

COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



AMENDED ORDINANCE NO. 94-117

ESTABLISHING AN URBAN GROWTH AREA
FOR THE CITY OF LAKE STEVENS

WHEREAS, the Growth Management Act, Chapter 36.70A RCW (hereinafter the GMA) requires Snohomish County to designate an urban growth area (UGA) or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature (RCW 36.70A.110(1)); and

WHEREAS, the planning goals of the GMA, which guide development of comprehensive plans and implementing ordinances, state that development shall be encouraged "in urban areas where adequate public facilities and services exist or can be provided in an efficient manner" (RCW 36.70A.020(1)), and that "the inappropriate conversion of undeveloped land into sprawling, low-density development" is to be reduced (RCW 36.70A.020(2)); and

WHEREAS, the GMA states that "[u]rban growth should be located first in areas already characterized by urban growth that have existing public facility and service capacities to serve such development, and second in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources" (RCW 36.70A.110(3)); and

WHEREAS, the GMA requires that each city that is located in the county shall be included within a UGA (RCW 36.70A.110(1)); and

WHEREAS, the GMA states that a UGA "may include territory that is located outside of a city only if such territory already is characterized by urban growth or is adjacent to territory already characterized by urban growth" (RCW 36.70A.110(1)); and

WHEREAS; the GMA requires that, based upon the population projection made for the county by the Washington State Office of Financial Management (OFM), the UGAs in the county "shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county for the succeeding 20-year period" (RCW 36.70A.110(2)); and

WHEREAS; the Central Puget Sound Growth Management Hearings Board interpreted the GMA in the "Pierce" decision to allow unincorporated urbanized areas not to be included in the UGA, but to not allow new urban development in such areas; and

WHEREAS, the GMA requires that each UGA "shall permit urban densities and shall include greenbelt and open space areas" (RCW 36.70A.110(2)); and

WHEREAS; the GMA requires that the county "attempt to reach agreement with each city on the location of an UGA within which the city is located" (RCW 36.70A.110(2)); and

WHEREAS, the cities, towns, Tulalip Tribes and the county initiated "Snohomish County Tomorrow," a collaborative planning process among all jurisdictions within the county, and have utilized Snohomish County Tomorrow to address various requirements for implementing the GMA; and

WHEREAS, all cities and towns and the Tulalip Tribes have been kept informed about, and most have actively participated in Snohomish County Tomorrow, which has resulted in a set of "Snohomish County Tomorrow Goals, Steering Committee, October 1990," a "Working Paper, Designating Urban Growth Areas, March 15, 1991," a "Model Interlocal Planning Agreement" (September 25, 1991) and the preparation of countywide planning policies for Snohomish County; and

WHEREAS, the Snohomish County Council adopted Ord. 93-004 containing the countywide planning policies, pursuant to the GMA, establishing a countywide framework from which county and city comprehensive plans are to be developed, including policies that address the implementation of the GMA's UGA requirements, joint county and city planning within urban growth areas, and the promotion of contiguous and orderly development and provision of urban services to such development; and

WHEREAS, in October and December of 1993 and March of 1994, the county council established interim UGAs (hereinafter IUGAs) following a joint city/county process, as required by RCW 36.70A.110(4), and made them effective until replaced by final UGAs; and

WHEREAS, the county consulted with the City of Lake Stevens (the city) and requested that the city propose the location of an urban growth area; and

WHEREAS, the interlocal planning agreement between the county and the city provided the city an opportunity to participate in joint planning for the location of an urban growth area and land uses within the unincorporated urban growth area; and

WHEREAS, a goal of the Growth Management Act Comprehensive Plan (GMACP) is to establish compact, clearly defined UGAs with the objective of providing sufficient capacity to accommodate the majority of the county's projected population and employment growth over the next 20 years; and

WHEREAS, final UGAs meeting the goals and requirements of the GMA have been incorporated into the GMACP, which constitutes the county's comprehensive plan under the GMA; and

WHEREAS, the Snohomish County planning commission held public hearings to accept public input on all elements of the GMACP on April 19 and 26, May 3, 9, 17, 24, and 31, and June 20, 1994, deliberated over proposed UGAs on June 20 and 28, and July 18 and 26, 1994, and forwarded its recommendation on UGAs to the county council, and

WHEREAS, the county council held public hearings on December 12 and 18, 1994 and January 10 and 18, 1995 to consider the entire record and hear testimony on ordinance 94-117, establishing a UGA for the City of Lake Stevens.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. The Snohomish County Council makes the following findings:

1. The cities, towns, Tulalip Tribes and the county have used "Snohomish County Tomorrow" (SCT) to develop countywide planning policies addressing UGAs, a common land capacity analysis methodology for urban areas, and population and employment allocations for each UGA.
2. On June 25, 1991, the county council requested that the city submit a proposed urban growth area boundary for county council review.
3. In August 1994, the city responded to the county's request for a UGA boundary proposal. Over the course of the next two years, representatives of the city and the county corresponded and met to discuss UGA issues before adoption of an IUGA boundary.
4. The county adopted an IUGA for the city on December 15, 1993. The IUGA was based on countywide planning policies, Vision 2020, (the Growth and Transportation Strategy for the Central Puget Sound Region adopted by the Puget Sound Council of Governments, predecessor to the Puget Sound Regional Council (PSRC) in October, 1990), the multi-county planning policies for King, Kitsap, Pierce and Snohomish counties adopted by the PSRC in March, 1993, the interim county resource lands designations, existing county subarea comprehensive plan

designations and policies, environmental constraints, manmade and natural features within and adjacent to the IUGA, open space and greenbelts within and adjacent to the IUGA, population projections, land capacity analyses and available information, service areas and/or special district boundaries, and correspondence and consultation between the city and the county, all as stated Snohomish County Council ordinance No. 93-153.

5. The county and city have carried out interjurisdictional planning within the UGA through an interlocal agreement titled "Interlocal Agreement Between Snohomish County and the City of Lake Stevens" (March 23, 1993) and a staff Joint Planning Team (JPT) and citizen Growth Management Coordinating Committee (GMCC) charged with reviewing UGA plans and regulations, as provided for in the interlocal agreement.
6. Based on the information provided by the city in the "City of Lake Stevens Comprehensive Plan, Vol. 1, City of Lake Stevens" (adopted June 29, 1994), the county council finds that the city is not able to accommodate the growth projected by OFM for Snohomish County and allocated to the Lake Stevens area pursuant to the countywide planning policies.
7. A UGA proposal was reviewed through the joint planning process and forwarded for consideration to the Snohomish County planning commission.
8. The IUGA, the UGA boundary proposal recommended through the joint city/county planning process, and the final UGA adopted by this ordinance include residential capacity sufficient to accommodate the "diversified centers" growth projection of the GMACP for Lake Stevens UGA.

The Diversified Centers growth projection was chosen by the county council because it is consistent with the preferred growth alternative of the majority of cities and towns within the county, and is consistent with the Vision 2020 regional growth and transportation strategy.

The county considered the information received from each jurisdiction and reallocated approximately 20,000 of the population growth and 5,000 of the job growth from cities in southwest county where additional capacity is limited, to outlying UGAs where additional capacity is available and where cities have indicated a preference for higher growth targets. The GMACP incorporates this alternative population and employment allocation which is shown in Appendix D of the General Policy Plan.

The total additional population capacity within the Snohomish County composite UGA as documented by both city and county comprehensive plans does not exceed the total 20-year forecasted UGA population growth by more than 15 percent.

9. The planning commission recommended that the following areas, which were excluded from the IUGA, be included in the final UGA:
 - a. The area adjacent to the city on its southeast boundary since the city has expressed an interest in acquiring part of this area and developing it as a playfield facility.
 - b. The area south of East Hewitt Avenue generally including the White Oaks Ridge and Sunrise Estates subdivisions since these areas are mostly developed and are in need of urban services.
10. The county council, in consideration of the testimony and the entire record, and in consideration of the diversified centers growth projection choice, generally adopted the planning commission recommendation, with the addition of an area in the south central portion of the UGA, south of Hewitt Ave, which is characterized by urban development patterns; additional area in the west portion of the UGA which is also characterized by availability of infrastructure, urban zoning densities, is developing in urbanized patterns and whose boundary is consistent with that of the Lake Stevens sewer district comprehensive plan boundary; additional area to the east based upon the Executive's recommendation, the GMCC work, and the city's recommended UGA. These additions are consistent with the diversified centers growth scenario.
11. The GMACP's UGA designation outside the City of Lake Stevens includes only areas which already have urban growth but cannot accommodate all of the projected growth, and areas which are located adjacent to such areas with urban growth.
12. There is sufficient land capacity within the UGA to accommodate the 20-year urban growth and employment forecasts for the incorporated and unincorporated urban growth area.
13. The basis for an open space network within and around the UGA is established by the GMACP through the regulation of critical areas and native growth protection areas which will be part of subdivisions, open space designations for tax assessment purposes, and public and private open space and park land acquisition. The land capacity analysis demonstrates that there is sufficient land within the unincorporated portion of the UGA to provide for future open space requirements through these methods.

14. The GMACP encourages urban growth within all UGAs by establishing a minimum density of four to six housing units per acre for new subdivisions and by directing that the continued subdivision of land for unsewered development be prohibited.
15. The GMACP directs that urban growth outside of the UGA be restricted by 1) creating no new designated areas with densities greater than one housing unit per 2.3 acres; 2) calling for focused review during the detailed rural/resource plan development, of those areas which have historically been designated and/or developed at densities of one to two dwelling units per acre; 3) creating a rural cluster development option which preserves significantly more open space in rural areas; and 4) designating resource lands with low residential densities, which lands constitute a significant portion of non-federal rural lands in Snohomish County.
16. The city was provided with a copy of the draft GMACP on March 21, 1994, including an UGA map, and was invited in writing to review the UGA boundary and provide comments or propose and justify an alternative boundary during the planning commission and county council hearings on the GMACP. On September 9, 1994, the city was also provided with a copy of the GMACP and the UGA recommended by the planning commission and apprised of the county council's hearing process.
17. There has been early and continuous public participation in the development of the UGA.
18. The county has conducted an environmental review of the UGA according to the provisions of the State Environmental Policy Act, Chapter 43.21C RCW and Title 23 SCC, the Snohomish County Environmental Policy Ordinance, through environmental review of the GMACP and issuance of a Draft Environmental Impact Statement (DEIS) addressing all components of the GMACP, two addenda to the DEIS addressing the impacts of more detailed transportation and capital facilities elements, and a final EIS (FEIS).
19. The GMACP includes commitments to an initial population and employment target reconciliation process, subsequent growth and land capacity monitoring processes, and a GMACP and UGA amendment process which will ensure an adequate land supply throughout the 20-year planning period.
20. The basis for a continuing joint city/county planning process for this UGA has been established in the countywide planning policies, the interlocal planning agreement between the city and the county, and the GMACP. The process over the next six months to two years will include a detailed examination of land uses within the UGA and a re-examination of the UGA boundary. This process may result in

adjustments to the UGA in light of considerations such as the need for employment-generating land uses and public lands and changes in capacity resulting from completion of subarea, urban centers and utility system plans.

21. Where the UGA boundary is adjacent to a public road right of way, the UGA boundary will include the entire right of way width.

Section 2. Based on the foregoing findings, the Snohomish County Council makes the following conclusions:

1. The UGA is consistent with the requirements of the GMA and the planning goals set out in RCW 36.70A.020 (1) and (2).
2. The UGA is consistent with decisions issued by the Central Puget Sound Growth Management Hearings Board interpreting the GMA's requirements for UGAs.
3. The UGA is consistent with and coordinated with the Vision 2020 regional growth and transportation plan, the countywide planning policies, and the multi-county planning policies for King, Kitsap, Pierce and Snohomish counties adopted March 1993 by the Puget Sound Regional Council.
4. The UGA is consistent with the future land use map and all other elements and components of the GMACP.
5. The planning commission and the county council have fully considered public input from citizens, the GMCC, and the city in making recommendations and decisions on the UGA.
6. The county has met all state and local requirements for interjurisdictional coordination, public notice and environmental review with regard to the UGA.
7. Consistency and coordination of the UGA with the city's GMA-based comprehensive plans is addressed and ensured by the continuing joint city/county planning process established in the countywide planning policies, interlocal planning agreements between the county and the cities and the GMACP.

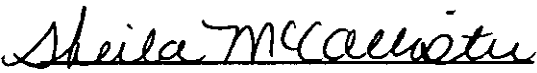
Section 3. The county council bases its findings and conclusions on the entire record of testimony and exhibits, including all written and oral testimony before the planning commission and county council.

Section 4. Based on the foregoing findings and conclusions, the county council hereby adopts the UGA boundary for the City of Lake Stevens, shown on a map entitled "Lake Stevens UGA" and incorporated herein by reference as Exhibit A. UGA maps shall be maintained for public inspection in the department of planning and development services and by the clerk of the council, and copies of said maps shall be made available to the public upon request. For regulatory purposes, the boundary of the UGA is depicted on county assessor's maps incorporated herein as Exhibit B.

DATED this 28th day of June, 1995.

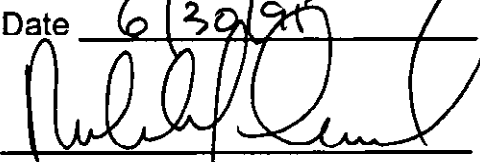
ATTEST:

Snohomish County, Washington


Asst. Clerk of the County Council



Chair, County Council

- Approved
- Emergency
- Vetoed

Date 6/30/95

County Executive

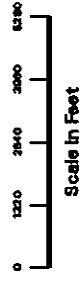
LAKE STEVENS

EXHIBIT A

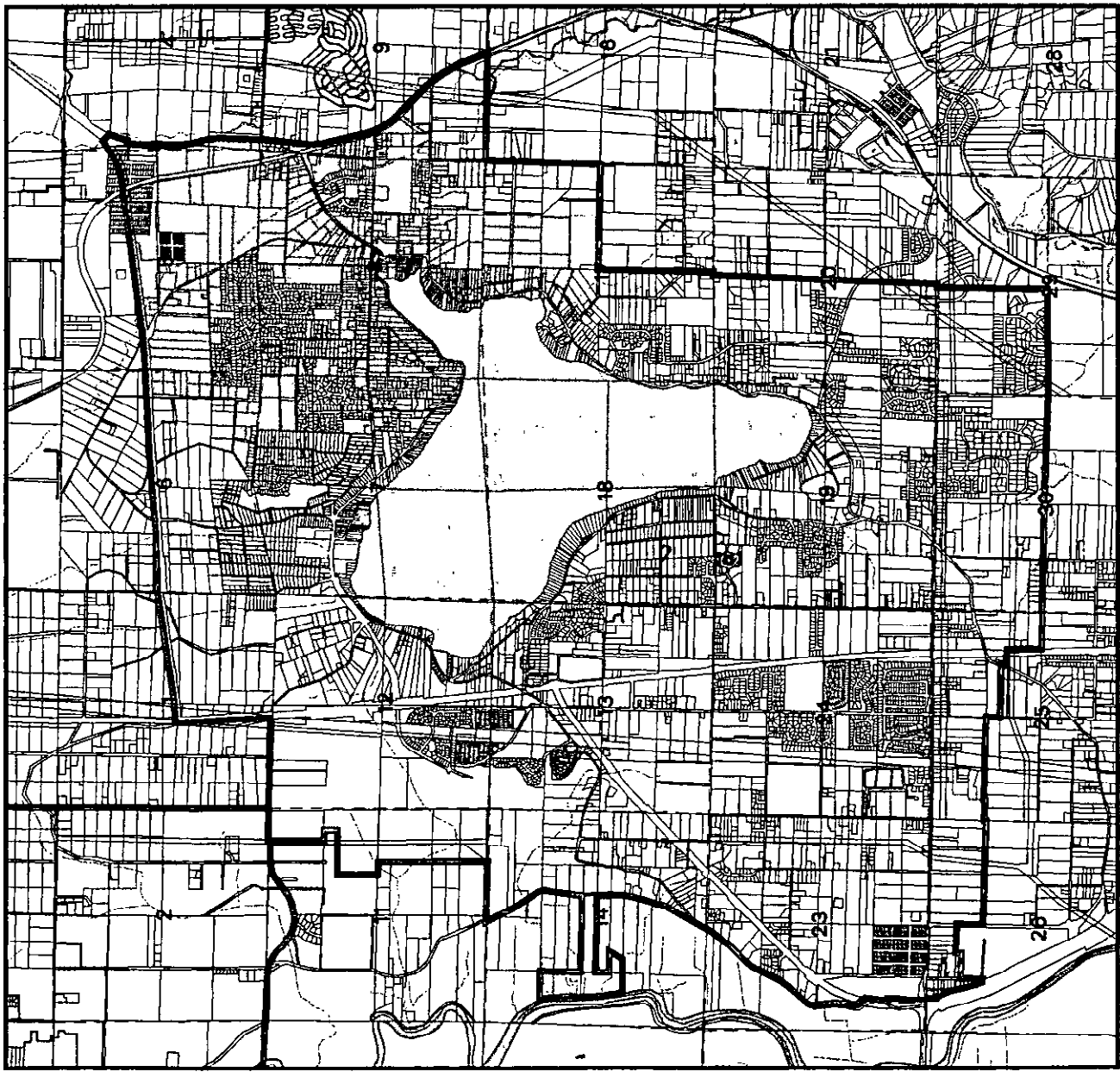
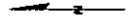
 UGA Boundary

 Incorporated City Area

June 28, 1995

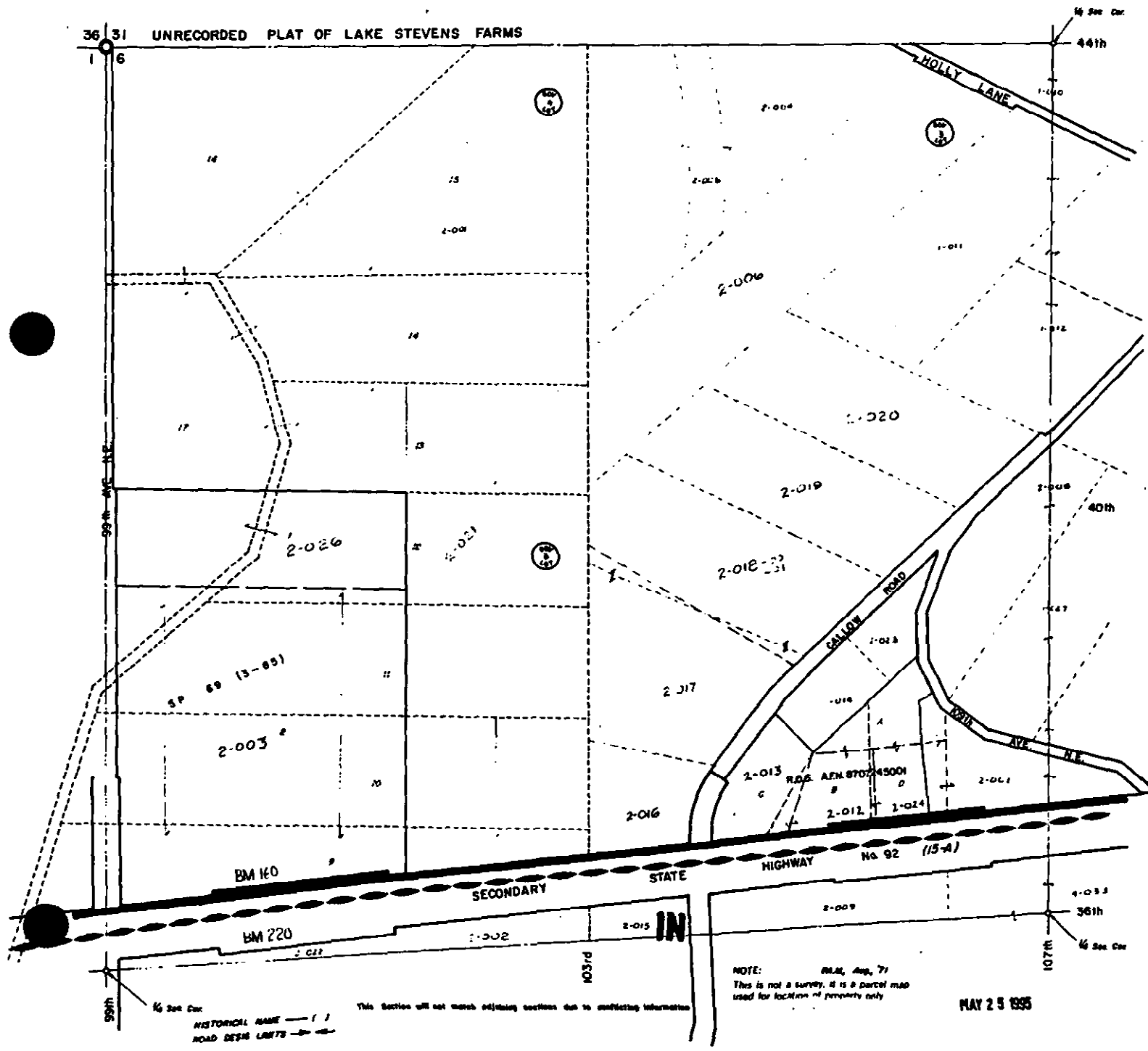


The base used to compile parcelization on this map is incomplete. Please contact the appropriate assessor parcel map for discrepancies and/or updated information.



N.W. 1/4, SEC. 6, T29N., R.6E.
 1" = 200'

36 31 UNRECORDED PLAT OF LAKE STEVENS FARMS



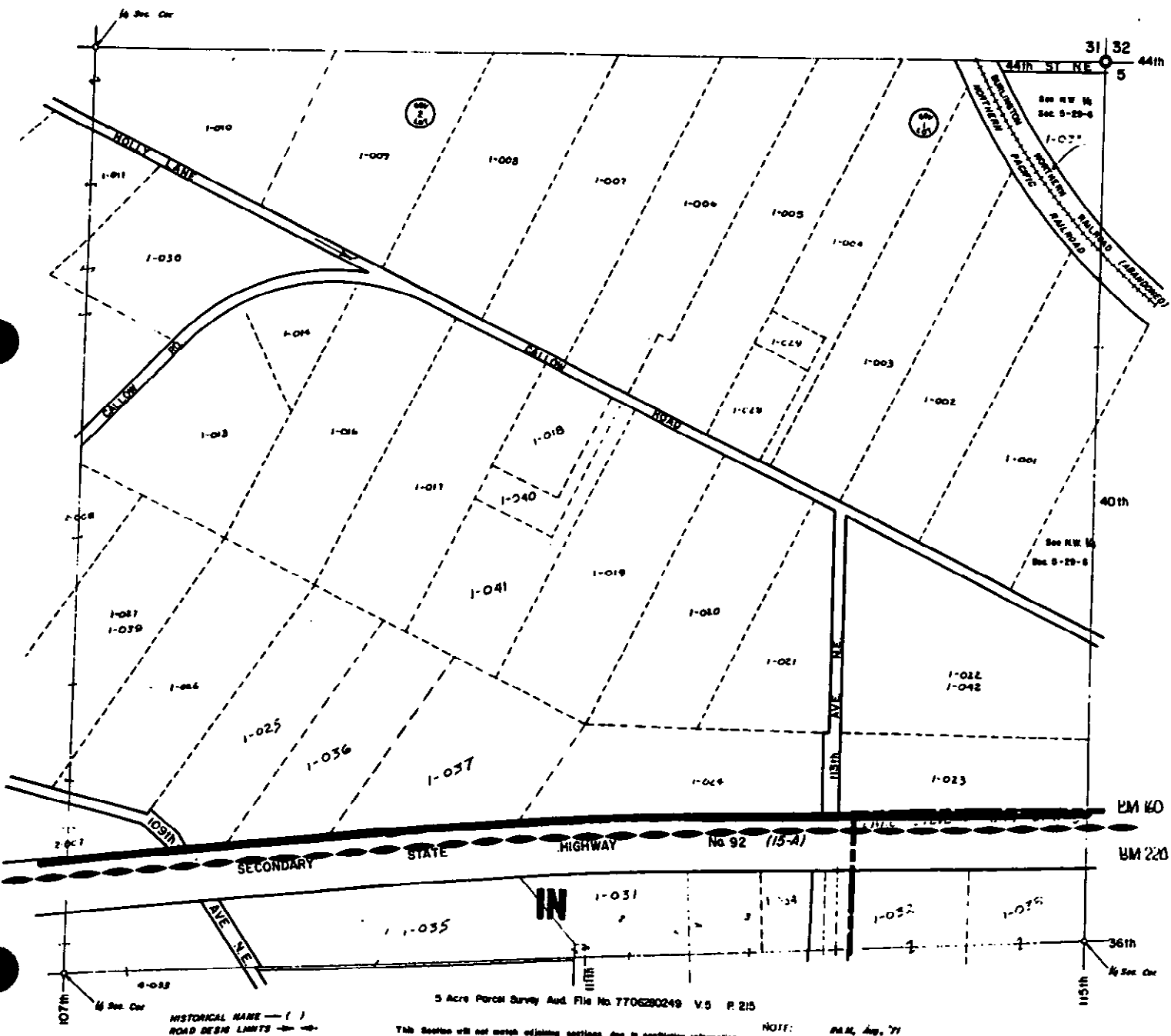
NOTE: This is not a survey. It is a parcel map used for location of property only.

MAY 25 1995

1/4 Sec Cor
 HISTORICAL NAME
 ROAD DESIGN LIMITS

This Section will not match adjoining sections due to conflicting information

N.E. 1/4, SEC. 6, T.29N., R.6E.
1" = 200'



5 Acre Parcel Survey And File No 7706280249 V.5 P.215

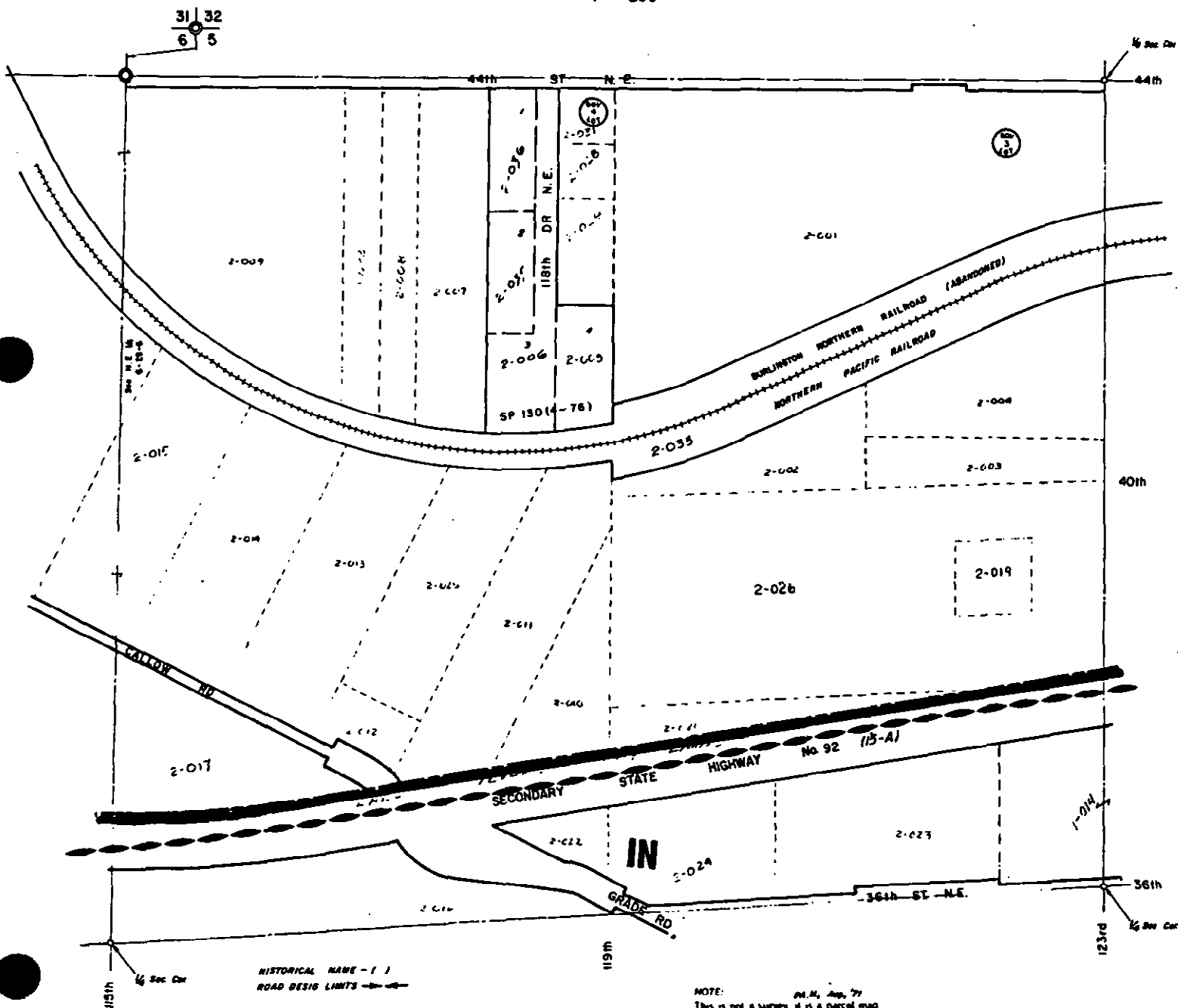
HISTORICAL NAME — ()
ROAD DESIGN LIMITS — → →

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NOTE: R.M. Aug. '91
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used for location of property only.

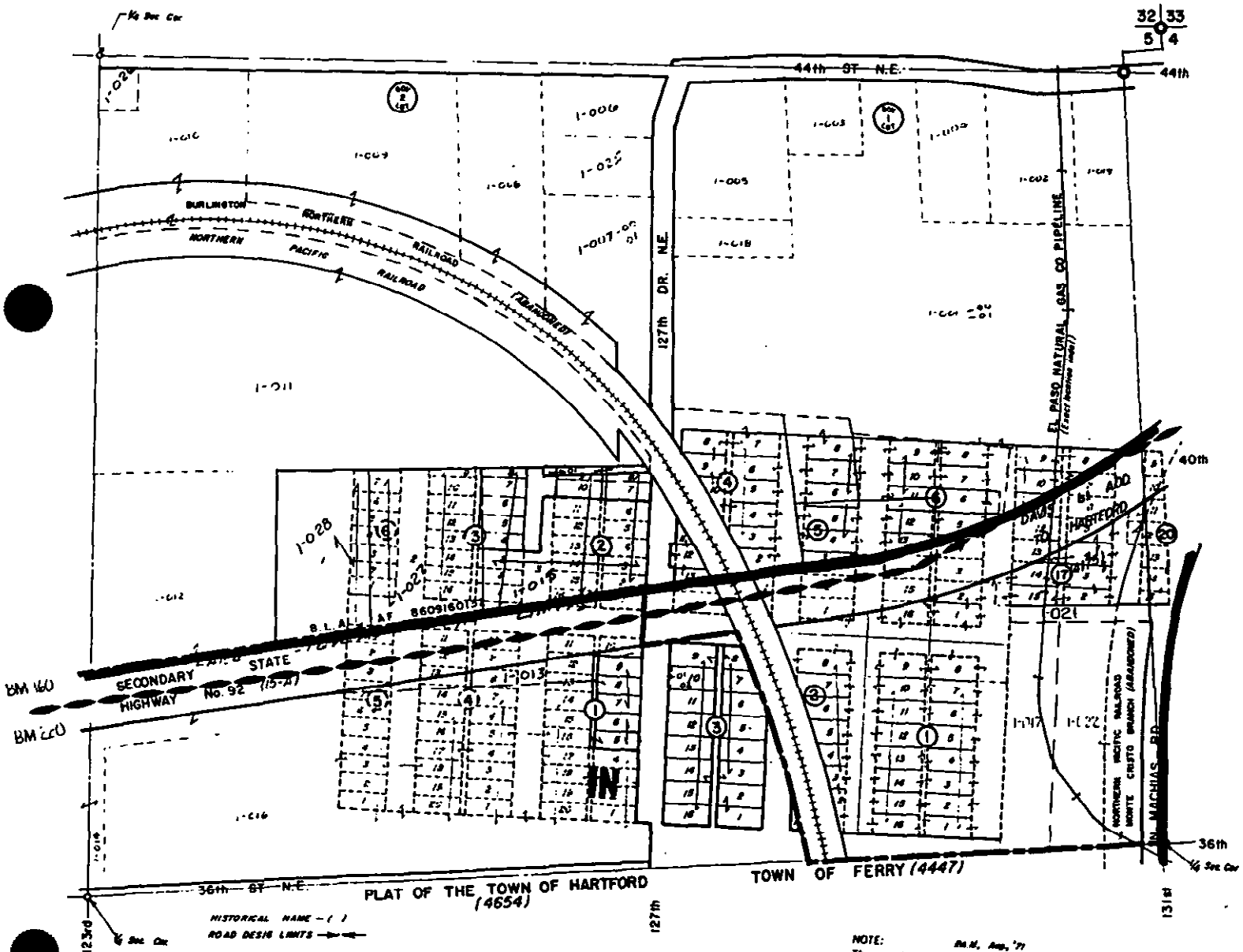
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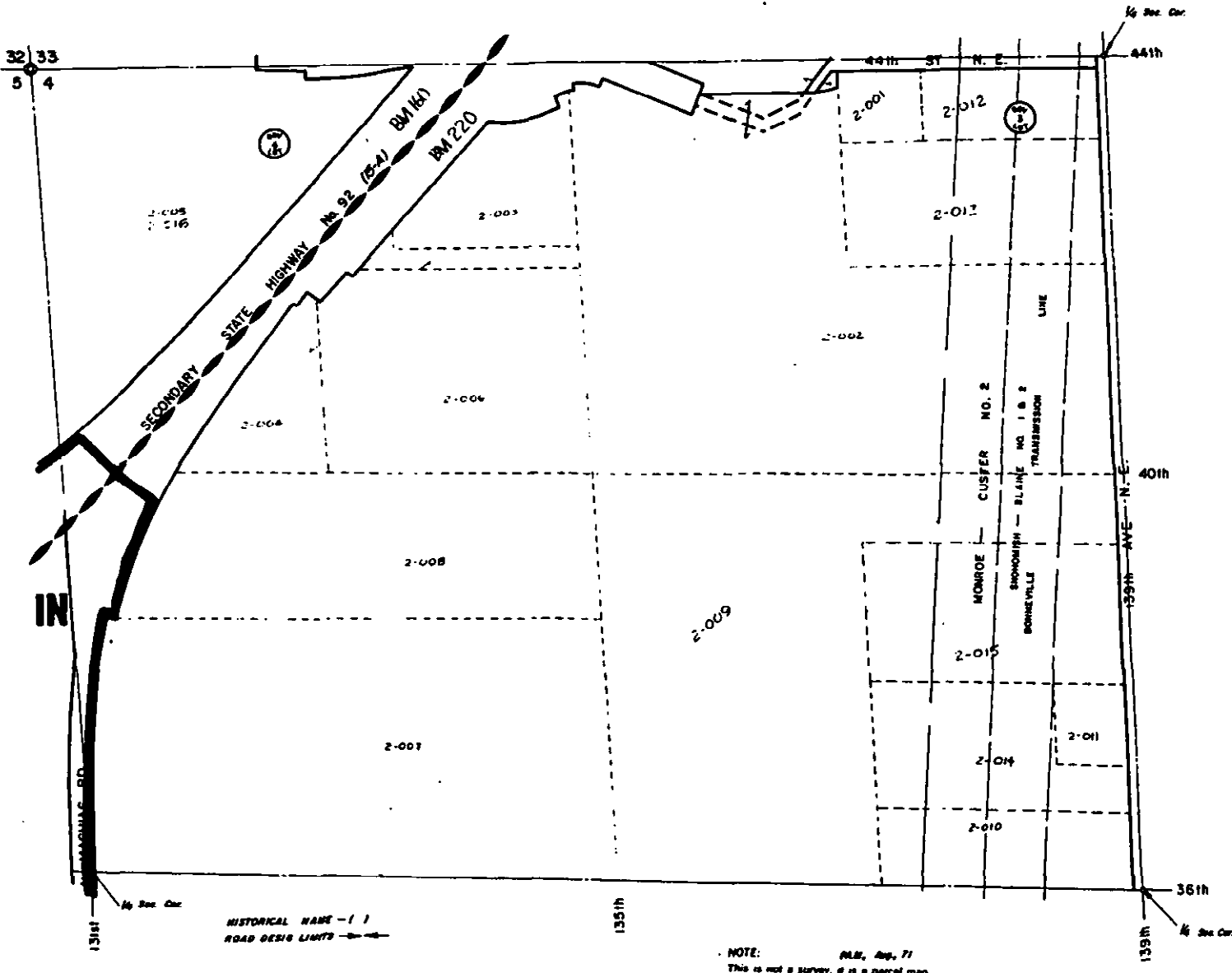
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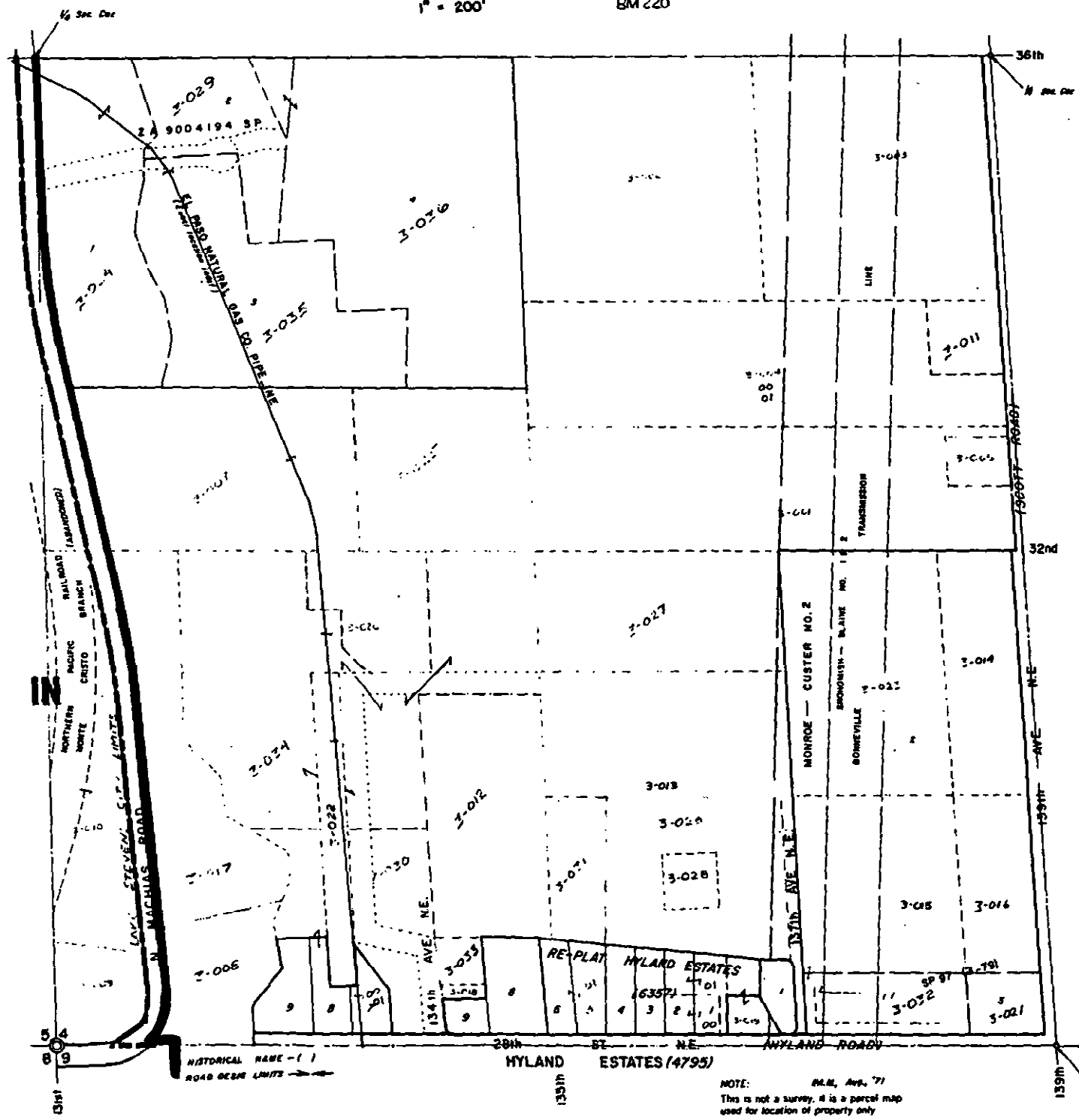
MAY 25 1995

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 1" = 200'



MAY 25 1995

S.W. 1/4, SEC. 4, T.29N, R.6E.
 1" = 200' BM 220



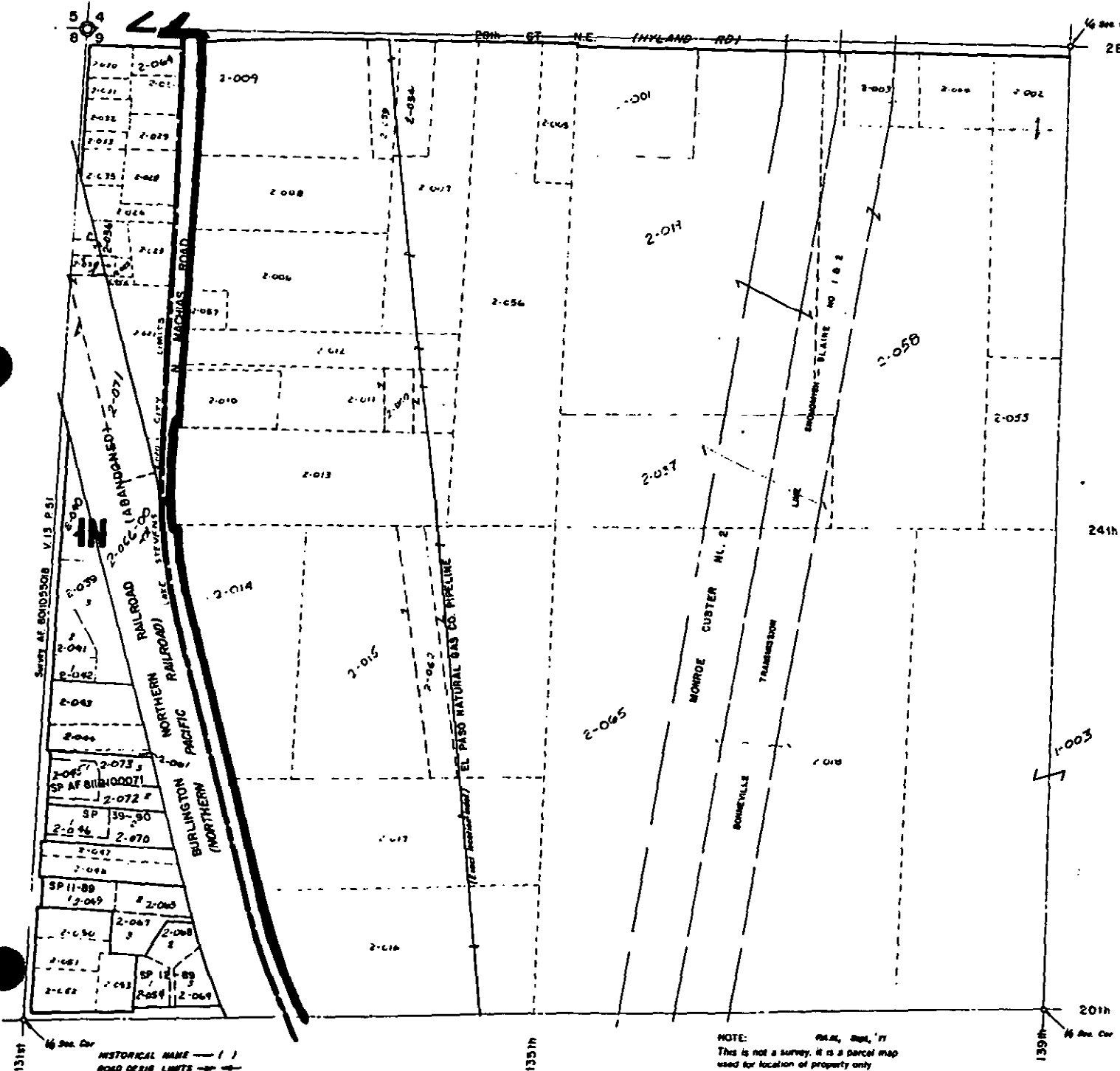
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 This is not a survey. It is a parcel map
 used for location of property only

MAY 25 1995

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BM 220

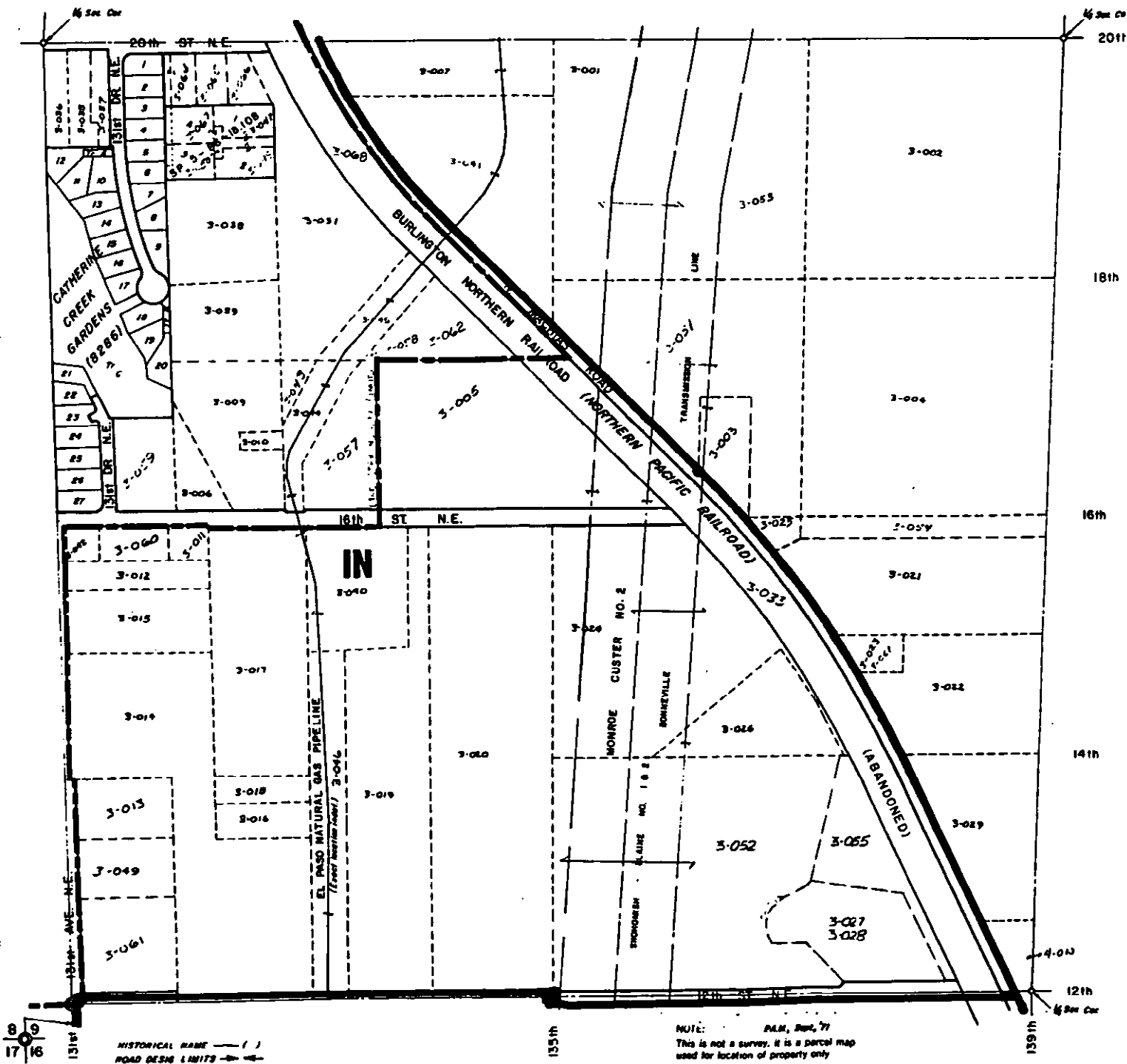


NOTE: This is not a survey, it is a parcel map used for location of property only.

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BM 220



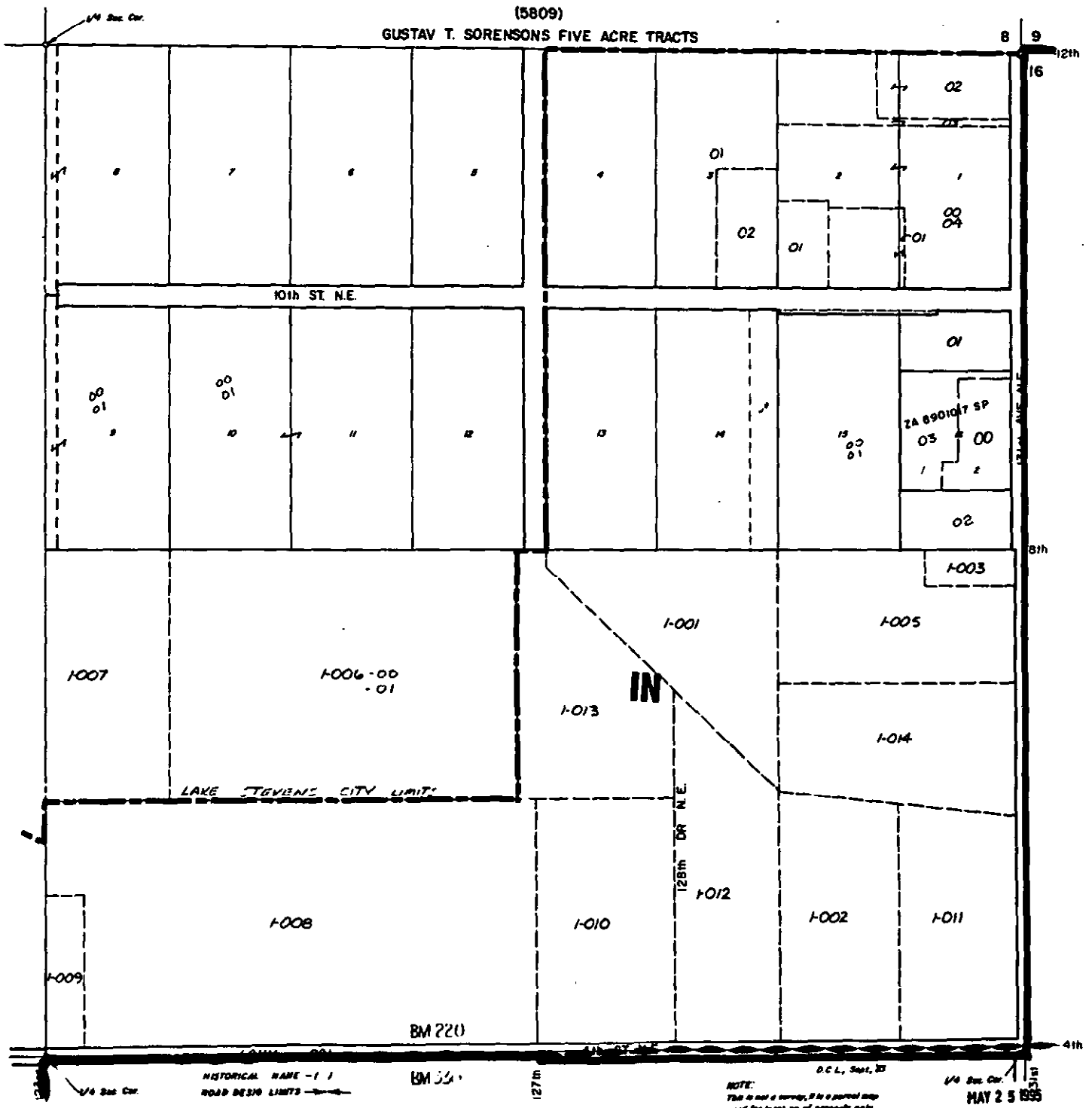
MAY 25 1995

N.E. 1/4, SEC. 17, T. 29N., R. 6E.W.M.

1" = 200'

(5809)

GUSTAV T. SORENSONS FIVE ACRE TRACTS



1/4 Sec. Cor.

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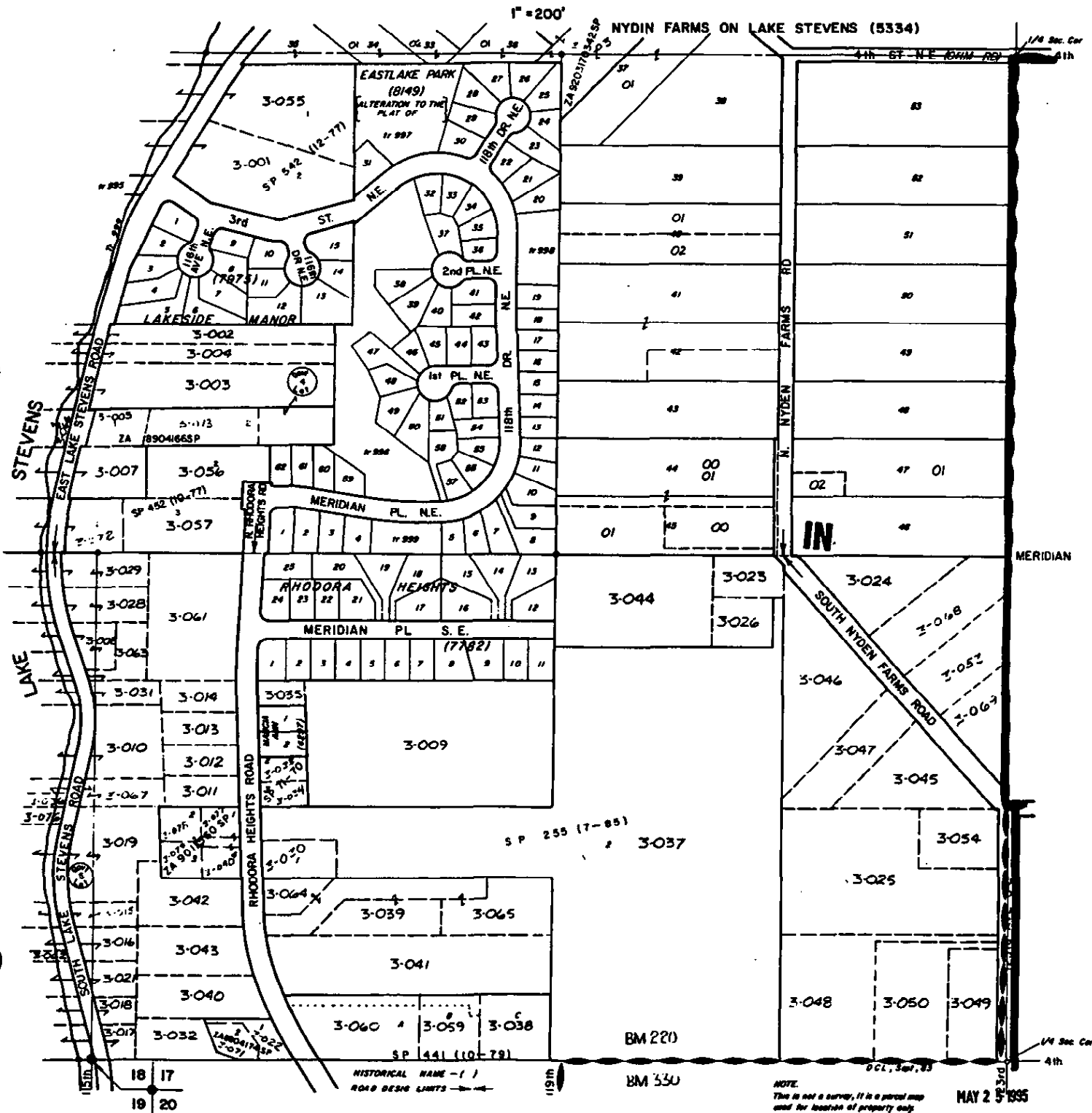
BM 220

127th

NOTE:
This is not a survey, it is a partial map
used for reference only

D.C.L., Sept. 21
1/4 Sec. Cor.
MAY 25 1995

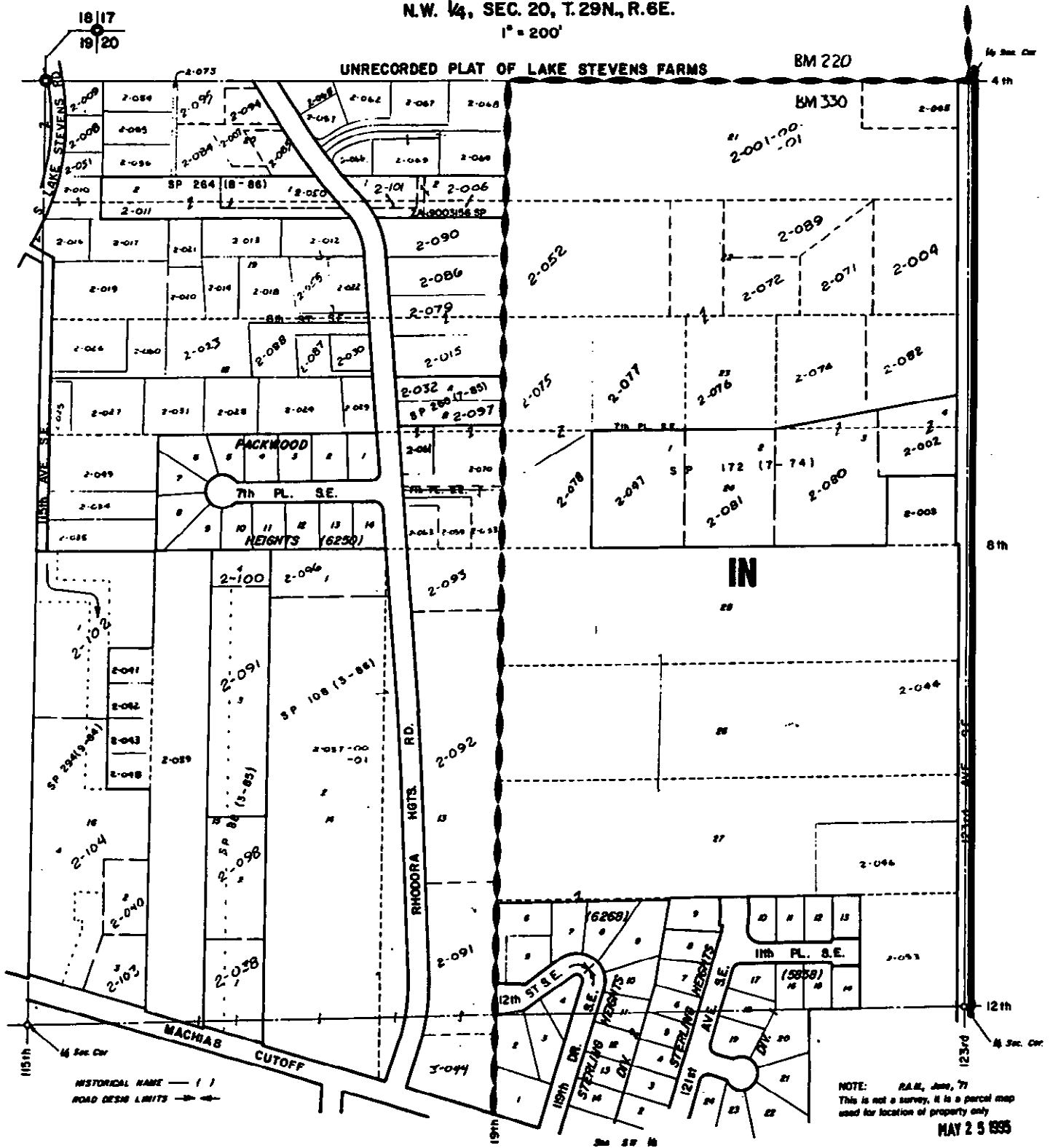
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NOTE:
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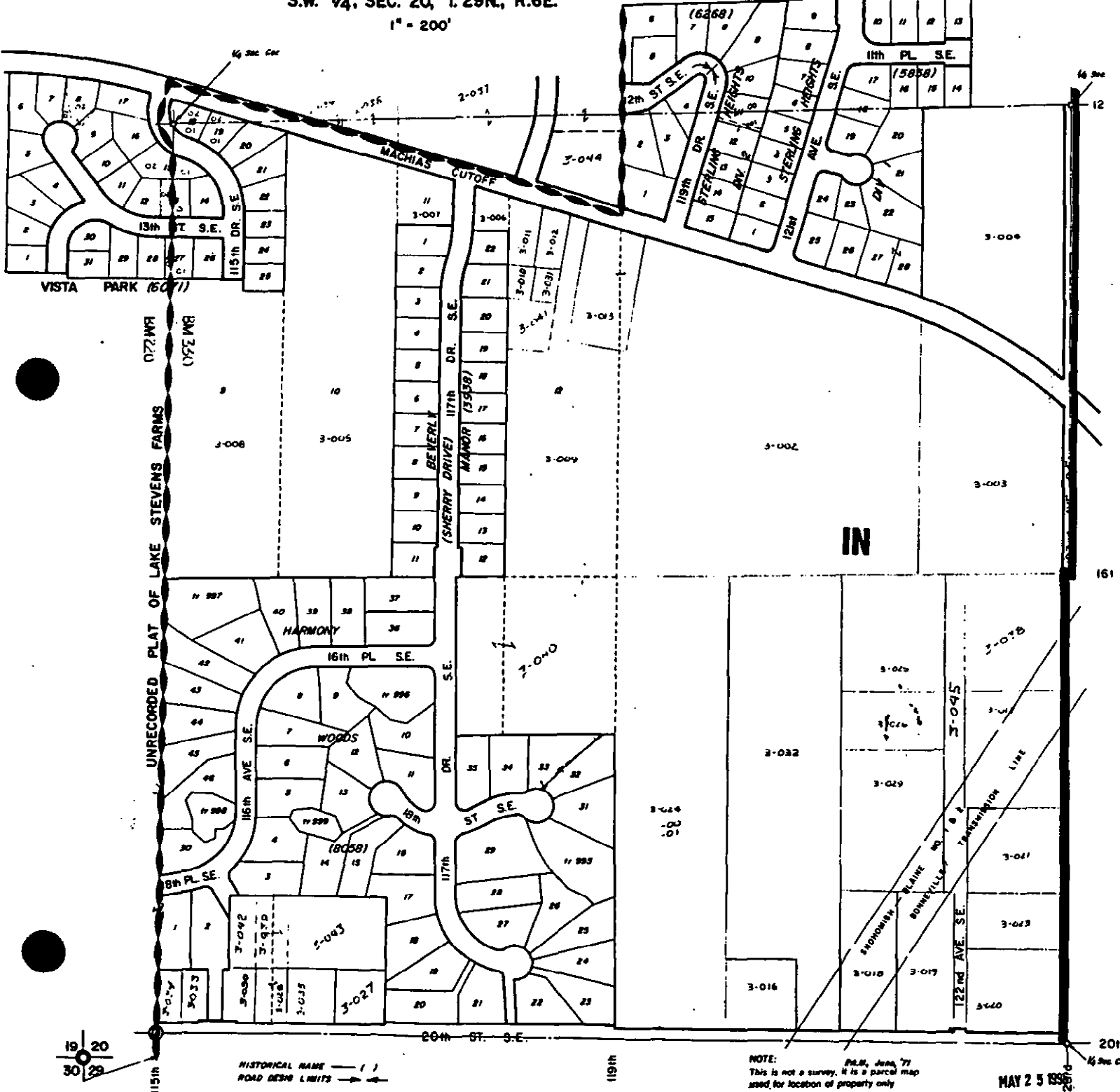
MAY 25 1995

N.W. 1/4, SEC. 20, T. 29N., R. 6E.
1" = 200'



NOTE: R.A.M., June, 77
This is not a survey, it is a parcel map
used for location of property only
MAY 25 1985

S.W. $\frac{1}{4}$, SEC. 20, T. 29N., R. 6E.
1" = 200'



UNRECORDED PLAT OF LAKE STEVENS FARMS

IN

NOTE: P.M., June, '77
This is not a survey. It is a parcel map
used for location of property only.

MAY 25 1988

115th
119th
120th ST. S.E.
121st AVE. S.E.
122nd AVE. S.E.
123rd AVE. S.E.

HISTORICAL NAME ()
ROAD DESIGN LIMITS (< >)

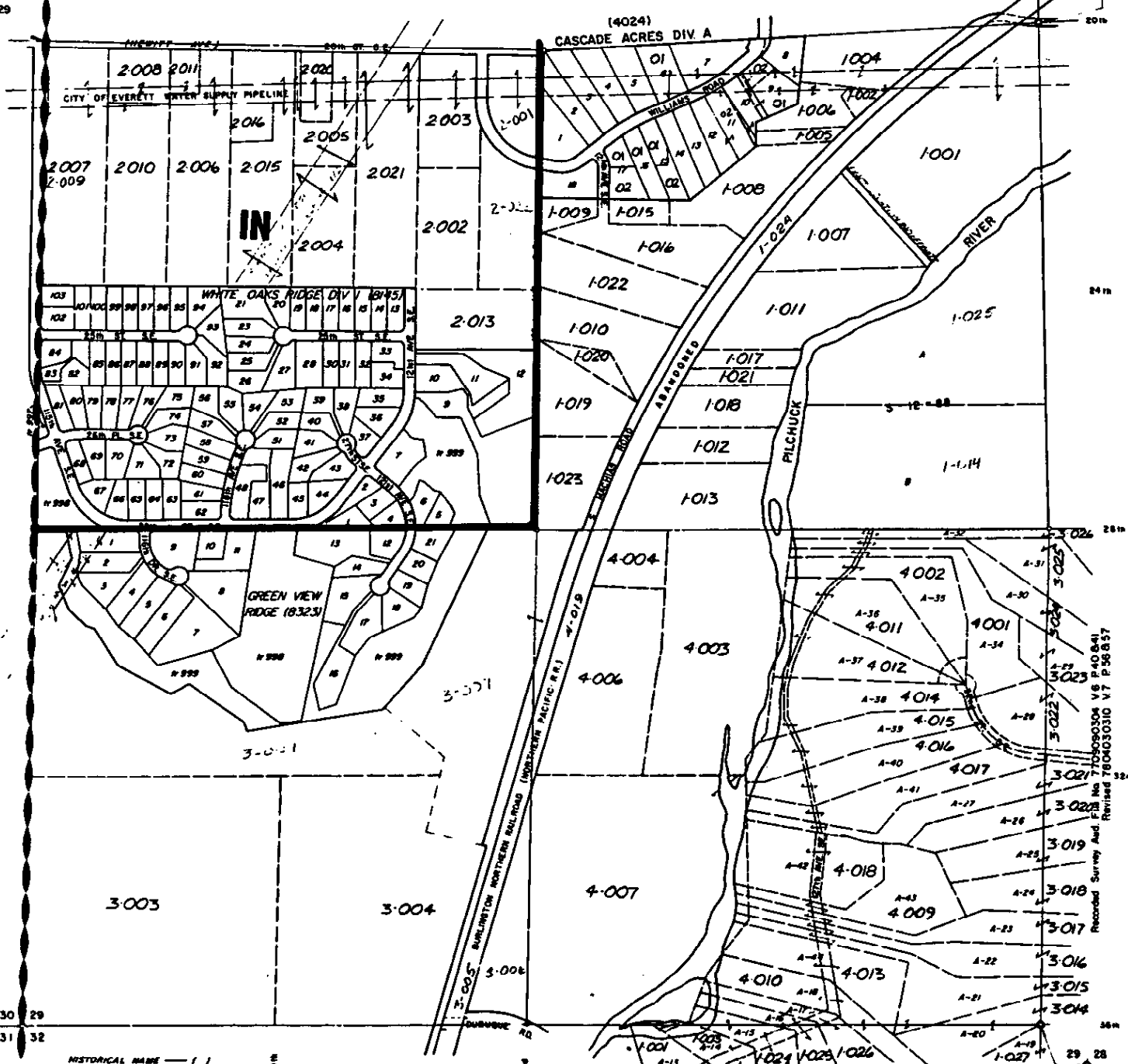
SEC. 29, T. 29 N., R. 6 E.W.M.

1"=400'

BM 330

20 21
29 28

19 20
30 29



Recorded Survey and Filed No. 7-105090304 V6 P. 40 841
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NOTE:
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MAY 2 5 1995

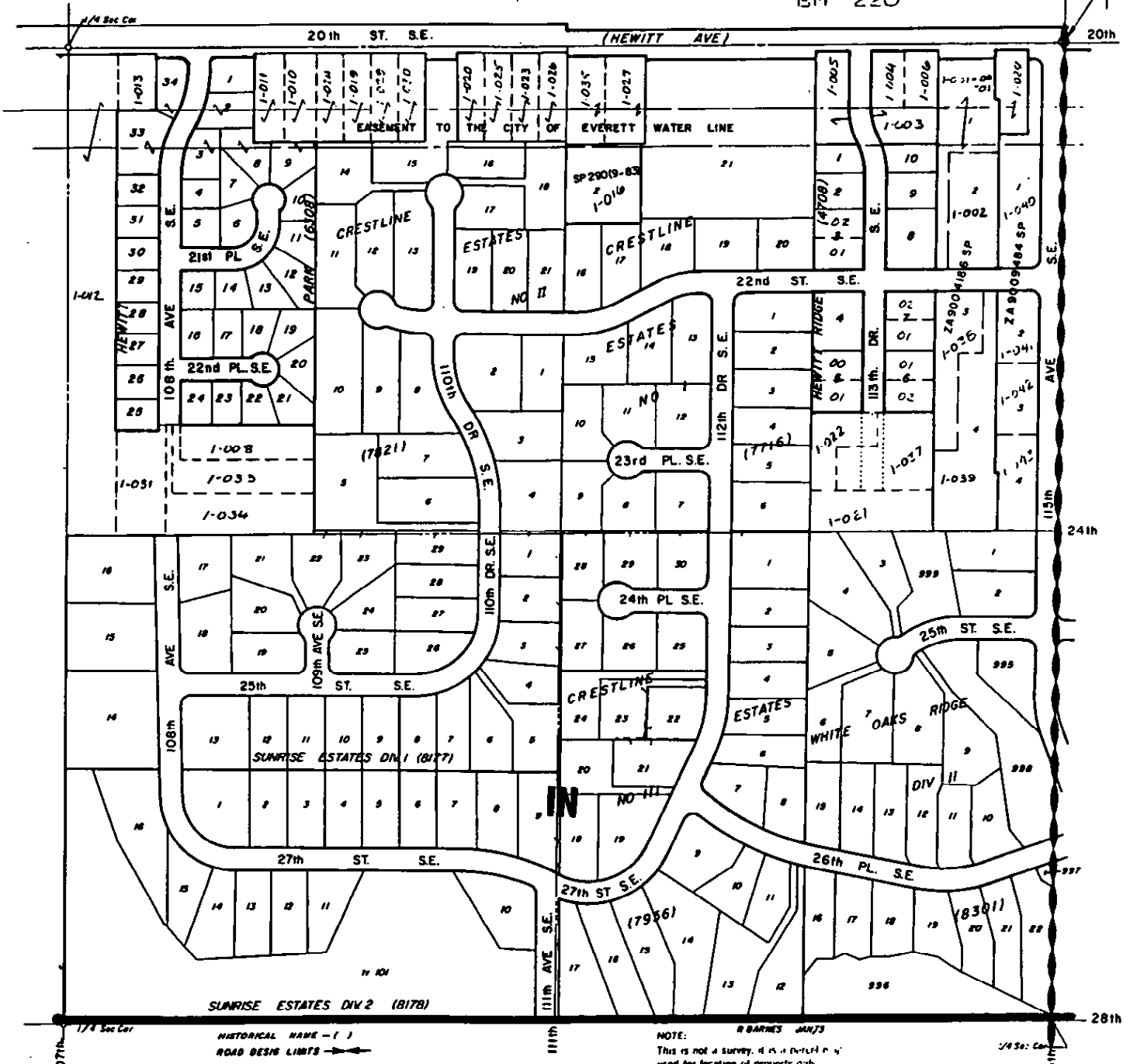
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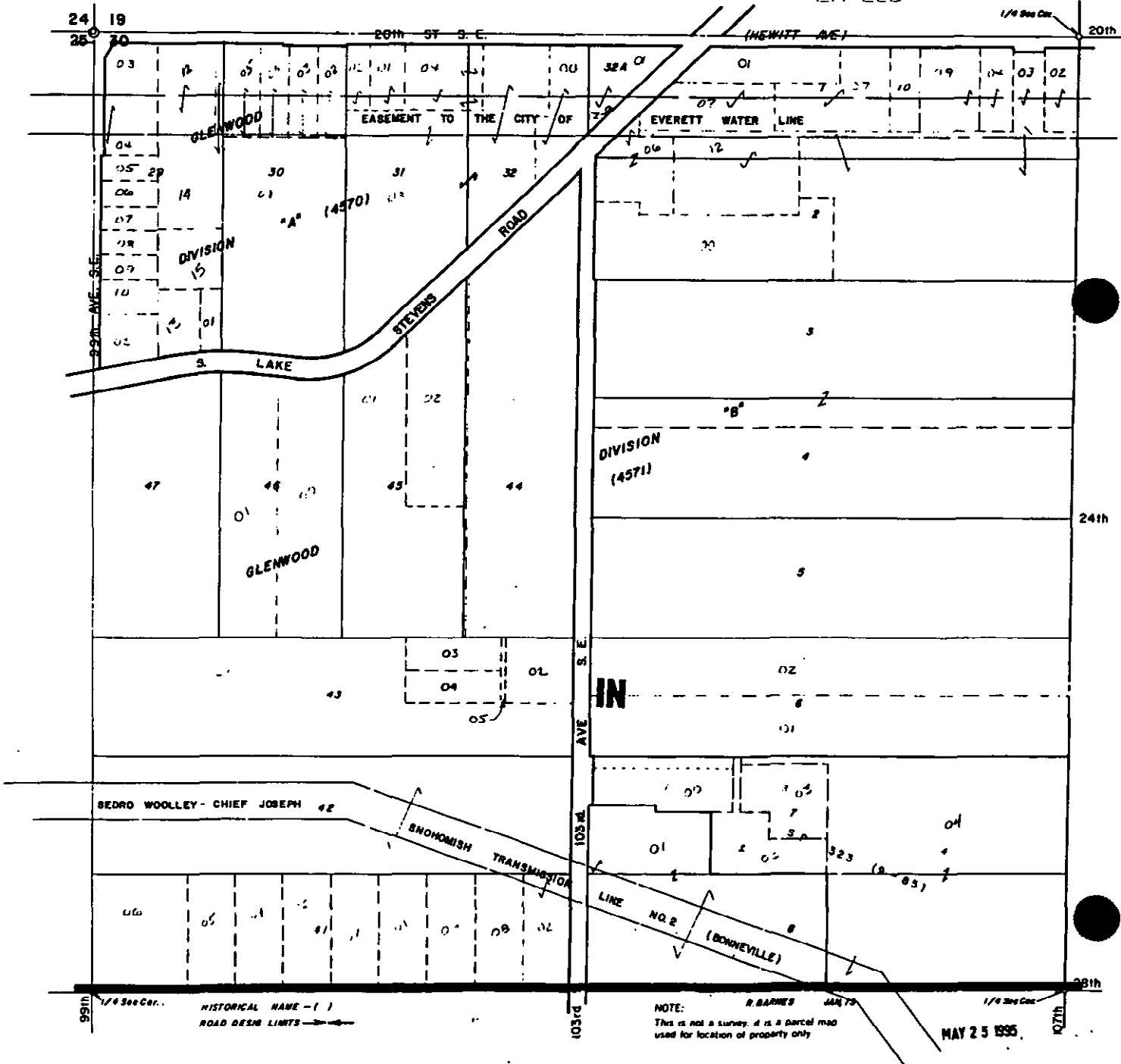
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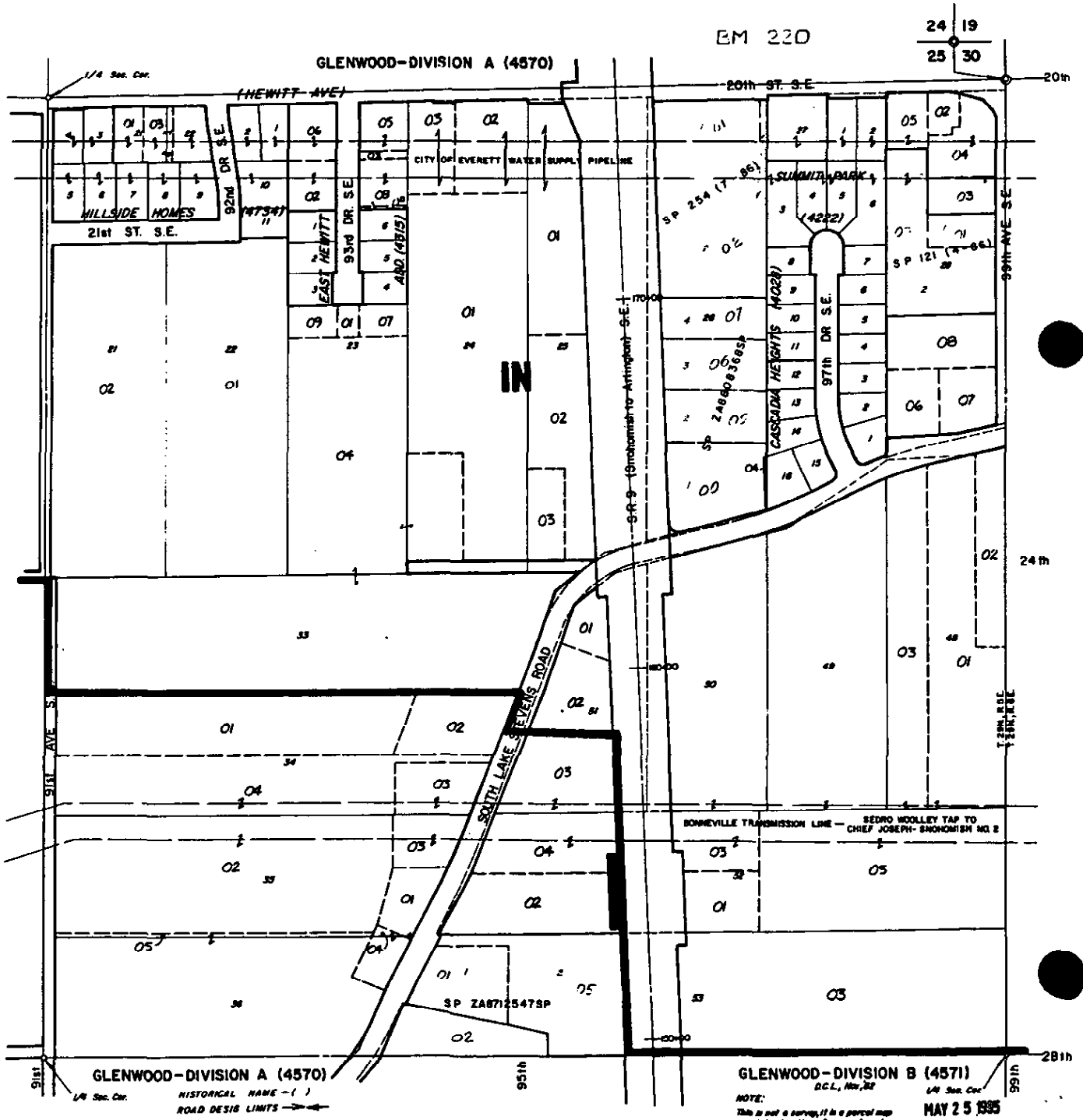
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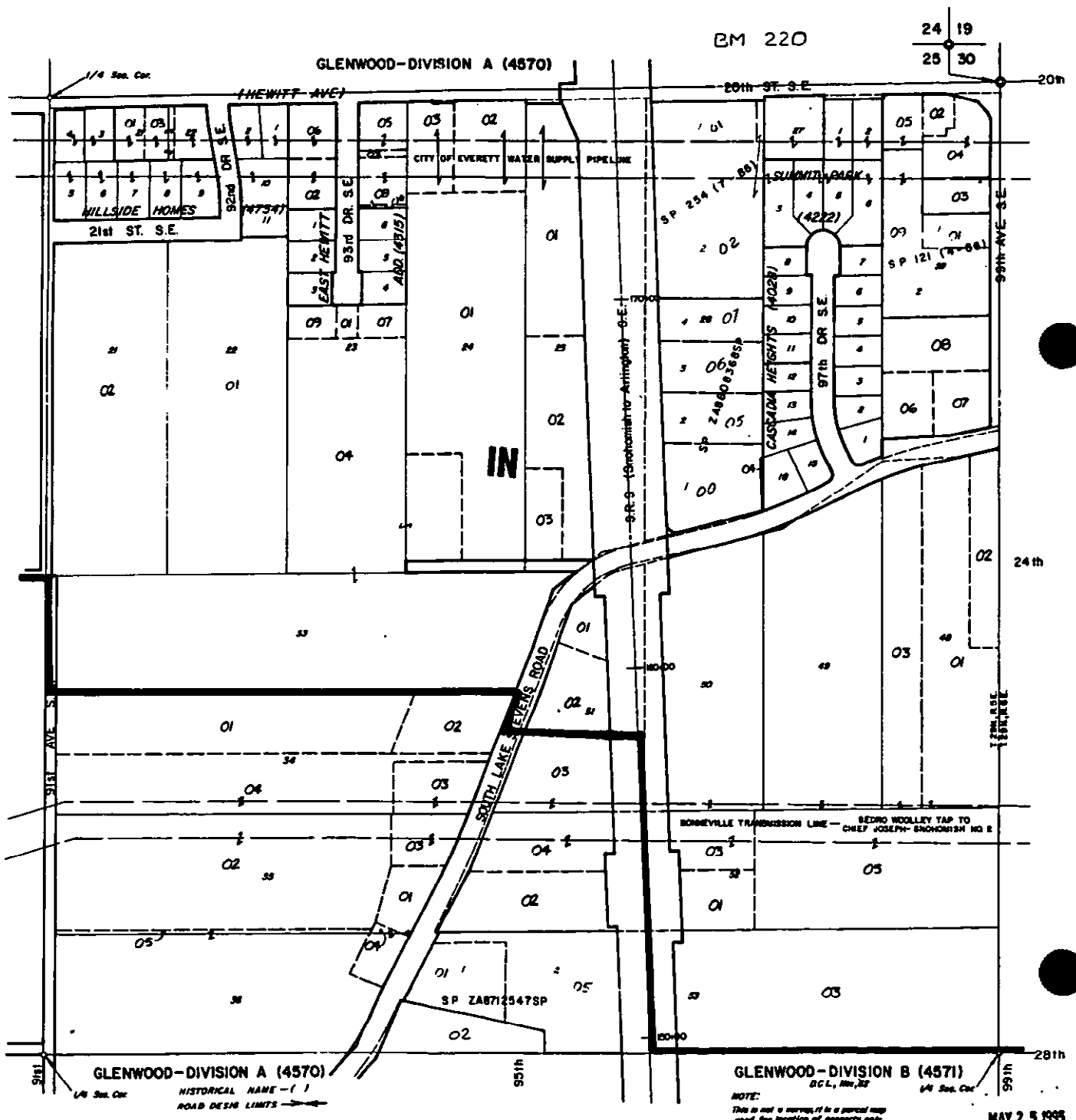
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1" = 200'



N.E. 1/4, SEC. 25, T.29N, R.5E.W.M.

1" = 200'



BM 220

GLENWOOD-DIVISION A (4570)

GLENWOOD-DIVISION A (4570)

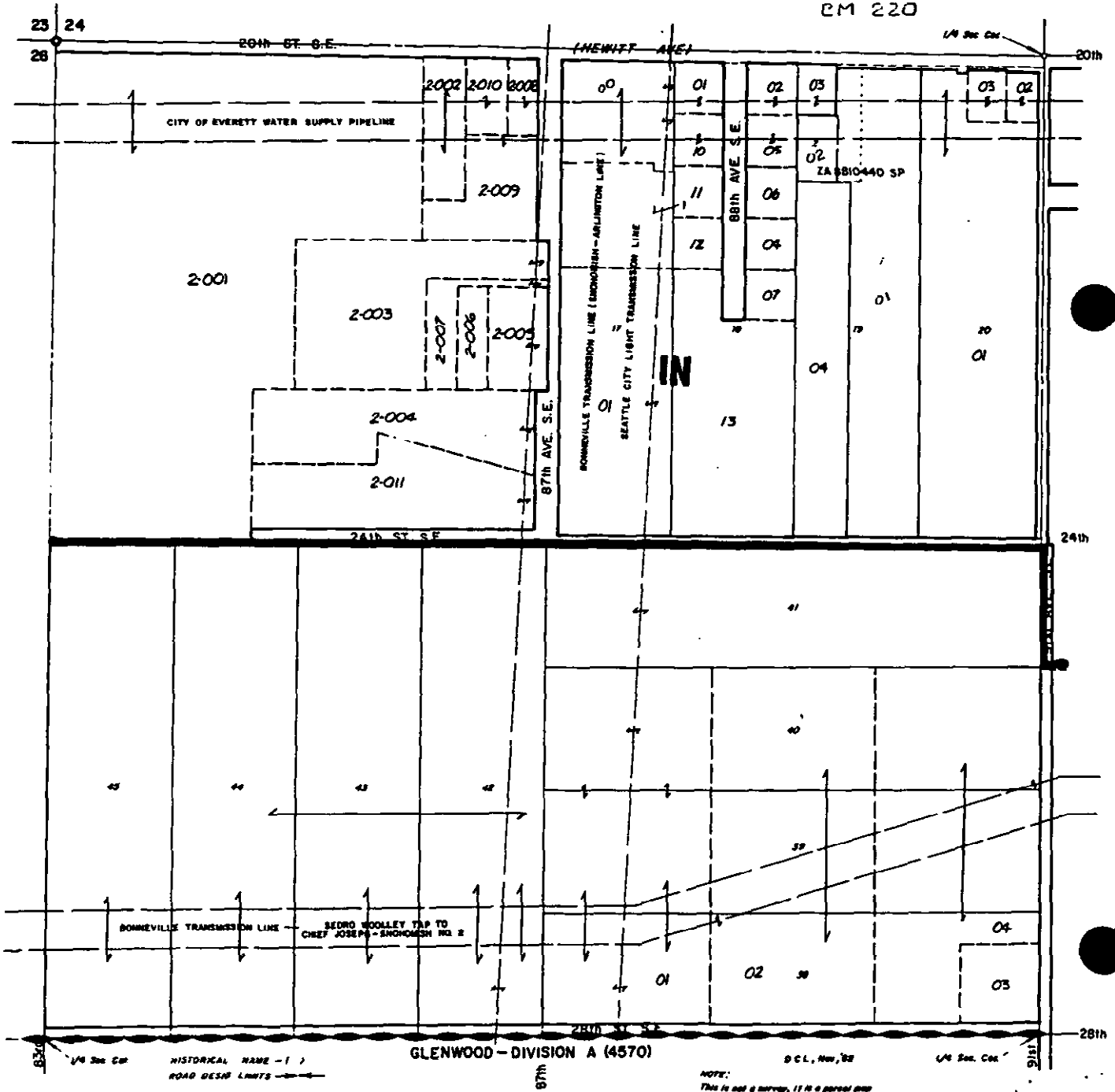
GLENWOOD-DIVISION B (4571)

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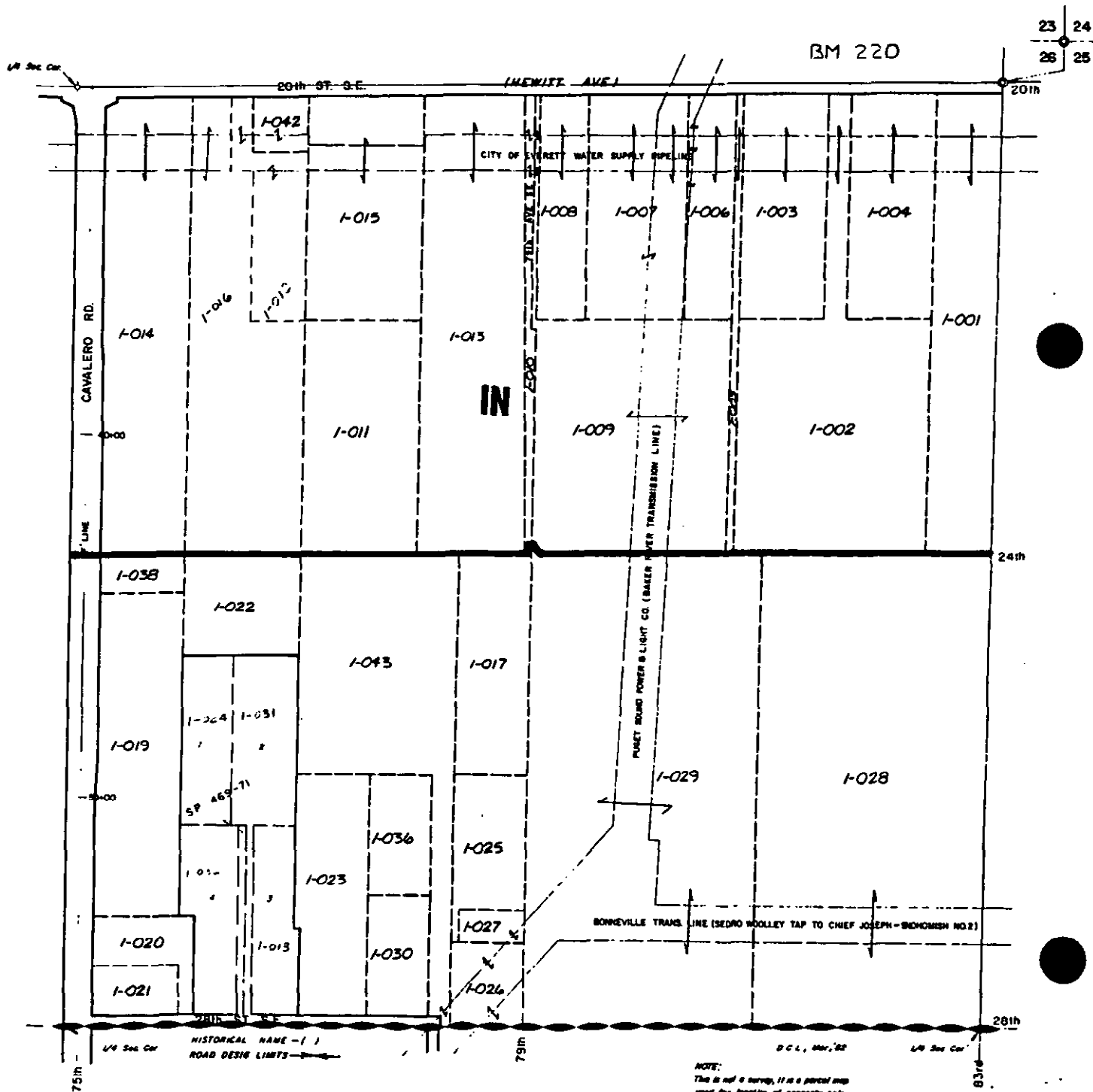
GLENWOOD - DIVISION A (4570)

NOTE:
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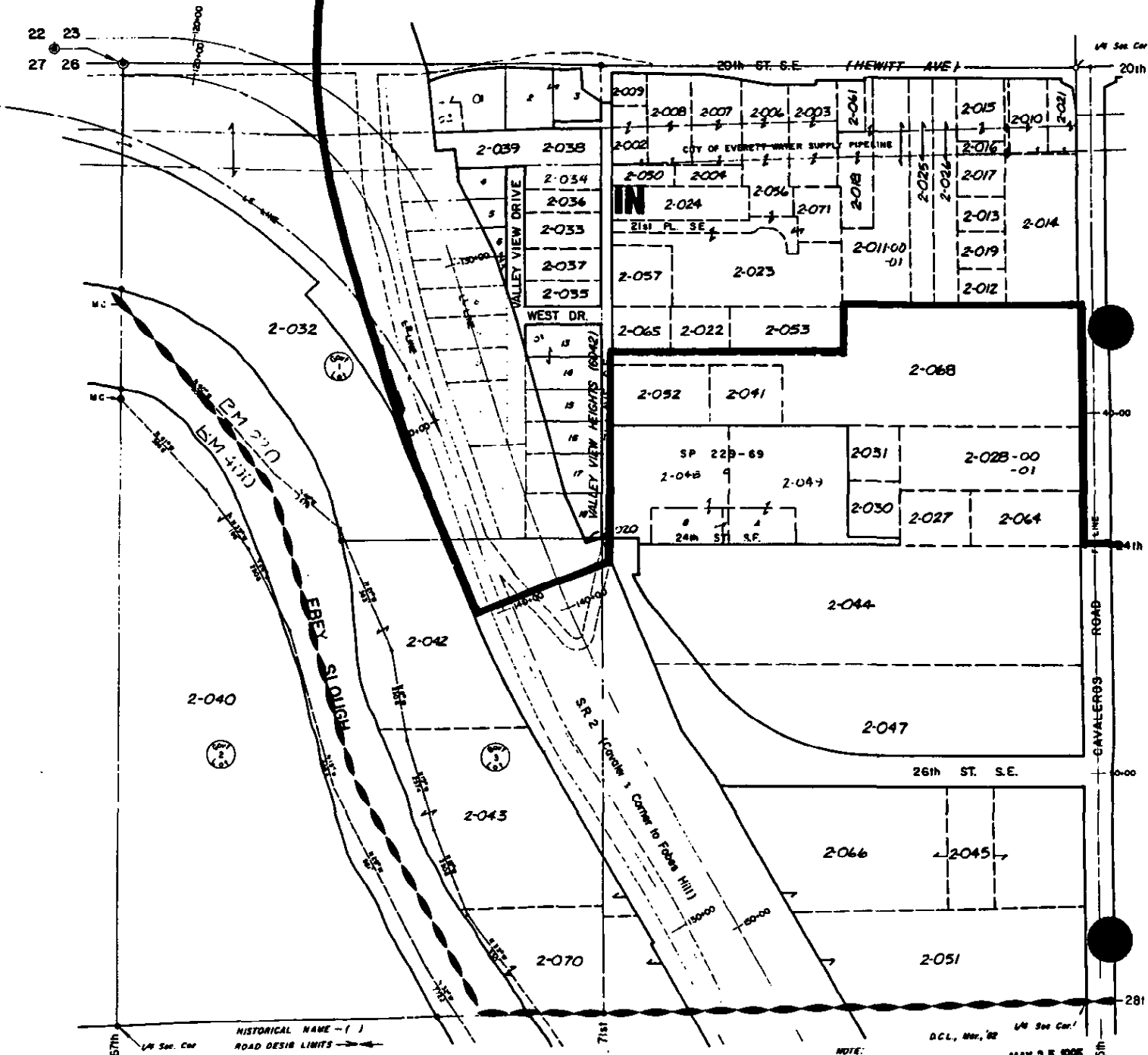


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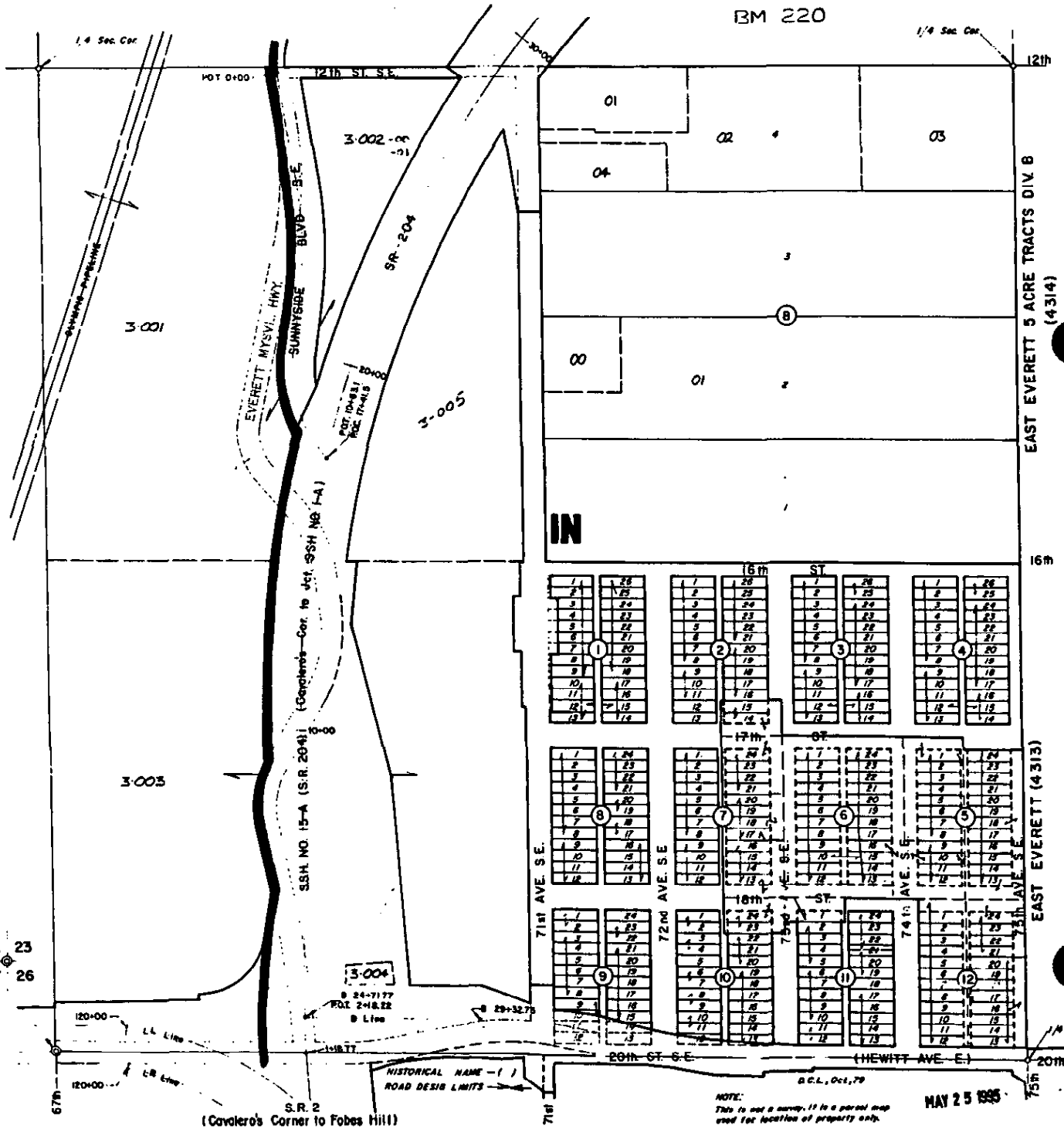


NOTE:
This is not a survey if a parcel map
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MAY 25 1995

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BM 220

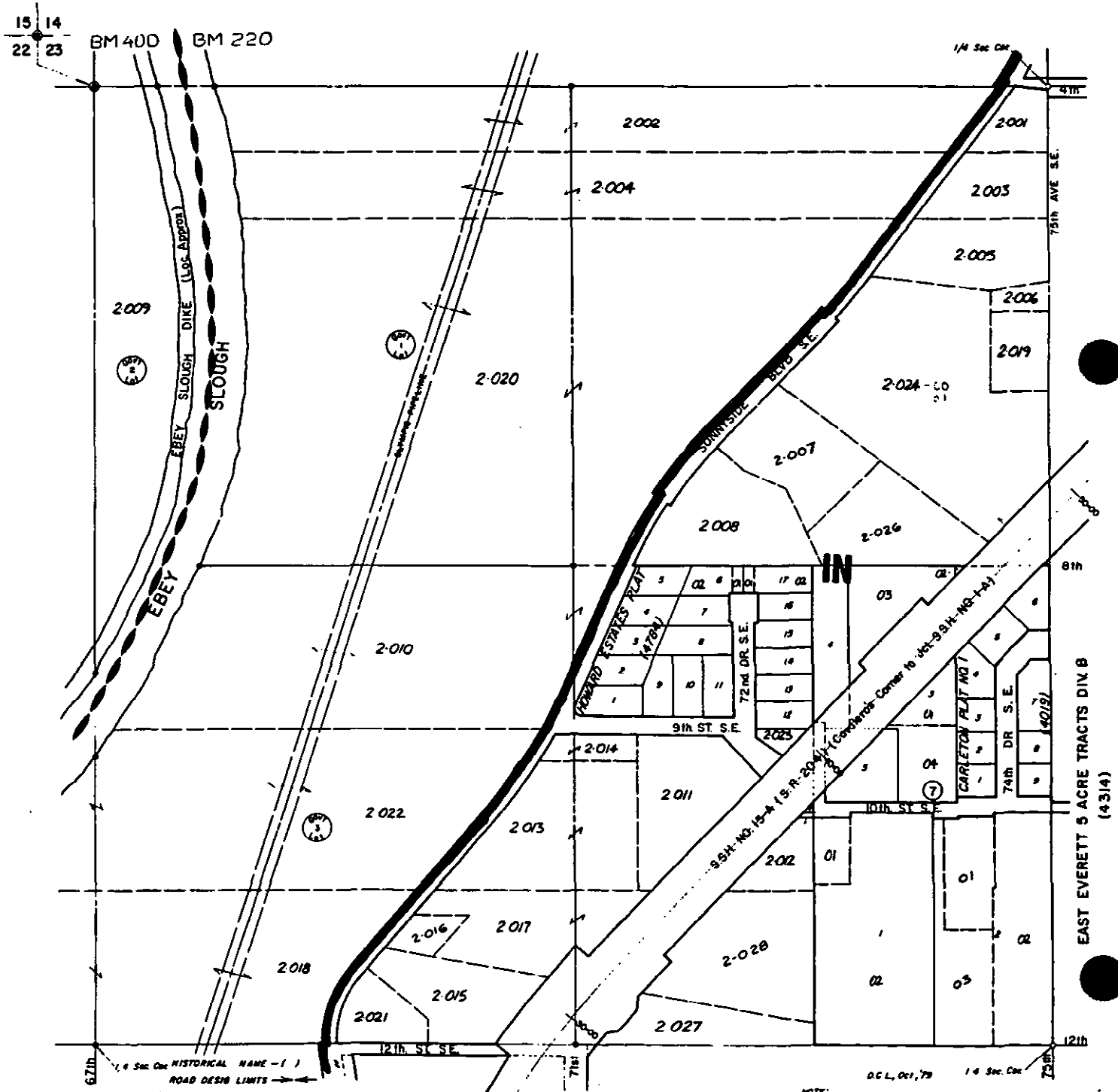


NOTE:
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1" = 200'



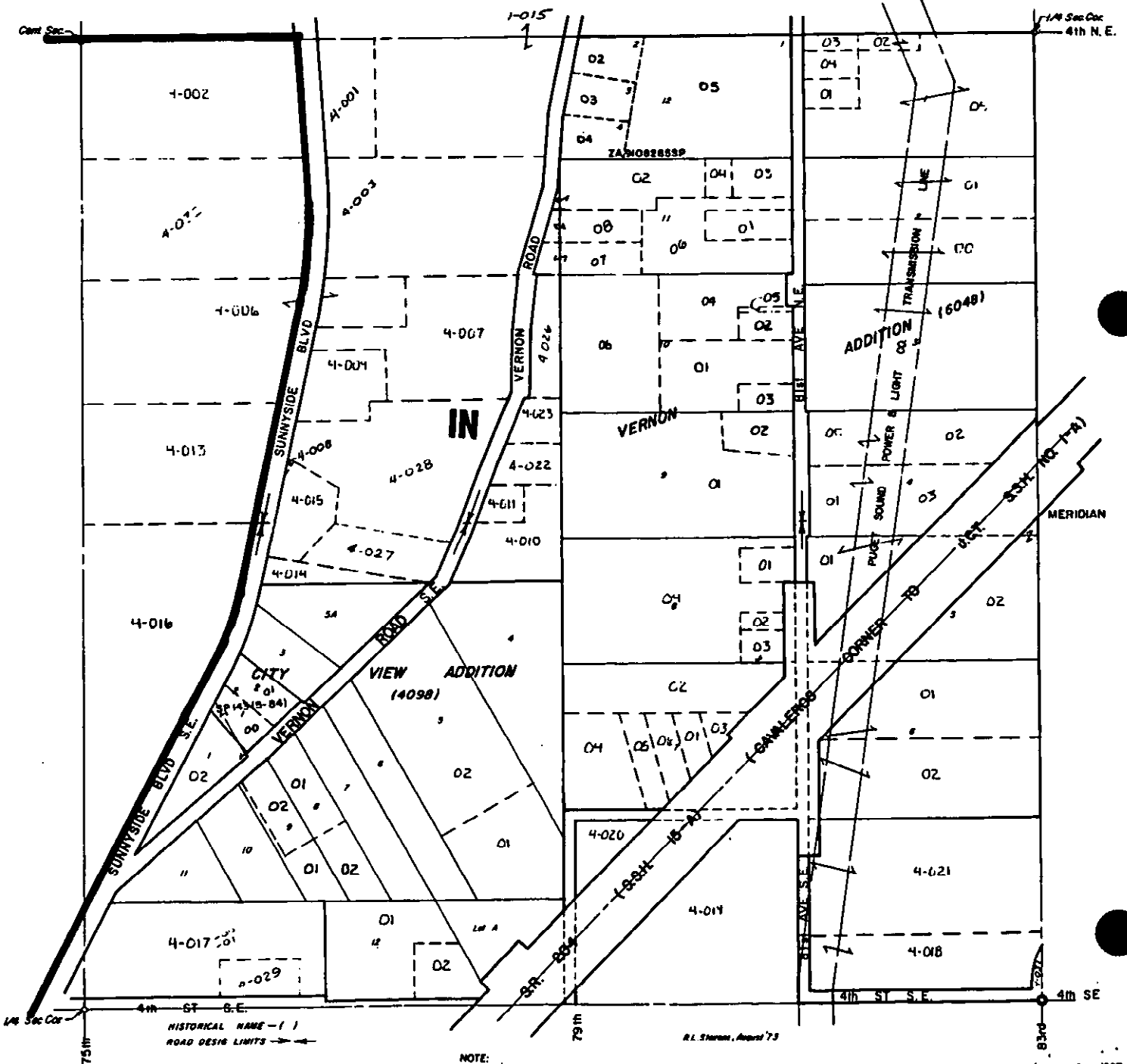
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MAY 25 1995

SE 1/4 SEC. 14, T. 29N., R. 5E. W.M.

SCALE 1" = 200'

BM 220

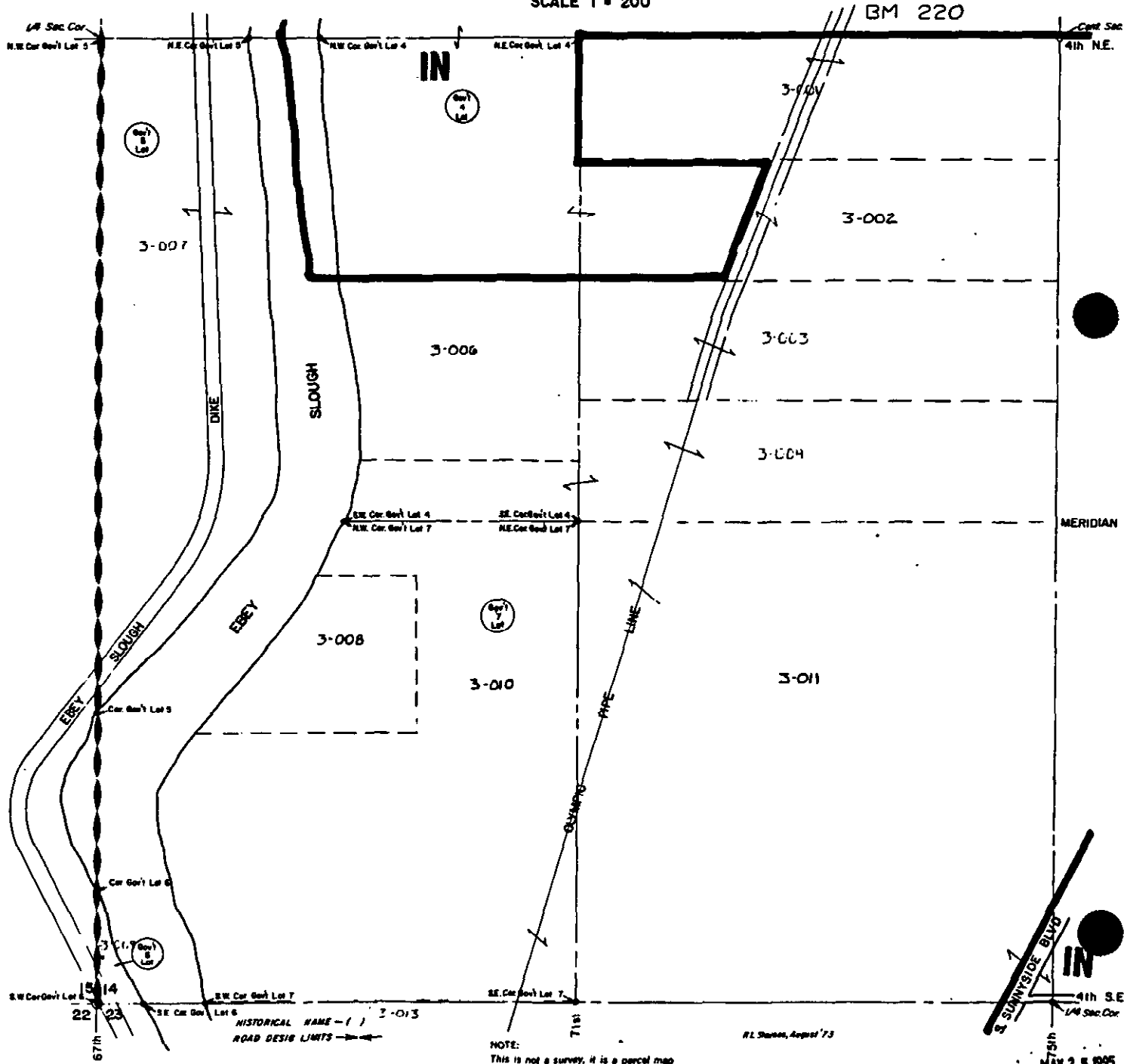


NOTE:
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MAY 25 1935

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SCALE 1" = 200'



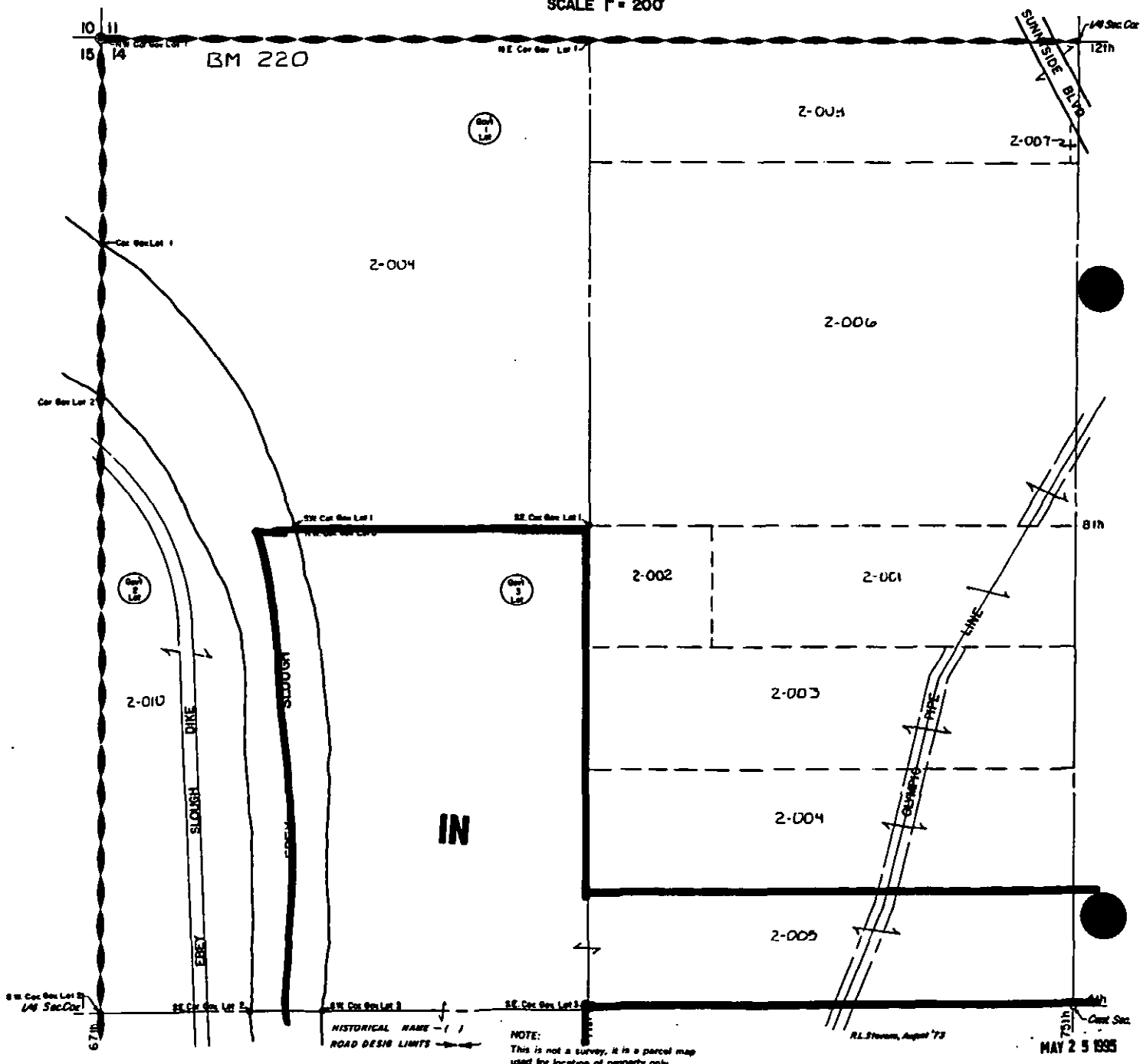
NOTE:
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used for location of property only

R.L. Shanon, August 73

MAY 25 1995

NW/4 SEC.14,T.29N.,R.5E.W.M.

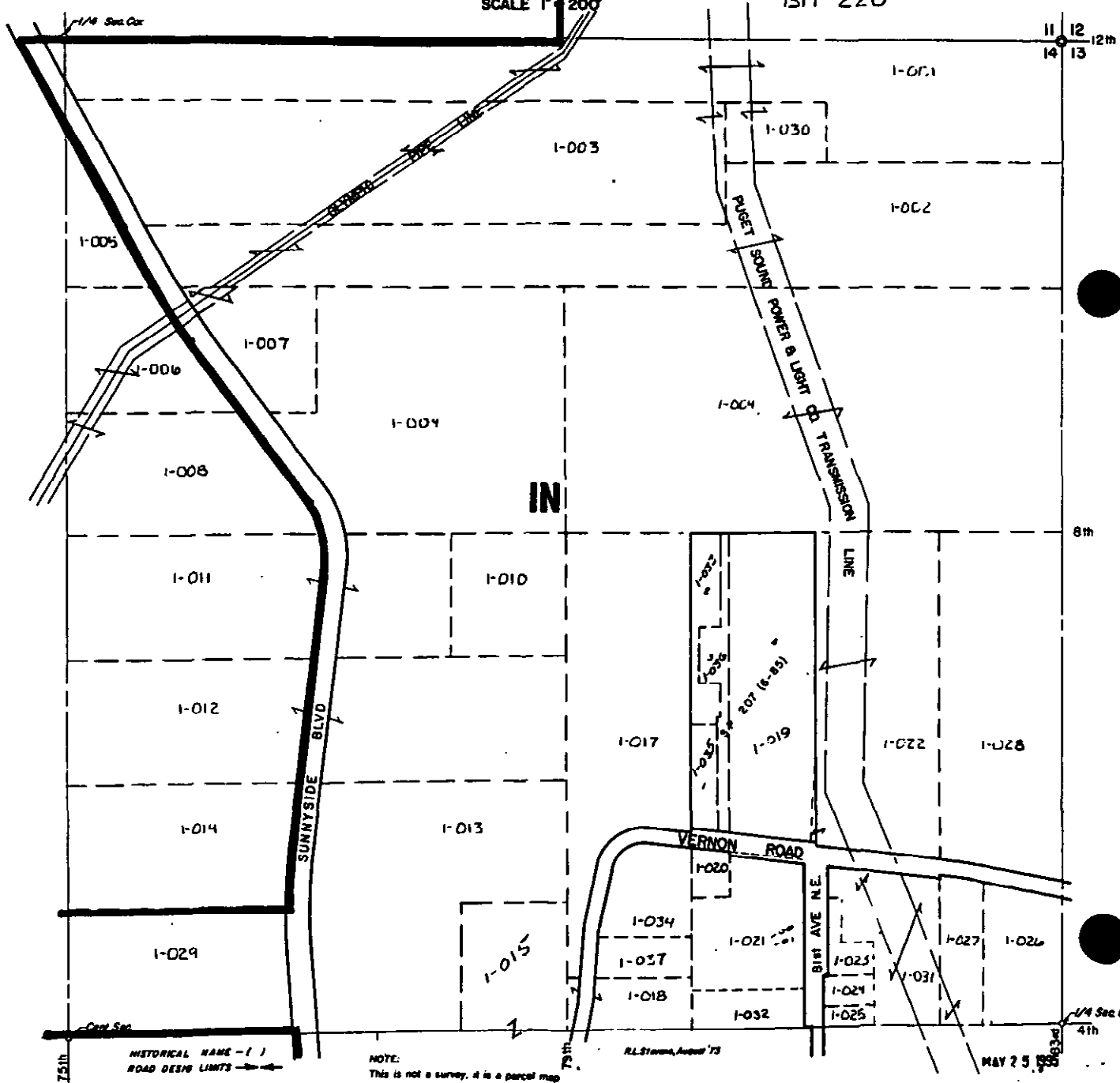
SCALE 1" = 200'



NE 1/4 SEC. 14, T. 29N., R. 5 E. W.M.

SCALE 1" = 200'

BM 220



11 12
14 13

8th

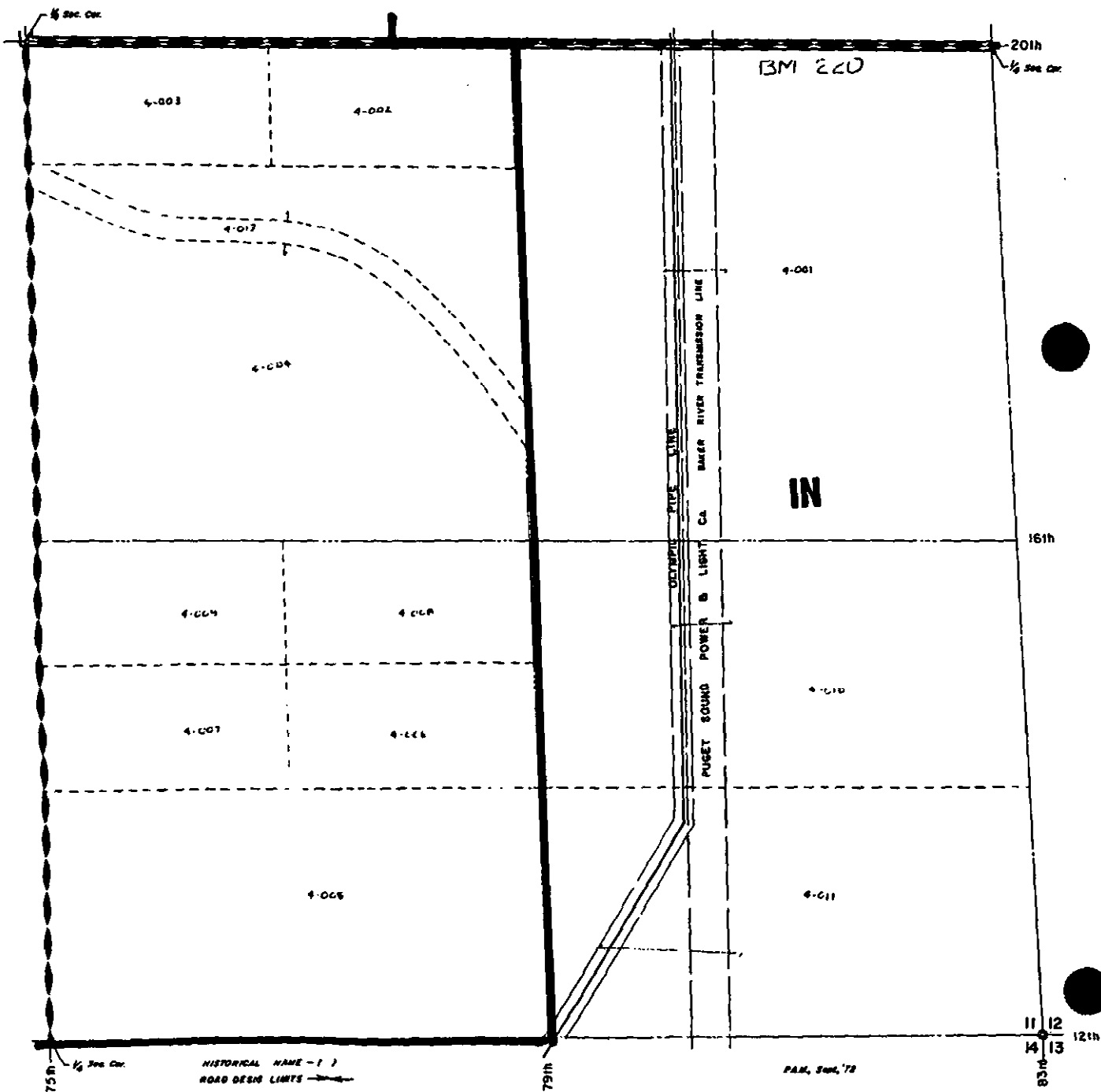
1/4 Sec. Cor
4th

75th
HISTORICAL NAME - ()
ROAD DESIG LIMITS → ←

NOTE:
This is not a survey, it is a parcel map
used for location of property only

MAY 25 1935

S.E. 1/4, SEC. 11, T.29N., R.5E.
1" = 200'



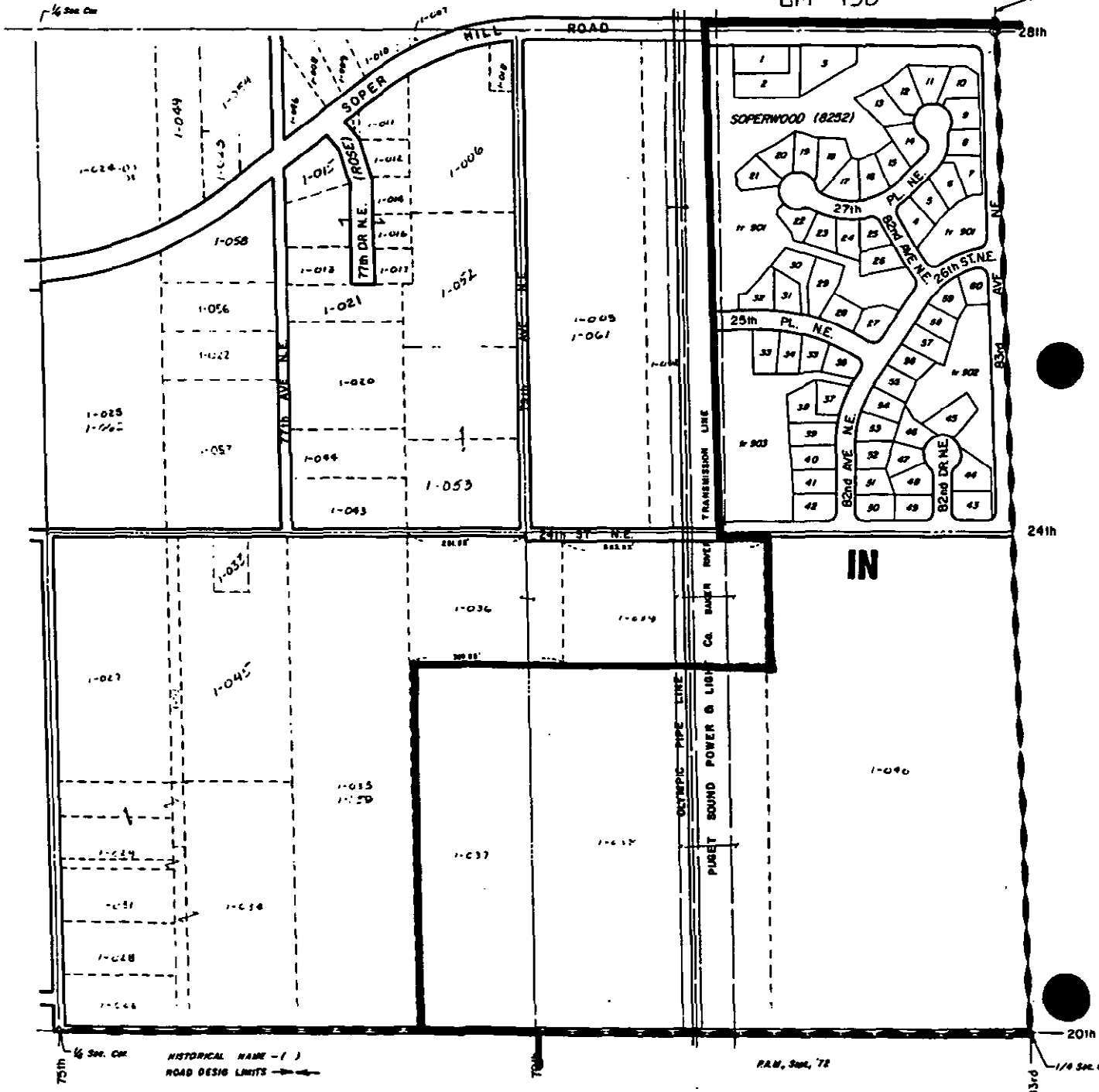
NOTE:
This is not a survey, it is a parcel map
used for location of property only.

MAY 23 1985

N.E. 1/4, SEC. 11, T29N, R.5E.
1" = 200'

2 | 1
11 | 12

BM 190



HISTORICAL NAME - ()
ROAD DESIGN LIMITS

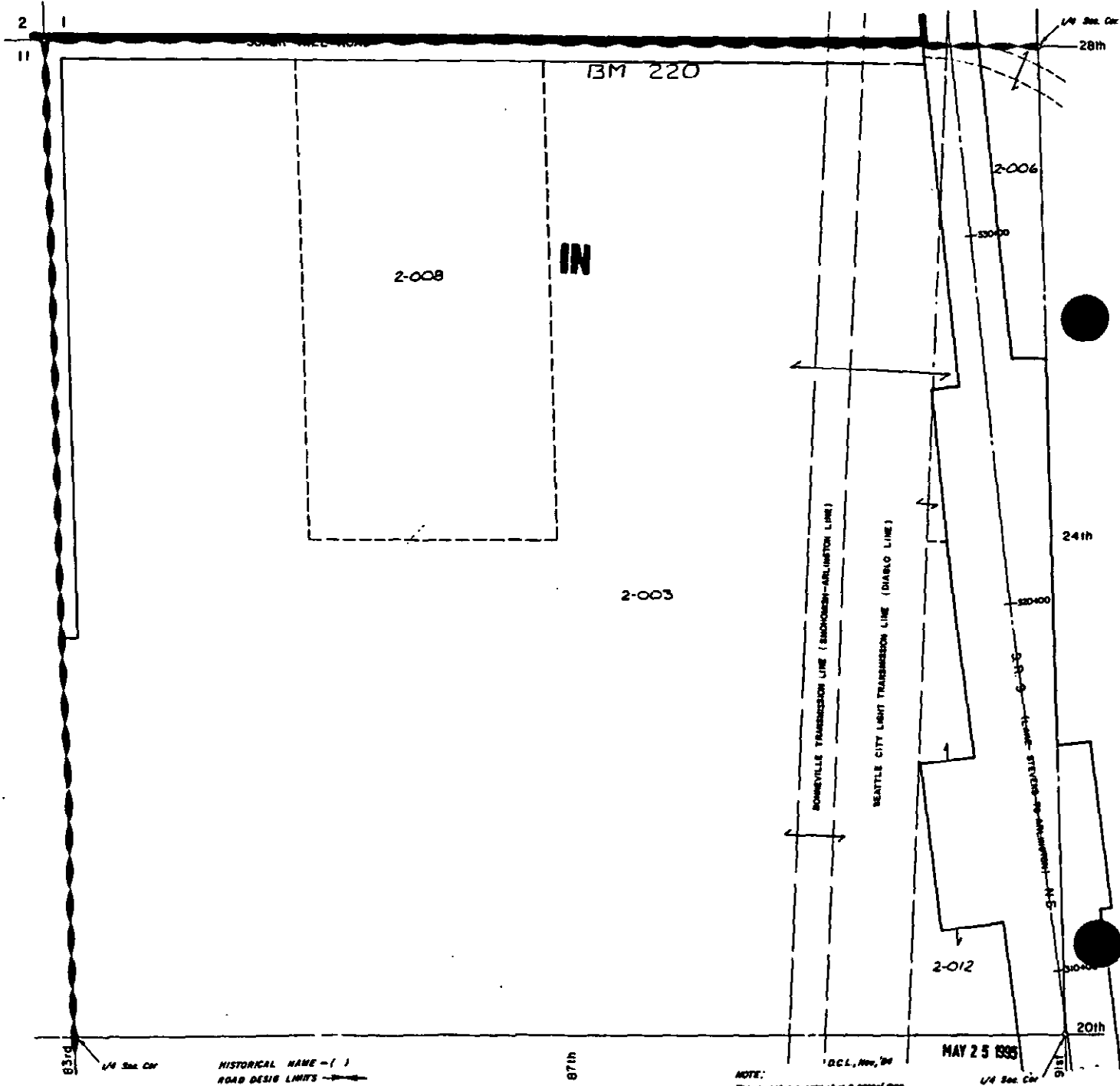
P.A.M., Sept. 78

NOTE:
This is not a survey. It is a parcel map
used for location of property only

MAY 25 1995

N.W. 1/4, SEC. 12, T. 29N., R. 5E.W.M.

1" = 200'



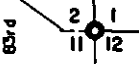
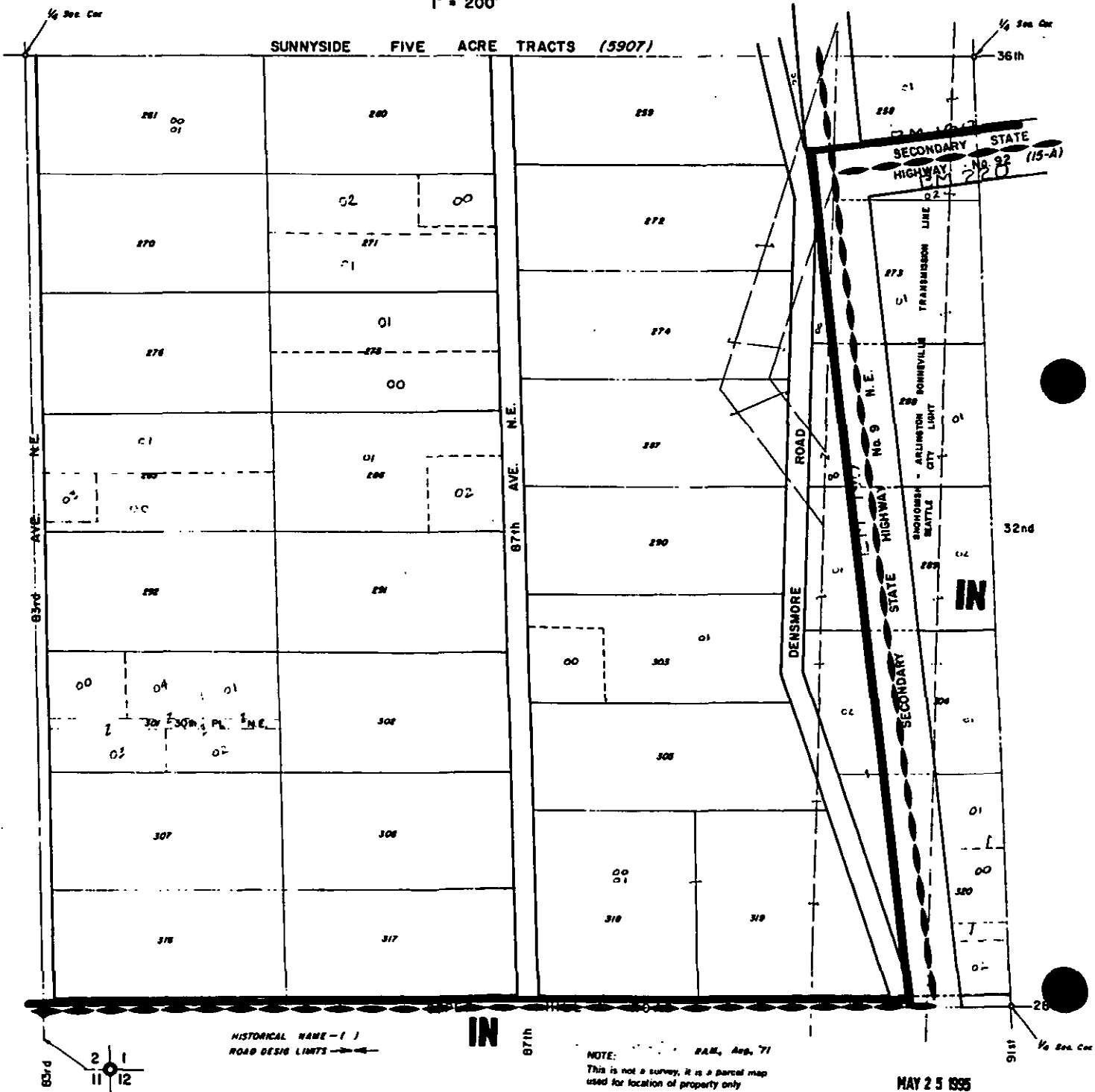
HISTORICAL NAME - ()
ROAD DESIG LIMITS ->>>

NOTE:
This is not a survey, it is a parcel map
used for location of property only.

MAY 25 1893

S.W. 1/4, SEC. 1, T.29N., R.5E.
1" = 200'

SUNNYSIDE FIVE ACRE TRACTS (5907)



HISTORICAL NAME - ()
ROAD DESIGN LIMITS

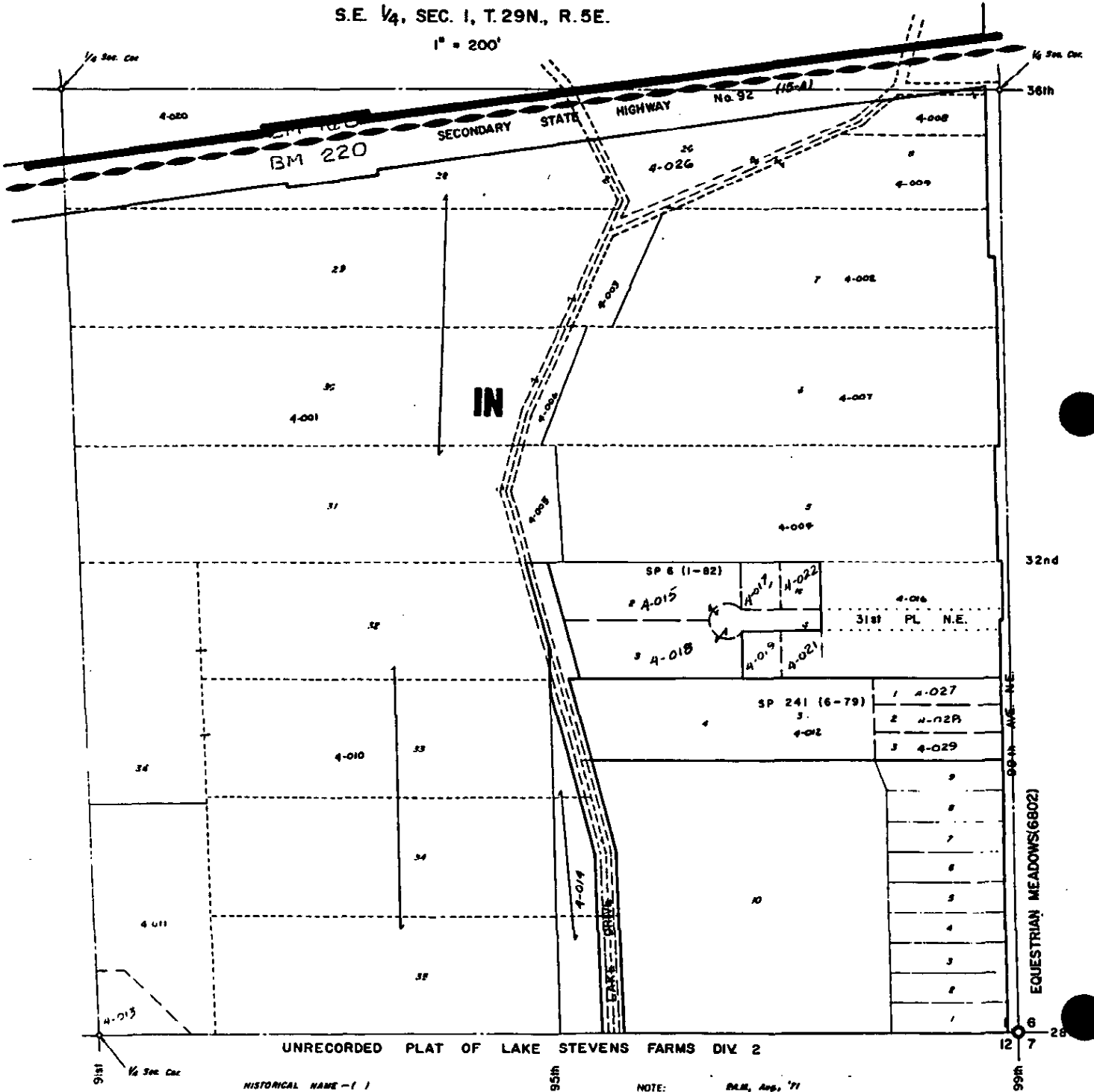
IN

NOTE: This is not a survey, it is a parcel map used for location of property only

MAY 25 1935

S.E. 1/4, SEC. 1, T. 29N., R. 5E.

1" = 200'



UNRECORDED PLAT OF LAKE STEVENS FARMS DIV 2

HISTORICAL NAME - ()
ROAD DESIGN LIMITS - - - -

NOTE: D.M., Aug, '71
This is not a survey, it is a parcel map
used for location of property only

MAY 25 1995