

1 Adopted: June 10, 2015
2 Effective: July 2, 2015

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5
6 SNOHOMISH COUNTY COUNCIL
7 SNOHOMISH COUNTY, WASHINGTON

8
9 ORDINANCE NO. 14-132

10
11 RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING FUTURE LAND USE
12 MAP AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT
13 ACT COMPREHENSIVE PLAN, AMENDING THE ZONING MAP TO IMPLEMENT
14 CHANGES TO THE FUTURE LAND USE MAP, AND REVISING THE GRANITE
15 FALLS URBAN GROWTH AREA (GF2 – CITY OF GRANITE FALLS)

16
17 WHEREAS, RCW 36.70A.130 and .470 direct counties planning under the
18 Growth Management Act (GMA) to adopt procedures for interested persons to propose
19 amendments and revisions to the Growth Management Act Comprehensive Plan
20 (GMACP) or development regulations; and

21
22 WHEREAS, the Snohomish County Council (county council) adopted chapter
23 30.74 of the Snohomish County Code (SCC), "Growth Management Act Public
24 Participation Program Docketing," to comply with the requirements of RCW 36.70A.130
25 and .470; and

26
27 WHEREAS, the Department of Planning and Development Services (PDS)
28 compiled a list of non-county initiated amendments and revisions received by the
29 October 31, 2012, deadline for Docket XVII proposals and evaluated these proposed
30 amendments, including the GF2 – City of Granite Falls docket proposal, for consistency
31 with the initial docket review criteria in SCC 30.74.030(1) and 30.74.040; and

32
33 WHEREAS, on May 29, 2013, and June 26, 2013, the county council held public
34 hearings to receive public testimony on proposed non-county initiated amendments to
35 the GMACP for consideration on Final Docket XVII, including the GF2 – City of Granite
36 Falls proposal; and

37
38 WHEREAS, on July 17, 2013, the county council approved, by Amended Motion
39 No. 13-138, a list of proposed non-county initiated comprehensive plan amendments for
40 consideration and final action on Final Docket XVII, including the GF2 – City of Granite

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RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING
FUTURE LAND USE MAP AMENDMENTS TO THE SNOHOMISH
COUNTY GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN,
AMENDING THE ZONING MAP TO IMPLEMENT CHANGES TO
THE FUTURE LAND USE MAP, AND REVISING THE
GRANITE FALLS URBAN GROWTH AREA (GF2 – CITY OF GRANITE FALLS) - 1

1 Falls proposal, and authorized the county executive, through PDS, to process Final
2 Docket XVII consistent with chapters 30.73 and 30.74 SCC; and

3
4 WHEREAS, the Snohomish County Planning Commission (“planning
5 commission”) was provided information on Final Docket XVII, including the GF2 – City
6 of Granite Falls proposal, in study sessions and briefings held on May 13, 2014, and
7 September 9, 2014; and

8
9 WHEREAS, pursuant to chapter 30.74 SCC, PDS completed final review and
10 evaluation of Final Docket XVII, including the GF2 – City of Granite Falls proposal, and
11 forwarded recommendations to the planning commission; and

12
13 WHEREAS, the planning commission held a public hearing and received public
14 testimony on Final Docket XVII, including the GF2 – City of Granite Falls proposal, on
15 October 7, 2014; and

16
17 WHEREAS, on October 14, 2014, the planning commission completed
18 deliberations on Final Docket XVII, including the GF2 – City of Granite Falls proposal,
19 and recommended adoption of the GF2 – City of Granite Falls proposal as enumerated
20 in its recommendation letter of December 4, 2014; and

21
22 WHEREAS, on May 13, 2015 and continued to June 10, 2015, the county council
23 held a public hearing, after proper notice, to hear public testimony on this ordinance and
24 consider the entire record, including the planning commission’s recommendation, on
25 Final Docket XVII and the GF2 – City of Granite Falls proposal.

26
27 NOW, THEREFORE, BE IT ORDAINED:

28
29 Section 1. The county council adopts the following findings:

- 30
31 A. The foregoing recitals are adopted as findings as if set forth in full herein.
32
33 B. The GF2 – City of Granite Falls proposal would revise the Granite Falls Urban
34 Growth Area (UGA) to add 28.62 acres that would be redesignated on the Future
35 Land Use (FLU) Map of the General Policy Plan (GPP) from Rural Residential (RR)
36 and Rural Urban Transition Area (RUTA) to Public/Institutional Use (P/IU) and
37 rezoned from Rural 5-Acre (R-5) to Residential 9,600 (R-9,600). The proposal
38 would not result in an increase in residential or employment land capacity.
39
40 C. The proposal site is located along the west boundary of the Granite Falls UGA. The
41 site is undeveloped and contains three parcels, two of which are owned by the city.

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GRANITE FALLS URBAN GROWTH AREA (GF2 – CITY OF GRANITE FALLS) - 2

1 The city intends to annex the property and develop the city-owned parcels as a
2 passive recreation park that will connect to an existing park within city limits. The
3 third parcel is owned by the Christian and Missionary Alliance Church. In its docket
4 application, the city indicated the church-owned property is likely to be developed as
5 either a church or a retreat facility following its annexation into the City of Granite
6 Falls.

7
8 D. The GF2 – City of Granite Falls proposal was analyzed for consistency with the
9 requirement in RCW 36.70A.110(2) that each city within a county include areas
10 sufficient to accommodate the broad range of needs that accompanies projected
11 urban growth, including governmental, institutional and nonresidential uses. The
12 GF2 proposal is consistent with this requirement, as the proposed UGA expansion
13 and FLU Map redesignation to P/IU would accommodate future governmental needs
14 for a contiguous public park.

15
16 E. The GF2 – City of Granite Falls proposal was analyzed for consistency with the
17 locational requirements of urban growth in RCW 36.70A.110(3). The GF2 proposal
18 is consistent with these locational requirements. The proposal site is surrounded on
19 three sides by lands within the Granite Falls city limits. Further, public facilities and
20 services, including fire and law enforcement protection, and sewer and water
21 services, can be extended to serve a proposed UGA expansion.

22
23 F. The GF2 – City of Granite Falls proposal was analyzed for consistency with the
24 Puget Sound Regional Council (PSRC) Multicounty Planning Policies (MPP), in
25 particular, MPP-DP-39, which provides: “Identify and create opportunities to develop
26 parks, civic places and public spaces, especially in or adjacent to centers.” The GF2
27 proposal is consistent with this policy, as it provides the opportunity for the City of
28 Granite Falls to develop passive recreational opportunities adjacent to an existing
29 municipal park.

30
31 G. The GF2 – City of Granite Falls proposal was analyzed for consistency with the
32 Countywide Planning Policies (CPP), in particular DP-2, which establishes
33 conditions for expansion of a UGA boundary. The GF2 proposal is consistent with
34 DP-2 as the P/IU designation for the proposed UGA expansion site is not considered
35 a residential, commercial, or industrial land use designation and, therefore, does not
36 result in a net increase population or employment capacity. Policy DP-2 does permit
37 expansion of a UGA to include community facilities that primarily serve urban
38 populations within the UGA.

39
40 H. The GF2 – City of Granite Falls proposal was analyzed for consistency with the
41 GPP, in particular LU Policy 1.A.10, which states that expansion of a UGA boundary

1 shall comply with the GMA, be consistent with the CPP, and comply with the criteria
2 established in CPP Policy DP-2. The GF2 proposal complies with the intent of GPP
3 LU Policy 1.A.10 to require consistency with the GMA and the CPPs and compliance
4 with CPP DP-2, as the P/IU designation for the proposed UGA expansion site is not
5 considered a residential, commercial, or industrial land use designation and,
6 therefore, does not result in a net increase population or employment capacity. CPP
7 DP-2 permits expanding a UGA to include community facilities that primarily serve
8 urban populations within the UGA.
9

10 I. The GF2 – City of Granite Falls proposal was analyzed for consistency with the P/IU
11 designation criteria in conjunction with a UGA expansion in the Urban Plan
12 Designations FLU Map section of the GPP. Those criteria, as amended by
13 Amended Ordinance No. 14-129, allow use of the P/IU designation in conjunction
14 with a UGA expansion where the implementing zone is R-7,200, R-8,400, or R-
15 9,600, and the proposed expansion area will be used only for churches, schools,
16 parks, government buildings, utility plants and other government operations or
17 properties unless the land is re-designated to urban commercial, residential, or
18 industrial in compliance with the UGA expansion requirements of LU 1.A.10. The
19 GF2 proposal is consistent with these criteria. The expansion area will be rezoned
20 R-9,600, and the planned uses for the proposal site are park and church facilities.
21

22 J. Procedural requirements.
23

- 24 1. This proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
25
- 26 2. State Environmental Policy Act (SEPA) requirements with respect to this non-
27 project action have been satisfied through the completion of a Draft EIS
28 issued on September 8, 2014, and a Final EIS issued on June 3, 2015.
29
- 30 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance
31 was transmitted to the Washington State Department of Commerce for
32 distribution to state agencies on December 17, 2014.
33
- 34 4. The public participation process used in the adoption of this ordinance has
35 complied with all applicable requirements of the GMA and the SCC.
36
- 37 5. The Washington State Attorney General last issued an advisory
38 memorandum, as required by RCW 36.70A.370, in December of 2006 entitled
39 “Advisory Memorandum: Avoiding Unconstitutional Takings of Private
40 Property” to help local governments avoid the unconstitutional taking of
41 private property. The process outlined in the State Attorney General’s 2006

1 advisory memorandum was used by Snohomish County in objectively
2 evaluating the amendments proposed by this ordinance.

3
4 K. The ordinance is consistent with the record.

- 5
6 1. No inconsistencies between the proposed amendments and the GMACP
7 elements or development regulations have been identified.
8
9 2. The proposal complies with all requirements of the GMA, including: the
10 requirement in RCW 36.70A.070 that a plan be an internally consistent
11 document; the requirements in RCW 36.70A.130(1)(d) that any amendment
12 to a comprehensive plan shall conform to the GMA and that any amendment
13 to development regulations shall implement the comprehensive plan; the
14 requirement in RCW 36.70A.130(2) that a county consider comprehensive
15 plan amendments no more frequently than once per year; and the
16 requirements in RCW 36.70A.130(1)(d) and .210(1) and (7) that the
17 comprehensive plan be consistent with the CPP and MPP.
18

19 Section 2. The county council makes the following conclusions:

- 20
21 A. This proposal complies with all requirements of the GMA.
22
23 B. This proposal is consistent with the MPP.
24
25 C. This proposal is consistent with the CPP.
26
27 D. This proposal is consistent with the goals, objectives and policies of the GPP.
28
29 E. This proposal meets the final docket criteria in SCC 30.74.060.
30
31 F. All SEPA requirements with respect to this non-project action have been satisfied.
32
33 G. This proposal does not result in an unconstitutional taking of private property for a
34 public purpose and does not violate substantive due process guarantees.
35
36 H. The county complied with state and local public participation requirements under the
37 GMA and chapter 30.73 SCC.
38

39 Section 3. The county council bases its findings and conclusions on the entire record of
40 the county council, including all testimony and exhibits. Any finding which should be

1 deemed a conclusion, and any conclusion which should be deemed a finding, is hereby
2 adopted as such.

3
4 Section 4. The Future Land Use Map of the GPP, last amended by Amended
5 Ordinance No. 14-069 on October 8, 2014, is amended as indicated in Exhibit A to this
6 ordinance, which is attached hereto and incorporated by reference into this ordinance.

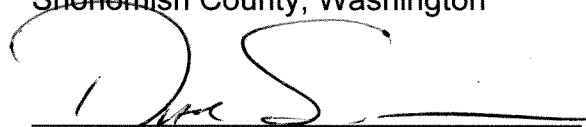
7
8 Section 5. The area-wide zoning map, last amended by Amended Ordinance No. 14-
9 068 on October 8, 2014, is amended as indicated in Exhibit B to this ordinance, which is
10 attached hereto and incorporated by reference into this ordinance.

11
12 Section 6. The county council directs the code reviser to update SCC 30.10.060
13 pursuant to SCC 1.02.020(3).

14
15 Section 7. Severability and Savings. If any section, sentence, clause or phrase of this
16 ordinance shall be held to be invalid or unconstitutional by the Growth Management
17 Hearings Board ("Board"), or a court of competent jurisdiction, such invalidity or
18 unconstitutionality shall not affect the validity or constitutionality of any other section,
19 sentence, clause or phrase of this ordinance. Provided, however, that if any section,
20 sentence, clause or phrase of this ordinance is held to be invalid by the Board or court
21 of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to
22 the effective date of this ordinance shall be in full force and effect for that individual
23 section, sentence, clause or phrase as if this ordinance had never been adopted.

24
25
26 PASSED this 10th day of June, 2015.

27
28
29 SNOHOMISH COUNTY COUNCIL
30 Snohomish County, Washington

31
32 

33
34 Dave Somers
35 Council Chair

36 ATTEST:

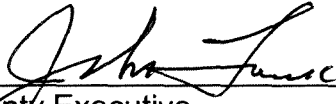
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38 

39
40 Debbie Eco, Clerk of the Council

41
D-5

1 APPROVED
2 EMERGENCY
3 VETOED

4 DATE: 6/22/15

5
6 
7
8 County Executive

9
10 ATTEST:

11 
12
13
14

15 Approved as to form only:

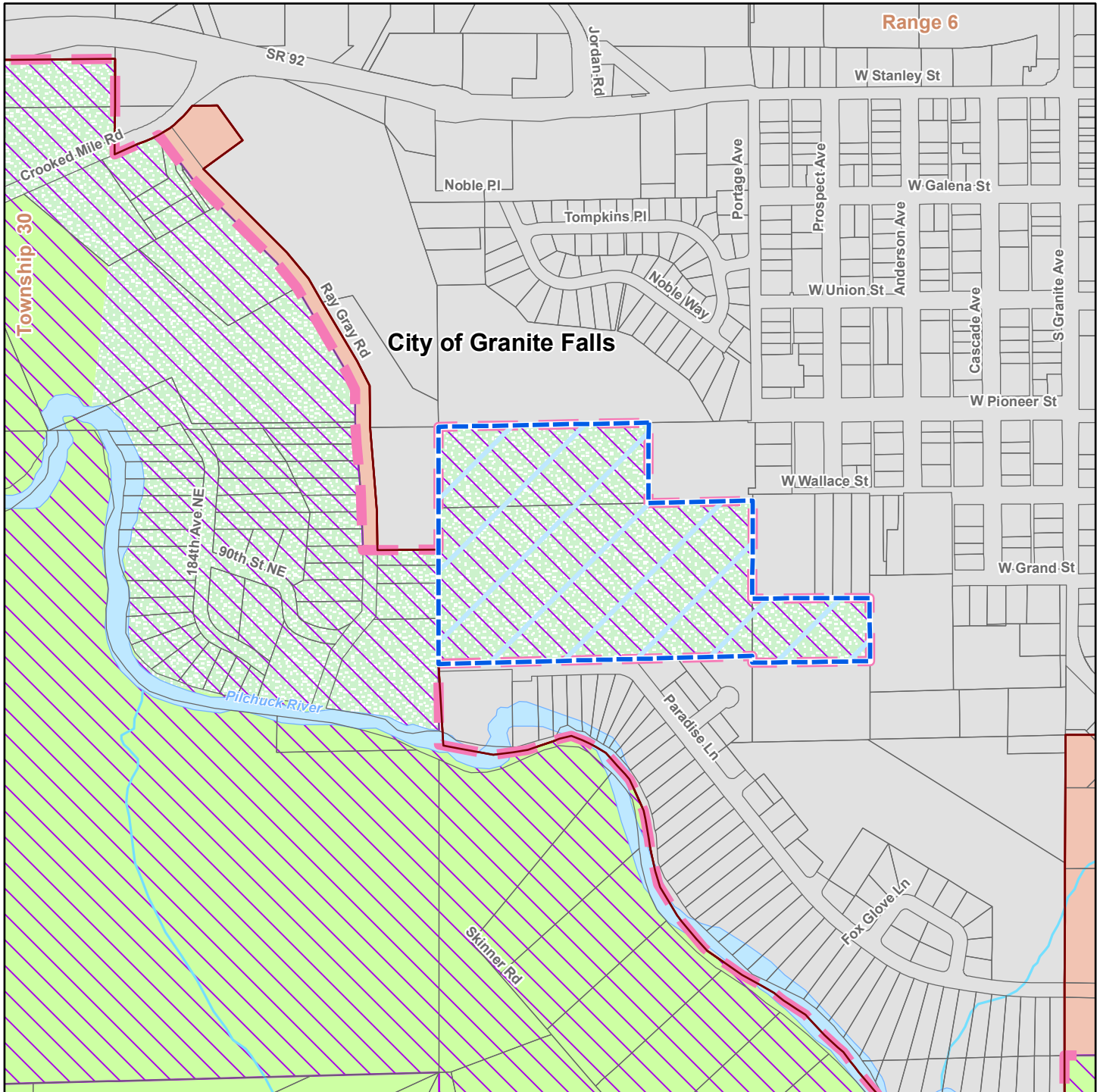
16  12/3/14
17 Deputy Prosecuting Attorney
18

Exhibit A
Ordinance No. 14-132
GF2 – City of Granite Falls
Map 1
GPP Future Land Use Map Amendment

Final Docket XVII City of Granite Falls (GF2) June 10, 2015



Council Adopted Future Land Use Map Comprehensive Plan Amendment



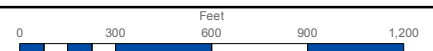
FLU Map Amendment:



Granite Falls UGA Expansion and Redesignate Rural Residential-5 (1 DU/5 Ac.) with Rural/Urban Transition Area to Public/Institutional Use.

- UGA Boundary
- City of Granite Falls
- Future Land Use Map Designations**
- Rural Residential-5 (1 DU/5 Acres)
- Rural Residential (1 DU/5 Acres Basic)
- Urban Low Density Residential
- Rural/Urban Transition Area Overlay

Assessor Parcels



Produced by Snohomish County Department of Planning and Development Services, Cartography/GIS
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Exhibit B
Ordinance No. 14-132
GF2 – City of Granite Falls
Zoning Map Amendment

Final Docket XVII

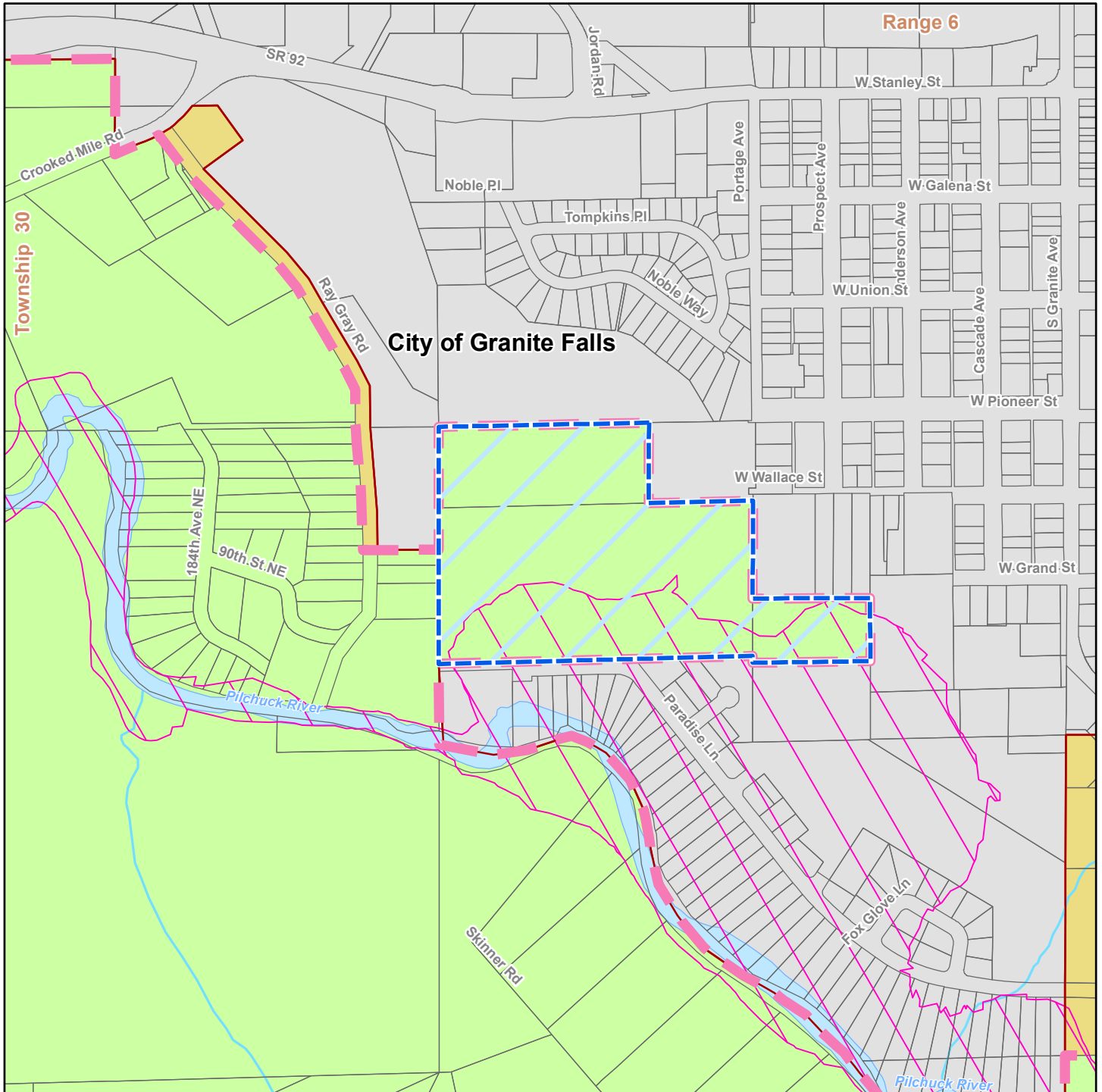
City of Granite Falls (GF2)

June 10, 2015



Council Adopted Rezone

Snohomish County



Rezone:



Rezone
Rural 5-Acre to
Residential-9,600

UGA Boundary

City of Granite Falls

100-year Floodplain

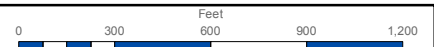
Zoning

Rural 5-Acre

Residential-9,600 sq. ft.

Planned Community
Business

Assessor Parcels



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