



SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 08-030

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 7 HUBER #3)

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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AREA (LS7 HUBER #3)

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. 08-030.
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 #3 (LS 7) is to redesignate 0.96 acres from Urban Low Density
21 Residential to Urban Commercial and to rezone from R-7200 to Neighborhood Business
22 (NB) and is located in the Lake Stevens UGA in the northeast quadrant of State Route 204
23 and 10th 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.*

- 1 2. (b) *Approximately 3 acres in size*; This proposal (0.96 acres), in conjunction with the
- 2 parcel to the south containing an existing commercial use and the concurrent docket
- 3 proposal (total 2.20 acres), creates a commercial node of approximately 3 acres in size.
- 4 3. (c) *Served by public transportation*; Public transportation is located 3,300 feet south of
- 5 this site on 20th Street SE.
- 6 4. (d) *Compatible with adjacent uses*; This proposal is compatible with the existing
- 7 commercial use to the south and with the surrounding residential land use.
- 8 E. The proposal is consistent with the following Countywide Planning Policies (CPPs):
- 9 1. CPP OD-1 “Promote development within urban growth areas in order to use land
- 10 efficiently.”
- 11 2. CPP OD-8 “Encourage land use, economic and housing policies that co-locate jobs and
- 12 housing to optimize use of existing and planned transportation systems and capital
- 13 facilities.”
- 14 3. CPP UG-8 “Ensure UGAs provide sufficient density, developable land, and public
- 15 services to accommodate most of the projected population and employment growth. In
- 16 addition, the density should be adequate, according to recent studies, to support transit
- 17 services and efficient utilization of infrastructure.”
- 18 F. A Determination of Nonsignificance was issued on December 26, 2007, for the proposed
- 19 amendments. PDS, as the lead agency, determined that this proposal does not have a
- 20 probable, significant adverse impact on the environment.
- 21 G. The county council includes in its findings and conclusions the final review and evaluation of
- 22 the proposal completed by PDS in accordance with chapter 30.74 SCC, which is hereby made
- 23 a part of this ordinance as if set forth herein.

24
25 **Section 2.** The county council makes the following conclusions:

- 26
- 27 A. The proposal by Huber #3 (LS 7) to redesignate 0.96 acres from Urban Low Density
- 28 Residential to Urban Commercial and to rezone from R-7200 to Neighborhood Business
- 29 (NB) located in the Lake Stevens UGA in the southeast quadrant of the intersection of State
- 30 Route 204 and 10th Street SE, more closely meets the goals, objectives and policies of the
- 31 GPP than the existing plan designation.
- 32 B. The proposed Future Land Use (FLU) map and zoning map amendments are consistent with
- 33 the following final review and evaluation criteria of chapter 30.74 SCC:
- 34 1. The proposed amendments maintain consistency with other elements of the GMACP.
- 35 2. All applicable elements of the GMACP support the proposed amendments.
- 36 3. The proposed amendments meet the goals, objectives, and policies of the GMACP as
- 37 discussed in the specific findings.

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

18
19 **Section 3.** The county council bases its findings and conclusions on the entire record of the
20 county council, including all testimony and exhibits. Any finding, which should be deemed a
21 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
22

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

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

32 **Section 6.** The county council directs the Code Reviser to update SCC 30.10.060 pursuant to
33 SCC 1.02.020(3).
34
35
36
37

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

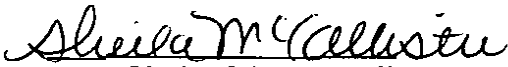
10
11 PASSED this 3rd day of June, 2008.
12

13 SNOHOMISH COUNTY COUNCIL
14 Snohomish County, Washington

15
16 
17 _____

Council Chair


18 ATTEST:

19
20 
21 _____

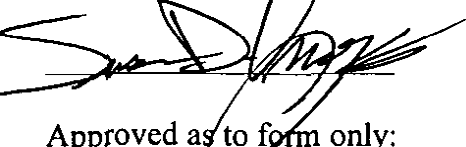
Asst. Clerk of the Council

22
23 APPROVED
24 EMERGENCY
25 VETOED

26 DATE: 10 June 2008, 2007
27

28
29 
30 _____
31 Snohomish County Executive
32 PETER B. CAMP
33 Executive Director

34 ATTEST:

35 
36 _____
37 Approved as to form only:

38 Deputy Prosecuting Attorney
39

D-11

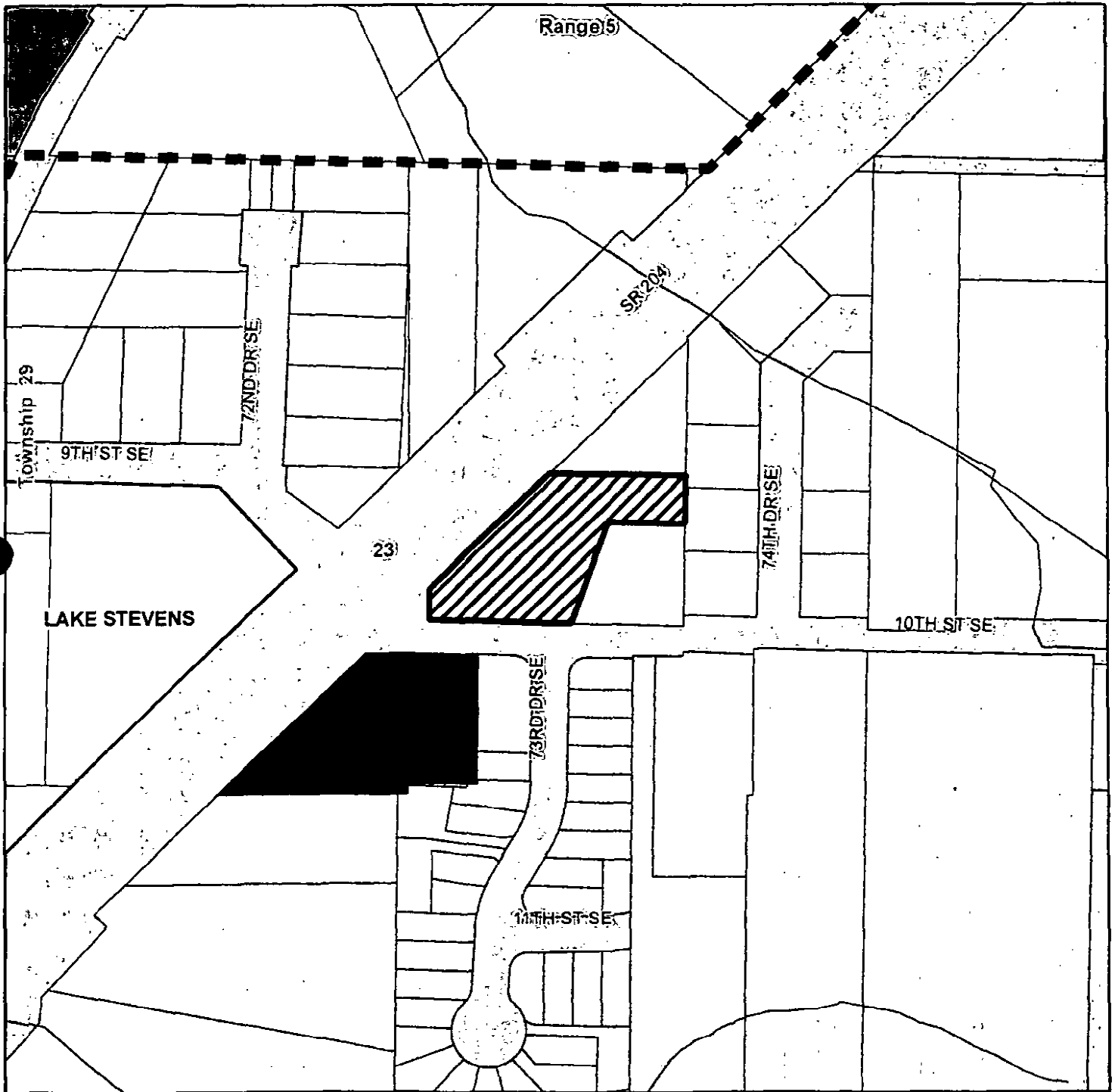
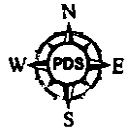
Exhibit A
Amended Ordinance No. 08-030
Final Docket XII, Future Land Use Map Amendments
LS 7 Huber #3

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Docket XII

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





Huber #3 (LS7)







Proposed Plan Amendment:

 **Huber #3**
 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:\planning\carto\docket\Docket 2007\Map\Individual\Final_Docket\UrbanLU Re-Design\Huber #3_FLU.mxd) 8/28/2007

Exhibit B
Amended Ordinance No. 08-030
Final Docket XII, Zoning Map Amendments
LS 7 Huber #3

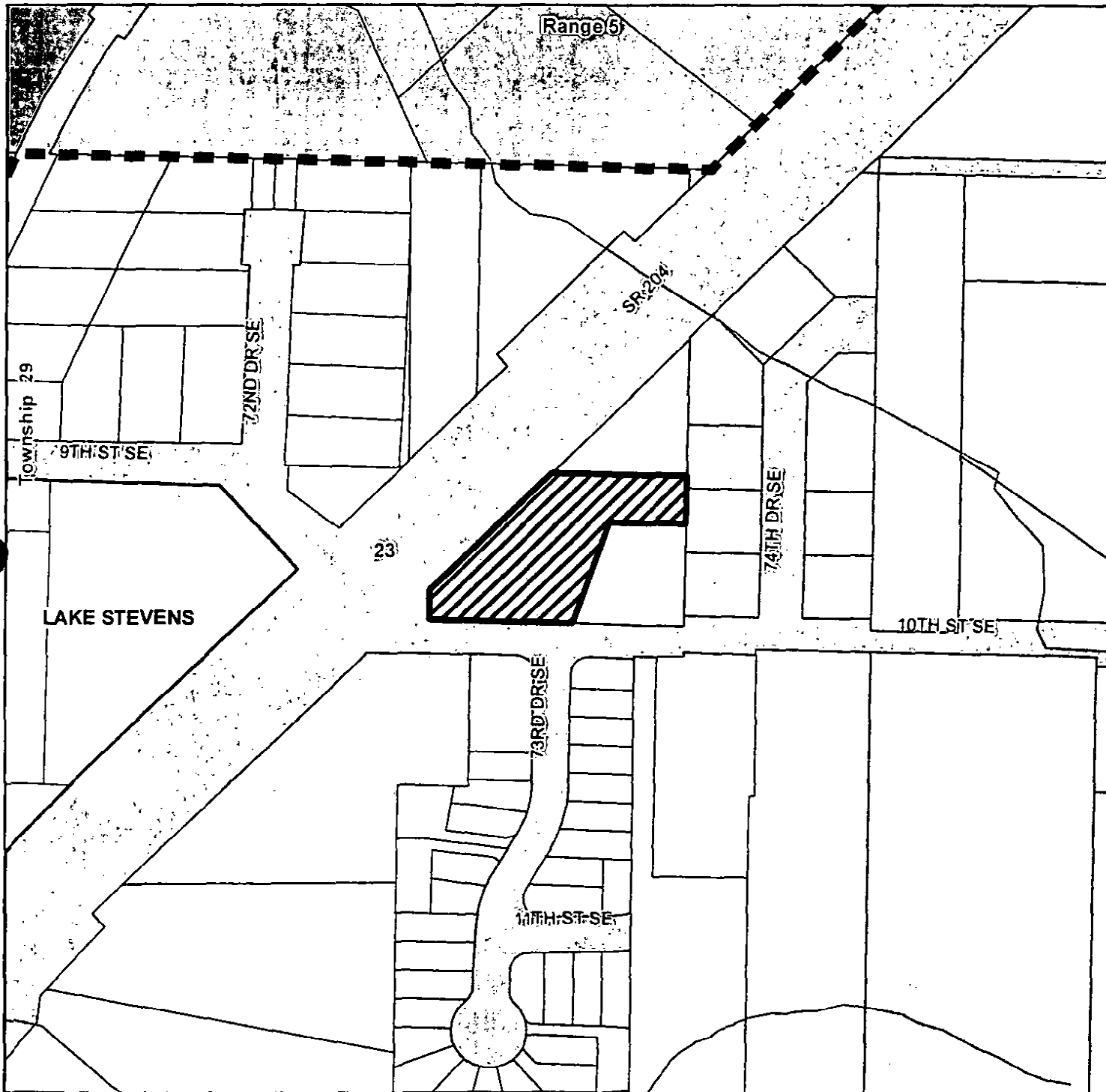
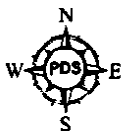
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Docket XII

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

Proposed Areawide Rezone

Huber #3 (LS7)



Proposed Rezone:



Huber #3

Rezone R-7,200 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: (W:\p\g\carto\docket\Doctel2007\Map\Individual\Final_Docket\UrbanLU Re-Design\Huber #3_Zoning.mxd) 8/13/2007