

1 ADOPTED: 06/04/14
2 EFFECTIVE: 6-16-14

3 SNOHOMISH COUNTY COUNCIL
4 SNOHOMISH COUNTY, WASHINGTON

5
6 ORDINANCE NO. 14-031

7
8 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE COUNTYWIDE
9 PLANNING POLICIES FOR SNOHOMISH COUNTY TO IDENTIFY THE ARLINGTON-
10 MARYSVILLE MANUFACTURING INDUSTRIAL CENTER AS A CANDIDATE FOR
11 DESIGNATION BY THE PUGET SOUND REGIONAL COUNCIL

12
13 WHEREAS, the Growth Management Act (GMA), RCW 36.70A.210(2), requires the
14 legislative authority of each county which is subject to the GMA's comprehensive planning
15 requirements to adopt a countywide planning policy (CPP) framework in cooperation with the
16 cities and towns within that county, and from which the county, city and town comprehensive
17 plans are developed and adopted; and

18
19 WHEREAS, the County adopted revised CPPs through Amended Ordinance Nos. 11-
20 011, 11-015 and 11-021 effective June 24, 2011, Ordinance No. 12-070 effective November 10,
21 2012, Amended Ordinance No. 13-032 effective June 30, 2013, and Ordinance No. 14-006
22 effective April 27, 2014; and

23
24 WHEREAS, CPP ED-5 establishes a process for designating Manufacturing/Industrial
25 Centers (MIC) and CPP ED-6 establishes the criteria that a MIC should meet; and

26
27 WHEREAS, the cities of Arlington and Marysville have identified a MIC (Arlington-
28 Marysville MIC) and followed the procedures in CPP ED-5 to consult with other cities and the
29 county through Snohomish County Tomorrow (SCT) to request county identification of the MIC
30 as a candidate for designation by the Executive Board of the Puget Sound Regional Council
31 (PSRC); and

32
33 WHEREAS, on May 9, 2013, the Planning Advisory Committee (PAC) of SCT discussed
34 the proposed Arlington-Marysville MIC designation and unanimously recommended that the
35 SCT Steering Committee appoint an economic development subcommittee to review the
36 Arlington-Marysville MIC proposal for conformity with CPP ED-6; and

37
38 WHEREAS, the SCT Steering Committee appointed an economic development
39 subcommittee to review the proposed Arlington-Marysville MIC designation through a
40 unanimous advisory vote at a meeting on June 19, 2013, and subsequent email voting; and

41
42 WHEREAS, the SCT economic development subcommittee, also known as the
43 Manufacturing/Industrial Centers Subcommittee, met on August 1, 2013, reviewed the
44 Arlington-Marysville MIC proposal for conformity with CPP ED-6, and recommended approval
45 on August 26, 2013; and

46
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1 WHEREAS, the PAC on November 14, 2013, reviewed the work of the economic
2 development subcommittee and unanimously voted to forward the Arlington-Marysville MIC
3 recommendation to the SCT Steering Committee to be included in the CPPs; and
4

5 WHEREAS, on January 22, 2014, the SCT Steering Committee reviewed and discussed
6 the PAC recommendation and voted unanimously to forward approval and recommendation of
7 the Arlington-Marysville MIC to the County Council; and
8

9 WHEREAS, the County Council held a public hearing on June 4, 2014, to consider the
10 entire record, including the SCT Steering Committee recommendation on the Arlington-
11 Marysville MIC, and to hear public testimony on this Ordinance No. 14-031.
12

13 NOW, THEREFORE, BE IT ORDAINED:
14

15 Section 1. The County Council makes the following findings of fact:
16

17 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth
18 fully herein.

19 B. CPP ED-5 states: “The process for designating Manufacturing/Industrial Centers (MICs)
20 shall be as follows:

21 a. A local jurisdiction may nominate an MIC;

22 b. An economic development subcommittee of Snohomish County Tomorrow (SCT)
23 reviews the proposal for conformity with the criteria in ED-6;

24 c. If the MIC proposal is found to be appropriate, the SCT Steering Committee
25 recommends the MIC for designation; and

26 d. The County Council holds a public hearing and makes the decision to seek designation
27 of the MIC as a candidate center to be forwarded to the Puget Sound Regional Council
28 for consideration.”

29 C. The cities of Arlington and Marysville nominated the proposed Arlington-Marysville MIC.
30 An economic development subcommittee of SCT reviewed the proposal for conformity with
31 the criteria in CPP ED-6. Based on the finding that the MIC proposal is appropriate, the SCT
32 Steering Committee recommended the MIC for designation.

33 D. CPP ED-6 states: “Manufacturing/Industrial Centers (MICs) designated through the process
34 in ED-5 shall be located in Urban Growth Areas (UGAs). MICs should have clearly defined
35 geographic boundaries and develop in accordance with the general guidelines established in
36 the VISION 2040 Regional Growth Strategy. Specifically, an MIC should meet the following
37 criteria, it:

38 a. Consists of major, existing regional employment areas of intensive, concentrated
39 manufacturing, industrial and high technology land uses, including – but not limited to –
40 aviation facilities and services;

41 b. Provides capacity and planning for a minimum of 20,000 jobs;

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- 1 c. Is located outside other designated centers but in a UGA;
- 2 d. Includes land uses that cannot easily be mixed at higher densities with other uses;
- 3 e. Is supported by adequate public facilities and service, including good access to the
- 4 regional transportation system; and
- 5 f. Discourages retail and office uses unless they are supportive of the preferred uses in
- 6 (a.).”
- 7 E. The proposed Arlington-Marysville MIC:
- 8 1. Would consist of major, existing and future regional employment of concentrated
- 9 manufacturing, industrial and high technology land uses.
- 10 2. Would provide capacity for a total of 77,800 jobs.
- 11 3. Comprises 4,091 acres, located entirely within the UGA and predominantly within the
- 12 city limits of Marysville and Arlington.
- 13 4. Will provide jobs, of which 70% will be categorized as industrial family wage Aerospace
- 14 and High Tech engineering and manufacturing employment. Approximately 20% will be
- 15 service-related and 10% will be retail trade supporting the manufacturing employment.
- 16 5. Is supported by adequate sewer, water, power and communication resources, access to
- 17 Interstate I-5 and State Route 9 as well as an active rail spur, air transport and multimodal
- 18 transportation.
- 19 6. Is zoned by the cities General Industrial (GI), Light Industrial (LI), Business Park (BP),
- 20 Aviation Flightline (AF), Highway Commercial (HC) and General Commercial (GC),
- 21 and is zoned by the county Industrial Park (IP).
- 22 F. The proposed amendment complies with the substantive requirements of the GMA, including
- 23 RCW 36.70A.210 which requires the county to adopt CPPs in cooperation with the cities
- 24 located in the county.
- 25 G. The proposed amendment is one required step in the MIC designation process created by the
- 26 PSRC to implement the manufacturing/industrial center policy MPP-DP-9 in the Vision 2040
- 27 regional plan, which reads, “Provide a regional framework for designating and evaluating
- 28 regional manufacturing/industrial centers.” The sponsoring cities of Arlington and
- 29 Marysville are responsible for additional steps in the MIC designation process.
- 30 H. The proposed amendment is consistent with PSRC’s MPP-G-1 regarding coordination of
- 31 planning efforts among jurisdictions.
- 32 I. The proposed amendment complies with the procedural requirements of the GMA.
- 33 J. No inconsistencies between the proposed amendment and the GMA have been identified.
- 34 K. No inconsistencies between the proposed amendment and the CPPs have been identified.
- 35 L. Appropriate public participation has been provided through the SCT process and through a
- 36 public hearing on this ordinance held after public notice on June 4, 2014.

1 M. SEPA requirements for this non-project action have been met through the issuance of
2 Addendum No. 7 of the PSRC Vision 2040 Final Environmental Impact Statement on May
3 14, 2014.

4
5 Section 2. The County Council makes the following conclusions:

6
7 A. The proposed amendment would identify a specific industrial area within the cities of
8 Arlington and Marysville and the Marysville UGA as a candidate for regional MIC
9 designation, consistent with the comprehensive plans of those two cities. The proposed MIC
10 is consistent with CPP ED-6 and it has been considered through the process established in
11 CPP ED-5.

12 B. The proposed amendment is consistent with the CPPs.

13 C. The proposed amendment satisfies the procedural and substantive requirements of the GMA.

14 D. The County has complied with the procedural requirements of SEPA.

15 E. The county has complied with state and local public participation requirements by broadly
16 disseminating the proposed amendment and providing opportunities for written comments
17 and public hearing after public notice.

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

22
23 Section 4. Based on the foregoing findings and conclusions, the Economic Development and
24 Employment Chapter of the Countywide Planning Policies for Snohomish County, last amended
25 by Ordinance No. 14-006 April 16, 2014, is amended as shown in Exhibit A to this ordinance,
26 which is attached hereto and incorporated by reference into this ordinance as if set forth in full.

27
28 Section 5. The County Council identifies the Arlington-Marysville MIC, with boundaries
29 approximately as shown on the map in Exhibit B to this ordinance, as a candidate for regional
30 designation as a Manufacturing/Industrial Center and authorizes PDS staff to work with the cities
31 of Arlington and Marysville in submitting an application to the Puget Sound Regional Council
32 for that designation.


33
34 Section 6. The County Council directs the Code Reviser to update SCC 30.10.050 pursuant to
35 SCC 1.02.020(3).

36
37 Section 7. Severability. If any provision of this ordinance or its application to any person or
38 circumstance is held invalid, the remainder of the ordinance or the application of the provision to
39 other persons or circumstances is not affected.

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PASSED this 4th day of June, 2014.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE: 6/6/ , 2014



Snohomish County Executive

ATTEST:



Approved as to form only:

Deputy Prosecuting Attorney

D-9

1 **Exhibit A**

2
3 Ordinance No. 14-031
4 Amendment to the Economic Development and Employment Chapter of the
5 Countywide Planning Policies
6

7 **ECONOMIC DEVELOPMENT AND EMPLOYMENT**

8
9 A solid economic foundation is fundamental to our quality of life. Economic growth and activity
10 provides jobs and income for our citizens, the goods and services that we use daily, and revenues
11 that fund local government services and programs. Strengthening our businesses climate keeps
12 our region competitive with other regions, and expands opportunities for new and better jobs as
13 our population grows. Diversifying and expanding Snohomish County’s economic base will
14 provide important long-term benefits to our citizens and communities.
15

16 Local government should promote economic development by creating opportunities for a wide
17 range of businesses, jobs and careers, in partnership with the private sector. Through education
18 and training programs, land use planning, construction permitting, and building infrastructure,
19 local government “sets the table” for private investment and continued economic growth.
20

21 **State Context**

22
23 The Growth Management Act requires that Countywide Planning Policies (CPPs) include
24 policies to promote economic development and employment (36.70A.210(3)(g)). It also requires
25 local plans – which the CPPs guide – to include an economic development element
26 (36.70A.070(7)).
27

28 **Regional Context**

29
30 VISION 2040 states the following “overarching goal” for economic development:
31

32 *The region will have a prospering and sustainable regional economy by supporting*
33 *businesses and job creation, investing in all people, sustaining environmental quality,*
34 *and creating great central places, diverse communities, and high quality of life.*
35

36 It goes on to state:

37
38 *VISION 2040’s economic goals and policies promote a sustainable economy that*
39 *creates and maintains a high standard of living and quality of life for all. To create*
40 *stable and lasting prosperity, VISION 2040 focuses on businesses, people, and*
41 *places, recognizing that growth management, transportation, economic, and*
42 *environmental policies must be integrated, and must take social, economic, and*
43 *environmental issues into account while preserving key regional assets.*
44

1 In 2008, the Prosperity Partnership for the Puget Sound adopted a Regional Growth Strategy
2 (RGS) for the area that identifies 14 industrial clusters in the region’s economy. It also identifies
3 the following seven clusters for strategic development:

- 4 • Aerospace
- 5 • Clean Technology
- 6 • Information Technology
- 7 • Life Sciences
- 8 • Logistics and International Trade
- 9 • Military
- 10 • Tourism/Visitors.

11 12 **Snohomish County Economy**

13
14 The CPPs in this chapter are intended to promote economic development in Snohomish County
15 consistent with the goals and policies of VISION 2040. Snohomish County is an important
16 international center for the aerospace industry, and the home of the Boeing Company’s largest
17 aircraft manufacturing complex. This county also accounts for about one-fourth of the biotech
18 industry in the State of Washington. Looking into the future, economic development
19 organizations have identified three industry clusters as the ultimate focus of Snohomish County.
20 These three industry clusters are Aerospace, Life Sciences (Biotech and Medical Devices), and
21 Technology Manufacturing.

22
23 To achieve sustainable economic vitality for all the communities of Snohomish County,
24 jurisdictions are required to incorporate an economic development element in their comprehensive
25 plans. Coordination of economic development planning with the other required elements of
26 comprehensive plans is vital to attracting new business, promoting economic diversity and
27 encouraging expansion and retention of existing businesses.

28
29 Snohomish County residents provide a skilled workforce for many businesses in both King and
30 Snohomish counties. An important part of creating sustainable communities and improving the
31 quality of life will be realized by creating more opportunities for residents of Snohomish County
32 to work closer to home. The CPPs, as the framework for local comprehensive plans, support the
33 integration of economic opportunities, transportation improvements, investments in education,
34 protection of environmental quality, and focusing of growth in designated centers, consistent
35 with the RGS in VISION 2040.

36 37 38 **Economic Development and Employment Goal**

39
40 Cities, towns, and Snohomish County government will encourage coordinated economic
41 growth by building on the strengths of the county’s economic base and diversifying it
42 through strategic investments in infrastructure, education and training, and sound
43 management of land and natural resources.

- 1 **ED-1** The County and cities, through Snohomish County Tomorrow, should support the
2 Regional Growth Strategy of VISION 2040 and the economic priorities of the
3 Prosperity Partnership. While recognizing the need to accommodate other businesses
4 and industries and to diversify our economy, jurisdictions should support the
5 following industry clusters that play an important role in the health of Snohomish
6 County’s economy, through our comprehensive plan policies, infrastructure
7 investments and land use regulations:
8 a. Aerospace;
9 b. Technology;
10 c. Life sciences and healthcare;
11 d. International trade;
12 e. Military;
13 f. Tourism;
14 g. Agriculture; and
15 h. Education
16
- 17 **ED-2** The County and cities should encourage the establishment and growth of locally
18 owned, small businesses through comprehensive plan policies, infrastructure
19 investments, and fair and appropriate land use regulations in all communities.
20
- 21 **ED-3** Jurisdictions should prioritize multi-modal transportation system linkages between
22 growth centers, manufacturing and industrial centers, and supporting residential areas
23 containing an adequate supply of affordable housing (as appropriate).
24
- 25 **ED-4** State and federal economic development and transportation funding should be
26 prioritized to regionally designated centers and sub-centers as well as transportation
27 system linkages between regional growth centers, manufacturing industrial centers,
28 and supporting residential areas containing an adequate supply of affordable housing.
29
- 30 **ED-5** The process for designating Manufacturing/Industrial Centers (MICs) shall be as
31 follows:
32 a. A local jurisdiction may nominate an MIC;
33 b. An economic development subcommittee of Snohomish County Tomorrow (SCT)
34 reviews the proposal for conformity with the criteria in ED-6;
35 c. If the MIC proposal is found to be appropriate, the SCT Steering Committee
36 recommends the MIC for designation; and
37 d. The County Council holds a public hearing and makes the decision to seek
38 designation of the MIC as a candidate center to be forwarded to the Puget Sound
39 Regional Council for consideration.
40
- 41 **ED-6** Manufacturing/Industrial Centers (MICs) designated through the process in ED-5
42 shall be located in Urban Growth Areas (UGAs). MICs should have clearly defined
43 geographic boundaries and develop in accordance with the general guidelines
44 established in the VISION 2040 Regional Growth Strategy. Specifically, an MIC
45 should meet the following criteria, it:

- 1 a. Consists of major, existing regional employment areas of intensive, concentrated
- 2 manufacturing, industrial and high technology land uses, including – but not
- 3 limited to – aviation facilities and services;
- 4 b. Provides capacity and planning for a minimum of 20,000 jobs;
- 5 c. Is located outside other designated centers but in a UGA;
- 6 d. Includes land uses that cannot easily be mixed at higher densities with other uses;
- 7 e. Is supported by adequate public facilities and service, including good access to
- 8 the regional transportation system; and
- 9 f. Discourages retail and office uses unless they are supportive of the preferred uses
- 10 in (a.).

11

12 **ED-7** The County and adjacent cities shall protect the Paine Field-Boeing area as a

13 Manufacturing Industrial Center (MIC), recognizing that it is a major, existing

14 regional employment area of intensive, concentrated manufacturing and industrial

15 land uses, including aerospace, aircraft manufacturing and high-technology uses.

16 Notwithstanding the VISION 2040 guidelines for MIC designation, land uses and

17 zoning of Paine Field continue to be governed by the Snohomish County Airport

18 Paine Field Master Plan and Snohomish County Zoning Code consistent with federal

19 aviation policies and grant obligations. This MIC should:

- 20 a. Accommodate aerospace related employment and associated activities;
- 21 b. Accommodate employment which requires a high floor area to employee ratio but
- 22 strive to increase the overall employment density in the manufacturing and
- 23 industrial center;
- 24 c. Encourage a mix of uses which support and enhance manufacturing, aerospace
- 25 and industrial centers; and
- 26 d. Be supported by adequate public facilities and services, including good access to
- 27 the region's transportation system, which are essential to the success of the MIC.

28

29 **ED-8** Jurisdictions are encouraged to work with businesses and organizations to develop

30 economic development plan elements and analyze the land use designations,

31 infrastructure and services needed by business uses.

32

33 **ED-9** As appropriate, the County and cities should adopt plans, policies, and regulations

34 that preserve designated industrial, commercial, agricultural, and resource land base

35 for long-term regional economic benefit.

36

37 **ED-10** In their local comprehensive plans, jurisdictions shall include economic development

38 policies consistent with existing or planned capital and utility facilities. These plans

39 should identify and implement strategies to ensure timely development of needed

40 facilities.

41

42 **ED-11** In cooperation with school districts, other education providers, and each other,

43 jurisdictions should ensure the availability of sufficient land and services for future

44 K-20 school needs, and support improved education and job training resources for all

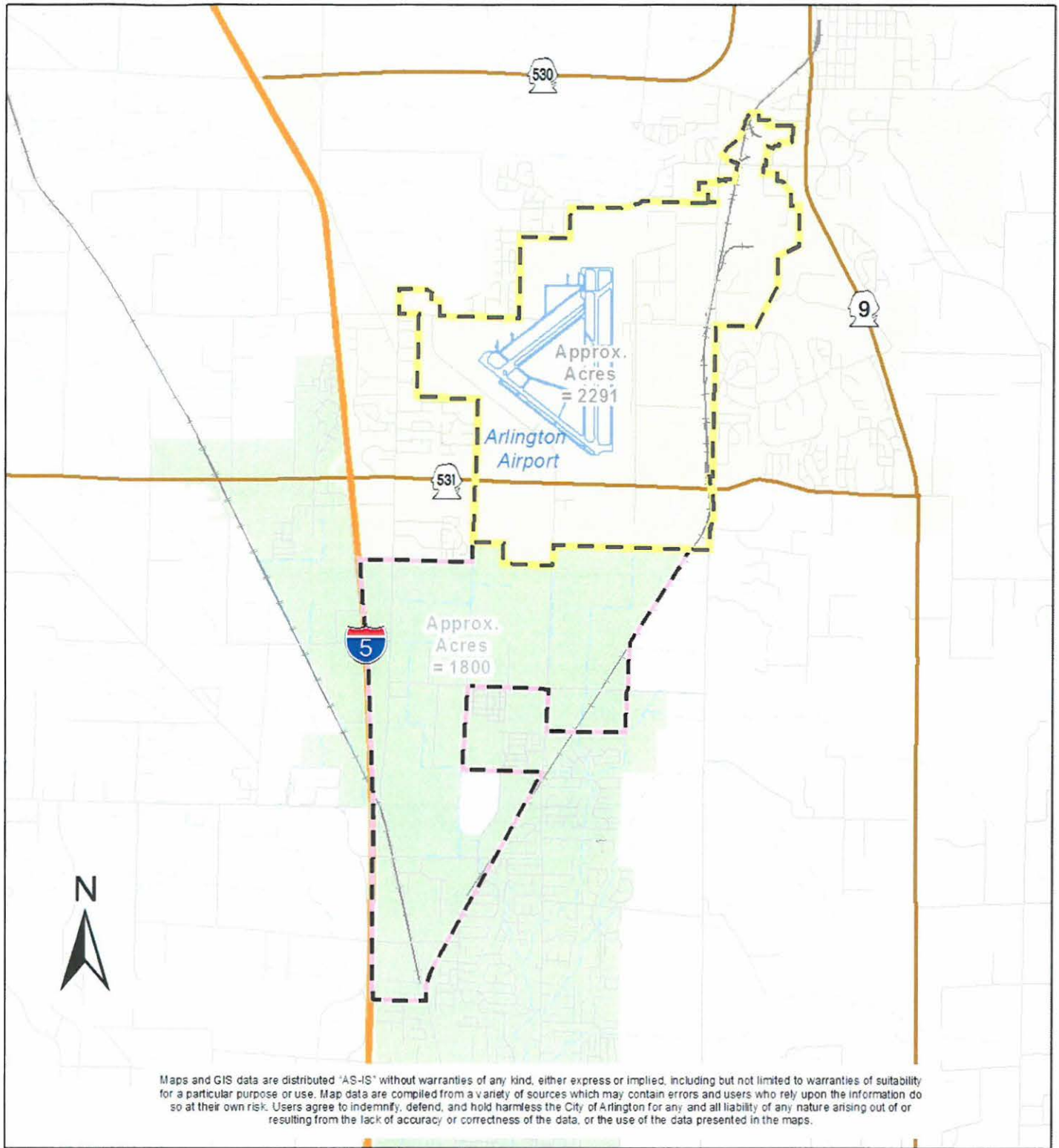
45 citizens, such as a 4-year university or technical college in Snohomish County.

- 1
2 **ED-12** The County and cities should coordinate economic plans with transportation, housing,
3 and land use policies that support economic development and predictability for future
4 growth.
5
- 6 **ED-13** Jurisdictions should recognize, where appropriate, the growth and development needs
7 of businesses of local, regional, or statewide significance and ensure that local plans
8 and regulations provide opportunity for the growth and continued success of such
9 businesses.
10
- 11 **ED-14** The County and cities should promote an appropriate balance of jobs-to-housing to:
12 a. Support economic activity;
13 b. Encourage local economic opportunities and housing choice;
14 c. Improve mobility; and
15 d. Respond to the challenge of climate change.
16
- 17 **ED-15** The expeditious processing of development applications by the County and the cities
18 shall not result in the lowering of environmental and land use standards.
19
- 20 **ED-16** In their comprehensive plans, the cities of Arlington and Marysville identify an
21 industrial center spanning those two cities as a candidate for regional designation as a
22 Manufacturing/Industrial Center (MIC). The proposed MIC is entirely within the
23 urban growth area and predominantly within the city limits of Arlington and
24 Marysville. Based on the recommendation of Snohomish County Tomorrow,
25 developed through a collaborative and participatory process, the County identifies the
26 proposed Arlington-Marysville Manufacturing Industrial Center as a candidate for
27 regional designation as a Manufacturing/Industrial Center.
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Exhibit B

Ordinance No. 14-031
Map showing approximate boundaries of the identified
Arlington-Marysville Manufacturing Industrial Center



Legend

- | | | |
|-------------------------|-------------|-----------|
| Arlington City Limits | I - 5 | Airport |
| Marysville City Limits | State Route | Off-Ramp |
| Arlington Proposed MIC | Local Roads | Rail-Line |
| Marysville Proposed MIC | | Streams |

City of Arlington

Arlington-Marysville Manufacturing Industrial Center

Scale: 1 inch = 4,500 feet	File: RegionalMIC_MOD8.5x11_14
Date: 4/18/2014	Cartographer: akc