

1 ADOPTED: 10/06/21
2 EFFECTIVE: 10/22/21

3
4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON

6
7 AMENDED ORDINANCE NO. 21-054

8
9 RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING TECHNICAL
10 AMENDMENTS TO THE SNOHOMISH COUNTY GROWTH MANAGEMENT ACT
11 COMPREHENSIVE PLAN
12 (GPP21-3 – TECHNICAL CORRECTIONS)

13
14 WHEREAS, Revised Code of Washington (RCW) 36.70A.130 directs counties
15 planning under the Growth Management Act (GMA), chapter 36.70A RCW, to consider
16 amendments and revisions to the GMA Comprehensive Plan (GMACP) or development
17 regulations on a regular basis; and

18
19 WHEREAS, the Snohomish County Council (“County Council”) has determined
20 that the consideration of the proposed amendments and revisions to the GMACP would
21 promote a county purpose as established under RCW 36.70A.130; and

22
23 WHEREAS, pursuant to chapter 30.73 of the Snohomish County Code (SCC),
24 the Department of Planning and Development Services (PDS) completed final review
25 and evaluation of the GPP21-3 – Technical Corrections proposal and forwarded a
26 recommendation to approve the proposal to the Snohomish County Planning
27 Commission (“Planning Commission”); and

28
29 WHEREAS, PDS briefed the Planning Commission on the GPP21-3 – Technical
30 Corrections proposal on May 25, 2021; and

31
32 WHEREAS, the Planning Commission held a public hearing on June 22, 2021, to
33 receive public testimony on the GPP21-3 – Technical Corrections proposal, and
34 recommended adoption of the amendments contained in this ordinance, as shown in its
35 recommendation letter of July 9, 2021; and

36
37 WHEREAS, on October 6, 2021, the County Council held a public hearing, after
38 proper notice, to receive public testimony and consider the entire record related to the
39 GPP21-3 proposed amendments contained in this ordinance; and

40
41 WHEREAS, following the public hearing, the County Council deliberated on the
42 proposed amendments contained in this ordinance;

1
2 NOW, THEREFORE, BE IT ORDAINED:
3

4 Section 1. The County Council adopts the following findings in support of this ordinance:
5

6 A. The foregoing recitals are adopted as findings as if set forth fully herein.
7

8 B. The GPP21-3 – Technical Corrections proposal consists of amendments to Maps 1,
9 2, 3, 4, and 5 of the General Policy Plan (GPP) to reflect updates for four city and
10 town annexations. Such technical corrections are more particularly described in staff
11 reports, notices of public hearings, and other documents consisting of the legislative
12 record for this proposal.
13

14 C. The GPP21-3 – Technical Corrections proposal amends Maps 1, 2, 3, 4, and 5 of
15 the GPP to reflect:
16

17 1. The finalized City of Arlington Butler Wetland annexation, approved by the
18 city via Ordinance No. 2019-012 with a follow up city ordinance correcting the
19 legal description per Ordinance No. 2020-004. The annexed area consists of
20 108.36 acres located adjacent to the northwest portion of the Arlington city
21 limits and adjacent to State Routes 9 and 530. The annexed area was
22 formerly designated Riverway Commercial Farmland on the Future Land Use
23 (FLU) map.
24

25 2. The finalized Town of Darrington annexation, approved by the town via
26 Ordinance No. 764. The annexed area consists of 107.31 acres located
27 adjacent to the west portion of the Darrington town limits and north of State
28 Route 530. The annexed area was formerly designated Urban Industrial on
29 the FLU map.
30

31 3. The finalized City of Lake Stevens Machias Industrial annexation was
32 approved by the city via Ordinance No. 1094. The annexed area consists of
33 66 acres located adjacent to the east portion of the Lake Stevens city limits
34 and adjacent to and including North Machias Road. The annexed area was
35 formerly designated Urban Industrial on the FLU map.
36

37 4. The finalized City of Lake Stevens Southeast annexation, approved by the
38 city via Ordinance No. 1112. The annexed area consists of the entire 1,008
39 acre Lake Stevens and 507 acres of land located east and south of the lake.
40 The annexed area was formerly designated Urban Low Density Residential
41 on the FLU map.
42

43 5. The finalized City of Sultan Tortorice annexation, approved by the city via
44 Ordinance No. 1349-21. The annexed area consists of 39.04 acres located
45 north and west of the Sultan city limits, in the northeast quadrant of the
46 intersection of 132nd Street SE and the Sultan Basin Road. The annexed area
47 was formerly designated Urban Low Density Residential on the FLU map.
48

1 6. The finalized City of Everett Smith Island West Annexation, approved by the
2 city via Ordinance No. 3801-21. The annexed area consists of 857.9 acres of
3 Smith Island and adjacent tidelands and is located west of State Route 529
4 and the Everett city limits. The annexed area was formerly designated Urban
5 Industrial on the FLU map.
6

7 D. The GPP21-3 – Technical Corrections proposal is consistent with RCW
8 36.70A.130(1)(d), which requires that proposed comprehensive plan amendments
9 be consistent with the GMA. The proposed amendments are specifically designed to
10 correct existing inconsistencies. The proposal is consistent with RCW
11 36.70A.130(2)(a), which requires that proposed comprehensive plan amendments
12 be considered no more frequently than once every year. The proposed amendments
13 are scheduled for the once per-year consideration by the County Council together
14 with other comprehensive plan amendments. The proposal is consistent with RCW
15 36.70A.070, which requires internal consistency within a comprehensive plan. The
16 major purpose of the proposed amendments is to provide a more internally
17 consistent GMACP and implementing development regulations. The proposal is
18 consistent with RCW 36.70A.210, which requires that a comprehensive plan be
19 consistent with the Countywide Planning Policies (CPP). The proposed amendments
20 are consistent with the CPPs as described in the June 4, 2021, PDS staff report to
21 the Planning Commission.
22

23 E. The GPP21-3 – Technical Corrections proposal is consistent with the Puget Sound
24 Regional Council (PSRC) Multicounty Planning Policies (MPP) G-1 which
25 encourages coordinated planning efforts among jurisdictions and agencies where
26 there are common borders or related regional issues. The proposed amendments
27 are due to recent annexations, which have been previously coordinated with cities
28 and service providers to ensure agreement with these annexations.
29

30 F. The GPP21-3 – Technical Corrections proposal is consistent with the CPPs
31 including CPP JP-1 which addresses county and city coordination on annexations,
32 governance, and urban services. The proposed amendments are due to recent
33 annexations, which have been previously coordinated with cities and service
34 providers through interlocal agreements or approval of utility plans which relate to
35 the transition of governance and transfer of facilities and services.
36

37 G. The GPP21-3 – Technical Corrections proposal is consistent with the
38 interjurisdictional coordination goals, objectives, and policies of the GPP, including
39 Objective IC 1.B which requires the county to work with cities and towns to provide
40 for the orderly transition of unincorporated to incorporated areas within UGAs. The
41 proposed amendments are due to recent annexations, have been previously
42 coordinated with cities and service providers to ensure agreement with these
43 annexations.
44

45 H. Procedural requirements.

46
47 1. The proposal is a Type 3 legislative action pursuant to SCC 30.73.010.
48

- 1 2. The environmental impacts of this proposal are within the range of impacts
2 analyzed by the draft environmental impact statement (DEIS) and final
3 environmental impact statement (FEIS) during the update to the GMACP in 2015.
4 No new probable significant adverse environmental impacts from this proposal
5 have been identified. Therefore, State Environmental Policy Act (SEPA)
6 requirements with respect to this non-project action have been met through
7 issuance on June 7, 2021, of Addendum No. 22 to the FEIS for the 2015 update
8 to the GMACP.
9
- 10 3. Pursuant to RCW 36.70A.106(1), a notice of intent to adopt this ordinance was
11 transmitted to the Washington State Department of Commerce for distribution to
12 state agencies on May 28, 2021.
13
- 14 4. The public participation process used in the adoption of this ordinance complied
15 with all applicable requirements of the GMA and the SCC.
16
- 17 5. The Washington State Attorney General last issued an advisory memorandum,
18 as required by RCW 36.70A.370, in September of 2018 entitled “Advisory
19 Memorandum: Avoiding Unconstitutional Takings of Private Property” to help
20 local governments avoid the unconstitutional taking of private property. The
21 process outlined in the State Attorney General’s 2018 advisory memorandum
22 was used by Snohomish County in objectively evaluating the regulatory changes
23 proposed by this ordinance.
24
- 25 I. The ordinance is consistent with the record as set forth in the PDS staff reports
26 dated May 7, 2021, and June 4, 2021.
27

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

- 29
- 30 A. The proposal complies with all requirements of Washington State law and county
31 code.
32
- 33 B. The proposal is consistent with the MPP.
34
- 35 C. The proposal is consistent with the CPP.
36
- 37 D. The proposal is consistent with the goals, objectives, and policies of the GPP.
38
- 39 E. All SEPA requirements with respect to this non-project action have been satisfied.
40
- 41 F. This proposal does not result in an unconstitutional taking of private property for a
42 public purpose and does not violate substantive due process guarantees.
43

44 Section 3. The County Council bases its findings and conclusions on the entire record
45 of the County Council, including all testimony and exhibits. Any finding which should be
46 deemed a conclusion, and any conclusion which should be deemed a finding, is hereby
47 adopted as such.
48

1 Section 4. Map 1 of the GPP, last amended by Ordinance No. 21-053 on October 6,
2 2021, is amended as indicated in Exhibit A to this ordinance, which is attached hereto
3 and incorporated by reference into this ordinance.
4

5 Section 5. Map 2 of the GPP, last amended by Ordinance No. 20-080 on December 16,
6 2020, is amended as indicated in Exhibit B to this ordinance, which is attached hereto
7 and incorporated by reference into this ordinance.
8

9 Section 6. Map 4 of the GPP, last amended by Ordinance No. 20-080 on December 16,
10 2020, is amended as indicated in Exhibit C to this ordinance, which is attached hereto
11 and incorporated by reference into this ordinance.
12

13 Section 7. Map 5 of the GPP, last amended by Ordinance No. 20-080 on December 16,
14 2020, is amended as indicated in Exhibit D to this ordinance, which is attached hereto
15 and incorporated by reference into this ordinance.
16

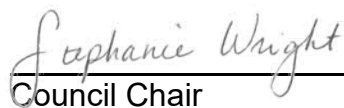
17 Section 8. Map 3 of the GPP, last amended by Ordinance No. 20-080 on December 16,
18 2020, is amended as indicated in Exhibit E to this ordinance, which is attached hereto
19 and incorporated by reference into this ordinance.
20

21 Section 9. The County Council directs the code reviser to update SCC 30.10.060
22 pursuant to SCC 1.02.020(3).
23

24 Section 10. Severability and Savings. If any section, sentence, clause or phrase of this
25 ordinance shall be held to be invalid by the Growth Management Hearings Board
26 ("Board"), or unconstitutional by a court of competent jurisdiction, such invalidity or
27 unconstitutionality shall not affect the validity or constitutionality of any other section,
28 sentence, clause, or phrase of this ordinance. Provided, however, that if any section,
29 sentence, clause, or phrase of this ordinance is held to be invalid by the Board or court
30 of competent jurisdiction, then the section, sentence, clause, or phrase in effect prior to
31 the effective date of this ordinance shall be in full force and effect for that individual
32 section, sentence, clause or phrase as if this ordinance had never been adopted.
33

34 PASSED this 6th day of October, 2021.
35

36 SNOHOMISH COUNTY COUNCIL
37 Snohomish County, Washington
38

39 
40 _____
41 Council Chair

42 ATTEST:

43 
44 _____
45 Clerk of the Council
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47

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- (X) APPROVED
- () EMERGENCY
- () VETOED

DATE: 10/12/2021



Snohomish County Executive

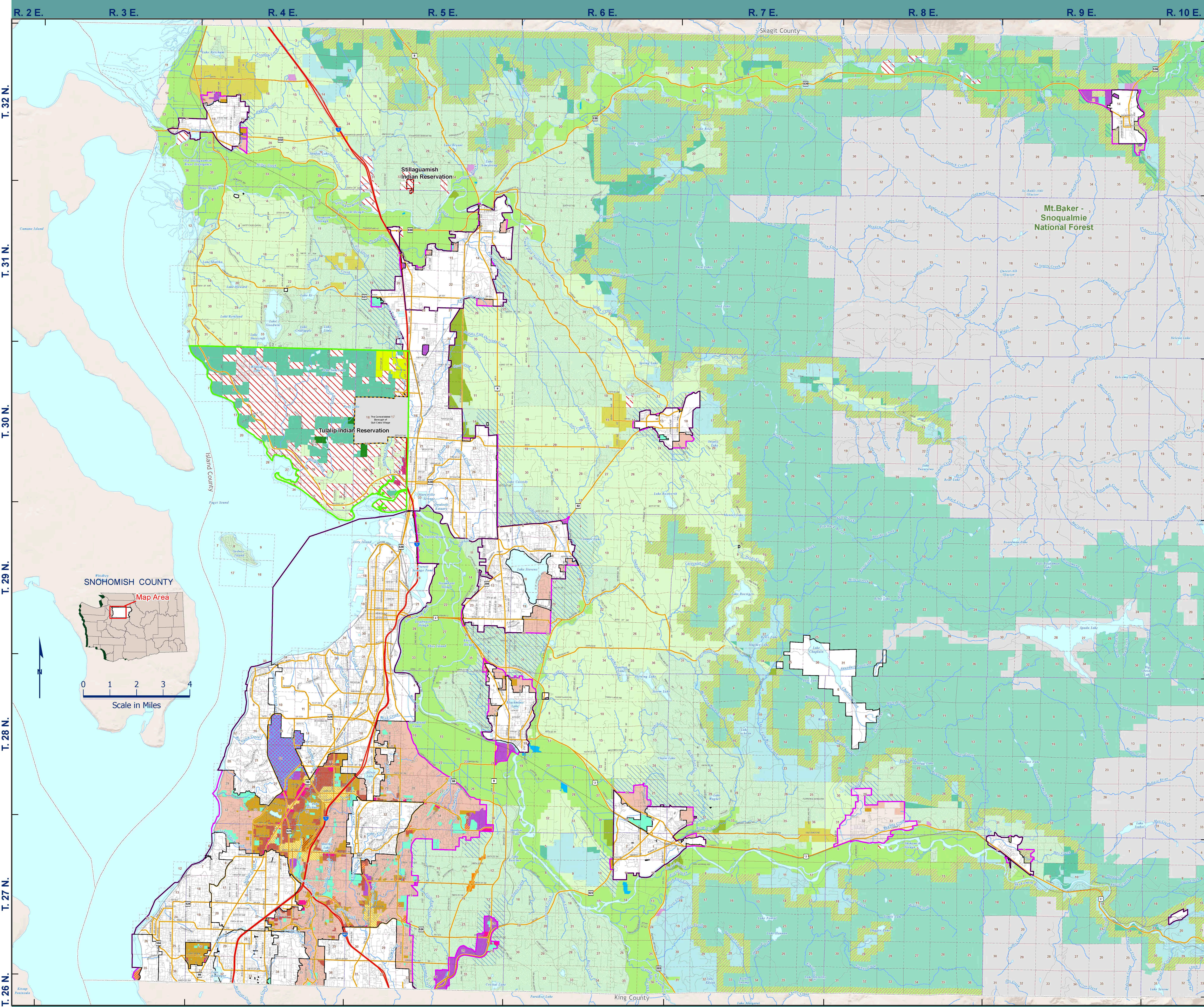
ATTEST:

Melissa Geraghty

Approved as to form only:

Deputy Prosecuting Attorney

Exhibit A
Ordinance No. 21-054
GPP21-3 – Technical Corrections
Amendments to Map 1 of the GPP



MAP 1

SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN

FUTURE LAND USE

EFFECTIVE DATE: XX-XX-XXXX

Legend

- County Boundary
- Incorporated City Boundary
- Urban Growth Area Boundary
- National Forest (Includes Some Private and Non-Federal Public Lands)
- Tribal Land
- Stillaguamish Indian Reservation Boundary
- Tulalip Indian Reservation Boundary
- The Consolidated Borough of Quil Ceda Village
- Street
- Freeway
- Arterial Roadway
- Railway
- Section
- Waterbody
- Watercourse

Future Land Use

- Local Forest (Tulalip Only)
- Commercial Forest
- Commercial Forest - Forest Transition Area (FTA)
- 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 (1DU/5 Acres)
- Rural Residential (1 DU/5 Acres Basic)
- Urban Low Density Residential (3 DU/Acre Gold Bar and Darrington)
- Urban Low Density Residential
- 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



Snohomish County
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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.

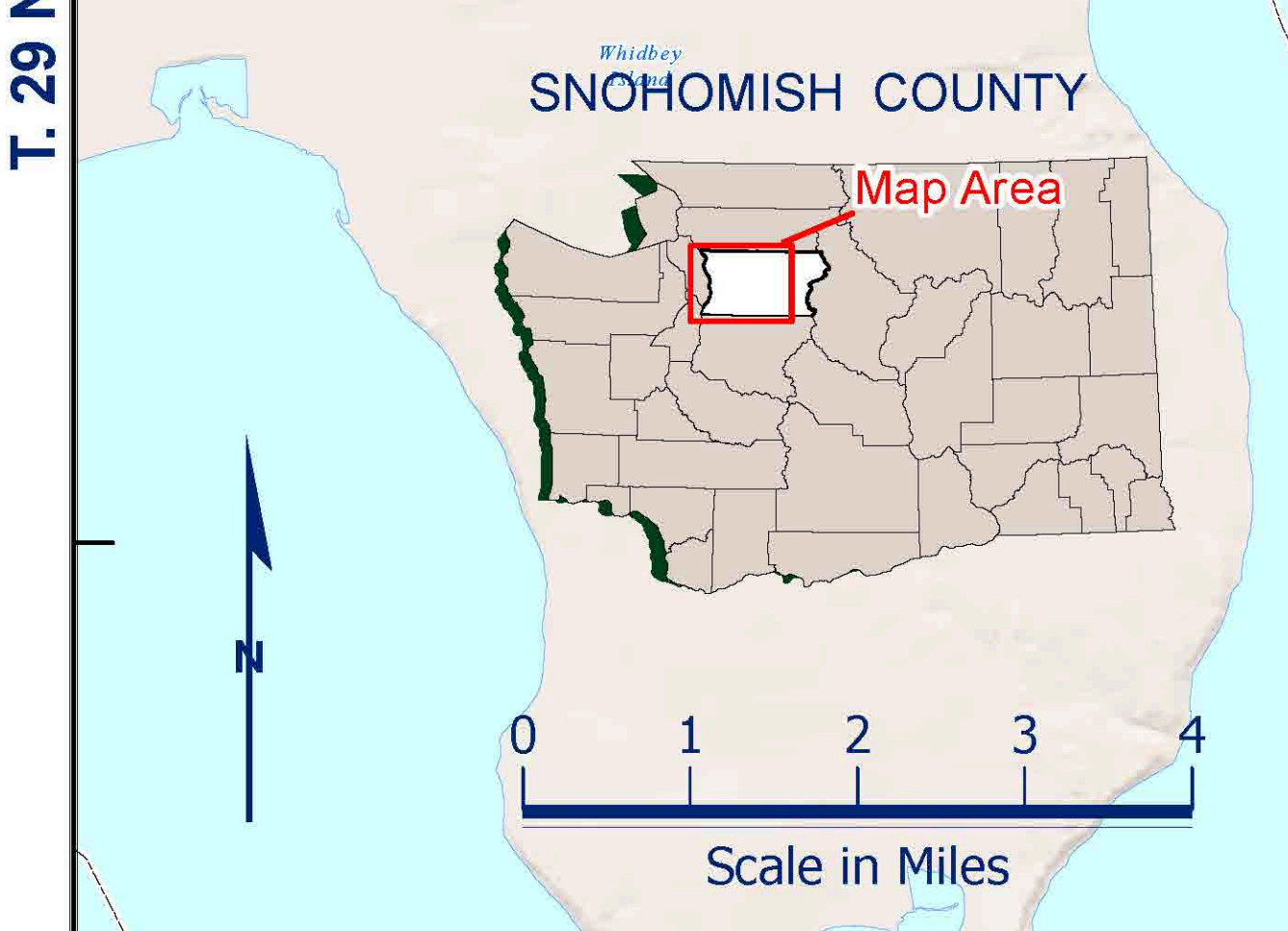


Exhibit B
Ordinance No. 21-054
GPP21-3 – Technical Corrections
Amendments to Map 2 of the GPP

SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN MINERAL RESOURCE LANDS MINERAL RESOURCE OVERLAY (MRO) EFFECTIVE DATE: XX-XX-XXX



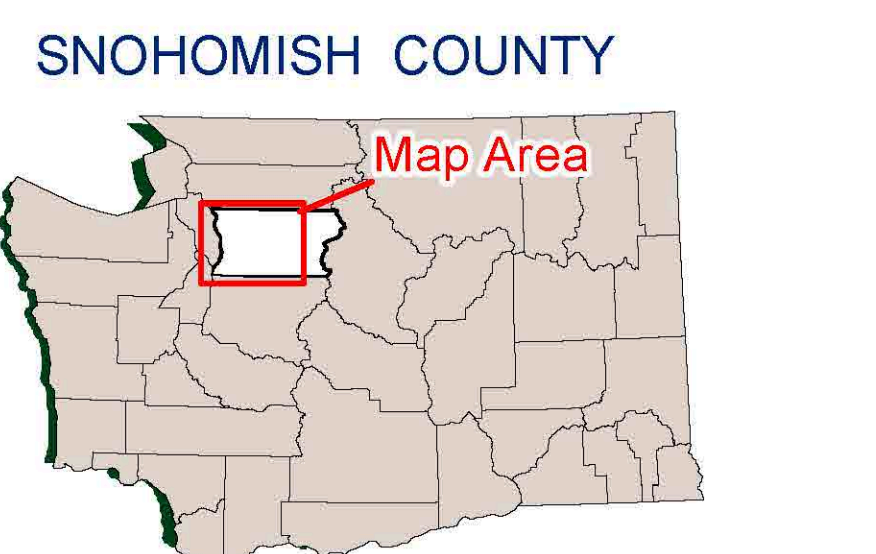
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- Bedrock Deposits (110,058 Acres)
- Sand and Gravel Deposits (19,905 Acres)
- Areas Not Inventoried
- Incorporated City Boundary
- County Boundary
- Urban Growth Area Boundary
- Tulalip Indian Reservation Boundary
- The Consolidated Borough of Quil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

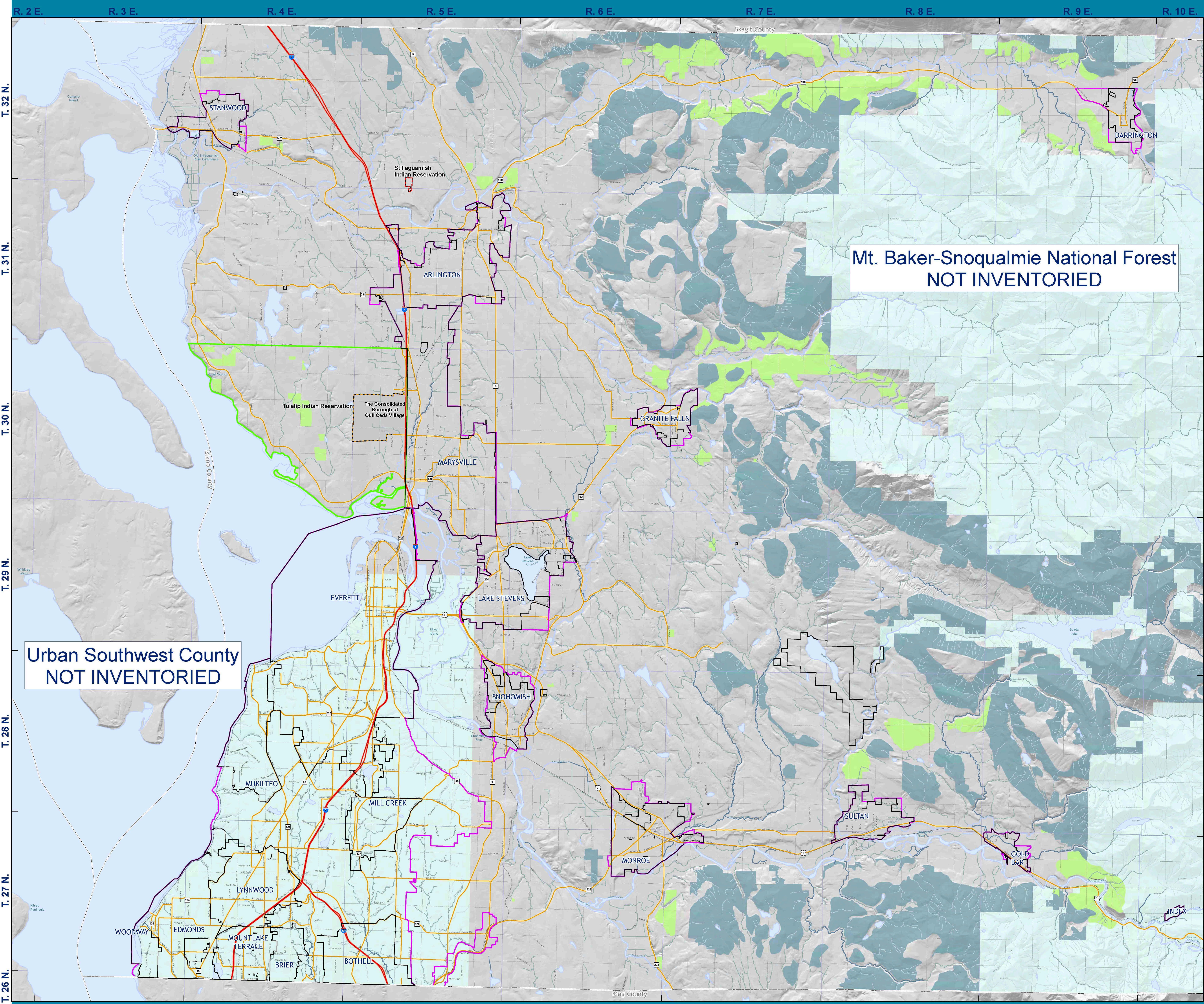
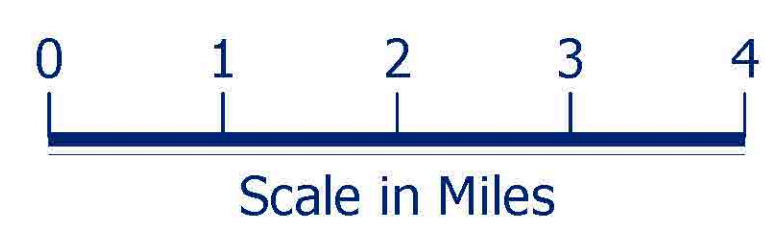
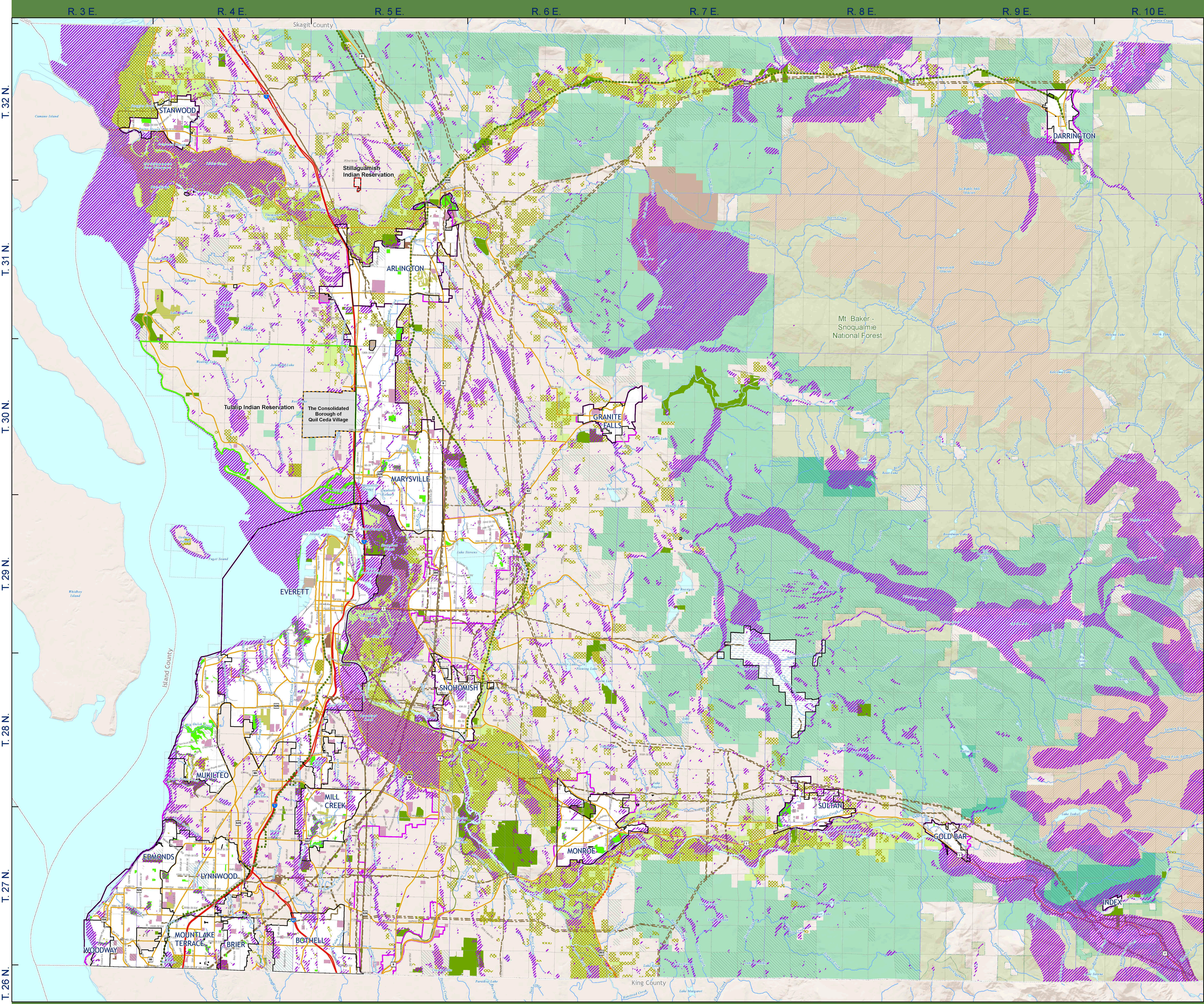


Exhibit C
Ordinance No. 21-054
GPP20-3 – Technical Corrections
Amendments to Map 4 of the GPP



MAP 4

SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN

OPEN SPACE CORRIDORS AND WILDLIFE AREAS

EFFECTIVE DATE: XX-XX-XXX



Snohomish County

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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.

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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.

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 (GMACP)
- Designated Agricultural Lands (GMACP)
- 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
- Tulalip Indian Reservation Boundary
- Urban Growth Area Boundary
- The Consolidated Borough of Quil Ceda Village
- Stillaguamish Indian Reservation Boundary
- Arterial Roadway
- Freeway
- Railway
- Watercourse
- Waterbody

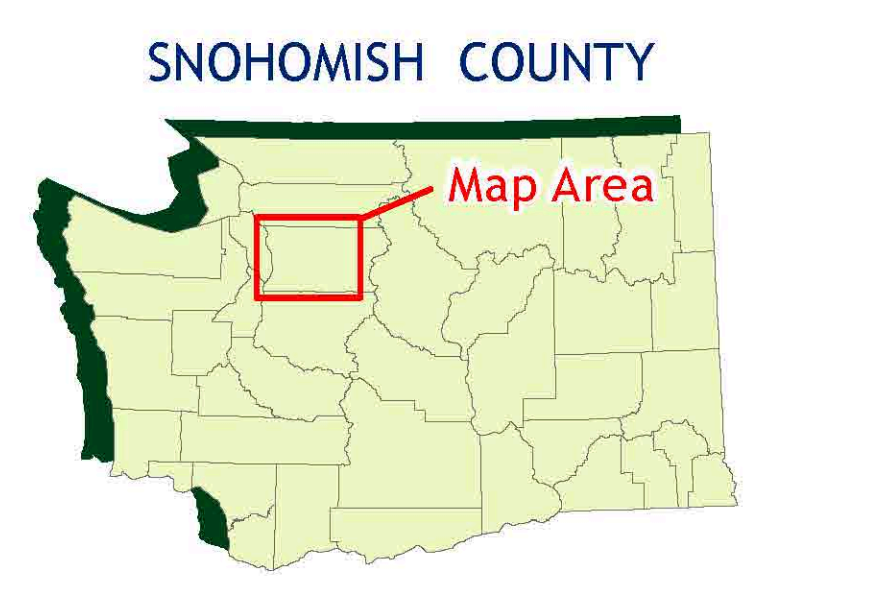
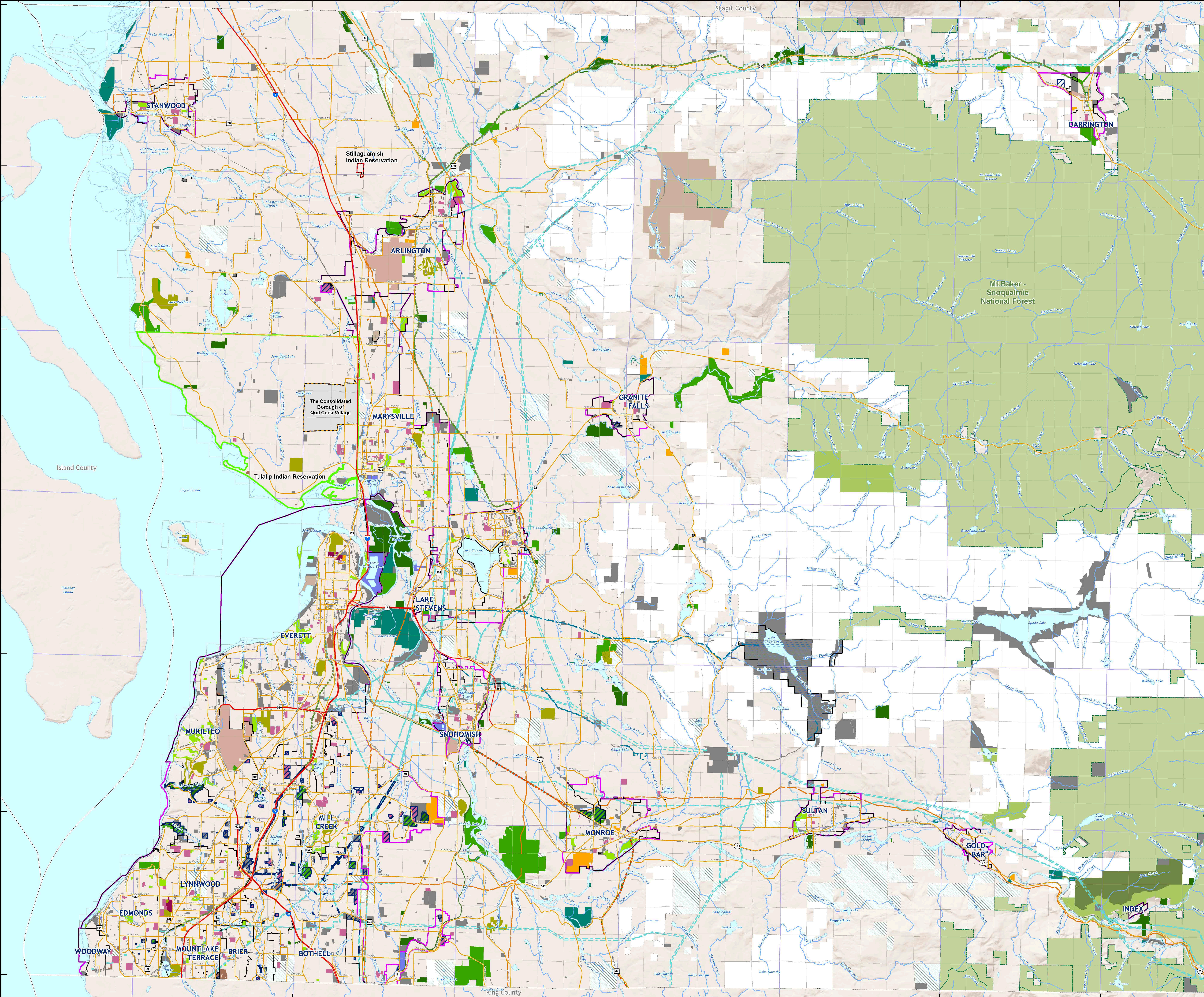


Exhibit D
Ordinance No. 21-054
GPP21-3 – Technical Corrections
Amendments to Map 5 of the GPP

MAP 5
SNOHOMISH COUNTY
GMA COMPREHENSIVE PLAN
LANDS USEFUL FOR
PUBLIC PURPOSE
EFFECTIVE DATE: XX-XX-XXXX

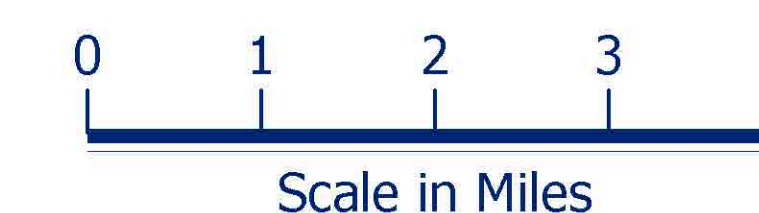


Legend

- 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 Area 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



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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.

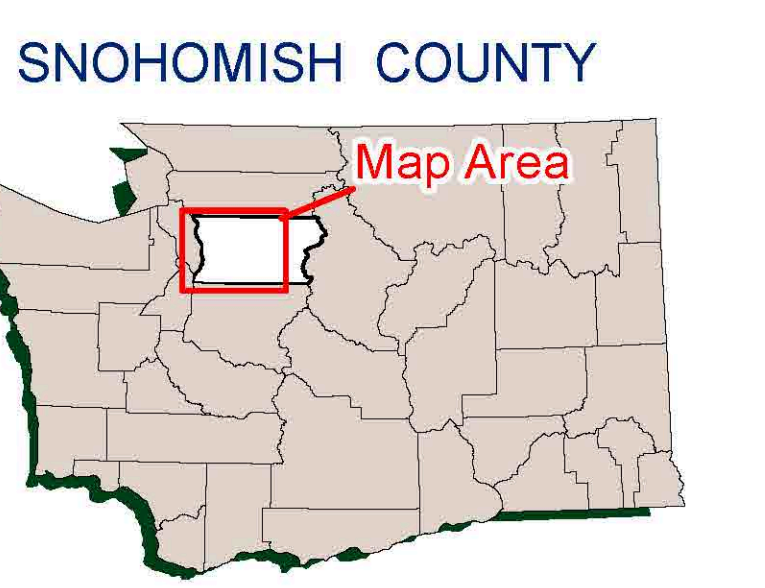


Exhibit E
Ordinance No. 21-054
GPP21-3 – Technical Corrections
Amendments to Map 3 of the GPP

SNOHOMISH COUNTY DATA and MAP DISCLAIMER

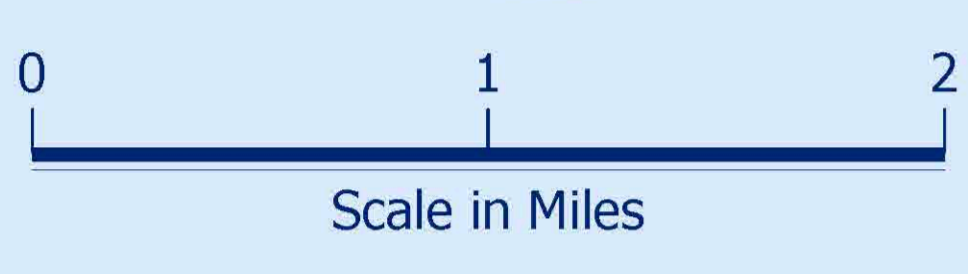
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Parcel lines and designation boundaries are adjusted to the Snohomish County Assessor Integrated Land Records Parcel Data Base as of March 2012.

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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.



T. 29 N.

T. 28 N.

T. 27 N.

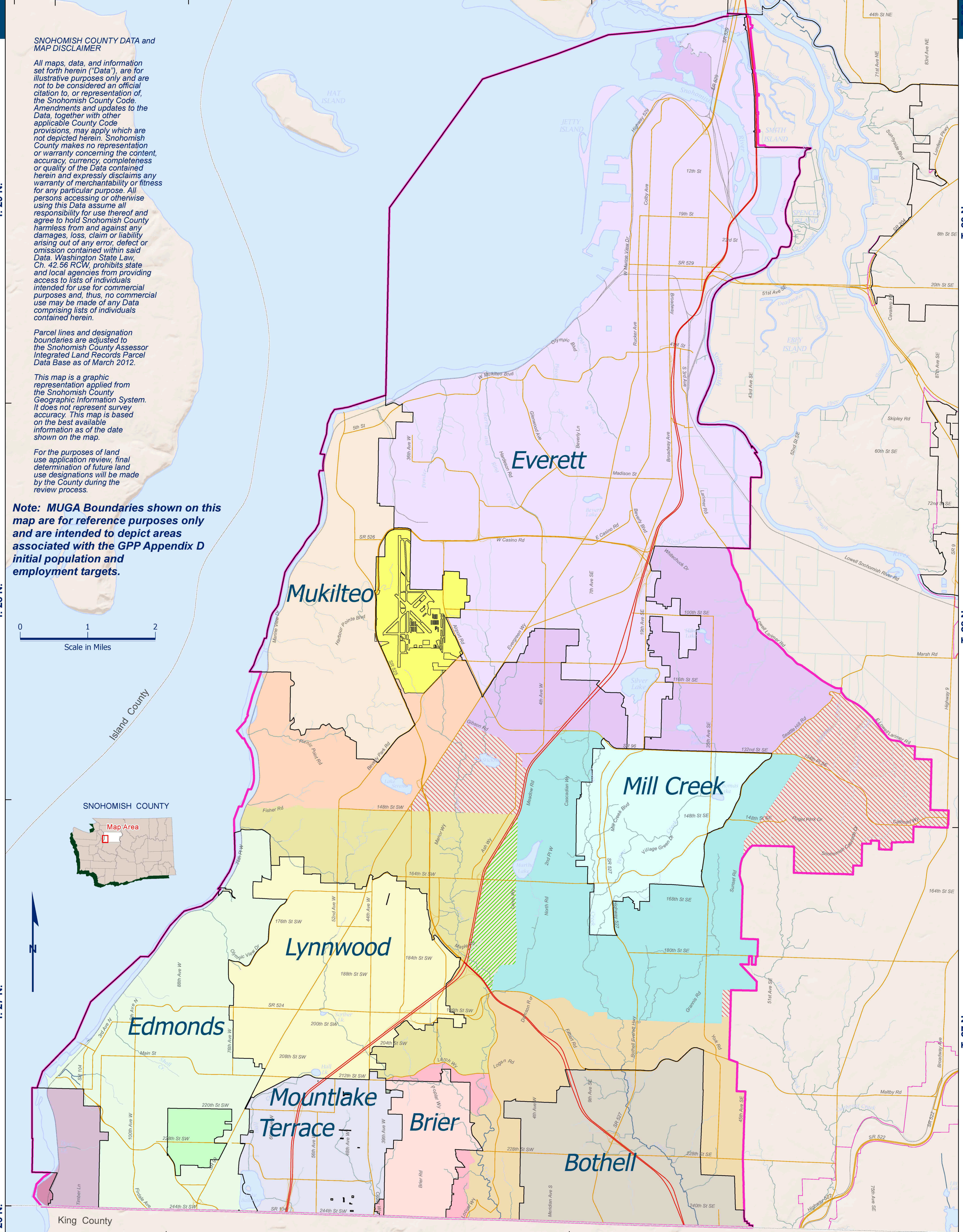
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T. 27 N.

T. 26 N.



MAP 3
SNOHOMISH COUNTY GMA COMPREHENSIVE PLAN
MUNICIPAL URBAN GROWTH AREAS
 EFFECTIVE DATE: XX-XX-XXXX

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	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.



Source: W:\plng\cart\docket\County_Initialized\2021\ArcMaps\Technical Corrections (GPP21-3)\Map3_Municipal_UrbanGrowthArea_MUGA.mxd