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SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 08-035

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 SOUTHWEST
URBAN GROWTH AREA (SW 36 SALIBIAN)

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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TO IMPLEMENT CHANGES TO THE FUTURE LAND USE MAP FOR THE SOUTHWEST URBAN GROWTH AREA (SW 36
SALIBIAN)

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. 08-035.
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 Salibian (SW-36) is to re-designate 4.53 acres from Urban High Density
21 Residential (UHDR) and Urban Commercial (UC) to Urban Village (UV) and to rezone from
22 R-8400 to Neighborhood Business (NB) located in the Southwest Urban Growth Area (SW
23 UGA) in the northeast quadrant of the intersection of 164th Street SW and 36th Avenue West.
- 24 C. The proposal is consistent with the following General Policy Plan (GPP) Policies and
25 Objectives:
- 26 1. Objective NE 1.B "Accommodate population growth in a manner that maintains and
27 protects the elements of the natural environment."
 - 28 2. Objective ED 1.A "Snohomish County shall endeavor to provide a good quality of life for
29 residents and business."
 - 30 3. Policy ED 3.A.2 "Snohomish County shall ensure a sufficient land base of appropriately
31 designated and zoned land for employment targets."
 - 32 4. Objective HO 1.B "Ensure that a broad range of housing types is available in urban
33 areas."
 - 34 5. Objective HO 1.D "Maintain an adequate supply of appropriately zoned developable
35 land."
 - 36 6. Policy HO 1.D.1 "The County shall establish a mix of densities in residentially zoned
37 land."
 - 38 7. Policy LU 2.B.2 "The majority of new commercial development shall be accommodated
39 as mixed use in urban centers, and/or urban village or adjacent to transit stations or
40 designated transit corridors"
 - 41 8. The proposal is located within the unincorporated portion of the existing SW UGA
42 consistent with Objective LU 3.C "Plan for Urban Villages within unincorporated UGAs."

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1 9. The proposal is consistent with Policy LU 3.C.1 by creating the potential for an Urban
2 Village that is greater than three acres in size. The proposal site is adjacent to and would
3 serve an existing residential neighborhood.

4 10. The proposal is consistent with Policy LU 3.C.2 "Urban Villages shall be located adjacent
5 to a principal arterial road and with existing or potential access to public transit." The
6 proposal is located on 164th Street SW which is a principal arterial served by transit.

7 11. The proposal is consistent with Policy LU 3.C.3 which requires that residential net
8 densities shall be at least 12 units per acres. The proposed NB zoning allows a maximum
9 residential density of 12 dwelling units per acre.

10 12. The proposed rezone to NB is consistent with Policy LU 3.C.5 as NB is the appropriate
11 implementing zone for Urban Village and the proposal site can be readily served by key
12 public facilities and services such as transit, sewer, water, storm water controls, roads,
13 sidewalks and open space.

14
15 D. The proposal is consistent with the following Countywide Planning Policies (CPP):

16 1. UG-5 "Ensure the siting and development of urban growth areas support pedestrian,
17 bicycle and transit compatible design."

18 2. UG-11 "Encourage mixed use, pedestrian friendly and transit compatible development in
19 comprehensive plans for areas within the urban growth area which are designated for
20 multiple residential and non-residential development."

21 3. OD-1 "Promote development within urban growth areas in order to use land efficiently,
22 add certainty to capital facility planning, and allow timely and coordinated extension of urban
23 services and utilities for new development."

24 4. OD-8 "Encourage land use, economic and housing policies that co-locate jobs and
25 housing to optimize use of existing and planned transportation systems and capital facilities."

26 5. HO-2 "Make adequate provisions for existing and projected housing needs of all
27 economic segments of the county."

28
29 E. A Determination of Nonsignificance was issued on December 26, 2007, for the proposed
30 amendment. PDS, as the lead agency, determined that this proposal does not have a
31 probable, significant adverse impact on the environment.

32
33 F. The county council includes in its findings and conclusions the final review and evaluation of
34 the proposal completed by PDS in accordance with chapter 30.74 SCC, which is hereby made
35 a part of this ordinance as if set forth herein.

36
37 **Section 2.** The county council makes the following conclusions:

38
39 A. The proposal by Salibian (SW-36) is to re-designate 4.53 acres from Urban High Density
40 Residential (UHDR) and Urban Commercial (UC) to Urban Village (UV) and to rezone from
41 R-8400 to Neighborhood Business (NB) located in the SW UGA in the northeast quadrant of
42 the intersection of 164th Street SW and 36th Avenue West more closely meets the goals,
43 objectives and policies of the GPP than the existing plan designation.

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- 1 B. The proposed Future Land Use (FLU) map and zoning map amendments are consistent with
- 2 the following final review and evaluation criteria of SCC 30.74:
- 3 1. The proposed amendments maintain consistency with other elements of the GMACP.
- 4 2. All applicable elements of the GMACP support the proposed amendments.
- 5 3. The proposed amendments meet the goals, objectives, and policies of the GMACP as
- 6 discussed in the specific findings.
- 7 4. The proposed amendments are consistent with the CPPs.
- 8 5. The proposed amendments comply with the GMA.
- 9 6. New information is available which was not considered at the time the plan or regulation
- 10 was amended.
- 11 C. The revisions to the FLU map are consistent with the forecasted population and employment
- 12 growth for the succeeding 20-year period, consistent with the forecast promulgated by the
- 13 Washington State Office of Financial Management.
- 14 D. The amendments are consistent with the GMA requirement that the comprehensive plan of a
- 15 county or city be an internally consistent document (RCW 36.70A.070).
- 16 E. The amendments to the GMACP satisfy the procedural and substantive requirements of the
- 17 GMA.
- 18 F. The amendments maintain the GMACP's consistency with the CPPs for Snohomish County.
- 19 G. The proposed amendments meet the goals, objectives and policies of the GMACP as
- 20 discussed in the specific findings.
- 21 H. All SEPA requirements with respect to this non-project action have been satisfied.
- 22 I. The County complied with state and local public participation requirements under the GMA
- 23 and chapter 30.73 SCC.

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

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

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

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

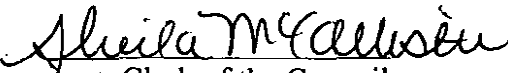
Section 7. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by the Growth Management Hearings Board, or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality 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 3rd day of June, 2008.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

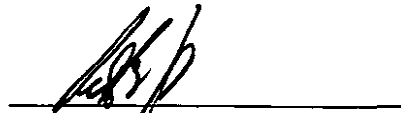

Council Chair

ATTEST:

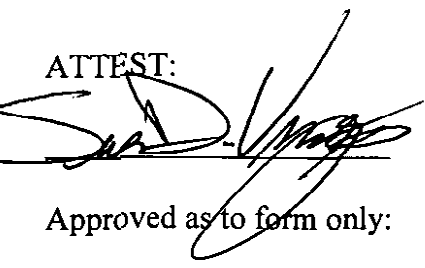

Asst. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE: 10 June, 2008


Snohomish County Executive
PETER B. CAMP
Executive Director

ATTEST:



Approved as to form only:

Deputy Prosecuting Attorney

D-13

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Exhibit A
Amended Ordinance No. 08-035
Final Docket XII, Future Land Use Map Amendments
SW 36 Salibian

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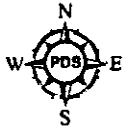
Docket XII

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

Proposed Comprehensive Plan Amendment

Salibian (SW36)


Snohomish County



Proposed Plan Amendment:





 **Salibian**

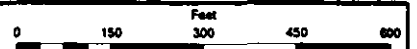
Redesignate Urban High Density Residential (12-24 DU/Ac.) and Urban Commercial to Urban Village

Existing Plan Designations

-  Urban Med. Den. Res. (6-12 DU/Ac.)
-  Urban High Den. Res. (12-24 DU/Ac.)
-  Public/Institutional Use
-  Urban Commercial
-  Urban Village

 UGA Boundary

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



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Map Document: (W:\spingcart\docket\Docket 2007\Map\In\doc\at Final_Docket\UrbanLU Re-Design\Salibian_FLU.mxd) 9/5/2007

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

Exhibit B
Amended Ordinance No. 08-035
Final Docket XII, Zoning Map Amendments
SW 36 Salibian

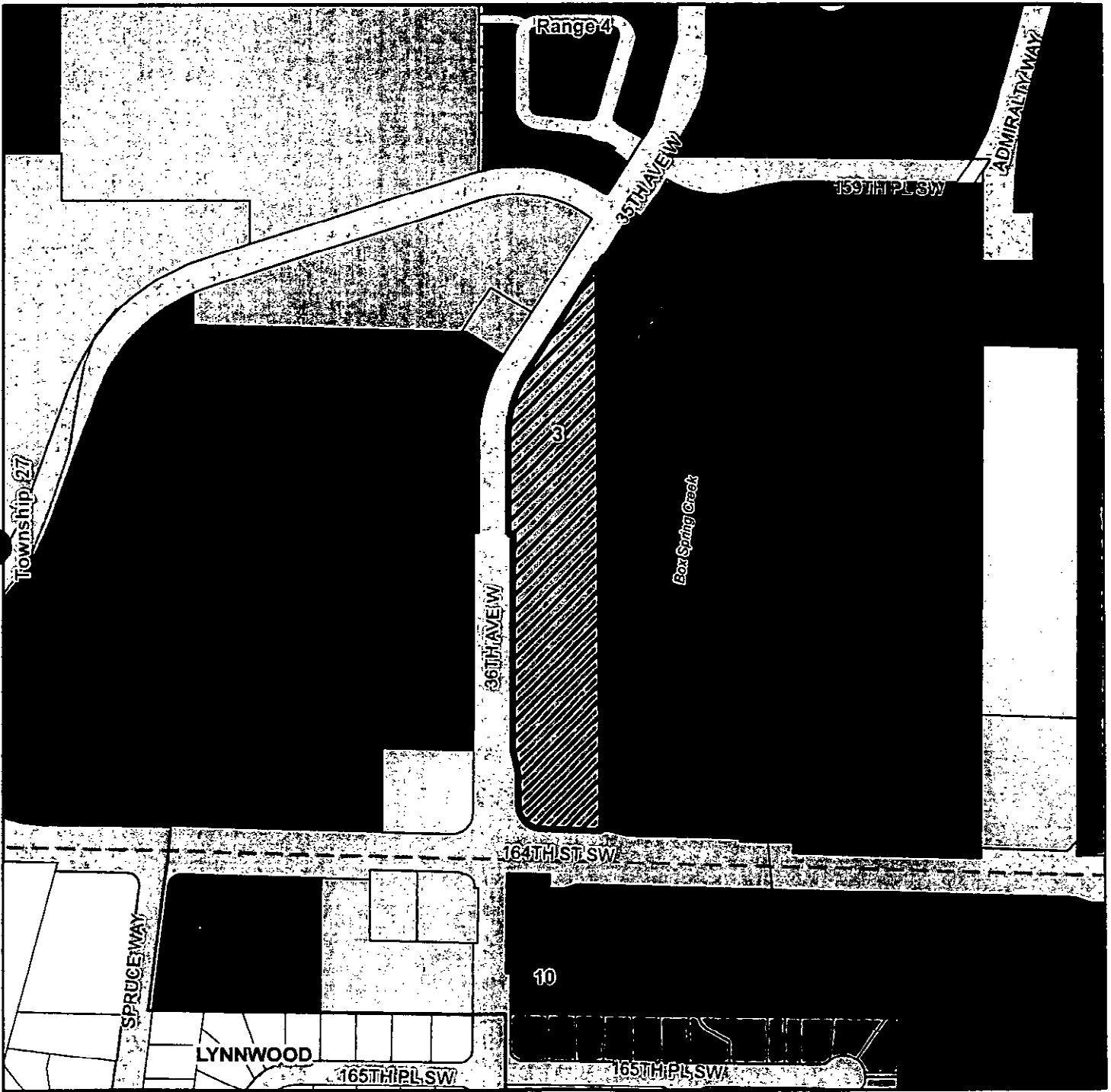
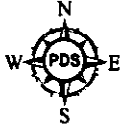
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Docket XII

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

Proposed Areawide Rezone

Salibian (SW36)



Proposed Rezone:



Salibian

Rezone R 8,400 to
Neighborhood Business

Existing Zoning:

- R-8,400
- LDMR
- MR
- NB
- BP

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



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Map Document: (W:\p\carto\docket\Docket 2007\Map\Individual Final_Docket\UrbanLU Re-Desig\Salibian_Zoning.mxd) 9/14/2007