

1 ADOPTED: 11/13/18  
2 EFFECTIVE: 11/29/18

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5  
6 SNOHOMISH COUNTY COUNCIL  
7 SNOHOMISH COUNTY, WASHINGTON

8  
9 AMENDED ORDINANCE NO. 18-057

10  
11 RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING TECHNICAL MAP  
12 AMENDMENTS TO THE GENERAL POLICY PLAN OF THE SNOHOMISH COUNTY  
13 GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN  
14 (GPP18-3 – UGA ACCURACY AND GPP18-4 – TECHNICAL CORRECTIONS)

15  
16 WHEREAS, Revised Code of Washington (RCW) 36.70A.130 directs counties  
17 planning under the Growth Management Act (GMA) to consider amendments and  
18 revisions to the GMA Comprehensive Plan (GMACP) or development regulations on a  
19 regular basis; and

20  
21 WHEREAS, the Snohomish County Council (“County Council”) has determined  
22 that the consideration of the proposed amendments and revisions to the GMACP and  
23 Title 30 of Snohomish County Code (SCC) would promote a county purpose as  
24 established under RCW 36.70A.130; and

25  
26 WHEREAS, on September 27, 2017, the County Council approved, by Motion  
27 No. 17-290, a list of County-initiated comprehensive plan amendments for consideration  
28 and final action in 2018, including the GPP18-3 – Urban Growth Area (UGA) Accuracy  
29 proposal, and authorized the Snohomish County Executive, through the Department of  
30 Planning and Development Services (PDS), to process the GPP18-3 – UGA Accuracy  
31 proposal consistent with chapter 30.73 SCC; and

32  
33 WHEREAS, on September 27, 2017, the County Council approved, by Motion  
34 No. 17-290, a list of County-initiated comprehensive plan amendments for consideration  
35 and final action in 2018, including the GPP18-4 – Technical Corrections proposal, and  
36 authorized the Snohomish County Executive, through PDS, to process the GPP18-4 –  
37 Technical Corrections proposal consistent with chapter 30.73 SCC; and

38  
39 WHEREAS, each of the GPP18-3 – UGA Accuracy amendments were deemed  
40 technical corrections and were combined with the GPP18-4 – Technical Corrections for  
41 purposes of evaluation and processing; and

42  
43 WHEREAS, pursuant to chapter 30.73 SCC, PDS completed final review and  
44 evaluation of the GPP18-3 – UGA Accuracy and GPP18-4 – Technical Corrections  
45 proposal and forwarded a recommendation to approve the proposal to the Snohomish  
46 County Planning Commission (“Planning Commission”); and

1 WHEREAS, PDS briefed the Planning Commission on the GPP18-3 – UGA  
2 Accuracy and GPP18-4 – Technical Corrections proposal on April 24, 2018; and  
3

4 WHEREAS, the Planning Commission held a public hearing on May 22, 2018, to  
5 receive public testimony on the GPP18-3 – UGA Accuracy and GPP18-4 – Technical  
6 Corrections proposal and recommended adoption of the amendments contained in this  
7 ordinance, as shown in its recommendation letter of June 11, 2018; and  
8

9 WHEREAS, on September 19, 2018, at the hour of 6:30 p.m., October, 31, 2018,  
10 at the hour of 10:30 a.m., and November 13, 2018, at the hour of 9:00 a.m., the County  
11 Council held a public hearing, after proper notice, to receive public testimony and  
12 consider the entire record related to the GPP18-3 – UGA Accuracy and GPP18-4 –  
13 Technical Corrections proposed amendments contained in this ordinance; and  
14

15 WHEREAS, following the public hearing, the County Council deliberated on the  
16 proposed amendments contained in this ordinance;  
17

18 NOW, THEREFORE, BE IT ORDAINED:  
19

20 Section 1. The County Council adopts the following findings in support of this ordinance:  
21

22 A. The foregoing recitals are adopted as findings as if set forth fully herein.  
23

24 B. The GPP18-3 – UGA Accuracy and GPP18-4 – Technical Corrections proposals  
25 consist of amendments to Maps 1, 2, 3, 4 and 5 of the General Policy Plan (GPP) to  
26 reflect updates for city annexations, changes in tribal trust land status, and UGA  
27 accuracy technical corrections; such technical corrections are more particularly  
28 described in staff reports, notices of public hearings and other documents consisting  
29 of the legislative record for this proposal.  
30

31 C. The GPP18-4 – Technical Corrections proposal includes amendments to:  
32

- 33 1. Maps 1, 2, 3, 4 and 5 of the GPP to reflect the finalized City of Lynnwood  
34 Calvary annexation, approved by the city via Ordinance No. 3282. The annexed  
35 area consists of 22 acres and is located east of 44<sup>th</sup> Avenue W., where 209<sup>th</sup>  
36 Street SW intersects 44<sup>th</sup> Avenue W. The annexed area was formerly  
37 designated Urban High Density Residential and Urban Center on the FLU map.  
38
- 39 2. Maps 1, 2, 4 and 5 of the GPP to reflect the finalized City of Lake Stevens  
40 Pellerin Annexation, approved by the city via Ordinance No. 1028. The annexed  
41 area consists of 27 acres and is located in the Lake Stevens Urban Growth Area  
42 and is located east of South Lake Stevens Road and north of 18th Street SE, and  
43 includes that road right-of-way along the length of the area.  
44

- 1  
2 D. The GPP18-4 – Technical Corrections proposal includes amendments to Map 1 of  
3 the GPP to reflect a finalized change from fee to trust of the 4.88-acre former  
4 Richards property, located west of 35<sup>th</sup> Street NE and north of 236<sup>th</sup> Street NE.  
5 Statutory Warranty Deed No. 201710100222 states that the grantor is the  
6 Stillaguamish Tribe of Indians and the grantee is the United States of America, for  
7 which the parcel will be held in trust for the Stillaguamish Tribe of Indians.  
8  
9  
10 E. The GPP18-3 – UGA Accuracy proposal includes amendments to Maps 1, 2, 3, 4  
11 and 5 of the GPP to adjust the boundary between the Marysville UGA and the  
12 Southwest UGA and adjacent segments of those UGA boundaries in an area where  
13 there were significant revisions to the Assessor maps in order to ensure that no  
14 parcels were bisected. The proposed amendment will ensure, that the UGA  
15 boundaries are aligned with the boundaries of the City of Marysville and City of  
16 Everett, and will move the UGA boundary to include entire rights-of-way within the  
17 UGA. This UGA boundary technical correction does not result in a net increase of  
18 residential, commercial, or industrial land capacity.  
19  
20 F. The GPP18-3 – UGA Accuracy proposal includes amendments to Maps 1, 2, 3, 4  
21 and 5 of the GPP to adjust the boundary of the Stanwood UGA to align it with the  
22 north and east edge of the City of Stanwood 2017 Schmakeit annexation. The  
23 Assessor’s maps for this area were revised prior to the Schmakeit annexation and  
24 as a result the UGA boundary along the north and east edges of the northern-most  
25 property annexed is slightly offset from the parcel boundaries and the City of  
26 Stanwood boundary. The proposed amendment would re-align the UGA boundary  
27 with the parcel boundaries consistent with the original alignment of the UGA  
28 boundary and consistent with the city boundary in this location. This UGA boundary  
29 technical correction does not result in a net increase of residential, commercial, or  
30 industrial land capacity.  
31  
32 G. The GPP18-3 – UGA Accuracy proposal includes amendments to Maps 1, 2, 3, 4  
33 and 5 of the GPP to adjust the boundary of the Sultan UGA to align the UGA  
34 boundary with the west edge of Sultan Basin Road along a segment that is a short  
35 distance north of 132nd Street SE. This adjustment would move the UGA boundary  
36 to the correct side of a road right-of-way and include the entire width of the road  
37 right-of-way within the UGA in an area that is expected to be annexed by the City of  
38 Sultan in the future. This UGA boundary technical correction does not result in a net  
39 increase of residential, commercial, or industrial land capacity.  
40  
41 H. The GPP18-3 – UGA Accuracy proposal includes amendments to Maps 1, 2, 3, 4  
42 and 5 of the GPP to adjust the boundary of the Lake Stevens UGA to move the UGA  
43 boundary to the east edge of N Machias Road north of the intersection with 28th  
44 Street NE. This adjustment would move the UGA boundary to the correct side of a  
45 road right-of-way and include the entire width of the road right-of-way within the UGA  
46 in an area that is expected to be annexed by the City of Lake Stevens in the future.

1 This UGA boundary technical correction does not result in a net increase of  
2 residential, commercial, or industrial land capacity.

- 3
- 4 I. The GPP18-3 – UGA Accuracy and GPP18-4 – Technical Corrections proposals are  
5 consistent with the following GMA requirements: 1) RCW 36.70A.130(1)(d), which  
6 requires that proposed comprehensive plan amendments be consistent with the  
7 GMA; 2) RCW 36.70A.130(2)(a), which requires that proposed comprehensive plan  
8 amendments be considered no more frequently than once every year; 3) RCW  
9 36.70A.070, which requires internal consistency within a comprehensive plan; and 4)  
10 RCW 36.70A.210, which requires that a comprehensive plan be consistent with the  
11 Countywide Planning Policies (CPPs).
- 12
- 13 J. The GPP18-3 – UGA Accuracy and GPP18-4 – Technical Corrections proposals are  
14 consistent with the Puget Sound Regional Council (PSRC) Multicounty Planning  
15 Policies (MPP) G-1 regarding coordinating planning efforts.
- 16
- 17 K. The GPP18-3 – UGA Accuracy and GPP18-4 – Technical Corrections proposals  
18 are consistent with the CPP, including CPP JP-1 which addresses county and city  
19 coordination on annexation and CPP DP-2 which allows the expansion of a UGA  
20 boundary to correct a demonstrated mapping error.
- 21
- 22 L. The GPP18-3 – UGA Accuracy and GPP18-4 – Technical Corrections proposals are  
23 consistent with the following GPP goals, objectives and policies:
- 24
- 25 1. Goal IC: “Promote the coordination of planning, financing, and implementation  
26 programs between the county and local jurisdictions including tribal governments.”  
27
- 28 2. Objective IC 1.B: “Work with cities and towns to provide for the orderly transition  
29 of unincorporated to incorporated areas within UGAs.”  
30
- 31 M. Procedural requirements.
- 32
- 33 1. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.  
34
- 35 2. The environmental impacts of this proposal are within the range of impacts  
36 analyzed by the draft environmental impact statement (DEIS) and final  
37 environmental impact statement (FEIS) during the update to the GMACP in 2015.  
38 No new probable significant adverse environmental impacts from this proposal  
39 have been identified. Therefore, State Environmental Policy Act (SEPA)  
40 requirements with respect to this non-project action have been met through  
41 issuance on July 13, 2018, of Addendum No. 13 to the FEIS for the 2015 update  
42 to the GMACP.  
43
- 44 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was  
45 transmitted to the Washington State Department of Commerce for distribution to  
46 state agencies on April 10, 2018.

- 1  
2 4. The public participation process used in the adoption of this ordinance has  
3 complied with all applicable requirements of the GMA and the SCC.  
4  
5 5. The Washington State Attorney General last issued an advisory memorandum,  
6 as required by RCW 36.70A.370, in December of 2015 entitled “Advisory  
7 Memorandum: Avoiding Unconstitutional Takings of Private Property” to help  
8 local governments avoid the unconstitutional taking of private property. The  
9 process outlined in the State Attorney General’s 2015 advisory memorandum  
10 was used by Snohomish County in objectively evaluating the regulatory changes  
11 proposed by this ordinance.  
12  
13 N. The ordinance is consistent with the record as set forth in the PDS staff reports  
14 dated April 6, 2018, and May 4, 2018. In its staff report dated May 4, 2018, PDS  
15 concluded the proposal met the criteria set forth in SCC 30.74.060 and, therefore,  
16 recommended the proposal be approved.  
17

18 Section 2. The County Council makes the following conclusions:

- 19  
20 A. The proposal complies with all requirements of Washington State law and county  
21 code.  
22  
23 B. The proposal is consistent with the MPP.  
24  
25 C. The proposal is consistent with the CPP.  
26  
27 D. The proposal is consistent with the goals, objectives and policies of the GPP.  
28  
29 E. All SEPA requirements with respect to this non-project action have been satisfied.  
30  
31 F. This proposal does not result in an unconstitutional taking of private property for a  
32 public purpose and does not violate substantive due process guarantees.  
33

34 Section 3. The County Council bases its findings and conclusions on the entire record  
35 of the County Council, including all testimony and exhibits. Any finding which should be  
36 deemed a conclusion, and any conclusion which should be deemed a finding, is hereby  
37 adopted as such.  
38

39 Section 4. Map 1 of the GPP, last amended by Ordinance No. 17-051 on September  
40 27, 2017, is amended as indicated in Exhibit A to this ordinance, which is attached  
41 hereto and incorporated by reference into this ordinance.  
42

43 Section 5. Map 2 of the GPP, last amended by Amended Ordinance No. 17-050 on  
44 September 27, 2017, is amended as indicated in Exhibit B to this ordinance, which is  
45 attached hereto and incorporated by reference into this ordinance.  
46

1 Section 6. Map 3 of the GPP, last amended by Amended Ordinance No. 17-050 on  
2 September 27, 2017, is amended as indicated in Exhibit C to this ordinance, which is  
3 attached hereto and incorporated by reference into this ordinance.  
4

5 Section 7. Map 4 of the GPP, last amended by Amended Ordinance No. 17-050 on  
6 September 27, 2017, are amended as indicated in Exhibit D to this ordinance, which is  
7 attached hereto and incorporated by reference into this ordinance.  
8

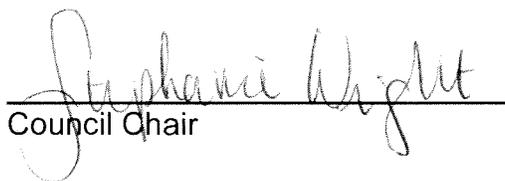
9 Section 8. Map 5 of the GPP, last amended by Amended Ordinance No. 17-050 on  
10 September 27, 2017, is amended as indicated in Exhibit E to this ordinance, which is  
11 attached hereto and incorporated by reference into this ordinance.  
12

13 Section 9. The County Council directs the code reviser to update SCC 30.10.060  
14 pursuant to SCC 1.02.020(3).  
15

16 Section 10. Severability and Savings. If any section, sentence, clause or phrase of this  
17 ordinance shall be held to be invalid by the Growth Management Hearings Board  
18 ("Board"), or unconstitutional by a court of competent jurisdiction, such invalidity or  
19 unconstitutionality shall not affect the validity or constitutionality of any other section,  
20 sentence, clause or phrase of this ordinance. Provided, however, that if any section,  
21 sentence, clause or phrase of this ordinance is held to be invalid by the Board or court  
22 of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to  
23 the effective date of this ordinance shall be in full force and effect for that individual  
24 section, sentence, clause or phrase as if this ordinance had never been adopted.  
25

26 PASSED this 13<sup>th</sup> day of November, 2018.  
27  
28

29 SNOHOMISH COUNTY COUNCIL  
30 Snohomish County, Washington

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Council Chair

ATTEST:



Clerk of the Council

D-6

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- APPROVED
- EMERGENCY
- VETOED

DATE: 4/19/14



Snohomish County Executive

ATTEST:

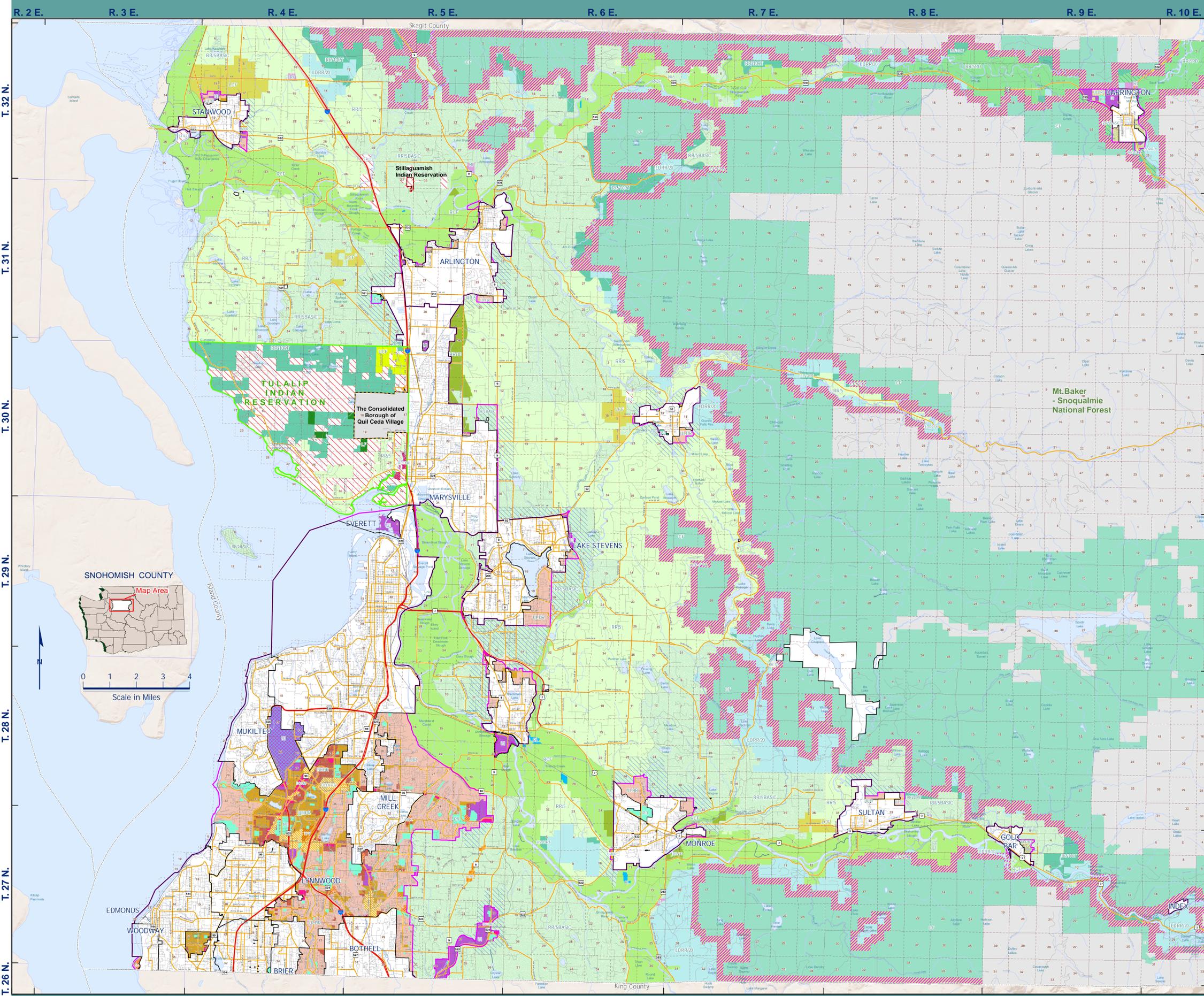


Approved as to form only:

\_\_\_\_\_  
Deputy Prosecuting Attorney

D-6

**Exhibit A**  
**Amended Ordinance No. 18-057**  
**GPP18-3 – UGA Accuracy and GPP18-4 – Technical Corrections**  
**Amendments to Map 1 of the GPP**



# MAP 1

## SNOHOMISH COUNTY UGA COMPREHENSIVE PLAN

# FUTURE LAND USE

EFFECTIVE DATE November 29, 2018

### Legend

- County Boundary
- Urban Growth Boundary
- Incorporated City Boundary
- Tribal Trust Land
- Stillaguamish Indian Reservation Boundary
- Tulalip Indian Reservation Boundary
- The Consolidated Borough of Quil Ceda Village
- Freeway
- Arterial Roadway
- Railway
- Sections
- Watercourse
- Waterbody

This portion of the Snohomish UGA is under review pursuant to a requested Conditional Letter of Map Revision from the Federal Emergency Management Agency.



### SNOHOMISH COUNTY DATA and MAP DISCLAIMER

### Future Land Use

- National Forest (Includes Some Private and Non-Federal Public Lands)
- Local Forest (Tulalip Only)
- Commercial Forest
- Commercial Forest-Forest Transition Area
- Riverway Commercial Farmland
- Upland Commercial Farmland
- Local Commercial Farmland
- Urban Horticulture
- Low Density Rural Residential (1 DU/20 Acres)
- Rural Residential-10 Resource Transition (1 DU/10 Acres)
- Rural Residential-10 (1 DU/10 Acres)
- Rural Residential-5 (1 DU/5 Acres)
- Rural Residential-RD (1 DU/5 Acres)
- Rural Residential (1 DU/5 Acres Basic)
- Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)
- Urban Low Density Residential (Please See Map 6 of the GPP)
- Urban Medium Density Residential
- Urban High Density Residential
- Urban High Density Residential/Urban Industrial
- Public/Institutional
- Recreational Land
- Rural Freeway Service
- Clearview Rural Commercial
- Reservation Commercial
- Urban Commercial
- Urban Village
- Transit/Pedestrian Village
- Urban Center
- Rural Industrial
- Urban Industrial
- Manufacturing Industrial Overlay (Paine Field Area)
- Rural \ Urban Transition Area Overlay

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Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of March 2013.

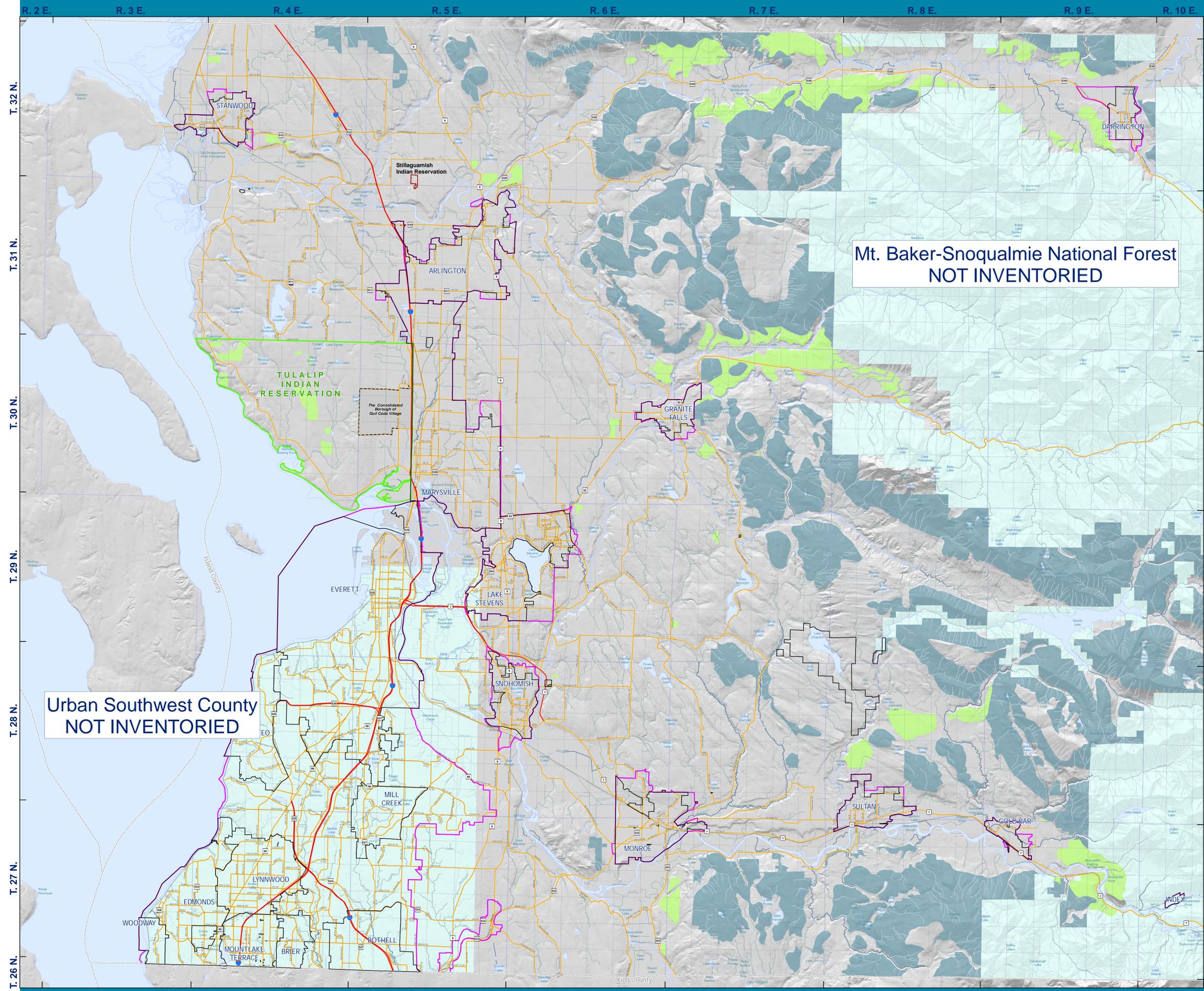
This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.

For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.



**Exhibit B**  
**Amended Ordinance No. 18-057**  
**GPP18-3 – UGA Accuracy and GPP18-4 – Technical Corrections**  
**Amendments to Map 2 of the GPP**

# SNOHOMISH COUNTY GVA COMPREHENSIVE PLAN MINERAL RESOURCE LANDS MINERAL RESOURCE OVERLAY (MRO) EFFECTIVE DATE November 29, 2018



Mt. Baker-Snoqualmie National Forest  
NOT INVENTORIED

Urban Southwest County  
NOT INVENTORIED

- Bedrock Deposits (110,058 Acres)
- Sand and Gravel Deposits (19,905 Acres)
- Areas Not Inventoried
- Incorporated City Boundary
- County Boundary
- Urban Growth Area Boundary
- Tulalip Indian Reservation Boundary
- The Consolidated Borough of Quil Ceda Village
- Stillaguamish Indian Reservation Boundary
- Railway
- Arterial Roadway
- Freeway
- Watercourses**
- Type "S"
- Type "F"
- Types "Np" and "Ns"
- Waterbody

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**Exhibit C**  
**Amended Ordinance No. 18-057**  
**GPP18-3 – UGA Accuracy and GPP18-4 – Technical Corrections**  
**Amendments to Map 3 of the GPP**

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For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.

**Note: MUGA Boundaries shown on this map are for reference purposes only and are intended to depict areas associated with the GPP Appendix D initial population and employment targets.**



Scale in Miles

**SNOHOMISH COUNTY**

Map Area



T. 29 N.

T. 28 N.

T. 27 N.

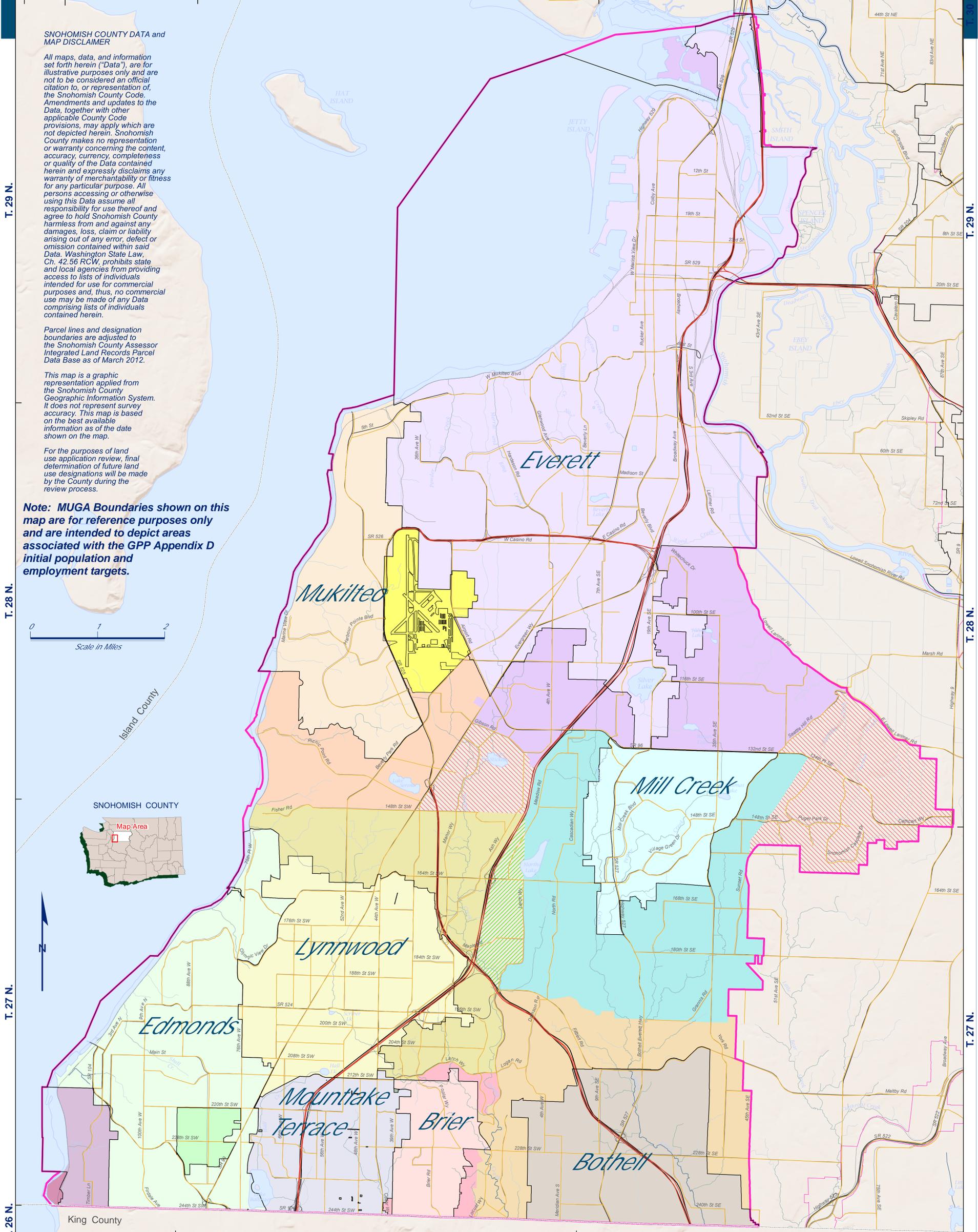
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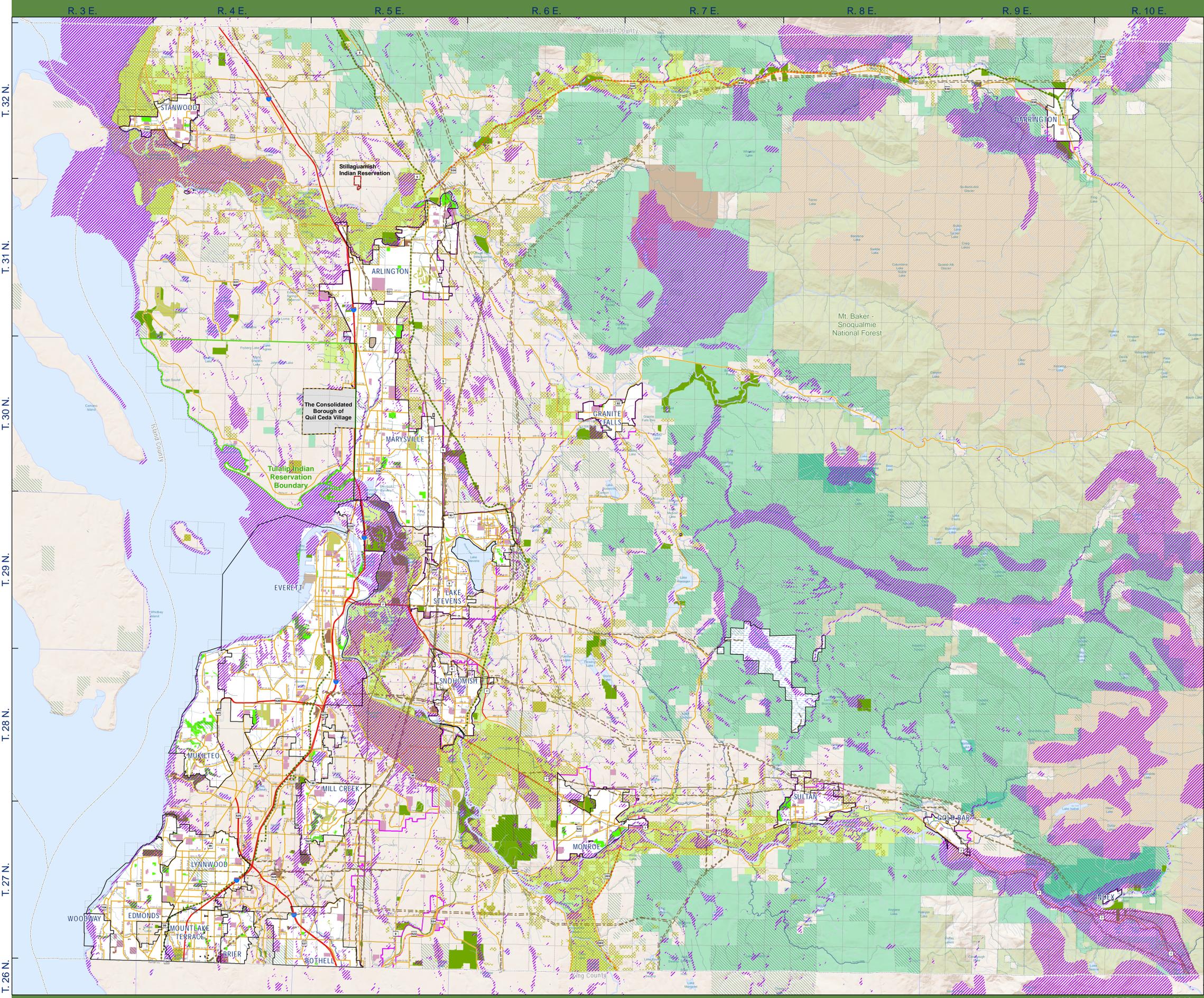
**MAP 3**  
**SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN**  
**MUNICIPAL URBAN GROWTH AREAS**  
 EFFECTIVE DATE: November 29, 2018

Paine Field Area	City of Mill Creek	Bothell MUGA	Other Urban Growth Area (UGA) Boundary
City of Mukilteo	Mill Creek MUGA	City of Edmonds	Southwest County Urban Growth Area (SWUGA) Boundary
Mukilteo MUGA	City of Mountlake Terrace	Edmonds MUGA	County Boundary
City of Everett	Mountlake Terrace MUGA	City of Woodway	Arterial Roadway
Everett MUGA	City of Brier	Woodway MUGA	Freeway
City of Lynnwood	Brier MUGA	Gap Area Not Claimed by Any City	Waterbody
Lynnwood MUGA	City of Bothell	Overlap Area Claimed by Two Cities	

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



**Exhibit D**  
**Amended Ordinance No. 18-057**  
**GPP18-3 – UGA Accuracy and GPP18-4 – Technical Corrections**  
**Amendments to Map 4 of the GPP**



# MAP 4

## SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN

### OPEN SPACE CORRIDORS AND WILDLIFE AREAS

EFFECTIVE DATE: November 29, 2018



#### Legend

- Priority Habitat and Species (WDFW)
- U.S. Wilderness Areas
- U.S. National Forest Lands
- Other Federal Lands
- State Trust Lands (DNR)
- State Wildlife Areas (WDFW)
- State Parks and Recreation Lands
- County Park Lands
- City Parks and Public Open Space
- Existing County Trails
- Proposed County Trails
- Designated Forest Lands (GMAPC)
- Designated Agricultural Lands (GMAPC)
- Tax Classified Open Space (RCW 84.34)
- Public Schools
- Cemeteries
- Golf Courses: County, City, Private
- City of Everett Water Supply (watershed only)
- Major Utility Transmission Corridors

#### Reference Layers

- Incorporated City Boundary
- County Boundary
- Urban Growth Boundary
- Tulalip Indian Reservation Boundary
- The Consolidated Borough of Quil Ceda Village
- Stillaguamish Indian Reservation Boundary
- Arterial Roadway
- Freeway
- Railway
- Watercourse
- Waterbody

This portion of the Snohomish UGA is under review pursuant to a requested Conditional Letter of Map Revision from the Federal Emergency Management Agency.



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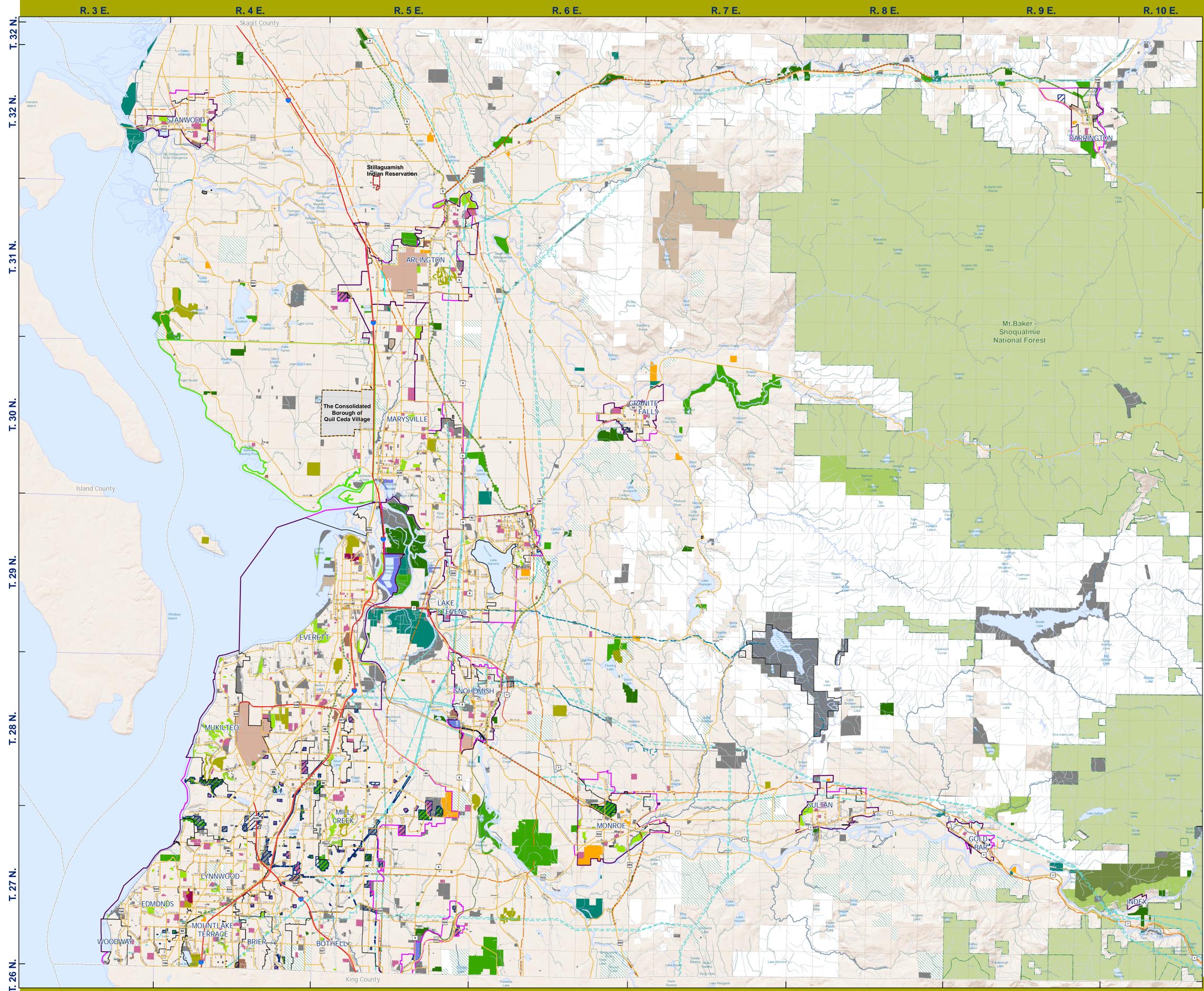
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**Exhibit E**  
**Amended Ordinance No. 18-057**  
**GPP18-3 – UGA Accuracy and GPP18-4 – Technical Corrections**  
**Amendments to Map 5 of the GPP**



*MAP 5*  
*SNOHOMISH COUNTY*  
*GMA COMPREHENSIVE PLAN*  
***LANDS USEFUL FOR***  
***PUBLIC PURPOSE***  
*EFFECTIVE DATE: November 29, 2018*

**Legend**

- Designated Public/Institutional Lands (GMACP)
- U.S. National Forest Lands
- U.S. Department of Defense
- State Wildlife Areas (WDFW)
- State Trust Lands (DNR)
- State DNR Recreation Lands
- State Parks and Recreation Lands
- County Park Lands (Developed)
- County Park Lands (Undeveloped)
- City Parks and/or Public Open Space
- Existing County Trails
- Proposed County Trails
- Public Schools
- Community College Campuses
- Airports
- Cemeteries
- Golf Courses: County, City, Private
- Public Sewage Treatment Plants
- Other County or State Facility
- Other Government Property
- City of Everett Water Supply (watershed only)
- City of Everett Water Pipeline Corridors
- Buried Petroleum Pipeline Corridors
- Major Electric Power Transmission Corridors

**Reference Layers**

- County Boundary
- Urban Growth Boundary
- Incorporated City Boundary
- Tulalip Indian Reservation Boundary
- The Consolidated Borough of Quil Ceda Village
- Stillaguamish Indian Reservation Boundary
- Sections
- Railway
- Arterial Roadway
- Freeway
- Watercourse
- Waterbody

**Snohomish County**

*SNOHOMISH COUNTY DATA and MAP DISCLAIMER*

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*Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of March 2013.*

*This map is a graphic representation applied from the Snohomish County Geographic Information System. It does not represent survey accuracy. This map is based on the best available information as of the date shown on the map.*

*For the purposes of land use application review, final determination of future land use designations will be made by the County during the review process.*

**Scale in Miles**

**SNOHOMISH COUNTY**  
Map Area

T. 32 N.  
T. 32 N.  
T. 31 N.  
T. 30 N.  
T. 29 N.  
T. 28 N.  
T. 27 N.  
T. 26 N.

R. 3 E. R. 4 E. R. 5 E. R. 6 E. R. 7 E. R. 8 E. R. 9 E. R. 10 E.