



SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 08-028

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 5 G & S DEVELOPMENT)

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

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

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

6 WHEREAS, the Snohomish County Council held a public hearing on April 30, 2008, continued  
7 to May 12, 2008 and June 3, 2008 to consider the entire record, including the Planning Commission  
8 recommendations on Final Docket XII, and to hear public testimony on this Amended Ordinance No. 08-  
9 028.  
10

11 NOW, THEREFORE, BE IT ORDAINED:  
12

13 **Section 1.** The county council makes the following findings:  
14

- 15 A. The county council adopts and incorporates the foregoing recitals as findings as if set forth fully  
16 herein.
- 17 B. The proposal by G & S Development, LLC is to redesignate 10.02 acres from Lake Stevens Urban  
18 Low Density Residential to Urban Low Density Residential and to rezone from R-9,600 to R-7,200  
19 and is located in the Lake Stevens Urban Growth Area (UGA), north of 20<sup>th</sup> Street SE and east of 99<sup>th</sup>  
20 Avenue SE.
- 21 C. The proposal to redesignate 10.02 acres to Urban Low Density Residential and rezone to R-7200 is  
22 consistent with General Policy Plan (GPP) Policy LU 1.A.3 by providing for a minimum and  
23 maximum allowable residential density which allows concentration of residential densities in  
24 appropriate places within a UGA.
- 25 D. The proposed land use redesignation and rezone provide for higher density development of the  
26 subject site consistent with GPP Objective LU 2.A "Increase residential densities within UGAs by  
27 concentrating and intensifying residential development in appropriate locations."
- 28 E. The proposed land use redesignation and rezone provide for higher density development of the  
29 subject site and are consistent with GPP Objectives HO 1.B, "Ensure that a broad range of housing  
30 types are available in urban areas," and HO 1.D, "Maintain an adequate supply of appropriately  
31 zoned developable land."
- 32 F. The proposal is consistent with Countywide Planning Policy (CPP) OD-1 which directs cities and the  
33 county to promote development within urban growth areas in order to use land efficiently, add  
34 certainty to capital facility planning and allow timely extension of urban services for new  
35 development.
- 36 G. A Determination of Nonsignificance was issued on December 26, 2007, for the proposed  
37 amendment. PDS, as the lead agency, determined that this proposal does not have a probable,  
38 significant adverse impact on the environment.
- 39 H. The county council includes in its findings and conclusions the final review and evaluation of the  
40 proposal completed by PDS in accordance with chapter 30.74 SCC, which is hereby made a part of  
41 this ordinance as if set forth herein.  
42  
43

1  
2 **Section 2.** The county council makes the following conclusions:  
3

- 4 A. The proposal by G & S Development, LLC (LS 5) to redesignate 10.02 acres from Lake Stevens  
5 Urban Low Density Residential to Urban Low Density Residential and to rezone from R-9,600 to R-  
6 7,200, located in the Lake Stevens UGA, north of 20<sup>th</sup> Street SE and east of 99<sup>th</sup> Avenue SE, more  
7 closely meets the goals, objectives and policies of the GPP than the existing plan designation.
- 8 B. The proposed Future Land Use (FLU) map and zoning map amendments are consistent with the  
9 following final review and evaluation criteria of chapter 30.74 SCC:
- 10 1. The proposed amendments maintain consistency with other elements of the GMACP.  
11 2. All applicable elements of the GMACP support the proposed amendments.  
12 3. The proposed amendments meet the goals, objectives, and policies of the GMACP as discussed  
13 in the specific findings.  
14 4. The proposed amendments are consistent with the CPPs.  
15 5. The proposed amendments comply with the GMA.  
16 6. New information is available which was not considered at the time the plan or regulation was  
17 amended.
- 18 C. The revisions to the FLU map are consistent with the forecasted population and employment growth  
19 for the succeeding 20-year period, consistent with the forecast promulgated by the Washington State  
20 Office of Financial Management.
- 21 D. The amendments are consistent with the GMA requirement that the comprehensive plan of a county  
22 or city be an internally consistent document (RCW 36.70A.070).
- 23 E. The amendments to the GMACP satisfy the procedural and substantive requirements of the GMA.  
24 F. The amendments maintain the GMACP's consistency with the CPPs for Snohomish County.
- 25 G. The proposed amendments meet the goals, objectives and policies of the GMACP as discussed in the  
26 specific findings.
- 27 H. All SEPA requirements with respect to this non-project action have been satisfied.
- 28 I. The County complied with state and local public participation requirements under the GMA and  
29 chapter 30.73 SCC.

30  
31 **Section 3.** The county council bases its findings and conclusions on the entire record of the county  
32 council, including all testimony and exhibits. Any finding, which should be deemed a conclusion, and  
33 any conclusion which should be deemed a finding, is hereby adopted as such.  
34

35 **Section 4.** Based on the foregoing findings and conclusions, the Snohomish County GMA  
36 Comprehensive Plan – General Policy Plan Future Land Use Map last amended by Ordinance No. 07-  
37 139, is amended as indicated in Exhibit A to this ordinance which is attached hereto and incorporated by  
38 reference into this ordinance as if set forth in full.  
39

1 **Section 5.** Based on the foregoing findings and conclusions, the area-wide zoning map, last amended by  
2 Ordinance No. 07-139, is amended as indicated in Exhibit B to this ordinance, which is attached hereto  
3 and incorporated by reference into this ordinance as if set forth in full.  
4

5 **Section 6.** The county council directs the Code Reviser to update SCC 30.10.060 pursuant to SCC  
6 1.02.020(3).  
7

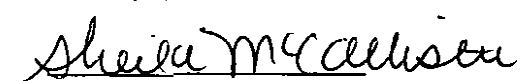
8 **Section 7. Severability.** If any section, sentence, clause or phrase of this ordinance shall be held to be  
9 invalid or unconstitutional by the Growth Management Hearings Board, or a court of competent  
10 jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any  
11 other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section,  
12 sentence, clause or phrase of this ordinance is held to be invalid by the Board or court of competent  
13 jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this  
14 ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this  
15 ordinance had never been adopted.  
16

17 PASSED this 3rd day of June, 2008.

18  
19 SNOHOMISH COUNTY COUNCIL  
20 Snohomish County, Washington

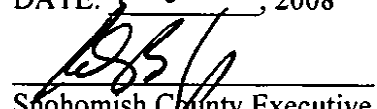
21  
22   
23 \_\_\_\_\_  
24 Council Chair

24 ATTEST:

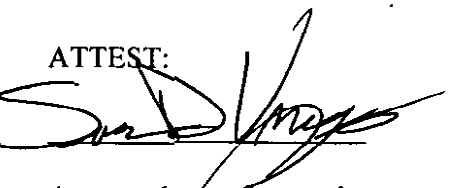
25  
26   
27 \_\_\_\_\_  
28 Asst. Clerk of the Council

- 29  APPROVED
- 30  EMERGENCY
- 31  VETOED

32 DATE: 10 June, 2008

33  
34   
35 \_\_\_\_\_  
36 Snohomish County Executive  
37 PETER B. CAMP  
38 Executive Director

36 ATTEST:

37   
38 \_\_\_\_\_

39  
40 Approved as to form only:  
41  
42 \_\_\_\_\_  
43 Deputy Prosecuting Attorney

D-9

Exhibit A  
Amended Ordinance No. 08-028  
Final Docket XII, Future Land Use Map Amendments  
LS 5 G& S Development

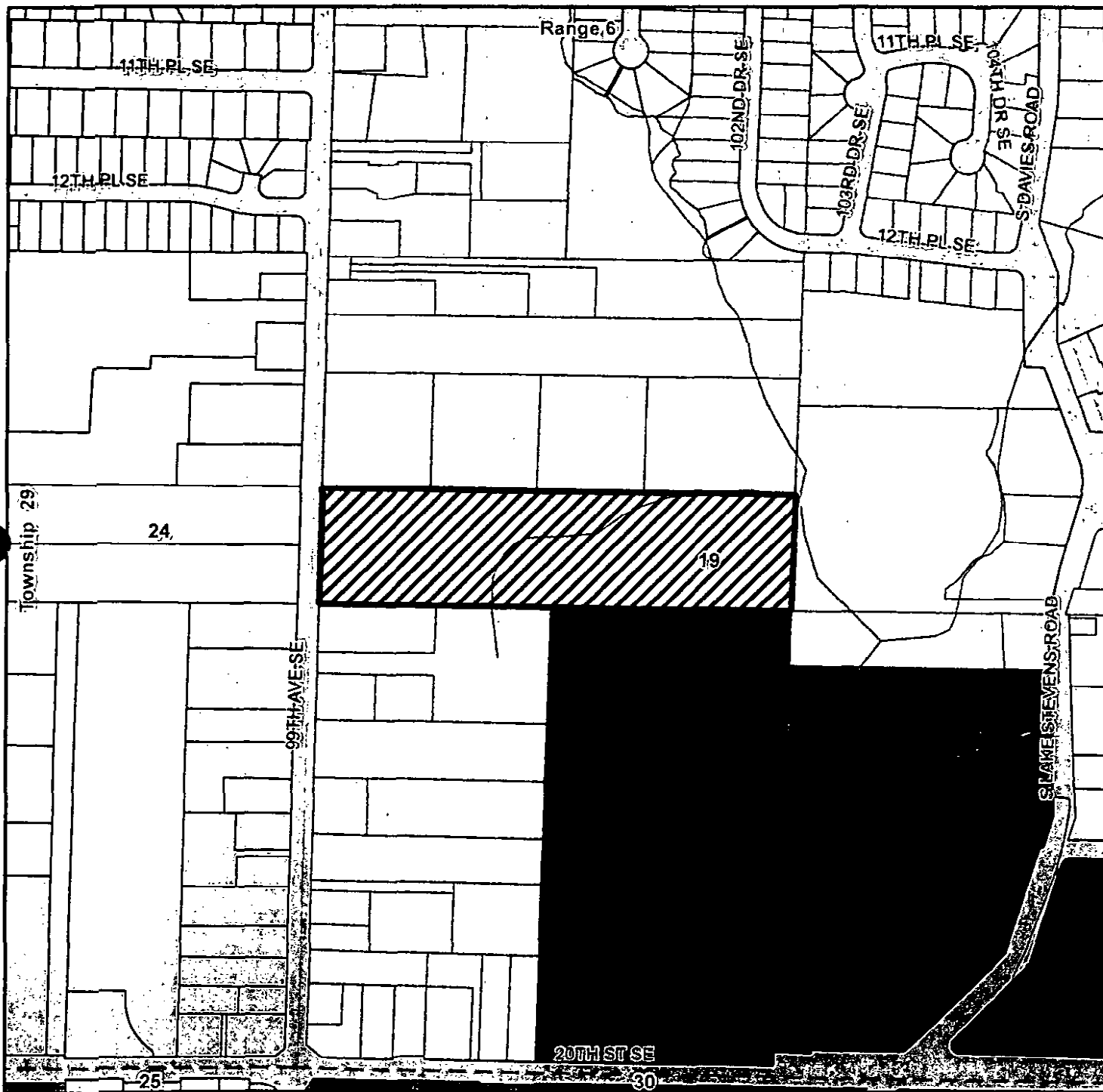
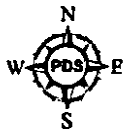
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AMENDMENTS FOR THE LAKE STEVENS URBAN GROWTH AREA (LS 5 G & S DEVELOPMENT)

# Docket XII

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

Proposed Comprehensive Plan Amendment

## G & S Development (LS5)



**Proposed Plan Amendment:**

**G & S Development**

Redesignate Urban Low Density Residential (4 DU/Ac.-Lake Stevens Only per Map 8 of Comprehensive Plan) to Urban Low Den. Residential (4-8 DU/Ac)

**Existing Plan Designations**

- Urban Low Den. Res. (4 DU/Ac.)
- Urban Med. Den. Res. (6-12 DU/Ac.)
- Urban High Den. Res. (12-24 DU/Ac.)
- Urban Commercial

**UGA Boundary**

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



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**Exhibit B**  
**Amended Ordinance No. 08-028**  
**Final Docket XII, Zoning Map Amendments**  
**LS 5 G& S Development**

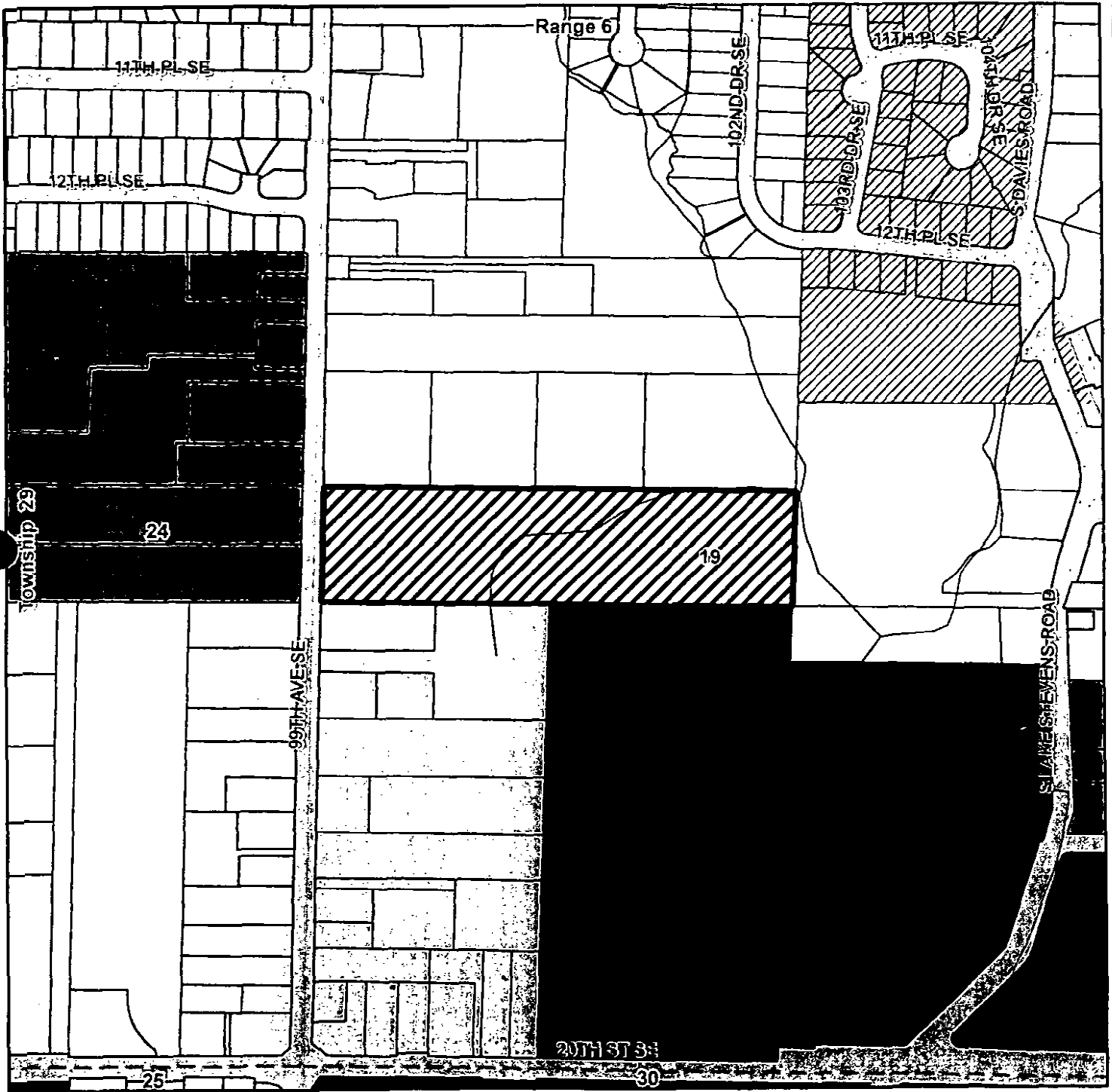
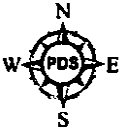
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# Docket XII

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

Proposed Areawide Rezone

## G & S Development (LS5)



**Proposed Rezone:**

**G & S Development**

Rezone R-9,600 to R-7,200

**Existing Zoning:**

- R-9,600
- R-9,600(PRD)
- R-7,200
- LDMR
- MR
- T
- PCB

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



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Map Document: (W:\p\carto\docket\2007\Map\ls5\ls5.dwg)  
Final\_Docket\UGA Expansion\G&S Development\_Zoning.mxd 8/13/2007