



SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 08-029

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 6 HUBER #1)

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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HUBER #1)

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. 08-029.  
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 Huber #1 (LS 6) is to redesignate 0.46 acres from Urban Low Density  
21 Residential to Urban Commercial and to rezone from R-9600 to Neighborhood Business  
22 (NB) and is located in the Lake Stevens UGA in the southeast quadrant of the intersection of  
23 State Route 204 and 10<sup>th</sup> Street SE.
- 24 C. The GPP states that the county may use detailed planning processes to plan for Neighborhood  
25 Commercial Centers showing the characteristics identified in GPP Policy LU 5.A.6 (a)  
26 through (d). As of the effective date of this ordinance, the county has not conducted such  
27 planning processes or adopted any plans for such centers. In the absence of such plans, these  
28 characteristics may be used merely as guidelines in the review of proposed comprehensive  
29 plan and zone amendments. These guidelines are not mandatory and do not have to be  
30 completely or fully met until the county elects to undertake the planning process(es)  
31 suggested in GPP Policy LU 5.A.6, at which time the characteristics should be fully  
32 considered.
- 33 D. The proposal is generally consistent with the criteria in the General Policy Plan (GPP) Policy  
34 LU 5.A.6 which provides direction for planning and zoning purposes within Urban Growth  
35 Areas for identified Neighborhood Commercial Centers with the following characteristics:
- 36 1. (a) *A variety of small-scale commercial uses, public buildings, and mixed-use*  
37 *development within one-half mile or a fifteen minute walking distance for the majority of*  
38 *neighborhood residents; This proposal is for a small-scale commercial use that can serve*  
39 *neighboring residents located within one-quarter mile to one-half mile and is within*  
40 *walking distance.*

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1 2. (b) *Approximately 3 acres in size*; This proposal, in conjunction with the existing  
2 commercial use located within the same parcel (total 2.20 acres) and the concurrent  
3 docket proposal directly north (0.96), creates a commercial node that is approximately 3  
4 acres in size.

5 3. (c) *Served by public transportation*; Public transportation is located 3000 feet south of  
6 this site on 20<sup>th</sup> St. SE.

7 4. (d) *Compatible with adjacent uses*; This proposal is compatible with the existing  
8 commercial use located within the same parcel and with the surrounding residential land  
9 use.

10 E. The proposal is consistent with the following Countywide Planning Policies (CPPs):

11 1. CPP OD-1 "Promote development within urban growth areas in order to use land  
12 efficiently."

13 2. CPP OD-8 "Encourage land use, economic and housing policies that co-locate jobs and  
14 housing to optimize use of existing and planned transportation systems and capital  
15 facilities."

16 3. CPP UG-8 "Ensure UGAs provide sufficient density, developable land, and public  
17 services to accommodate most of the projected population and employment growth. In  
18 addition, the density should be adequate, according to recent studies, to support transit  
19 services and efficient utilization of infrastructure."

20 F. A Determination of Nonsignificance was issued on December 26, 2007, for the proposed  
21 amendments. PDS, as the lead agency, determined that this proposal does not have a  
22 probable, significant adverse impact on the environment.

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

26  
27 **Section 2.** The county council makes the following conclusions:

28  
29 A. The proposal by Huber #1 (LS 6) to redesignate 0.46 acres from Urban Low Density  
30 Residential to Urban Commercial and to rezone from R-9600 to Neighborhood Business  
31 (NB) located in the Lake Stevens UGA in the southeast quadrant of the intersection of State  
32 Route 204 and 10<sup>th</sup> Street SE, more closely meets the goals, objectives and policies of the  
33 GPP than the existing plan designation.

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

36 1. The proposed amendments maintain consistency with other elements of the GMACP.

37 2. All applicable elements of the GMACP support the proposed amendments.

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- 1 3. The proposed amendments meet the goals, objectives, and policies of the GMACP as  
2 discussed in the specific findings.
- 3 4. The proposed amendments are consistent with the CPPs.
- 4 5. The proposed amendments comply with the GMA.
- 5 6. New information is available which was not considered at the time the plan or regulation  
6 was amended.
- 7 C. The revisions to the FLU map are consistent with the forecasted population and employment  
8 growth for the succeeding 20-year period, consistent with the forecast promulgated by the  
9 Washington State Office of Financial Management.
- 10 D. The amendments are consistent with the GMA requirement that the comprehensive plan of a  
11 county or city be an internally consistent document (RCW 36.70A.070).
- 12 E. The amendments to the GMACP satisfy the procedural and substantive requirements of the  
13 GMA.
- 14 F. The amendments maintain the GMACP's consistency with the CPPs for Snohomish County.
- 15 G. The proposed amendments meet the goals, objectives and policies of the GMACP as  
16 discussed in the specific findings.
- 17 H. All SEPA requirements with respect to this non-project action have been satisfied.
- 18 I. The County complied with state and local public participation requirements under the GMA  
19 and chapter 30.73 SCC.

20  
21 **Section 3.** The county council bases its findings and conclusions on the entire record of the  
22 county council, including all testimony and exhibits. Any finding, which should be deemed a  
23 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.  
24

25 **Section 4.** Based on the foregoing findings and conclusions, the Snohomish County GMA  
26 Comprehensive Plan – General Policy Plan Future Land Use Map last amended by Ordinance  
27 No. 07-139, is amended as indicated in Exhibit A to this ordinance which is attached hereto and  
28 incorporated by reference into this ordinance as if set forth in full.  
29

30 **Section 5.** Based on the foregoing findings and conclusions, the area-wide zoning map, last  
31 amended by Ordinance No. 07-139, is amended as indicated in Exhibit B to this ordinance,  
32 which is attached hereto and incorporated by reference into this ordinance as if set forth in full.  
33

34 **Section 6.** The county council directs the Code Reviser to update SCC 30.10.060 pursuant to  
35 SCC 1.02.020(3).  
36

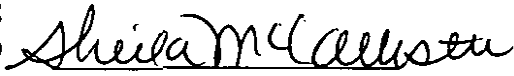
1 **Section 7.** Severability. If any section, sentence, clause or phrase of this ordinance shall be held  
2 to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of  
3 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or  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

10 PASSED this 3rd day of June, 2008.

11  
12 SNOHOMISH COUNTY COUNCIL  
13 Snohomish County, Washington  
14


15  
16   
17 Council Chair

18 ATTEST:

19   
20 Asst. Clerk of the Council  
21

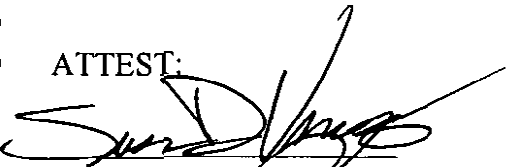
22  APPROVED  
23  EMERGENCY  
24  VETOED

25 DATE: 18 June 2008, 2008  
26

27  
28  
29   
30 Snohomish County Executive

PETER B. CAMP  
Executive Director

31 ATTEST:

32   
33

34 Approved as to form only:  
35

36  
37 Deputy Prosecuting Attorney

D-10

Exhibit A  
Amended Ordinance No. 08-029  
Final Docket XII, Future Land Use Map Amendments  
LS 6 Huber #1

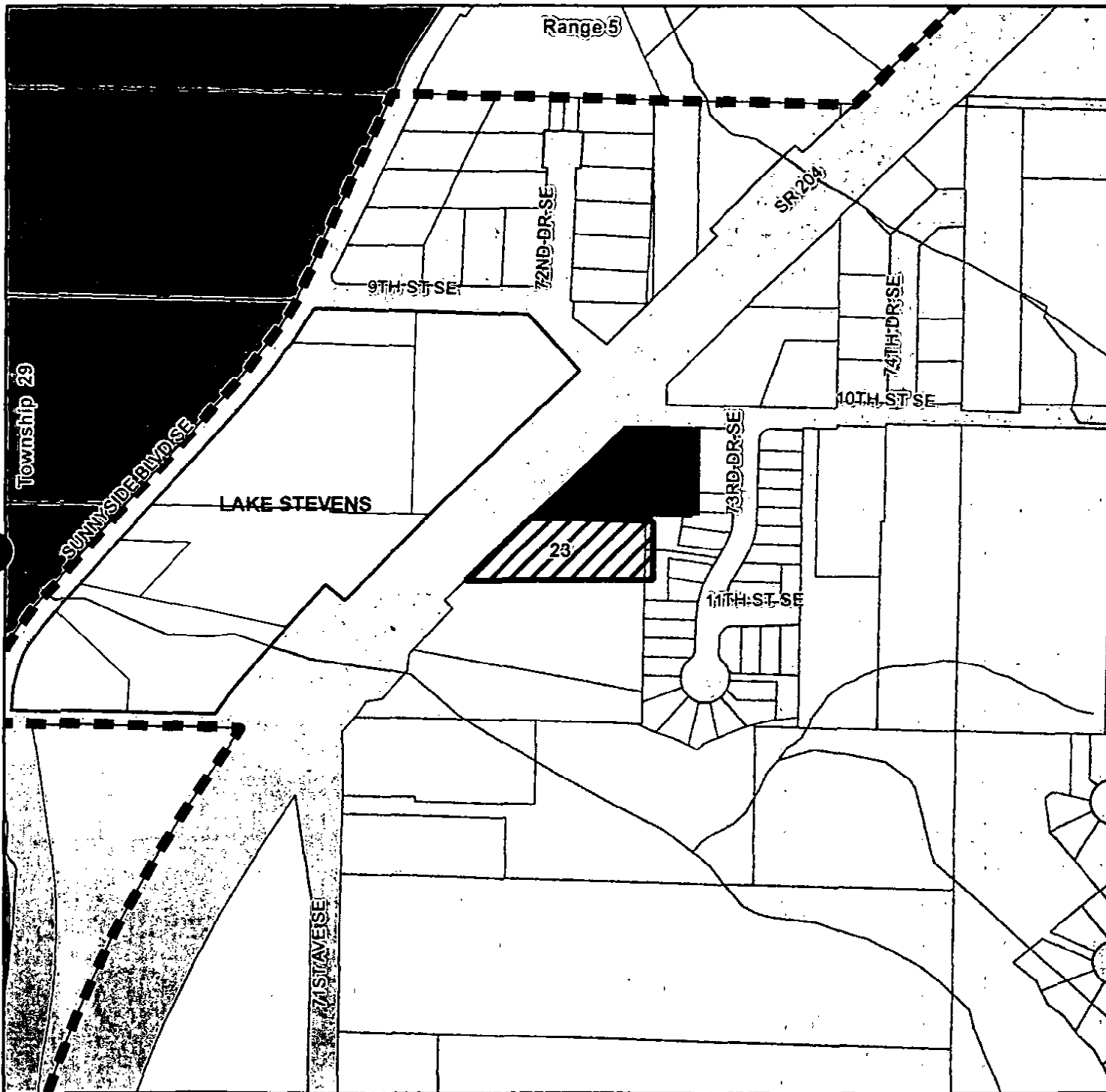
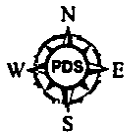
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# Docket XII

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

## Huber #1 (LS6)

**Snahomish County**



**Proposed Plan Amendment:**



**Huber #1**

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

**Existing Plan Designations**

- Riverway Com. Farmland
- Rural Res. (5 Ac. Basic)
- Urban Low Den. Res. (4-6 DU/Ac.)
- Urban Commercial

UGA Boundary

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



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Map Document: (W:\p\g\carto\docket\Doctet 2007\Maps\Individual Final\_Docket\UrbanLU Re-Design\Huber #1\_FLU.mxd) 2/29/2007

Exhibit B  
Amended Ordinance No. 08-029  
Final Docket XII, Zoning Map Amendments  
LS 6 Huber #1

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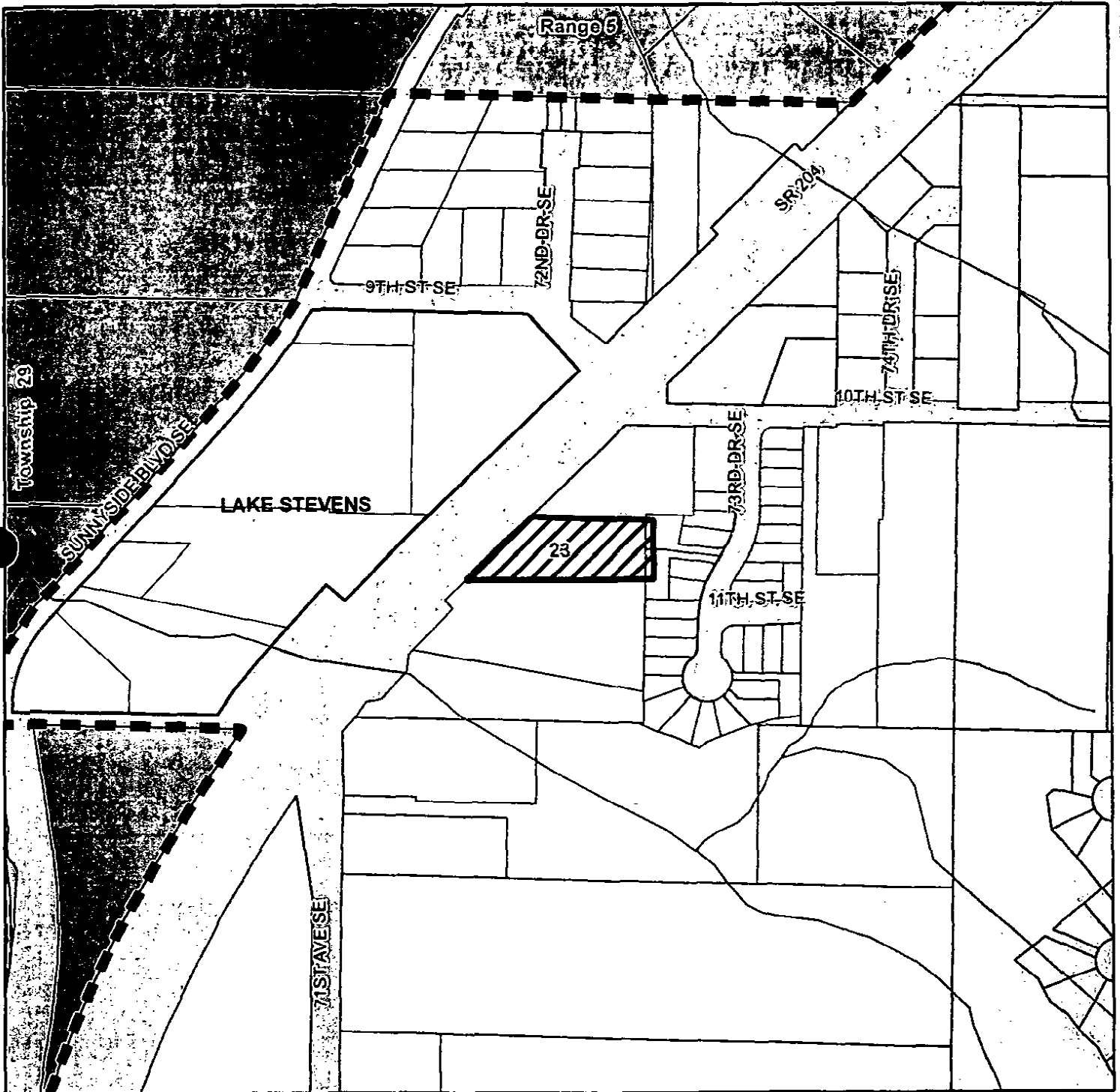
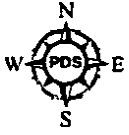


# Docket XII

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

Proposed Areawide Rezone

## Huber #1 (LS6)



**Proposed Zoning:**



**Huber #1**

Rezone R-9,600 to  
Neighborhood Business

**Existing Zoning**

- A-10
- R-5
- R-9,600
- R-7,200
- NB

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



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Map Document: (\\p\gis\carto\docket\Docket 2007\Map\Individual Final\_DocketUrbanLU Re-Design\Huber #1\_Zoning.mxd) 9/13/2007