



CO00045548

1 Approved: October 17, 2012

2 Effective: Nov. 10, 2012

3
4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON
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7 ORDINANCE NO. 12-070
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9 RELATING TO GROWTH MANAGEMENT, AMENDING THE SOUTHWEST SNOHOMISH
10 COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE
11 PLANNING POLICIES FOR SNOHOMISH COUNTY TO REFLECT REVISED MUNICIPAL
12 URBAN GROWTH AREA BOUNDARIES BETWEEN THE CITIES OF BOTHELL AND BRIER
13 AND BETWEEN THE CITIES OF BOTHELL AND MILL CREEK
14

15 WHEREAS, the Growth Management Act (GMA) (RCW 36.70A.210(2)) requires
16 adoption of countywide planning policies (CPPs) which consist of written policy statements used
17 for establishing a countywide framework from which the county and city comprehensive plans
18 are developed and adopted under the GMA; and
19

20 WHEREAS, RCW 36.70A.210 also requires that the CPPs govern interjurisdictional
21 collaboration of county and city planning efforts and implementation of GMA requirements for
22 designating urban growth areas; and
23

24 WHEREAS, the county adopted revised CPPs through Amended Ordinance Nos. 11-011,
25 11-015 and 11-021 effective June 24, 2011; and
26

27 WHEREAS, CPP DP-18 establishes that a Municipal Urban Growth Area (MUGA) shall
28 be established for each of the nine cities within the Southwest Urban Growth Area (SWUGA)
29 and documented in county and city comprehensive plans for the purposes of allocating
30 population as required by GMA and delineating future annexation areas; and
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32 WHEREAS, CPP DP-20(c) establishes that MUGA boundaries that are internal to the
33 SWUGA boundary may take place through agreement and action by the affected cities following
34 consultation by the County; and
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36 WHEREAS, CPP DP-20(d) establishes that the Snohomish County Council shall
37 consider the recommendation of the Snohomish County Tomorrow (SCT) Steering Committee
38 regarding proposed changes to MUGA boundaries and may amend the MUGA map contained in
39 Appendix A of the CPPs; and
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1 WHEREAS, the Cities of Bothell and Brier have agreed on a shared MUGA boundary
2 for the Country Club Mobile Home Park area, reducing approximately 5.5 acres of
3 unincorporated area from the Brier MUGA and adding that area into the unincorporated Bothell
4 MUGA; and

5
6 WHEREAS, the Cities of Bothell and Mill Creek have agreed on a shared MUGA
7 boundary for the Fernwood Elementary School, reducing approximately 7.8 acres of
8 unincorporated area from the Mill Creek MUGA and adding that area into the unincorporated
9 Bothell MUGA; and

10
11 WHEREAS, the amendments to the Bothell, Brier and Mill Creek MUGA boundaries do not
12 require an updating to the population and employment tables in Table 4 of Appendix B of the
13 CPPs as the numbers are not sizeable enough to result in a shift in projected 2025 population or
14 job growth at the MUGA level; and

15 WHEREAS, on June 14, 2012, the SCT Planning Advisory Committee (PAC)
16 recommended to the SCT Steering Committee amendments to the Southwest Snohomish County
17 MUGA Area Boundaries map in Exhibit A of the CPP as shown in Appendix A, to reflect the
18 revised MUGA boundaries between Bothell and Brier and between Bothell and Mill Creek as
19 shown in Exhibit A; and

20
21 WHEREAS, on June 27, 2012, the SCT Steering Committee reviewed the PAC
22 recommendation and recommended that it be forwarded to the County Council for approval; and

23
24 WHEREAS, the County Council held a public hearing on October 17, 2012, to consider
25 the entire record, including the SCT Steering Committee recommendations on the proposed
26 revisions to the MUGA map as depicted in Appendix A of the CPP to reflect the adjustment of
27 MUGA boundaries between 1) Bothell and Mill Creek, and 2) Bothell and Brier and to hear
28 public testimony on this Ordinance No. 12-070.

29
30 NOW, THEREFORE, BE IT ORDAINED:

31
32 Section 1. The County Council makes the following findings of fact:

- 33
34 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth
35 fully herein.
- 36 B. The revisions would amend the MUGA boundaries in the following way: 1) between the
37 Bothell MUGA and Brier MUGA, to reconcile a split property between the two MUGAs
38 (Country Club Mobile Home Park), and 2) between the Bothell MUGA and Mill Creek
39 MUGA to avoid splitting an existing school building between two MUGAs (Fernwood

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2 Elementary School property). The proposed amendment would shift approximately 5.5 acres
3 of the unincorporated Brier MUGA into the unincorporated Bothell MUGA, and would shift
4 approximately 7.8 acres of the unincorporated Mill Creek MUGA into the unincorporated
5 Bothell MUGA.

6 C. The map amendment is consistent with CPP DP-18 and DPP-20 regarding the establishment
7 of and amendments to MUGA boundaries.

8 D. The map is consistent with RCW 36.70A.110 and CPP JP-1 regarding development within
9 urban growth areas, adding certainty to capital facility planning and the coordinated
10 extension of urban services.

11 E. The proposed amendments require consideration of corresponding amendments to the
12 Snohomish County General Policy Plan (GPP) Map 3 MUGA Map, as currently proposed as
13 in the technical corrections as part of GPP 4 of the County's 2012 annual comprehensive
14 plan amendment process.

15 F. The amendments to the Bothell, Brier and Mill Creek MUGA boundaries do not require an
16 updating to the population and employment tables in Table 4 of Appendix B of the CPPs as
17 the numbers are not sizeable enough to result in a shift in projected 2025 population or job
18 growth at the MUGA level.

19 G. The map amendments are consistent with and implement the following GPP goals, objectives
20 and policies:

21 1. Goal PE 1, "Establish a subcounty allocation of projected growth to the year 2025 that is
22 consistent with the goals of the Growth Management Act and the countywide planning
23 policies."

24 2. Objective IC 1.B "Work with cities and towns to provide for the orderly transition of
25 unincorporated to incorporated areas within UGAs."

26 3. Policy IC 1.B.1 "The county shall work with cities in planning for orderly transfer of
27 service responsibilities in anticipation of potential or planned annexations or incorporations
28 within UGAs."

29 4. Objective IC 1.E "Re-evaluate and, as required, modify MUGA boundaries to facilitate
30 county planning for the development of these urban areas."

31 5. Policy IC 1.E.3 "MUGA boundaries shall be reevaluated on a periodic basis and
32 adjustments made as needed through the county's Comprehensive Plan amendment
33 process."

34 6. Policy IC 1.E.5 "MUGA boundaries that are not congruent with the SWUGA boundary
35 may be amended by agreement and action by the affected cities and the county,
36 consistent with 1.E.3."

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- 1 H. The proposed amendments comply with the substantive requirements of the GMA, including
- 2 RCW 36.70A.110(2) which states that the county shall consult with each city on the
- 3 boundaries of their urban growth areas.
- 4 I. The proposed amendments comply with the procedural requirements of the GMA, including
- 5 the public participation provisions in RCW 36.70A.035 and .140.
- 6 J. No inconsistencies between the proposed amendments and the GPP or development
- 7 regulations have been identified.
- 8 K. No inconsistencies between the proposed amendments and the CPPs have been identified.
- 9 L. SEPA requirements for this non-project action have been met through the issuance of
- 10 Addendum No. 4 of the Puget Sound Regional Council Vision 2040 Final Environmental
- 11 Impact Statement on July 23, 2012.

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Section 2. The County Council makes the following conclusions:

- 15 A. The amendments would amend the MUGA boundaries between the cities of Bothell and
- 16 Brier and between the cities of Bothell and Mill Creek as depicted in Exhibit A of this
- 17 ordinance.
- 18 B. The amendments are consistent with the CPPs.
- 19 C. The amendments are consistent with the goals, objectives, and policies of the GPP as
- 20 discussed in the specific findings.
- 21 D. The amendments to the CPPs satisfy the procedural and substantive requirements of the
- 22 GMA.
- 23 E. The county has complied with the procedural requirements of SEPA.
- 24 F. The county complied with state and local public participation requirements under the GMA
- 25 and chapter 30.73 SCC.

26 Section 3. The County Council bases its findings and conclusions on the entire record, including

27 all testimony and exhibits. Any finding, which should be deemed a conclusion, and any

28 conclusion which should be deemed a finding, is hereby adopted as such.

29

30 Section 4. Based on the foregoing findings and conclusions, the Countywide Planning Policies

31 for Snohomish County, last amended by Ordinance No. 11-052 on September 28, 2011, are

32 amended as indicated in Exhibit A to this ordinance, which is attached hereto and incorporated

33 by reference into this ordinance as if set forth in full.

34

35 Section 5. Severability. If any section, sentence, clause or phrase of this ordinance shall be held

36 to be invalid by the Growth Management Hearings Board, or unconstitutional by a court of

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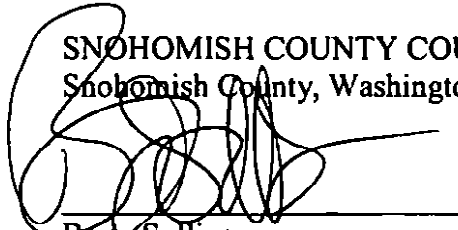
1 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
2 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,
3 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by
4 the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

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1 PASSED this 17th day of Oct, 2012.

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4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

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9 Brian Sullivan
10 Council Chair

11 ATTEST:

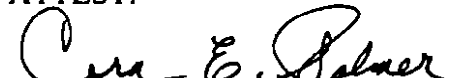
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13 
14 Sheila McCallister
15 Asst. Clerk of the Council

- 16
17 APPROVED
18 EMERGENCY
19 VETOED

20 DATE: Oct. 31, 2012

21
22 
23 Aaron Reardon
24 Snohomish County Executive

25 ATTEST:

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27 
28 Cora Palmer

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30 Approved as to form only:

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32 
33 Deputy Prosecuting Attorney

34 7-17-12

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ORDINANCE NO. 12-
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Appendix A - CPP Southwest Snohomish County Municipal Urban Growth Area (MUGA) Boundaries

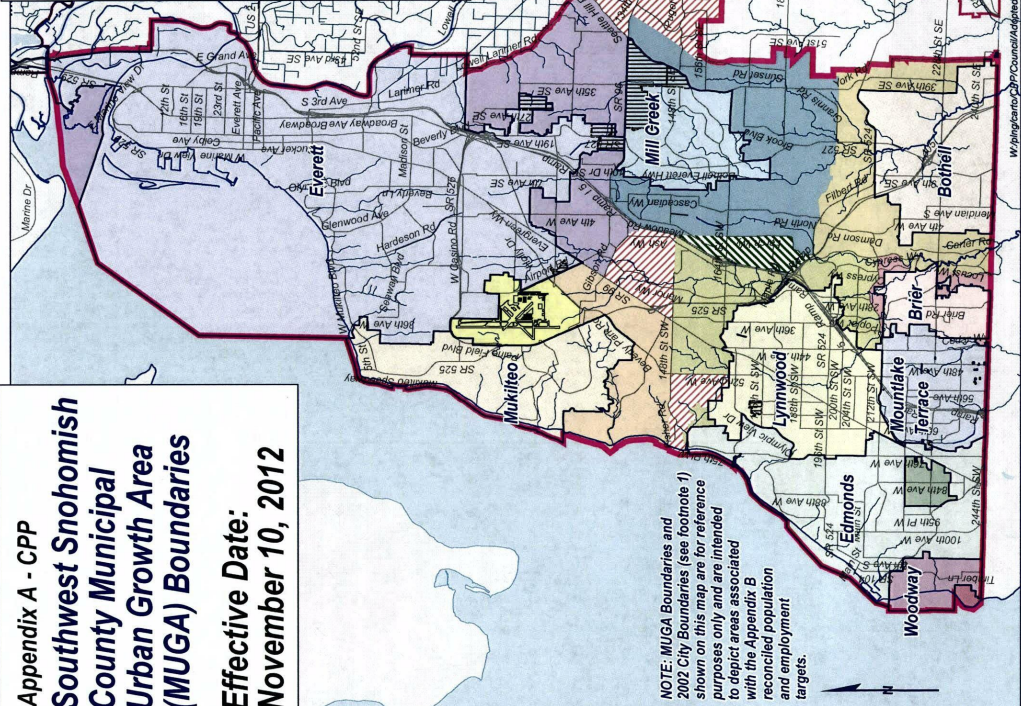
**Effective Date:
November 10, 2012**

NOTE: MUGA Boundaries and 2002 City Boundaries (see footnote 1) shown on this map are for reference purposes only and are intended to depict areas associated with the Appendix B reconciled population and employment targets.

SNOHOMISH COUNTY DATA and maps, data, and information are provided for informational purposes only and are not intended to constitute any representation of the Snohomish County Code. Data, together with other information, may be used for any purpose, but the user assumes all liability for any use of the Data. Snohomish County does not warrant the accuracy or quality of the Data contained hereon, nor its completeness, timeliness, or reliability. Snohomish County is not responsible for any errors, omissions, or delays in providing access to the Data, or for any consequences arising from the use of the Data. Snohomish County is not responsible for any damages, including consequential damages, arising from the use of the Data. Snohomish County is not responsible for any damages, including consequential damages, arising from the use of the Data. Snohomish County is not responsible for any damages, including consequential damages, arising from the use of the Data.

This map is a graphic representation of the boundaries of the Snohomish County Municipal Urban Growth Area (MUGA) as of the date shown on the map. It does not represent any survey or other information as of the date shown on the map.

Snohomish County



- City of Brier
- Brier MUGA
- City of Bothell
- Bothell MUGA
- City of Edmonds
- Edmonds MUGA
- City of Woodway
- Woodway MUGA
- Gap Area Not Claimed by Any City
- Overlap Area Claimed by Two Cities
- Mountlake Terrace MUGA
- Mountlake Terrace MUGA
- Incorporated City Area Amended After April 1, 2002 (see footnote 2)
- Southwest Urban Growth Area (SWUGA) Boundary
- Other Urban Growth Area (UGA) Boundary
- Incorporated City Boundary

(1) April 1, 2002 city boundaries are shown on this map since city boundaries as of that date were used to develop the Appendix B growth targets for incorporated and unincorporated areas.
(2) Statistics associated with areas annexed by cities since April 1, 2002 are published in the 'Snohomish County Tomorrow Growth Monitoring Report' series.

NOTE: Palme Field is not assigned to a city at the request of the County.