



SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 08-021

RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE
MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT
ACT COMPREHENSIVE PLAN (GMACP) AND ZONING MAP AMENDMENTS
TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP FOR THE LAKE
STEVENS URBAN GROWTH AREA (LS 1b LAKE STEVENS SCHOOL DISTRICT)

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 GMACP 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, the Snohomish County Council has determined that the consideration of the
proposed amendments and revisions to the GMACP and development regulations would promote
a county purpose as established under RCW 36.70A.130, RCW 36.70A.470 and chapter 30.74
SCC; and

WHEREAS, on May 21, 2007, and May 29, 2007, the Snohomish County Council held
public hearings to receive public testimony on proposed county and non-county initiated
amendments to the GMACP for consideration on the 2007 Final Docket XII; and

WHEREAS, the Snohomish County Council, on June 25, 2007, approved, by Motion No.
07-182, a list of proposed comprehensive plan amendments for inclusion on Final Docket XII
and authorized the County Executive, through the Department of Planning and Development
Services (PDS), to process Final Docket XII consistent with chapters 30.73 and 30.74 SCC; and

WHEREAS, Final Docket XII, including the proposals to amend the map and text of the
GMACP were presented to the Planning Advisory Committee (PAC) of Snohomish County
Tomorrow (SCT); and

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

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1 WHEREAS, the Snohomish County Planning Commission held a public hearing and
2 received public testimony on Final Docket XII on January 22, 2008, and January 29, 2008; and
3

4 WHEREAS, on January 29, 2008, the Snohomish County Planning Commission
5 deliberated on Final Docket XII at the conclusion of the public hearing and voted to recommend
6 adoption of the proposed GMACP and regulatory amendments, with certain modifications as
7 enumerated in its recommendation letter of February 26, 2008; and
8

9 WHEREAS, the Snohomish County Council held a public hearing on April 30, 2008,
10 continued to May 12 and June 3, 2008, to consider the entire record, including the Planning
11 Commission recommendations on Final Docket XII, and to hear public testimony on this
12 Amended Ordinance No. 08-021.
13

14 NOW, THEREFORE, BE IT ORDAINED:
15

16 **Section 1.** The county council makes the following findings:
17

- 18 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth
19 fully herein.
- 20 B. The proposal by the Lake Stevens School District (LS 1b) is to expand the Lake Stevens
21 Urban Growth Area (UGA), to re-designate 37.56 acres from Rural Residential with a Rural
22 Urban Transition Area Overlay (RUTA) to Public/Institutional (P/I) and rezone from R-5 to
23 R-7200 located south of 24th St SE and north of 28th St SE, between 79th and 83rd Ave SE.
- 24 C. The proposal is consistent with policy contained within the "OTHER URBAN
25 DESIGNATIONS" section of the "Future Land Use Map" on page 92 of the GPP. This
26 section provides for expansion of Urban Growth Areas (UGAs) without meeting the
27 requirements of GPP policy LU 1.A.11 if the property is designated P/I U for "school
28 instructional facilities" and is concurrently rezoned to R-7200, R-8400 or R-9600.
- 29 D. The proposal is consistent with General Policy Plan (GPP) Land Use Goal LU 1 "Establish
30 and maintain compact, clearly defined, well designed UGAs," and Capital Facilities Goal CF
31 10 "Ensure that county growth and development anticipated under the comprehensive plan
32 can be accommodated by present and future school facilities."
- 33 E. The proposal is consistent with Countywide Planning Policy (CPP) OD-1, "Promote
34 development within urban growth areas in order to use land efficiently, add certainty to
35 capital facility planning, and allow timely and coordinated extension of urban services and
36 utilities for new development" and CPP ED-1 "Promote the availability of sufficient land and
37 services for future K-20 school needs."
- 38 F. A draft supplemental environmental impact statement (DSEIS) to the EIS issued for the 2005
39 Snohomish County GMACP 10-Year Update was issued on December 26, 2007, for the
40 proposed amendments. A Final SEIS, including response to comments on the DSEIS, was
41 prepared following the 30-day comment period and was issued on April 1, 2008. The

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1 purpose of the SEIS was to analyze potential significant adverse environmental impacts of
2 the proposals and any alternatives that were not previously identified in the EIS and to
3 provide supplemental analysis and information relating to the proposed map and text
4 amendments.

5 G. The county council includes in its findings and conclusions the final review and evaluation of
6 the proposal completed by PDS in accordance with chapter 30.74 SCC, which is hereby made
7 a part of this ordinance as if set forth herein.

8 **Section 2.** The county council makes the following conclusions:

9
10 A. The proposal by the Lake Stevens School District (LS 1b) to expand the Lake Stevens UGA,
11 to re-designate 37.56 acres from Rural Residential with a Rural Urban Transition Area
12 Overlay (RUTA) to Public/Institutional (P/I) and rezone from R-5 to R-7200, located in the
13 Lake Stevens UGA, south of 24th St SE and north of 28th St SE, between 79th and 83rd Ave
14 SE, more closely meets the goals, objectives and policies of the GPP than the existing plan
15 designation.

16 B. The proposed Future Land Use (FLU) map and zoning map amendments are consistent with
17 the following final review and evaluation criteria of chapter 30.74 SCC:

- 18 1. The proposed amendments maintain consistency with other elements of the GMACP.
- 19 2. All applicable elements of the GMACP support the proposed amendments.
- 20 3. The proposed amendments meet the goals, objectives, and policies of the GMACP as
21 discussed in the specific findings.
- 22 4. The proposed amendments are consistent with the CPPs.
- 23 5. The proposed amendments comply with the GMA.
- 24 6. New information is available which was not considered at the time the plan or regulation
25 was amended.

26 C. The revisions to the FLU map are consistent with the forecasted population and employment
27 growth for the succeeding 20-year period, consistent with the forecast promulgated by the
28 Washington State Office of Financial Management.

29 D. The amendments are consistent with the GMA requirement that the comprehensive plan of a
30 county or city be an internally consistent document (RCW 36.70A.070).

31 E. The amendments maintain the GMACP's consistency with the CPPs for Snohomish County.

32 F. The proposed amendments meet the goals, objectives and policies of the GMACP as
33 discussed in the specific findings.

34 G. The amendments are consistent with and comply with the procedural and substantive
35 requirements of GMA.

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1. H. All SEPA requirements with respect to this non-project action have been satisfied.

2 I. The County complied with state and local public participation requirements under the GMA
3 and chapter 30.73 SCC.

4
5 **Section 3.** The county council bases its findings and conclusions on the entire record of the
6 county council, including all testimony and exhibits. Any finding, which should be deemed a
7 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.

8
9 **Section 4.** Based on the foregoing findings and conclusions, the Snohomish County GMA
10 Comprehensive Plan – General Policy Plan Future Land Use Map last amended by Ordinance
11 No. 07-139, is amended as indicated in Exhibit A to this ordinance which is attached hereto and
12 incorporated by reference into this ordinance as if set forth in full.

13
14 **Section 5.** Based on the foregoing findings and conclusions, the area-wide zoning map, last
15 amended by Ordinance No. 07-139, is amended as indicated in Exhibit B to this ordinance,
16 which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

17
18 **Section 6.** The county council directs the Code Reviser to update SCC 30.10.060 pursuant to
19 SCC 1.02.020(3).


20
21 **Section 7.** Severability. If any section, sentence, clause or phrase of this ordinance shall be held
22 to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of
23 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
24 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,
25 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by
26 the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect
27 prior to the effective date of this ordinance shall be in full force and effect for that individual
28 section, sentence, clause or phrase as if this ordinance had never been adopted.

1
2
3 PASSED this 3rd day of June, 2008.
4

5 SNOHOMISH COUNTY COUNCIL
6 Snohomish County, Washington
7

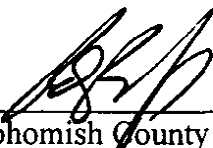
8
9
10 
11 Council Chair

12 ATTEST:


13 
14 Asst. Clerk of the Council

- 15 APPROVED
16 EMERGENCY
17 VETOED

18 DATE: 6/12/2008, 2008
19

20
21 
22 Snohomish County Executive
23 PETER B. CAMP
24 Executive Director

25 ATTEST:

26 
27 Approved as to form only:
28
29 _____
30 Deputy Prosecuting Attorney

D-3

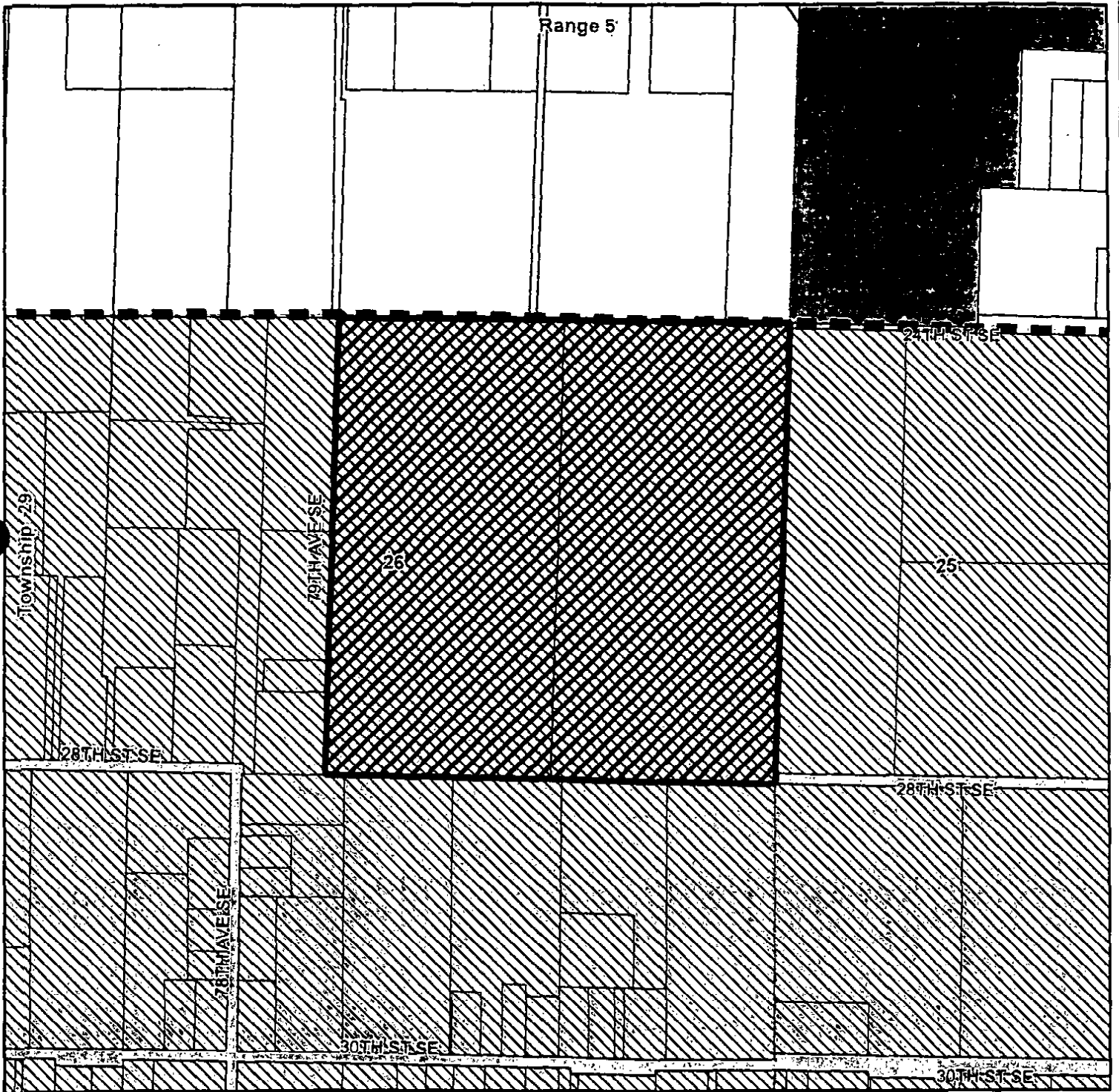
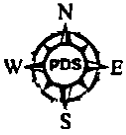
Exhibit A
Amended Ordinance No. 08-021
Final Docket XII Future Land Use Map Amendments
LS 1b Lake Stevens School District

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Docket XII

Final List of Proposed Amendments (Motion No. 07-182)
 Proposed Comprehensive Plan Amendment

Lake Stevens School District (LS1b)



Proposed Plan Amendment:

Lake Stevens School District
 Redesignate Rural Residential (1 DU/5 Ac. Basic) with Rural / Urban Transition Area Overlay to Public / Institutional Use

- Existing Plan Designations**
- Rural Res. (5 Ac. Basic)
 - Urban Low Den. Res. (4-6 DU/Ac.)
 - Public/Institutional Use
 - Rural / Urban Transition Area

- UGA Boundary
- Cities
- Assessor Parcels
- Township-Range Grid
- Section Grid



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Exhibit B
Amended Ordinance No. 08-021
Final Docket XII Zoning Map Amendments
LS 1b Lake Stevens School District

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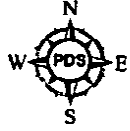
Docket XII

EXHIBIT # _____

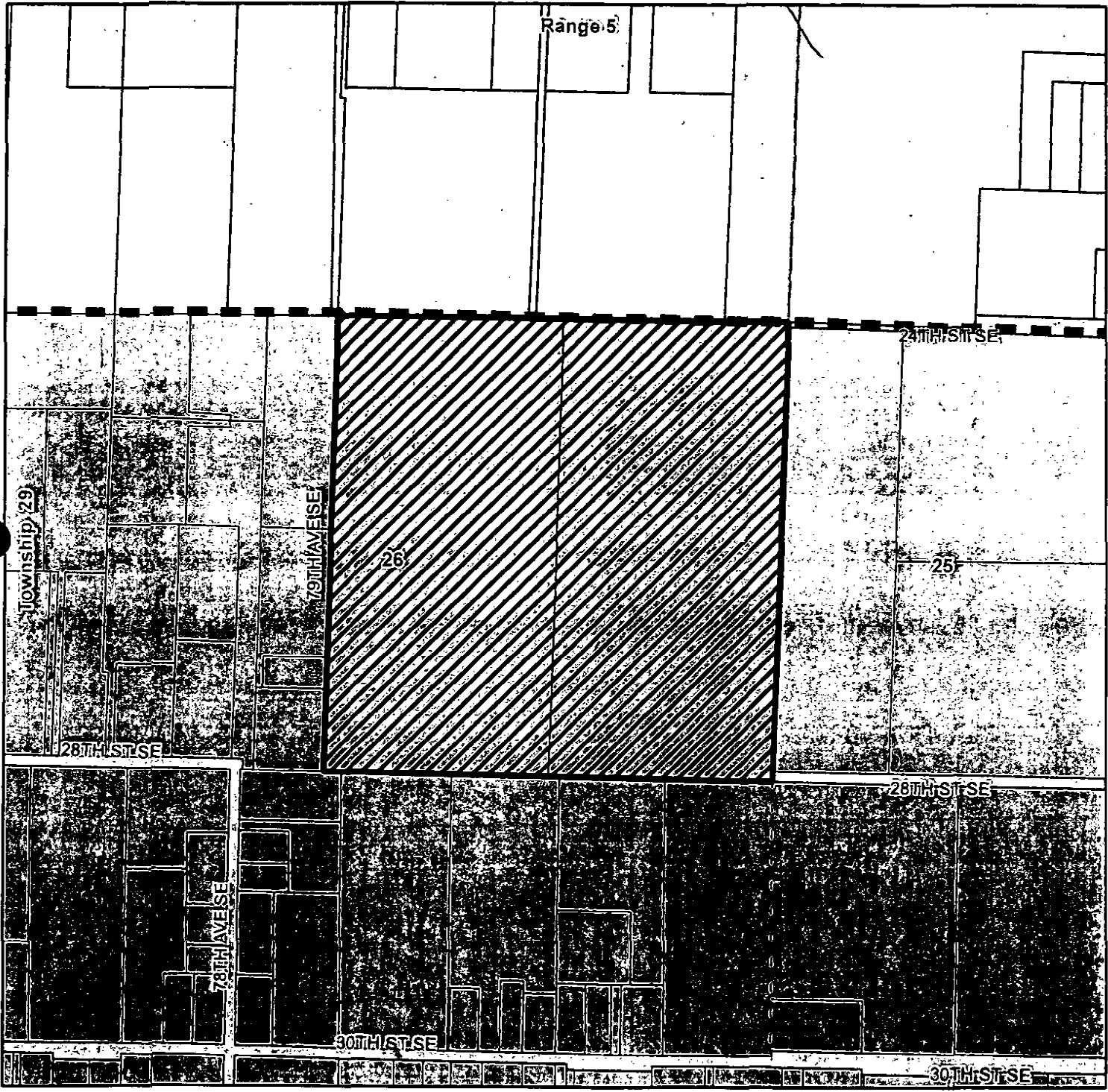
Final List of Proposed Amendments (Motion No. 07-182)

Proposed Areawide Rezone

FILE _____



Lake Stevens School District (LS1b)



Proposed Rezone:	Existing Zoning:	UGA Boundary	Cities
Lake Stevens School District	R-5	Assessor Parcels	Township-Range Grid
Rezone R-5 to R-7,200.	R-7,200	Section Grid	

0 200 400 600 800 Feet

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Map Document: (W:\pincart\docket\Docket 2007\Map\Individual\Final_Docket UGA Expansion\Lake Stevens School Distrd_Zoning.mxd) 9/13/2007

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