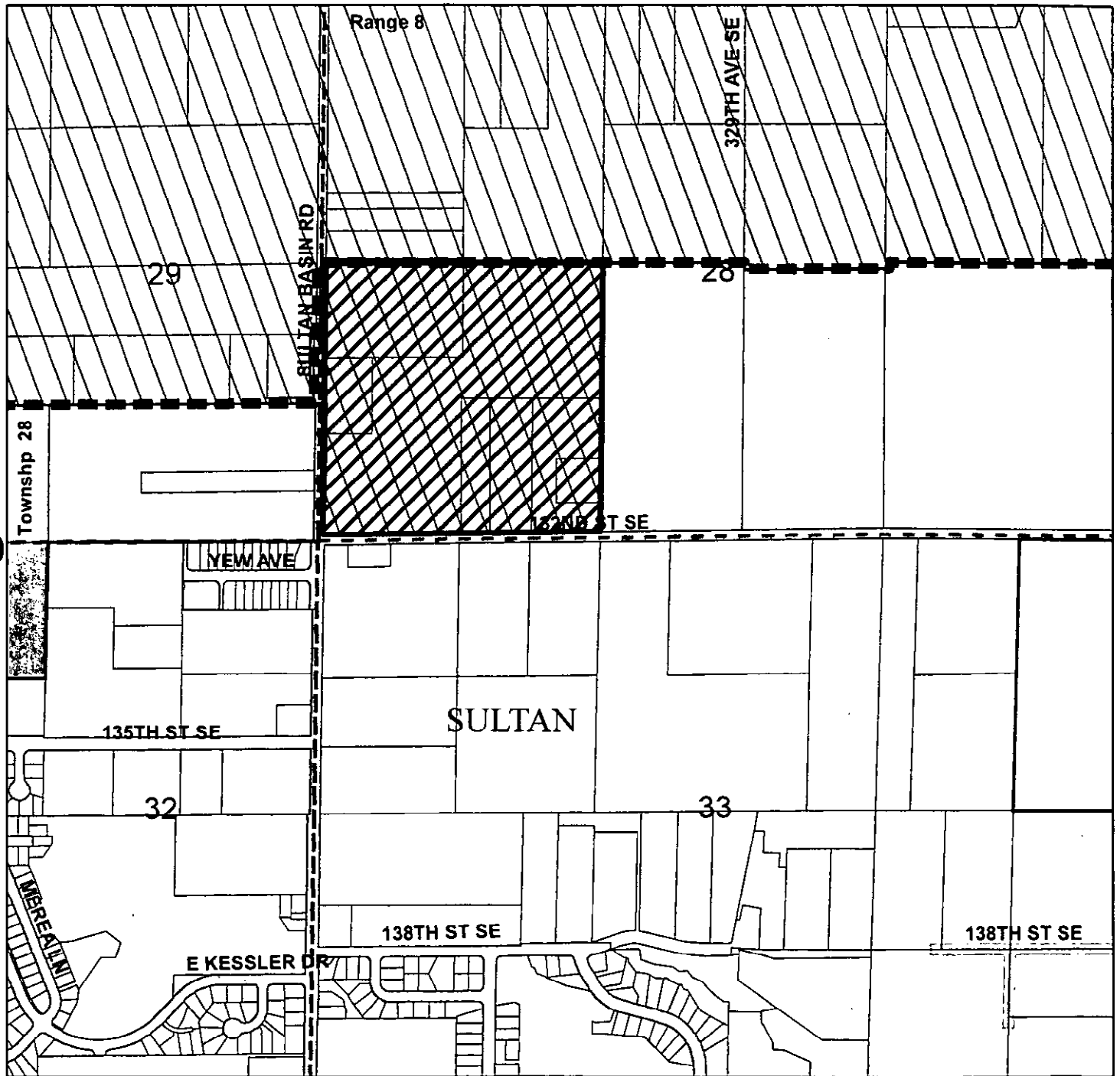
2006 Sultan Remand Proposed Comprehensive Plan Amendment




GMA Comprehensive Plan

Motion 3A




Snohomish County







Proposed Plan Amendment:

 **3A** Expand UGA Boundary and Redesignate from Rural Residential (1DU/5Ac Basic) to Urban Low Density Residential (4-6 DU/1Ac)

Existing Plan Designations:

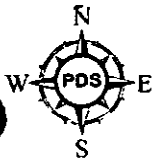
-  Rural Res (1DU/5Ac Basic)
-  Urban Low Density Res
-  Urban Medium Density Res

-  Proposed UGA
-  Assessor Parcel Base
-  Current Incorporated Cities
-  Rural / Urban Transition Area



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Map Document: W:\p\g\carto\Remand\prefal7\Docket2006\Final DocketRemand\Remand_Sultan_UGA3A.mxd 07/27/2006



2006 Sultan Remand

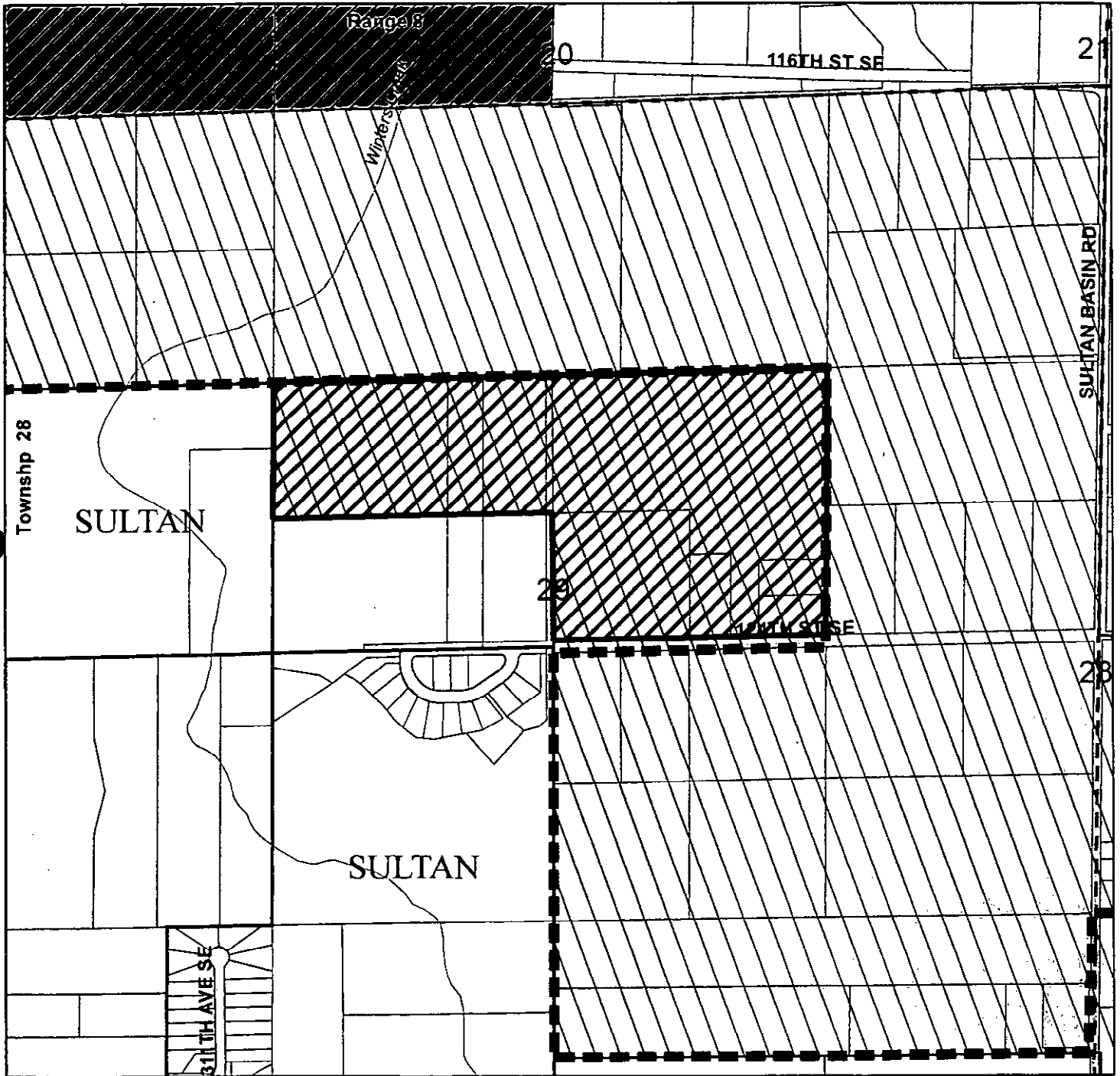
Proposed Comprehensive Plan Amendment

Motion 3B




GMA Comprehensive Plan




Snohomish County







Proposed Plan Amendment:

 **3B** Expand UGA Boundary and Redesignate from Rural Residential (1DU/5Ac Basic) to Urban Low Density Residential (4-6 DU/1Ac)

Existing Plan Designations:

-  Comm Forest-Forest Tran Area
-  Rural Res (1DU/5Ac Basic)
-  Urban Low Density Res

-  Proposed UGA
-  Assessor Parcel Base
-  Current Incorporated Cities
-  Rural / Urban Transition Area



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