



CO00020799

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

ORDINANCE NO. 97-034

MODIFYING THE URBAN GROWTH AREA
FOR THE CITY OF GOLD BAR

WHEREAS, the Growth Management Act, Chapter 36.70A RCW (hereinafter the GMA) requires Snohomish County (the county) to designate an urban growth area (UGA) 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 county previously designated a Final UGA for Gold Bar on June 25, 1995, (Amended Ordinance # 94-114) after holding public hearings from April 19th, 1994 through January 18, 1995; in conformance with the requirements of the GMA; and

WHEREAS, Amended Ord. # 94-114 included a provision for a future joint planning process which recognized that adjustments to the UGA may result in light of considerations such as the need for employment-generating land uses and changes in capacity resulting from completion of subarea plans; and

WHEREAS, Amended Ord. #94-114 also included a finding that the County Council also considered adding area east of the city up to and including the former Loth Lumber site, but declined to add this area until joint city-county planning efforts result in a recommendation to the respective councils on revised UGA boundaries; and

WHEREAS, the city and the county subsequently entered into an interlocal agreement because there was a continuing need to coordinate and refine the GMA comprehensive plans of each jurisdiction through a joint planning process to evaluate the city's preferred UGA boundary; and

WHEREAS, a joint planning process was conducted in 1996 with city participation and a Growth Management Coordinating Committee (GMCC) has sent its recommendations to both councils; and

WHEREAS, the city council reviewed the GMCC recommendation on October 1, 1996, and sent its recommendation on the GMCC position to the Snohomish County Planning Commission; and

WHEREAS, the Snohomish County Planning Commission considered an amendment to the GMACP to change the boundaries of the Gold Bar UGA, according to the recommendations of the GMCC; and further considered a draft subarea plan as an element of the GMACP in a workshop session on November 25, 1996, and at a public hearing on January 28, 1997; and

WHEREAS, the county council held a public hearing on June 2, 1997 to consider the entire record and hear public testimony on Ord. 97-034, establishing a revised UGA for the City of Gold Bar.

NOW, THEREFORE, BE IT ORDAINED:

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

- A. The county adopted a UGA for the city on June 28, 1995 and included a small unincorporated area located to the northeast of the city limits. The adoption ordinance, Amended Ordinance #94-114, provided for further reconsideration of the UGA boundary, including the possible inclusion of the former Loth Lumber site in the FUGA, pending the recommendation from a joint city-county Growth Management Coordinating Committee. Therefore, the Gold Bar UGA plan represents the completion of Phase I as well as Phase II growth management planning for this area.
- B. The county and city have carried out interjurisdictional planning through an interlocal agreement titled "Interlocal Agreement Between Snohomish County and the City of Gold Bar for Joint Planning under the Growth Management Act" (November 15, 1995), and a staff Joint Planning Team (JPT) and the citizen Gold Bar Area Growth Management Coordinating Committee (GMCC) charged with reviewing UGA plans and products, as provided for in the interlocal agreement.
- C. Based on the information provided by the city in the "City of Gold Bar Comprehensive Plan," (adopted December, 1995), the county council finds that the city is not able to accommodate the growth projected by the city within the final UGA adopted June 28, 1995.
- D. The recommendation from the Gold Bar Area GMCC, a joint city/county planning process, included an expansion of the 1995 UGA boundary which was identical to the city's preferred UGA boundary. The recommendation provided the basis for a draft Snohomish County Growth Management Act Comprehensive Plan: Gold Bar Urban Growth Area Subarea Plan, which was forwarded for consideration to the Snohomish County Planning Commission.

- E. The revised UGA adopted by this ordinance includes residential capacity sufficient to accommodate the "High Growth Alternative" recommended by the GMCC.
- F. Since 1992, Gold Bar has experienced a growth rate substantially higher than anticipated in the original 20-year population forecast, necessitating a further examination of future population targets, urban growth boundaries and land use around the city.
- G. GPP Policy LU 1.A.9 does not allow residential expansions to the UGA before 5 years unless the population within the UGA meets or exceeds a specified benchmark. Expansion of the Gold Bar UGA does not conflict with GPP Policy LU 1.A.9 for the following reasons:
 - a) The proposed UGA boundary was determined through a planning process representing a combination between the county's phase 1 planning which determined the UGA boundaries on a countywide basis and the county's phase 2 planning which determines more detailed comprehensive plan direction for land use and development within unincorporated UGAs. The recommendation for the UGA expansion by the Gold Bar Area GMCC is therefore considered to be a completion of phase 1 planning in the Gold Bar area and therefore not subject to Policy LU 1.A.9; and
 - b) Approximately half of the future population holding capacity within this UGA has been used by population growth between the base year of 1992 and 1996. The benchmark referenced in Policy LU 1.A.9 has been recently adopted by the Snohomish County Tomorrow Steering Committee. The adopted benchmark triggers reconsideration of UGA boundaries when the buildout approaches fifty percent (50%) of the twenty year growth target. Because Gold Bar's population growth is within 3 percentage points of the benchmark, the recommended UGA expansion is justified and found to be generally consistent with Policy LU 1.A.9 as applied to this proposed action; and
 - c) A portion of the UGA expansion includes urban commercial and is, therefore, also not subject to this GPP policy.
- H. There is a need to designate additional commercial areas that will help support additional employment growth of 226 new jobs by the year 2012 (Appendix D, Employment Targets for cities, General Policy Plan).
- I. The City of Gold Bar desires to emphasize the economic development goal of the GMA, which includes the provision for encouragement of growth in areas experiencing insufficient economic growth.

- J. The overall average urban density for Gold Bar, a small city without a sanitary sewer system, is approximately 3 dwelling units per acre.
- K. 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 Addendum No. 7 to the Final Environmental Impact Statement (FEIS) for the Snohomish County Comprehensive Plan. The addendum has been prepared to provide additional information and analysis of impacts, in conformance with SEPA requirements. The addendum describes the proposed GMACP and zoning amendments contained in companion Ordinances 97-036 (Adopting a new element to the GMACP) and 97-035 (Adopting a County-Initiated Areawide Rezone within the revised City Of Gold Bar UGA). The amendments in this and the listed ordinances are within the range of the alternatives and scope of analysis contained in the FEIS. The addendum kept the public apprised of the refinement of the original GMACP by adding new information.
- L. There has been early and continuous public participation in the development of the UGA. Citizens, interest groups, and agencies were notified of the planning process, including the meetings of the GMCC, by means of news releases, and meeting notices sent to a group of interested parties. The GMCC held a public input workshop in May 1996. In January 1997, individual notices were sent to approximately 1,050 owners of affected and adjacent properties in the revised Gold Bar UGA where there are proposed zoning changes to implement the land use designations within the revised UGA.
- M. The addition of an area located to the east of the city limits (entitled "East area") within the revised UGA for the City of Gold Bar is based on these findings:
- 1) The east sub-area is close to a potential sewage treatment plant location and could therefore be easily served by a future sanitary sewer system.
 - 2) The possibility exists for the east sub-area to be served with a "looped" potable public water system (a potential combination of the city's water system with PUD #1 water service to May Creek Tract Estates).
 - 3) The east sub-area is shown as part of the city's preferred Urban Growth Area in its adopted GMA Comprehensive Plan.
 - 4) Including the east sub-area within the UGA consolidates the City of Gold Bar, May Creek Tract Estates (a residential area developed at suburban densities), and the Loth Lumber site, all of which are characterized by urban growth.
 - 5) By including May Creek Tract Estates within the UGA, an opportunity is provided for the residents to annex into the City of Gold Bar in the future.

- 6) The east sub-area is close to existing city infrastructure and, with potential future annexation, could help the city achieve greater efficiency in service delivery to all of its citizens.
 - 7) The east sub-area contains high potential for increased economic development opportunities generated by growth. At least two economic development opportunities are made possible through the redevelopment of a closed lumber mill within a UGA: a community commercial center and new housing.
 - 8) An economic development consideration for the City of Gold Bar is its high ratio (almost 50%) of manufactured housing to wood frame housing. As a result, the city, unique among cities of its size, does not collect as much tax revenue as it would if the housing were predominantly wood frame. Increased tax revenues from an expanded and developed UGA would better enable the City to finance necessary capital improvements to serve existing as well as future development.
- N. The addition of an area located to the north of the city limits (entitled "North sub-area") within the revised UGA for the City of Gold Bar is based on these findings:
- a) The north sub-area already contains some urban growth, including the small-lot plat of "Back of the Moon" (38 lots) and it is also located in close proximity to areas having urban growth, being just north of the city limits.
 - b) The north sub-area is shown as part of the city's preferred Urban Growth Area in its adopted GMA Comprehensive Plan.
 - c) The city believes that the north sub-area is ready for development, having heard from interested annexation proponents, and would likely constitute the first phase of growth within an expanded UGA.
 - d) The north sub-area is within the City's water service area.
 - e) The plans by the City to form a Local Improvement District (LID) for road improvements for May Creek Road (a.k.a. Ley Road), and annexation of the parcels to the north would resolve any jurisdictional issue by incorporation of all the right-of-way.
- O. The revision to the UGA is consistent with the Diversified Centers growth alternative contained in the GPP and 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.
- P. 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:

- A. The revised UGA is consistent with the requirements of the GMA and the planning goals set out in RCW 36.70A.020.
- B. The revised UGA is consistent with decisions issued by the Central Puget Sound Growth Management Hearings Board interpreting the GMA's requirements for UGAs.
- C. The revised 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.
- D. The revised UGA is consistent with the future land use map and all other elements and components of the GMACP.
- E. There has been early and continuous public participation in the development of the UGA.
- F. The planning commission and the county council have fully considered public input from citizens and the city in making recommendations and decisions on the revised UGA.
- G. The county has met all state and local requirements for interjurisdictional coordination, public notice, and environmental review with regard to the UGA.
- H. Consistency and coordination of the UGA with the city's GMA-based comprehensive plan is addressed and ensured by the continuing joint city/county planning process established in the countywide planning policies, interlocal planning agreement between the city and the county, and the GMACP.
- I. The public notice requirements established by state and county law have been met and exceeded.
- J. SEPA compliance for the proposed action has been satisfied by the issuance of Addendum No. 7 to the GMACP, Final EIS.

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 Gold Bar, shown on a map entitled "Gold Bar UGA" and incorporated herein by reference as Exhibit A, and specifically repeals the UGA boundaries depicted in Exhibits A and B (county assessor's maps), attached to Amended Ordinance 94-114. The county council further adopts the UGA boundary for the Gold Bar UGA as a part of the Future Land Use Map of the GMA Comprehensive Plan, first adopted by Amended Ordinance No. 94-125, June 28, 1995, and as later amended.

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, February 1997.

Section 5. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

PASSED this 2nd day of June, 1997.

ATTEST:

Snohomish County, Washington

Sheila McCauslin
Asst. Clerk of the County Council

John Garner
Chair, County Council

- () Approved
() Emergency
() Vetoed

Date 6/4/97
Robert J. Drewel
County Executive
ROBERT J. DREWEL
County Executive

Approved as to form only:

Patrick Brown
Deputy Prosecuting Attorney

ATTEST:

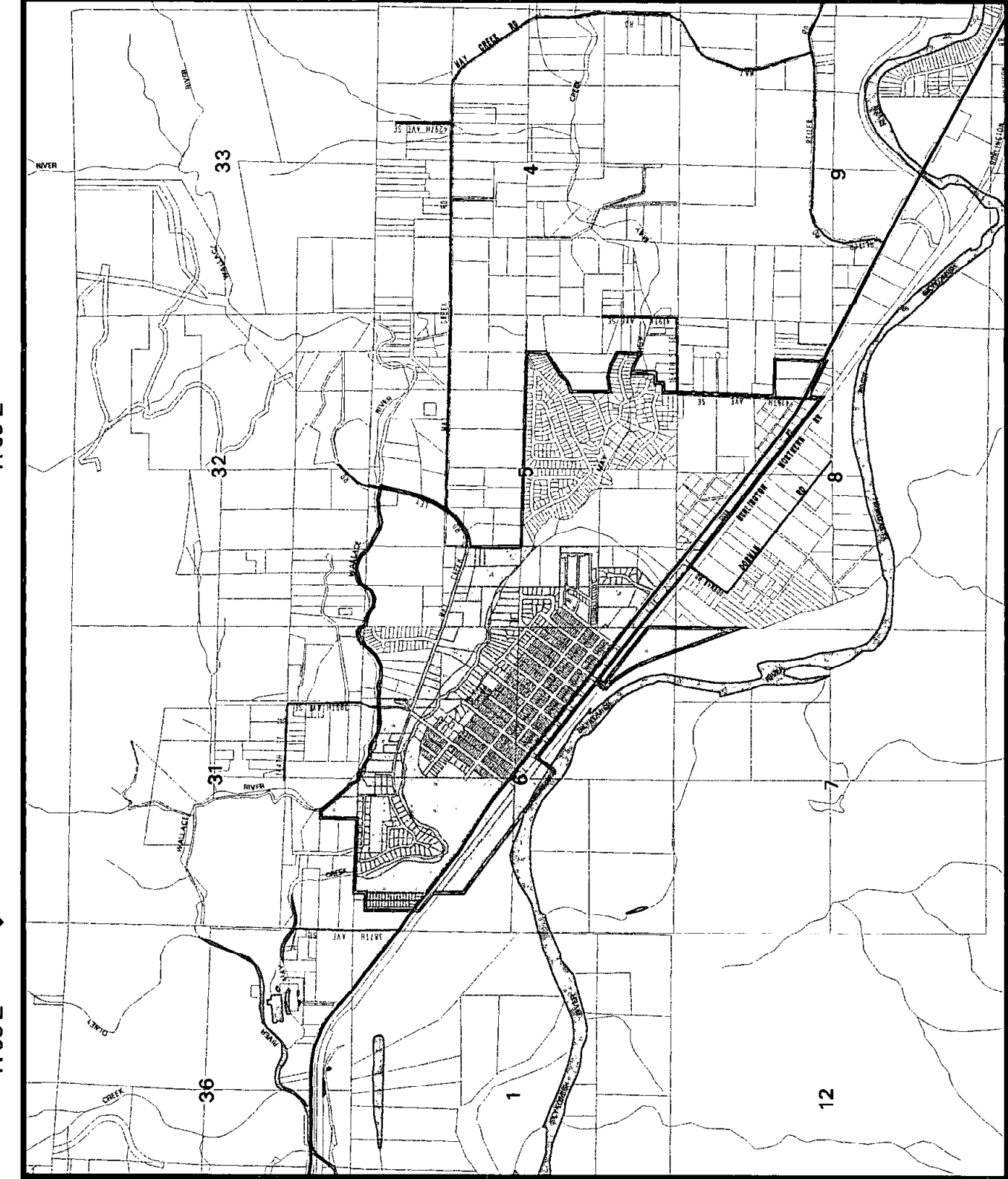
Marilyn Abel Date 6/4/97

R 08 E ◆

R 09 E

◆ T 28 N

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GOLD BAR

EXHIBIT A

APPROVED
6/2/97

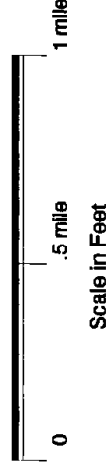


Recommended
UGA Boundary

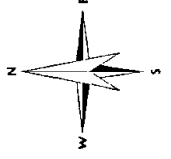


Incorporated
City Area

March, 1997

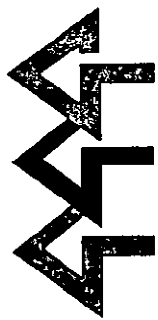


The base used to compile parcelization on this map is incomplete. Please consult the appropriate assessor parcel map for discrepancies and/or updated information.



Snohomish County

Exhibit B



Snohomish County

**Urban Growth Area
for the City of Gold Bar**

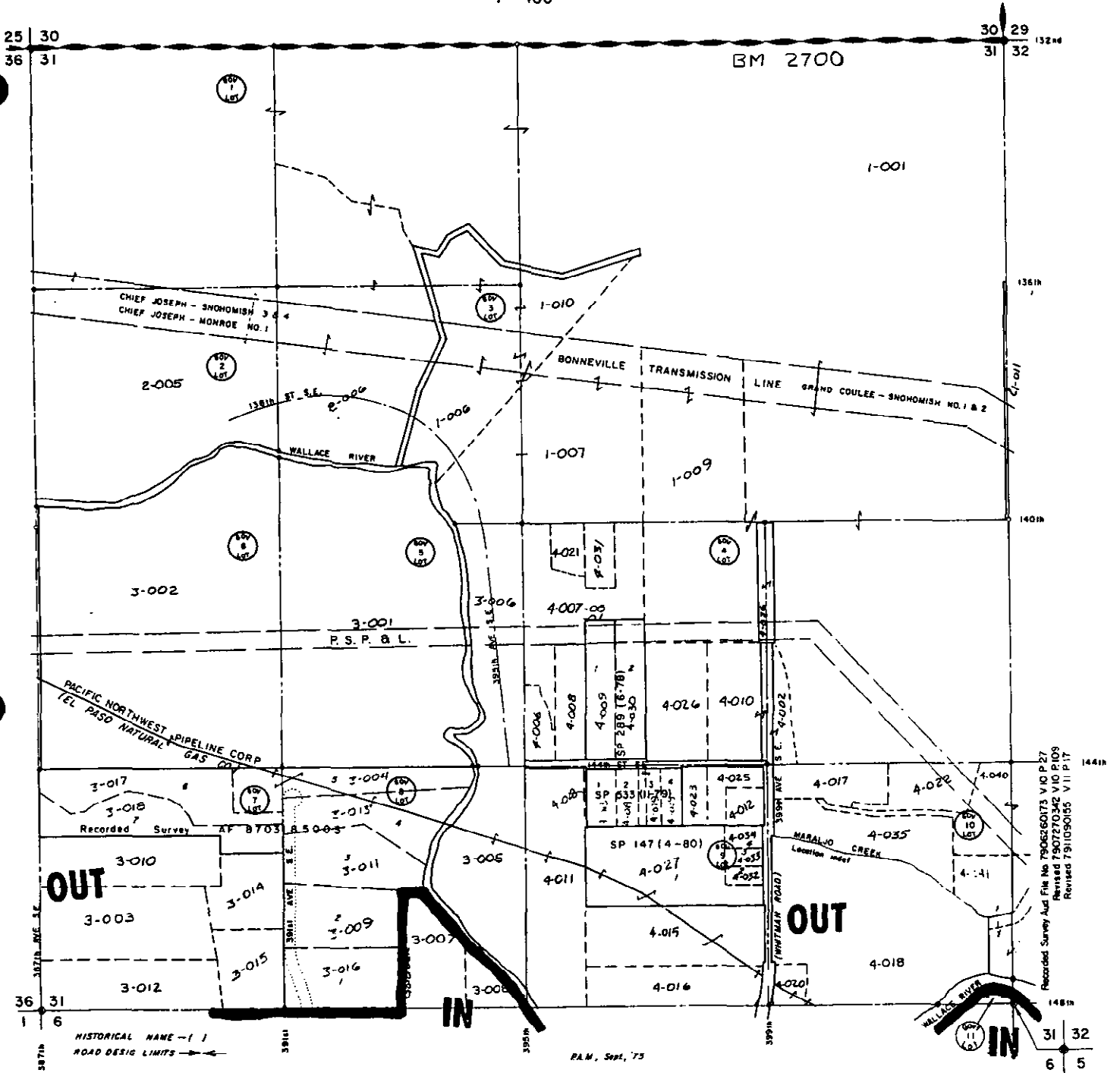
**EXHIBIT B County Council Ordinance No. 97-
Establishing a revised UGA for the City of Gold Bar**

APPROVE

Snohomish Co. Cou

JUN 02 1997

SEC. 31, T. 28 N., R. 9 E. W. M.
1" = 400'



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

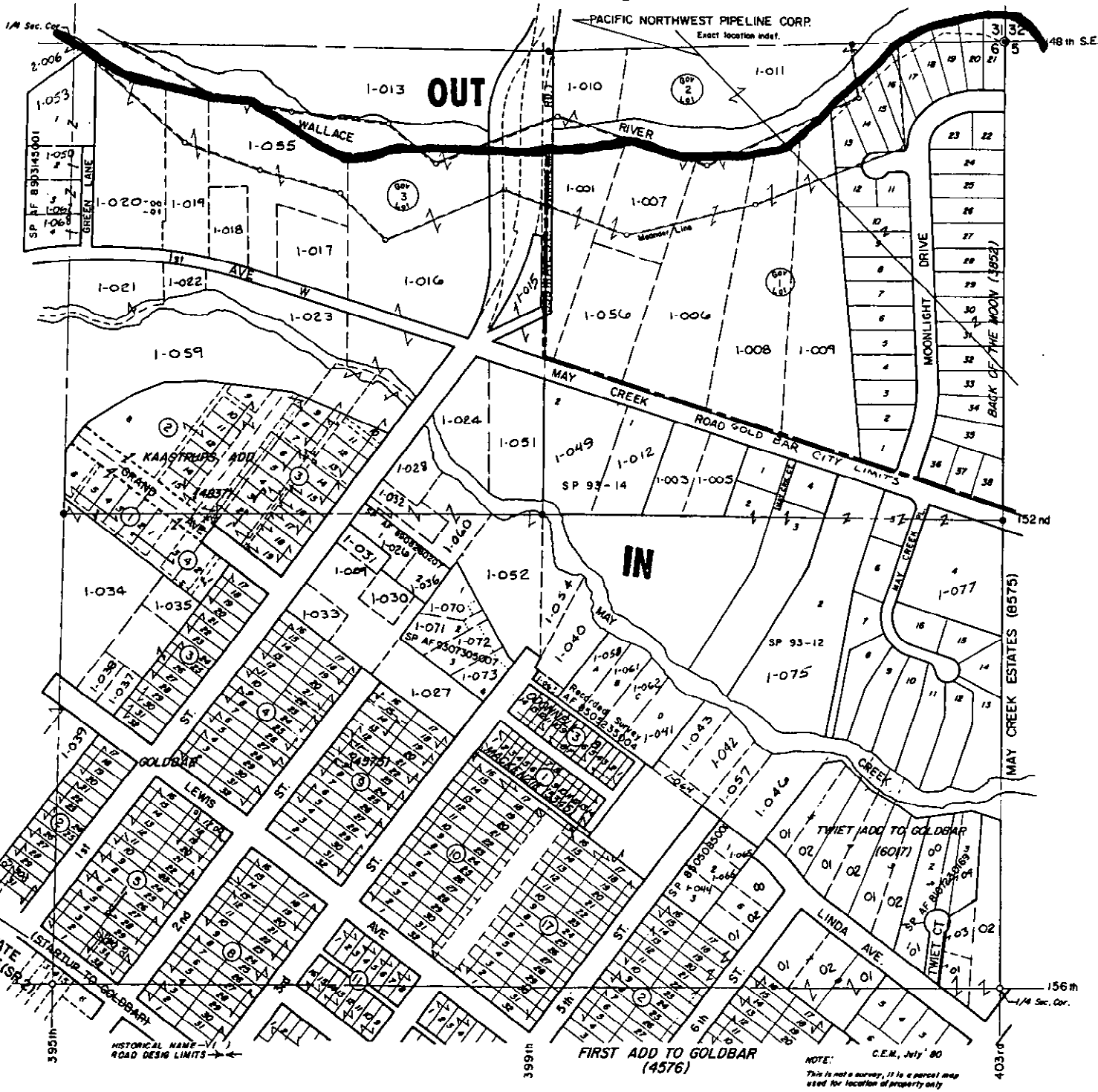
Recorded Survey Plat File No. 7906560173 V 10 P 27
Revised 7907270342 V 10 P 09
Revised 791050185 V 11 P 17

NE. 1/4 SEC. 6, T. 27N., R. 9E. W.M.

1" = 200'

EM 2700

PACIFIC NORTHWEST PIPELINE CORP.
Exact location indef.



PRIMARY STATE
HIGHWAY No. 15 (SR 21)

HISTORICAL NAME
ROAD DESIG LIMITS

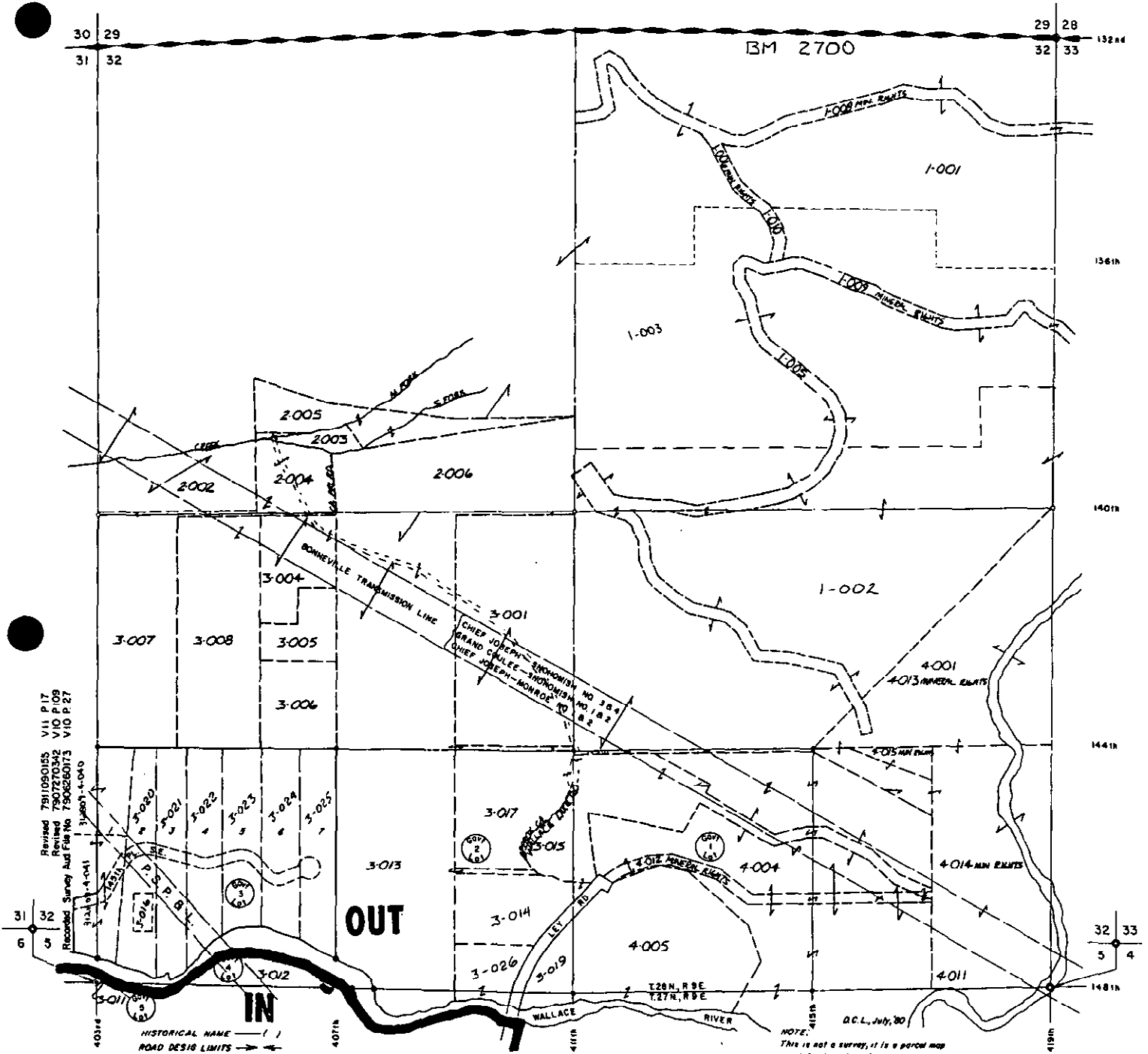
FIRST ADD TO GOLDBAR
(4576)

NOTE:
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used for location of property only

C.E.M., July '80

SEC. 32, T. 28 N., R. 9 E. W.M.

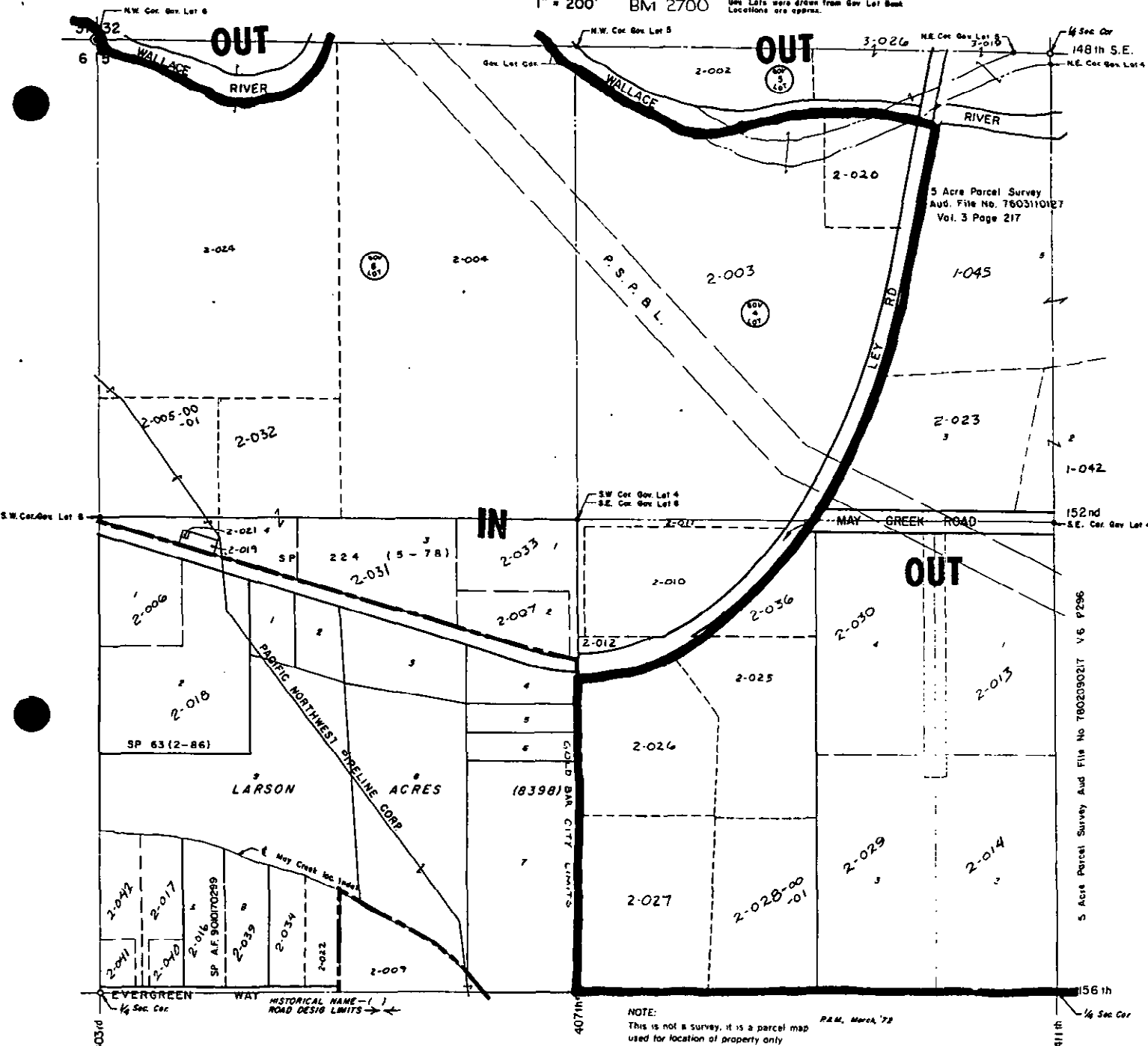
1" = 400'



NW 1/4, SEC. 5, T. 27N., R. 9E.

1" = 200' BM 2700

Wallace River was drawn from 1959 aerial
Gov. Lots were drawn from Gov. Lot Book
Locations are approx.

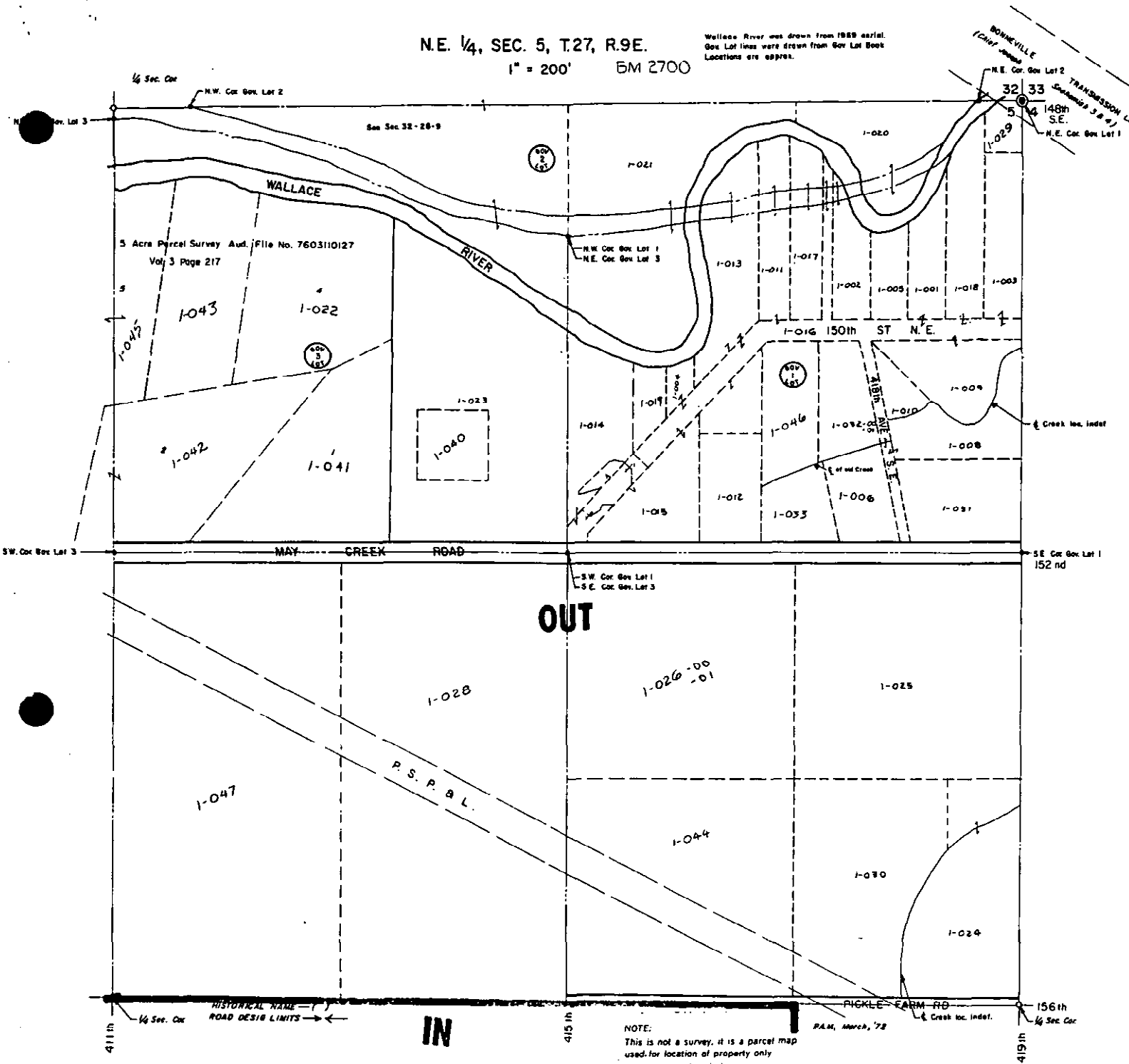


NOTE:
This is not a survey, it is a parcel map
used for location of property only
P.A.M., March, '78

N.E. 1/4, SEC. 5, T.27, R.9E.

1" = 200' BM 2700

Wallace River was drawn from 1988 aerial. Gov. Lot lines were drawn from Gov. Lot Book Locations are approx.



OUT

IN

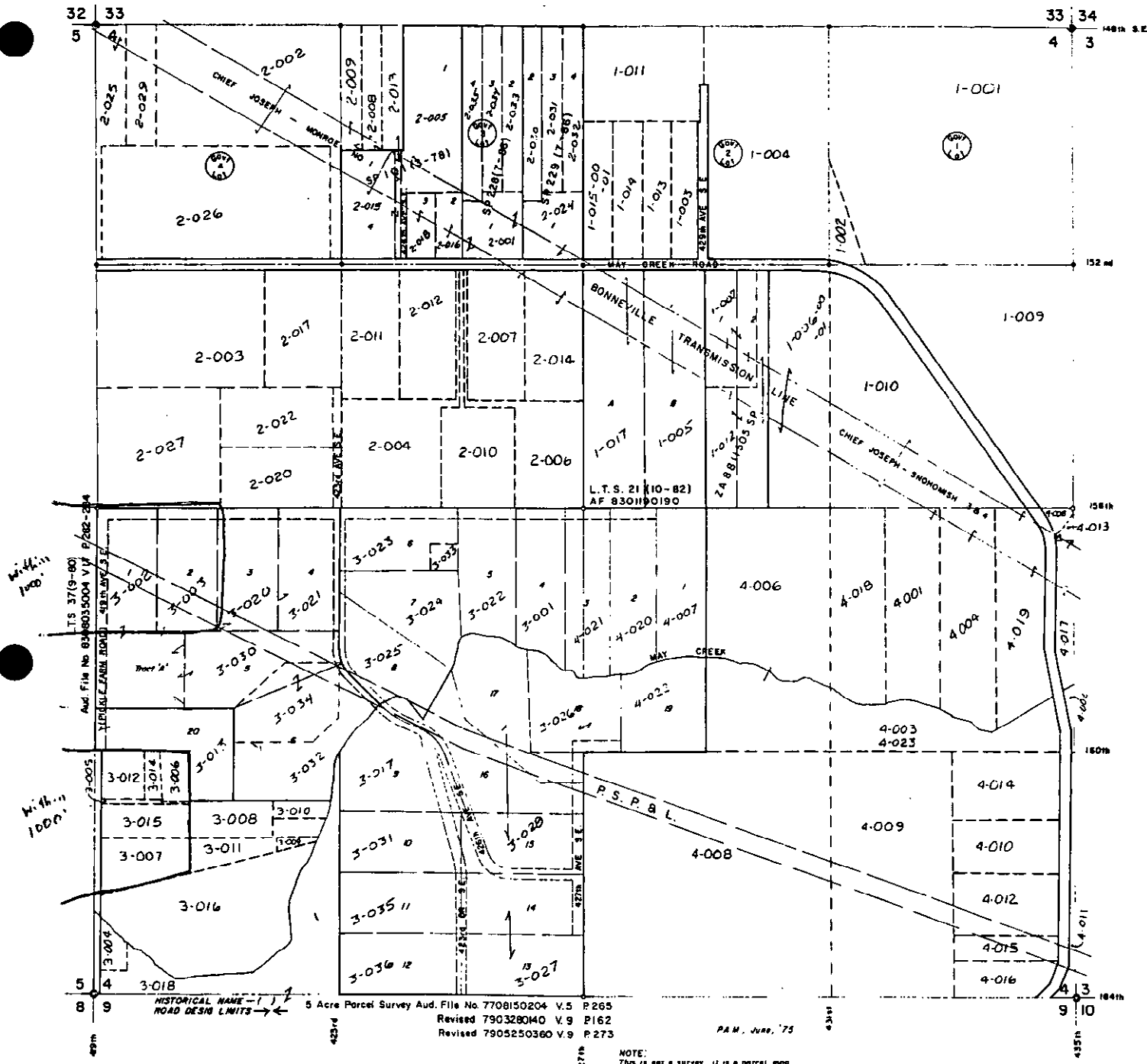
NOTE: This is not a survey, it is a parcel map used for location of property only

P.A.M. March, '78

SEC. 4, T. 27N., R. 9E.W.M.

1" = 400'

EM 2700



5 Acre Parcel Survey Aud. File No. 7708150204 V.5 P 265
Revised 7903280140 V.9 P 162
Revised 7905250360 V.9 P 273

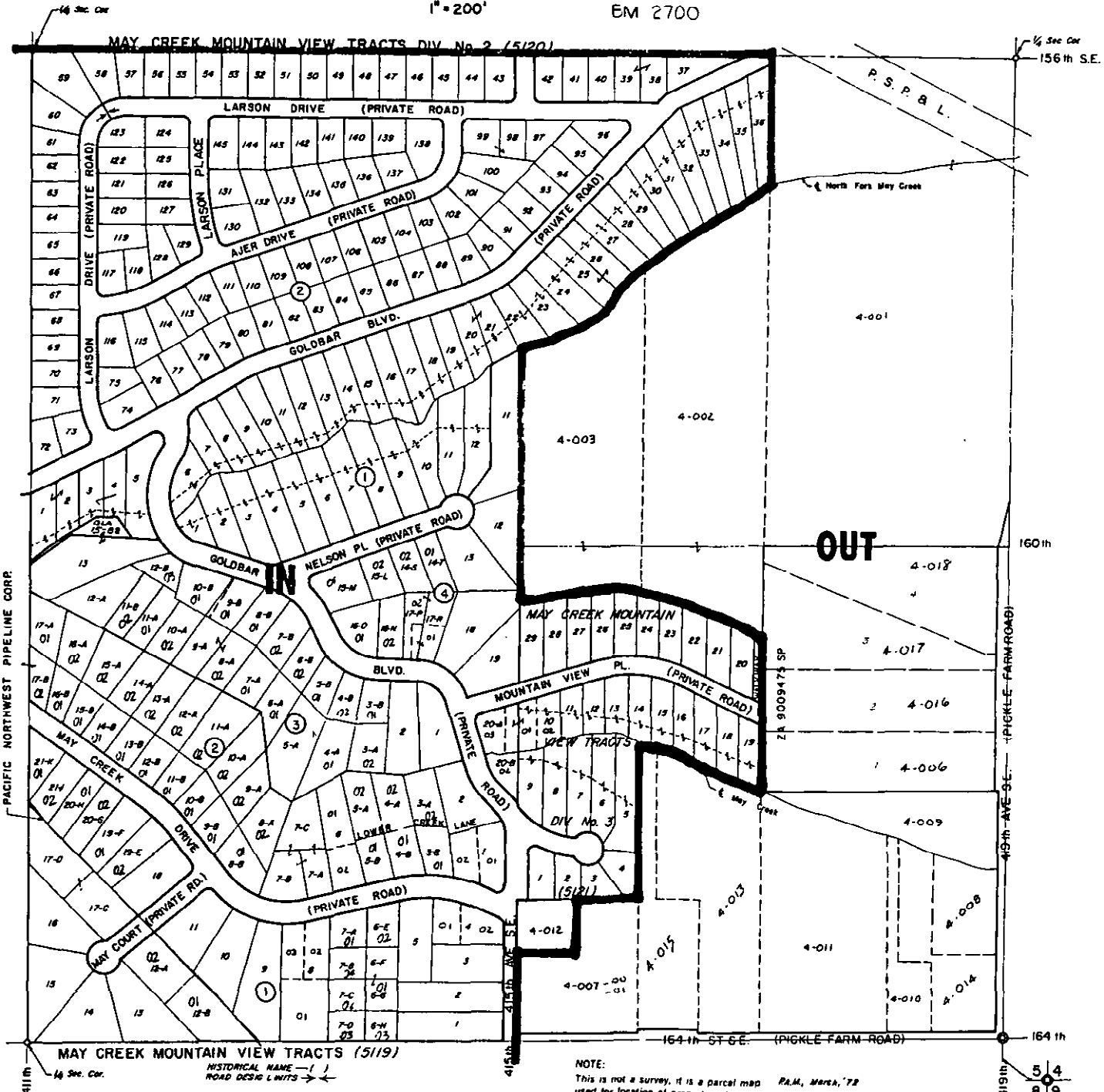
P.A.M., June, '75

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

S.E. 1/4, SEC. 5, T.27N, R.9E.

1" = 200'

EM 2700

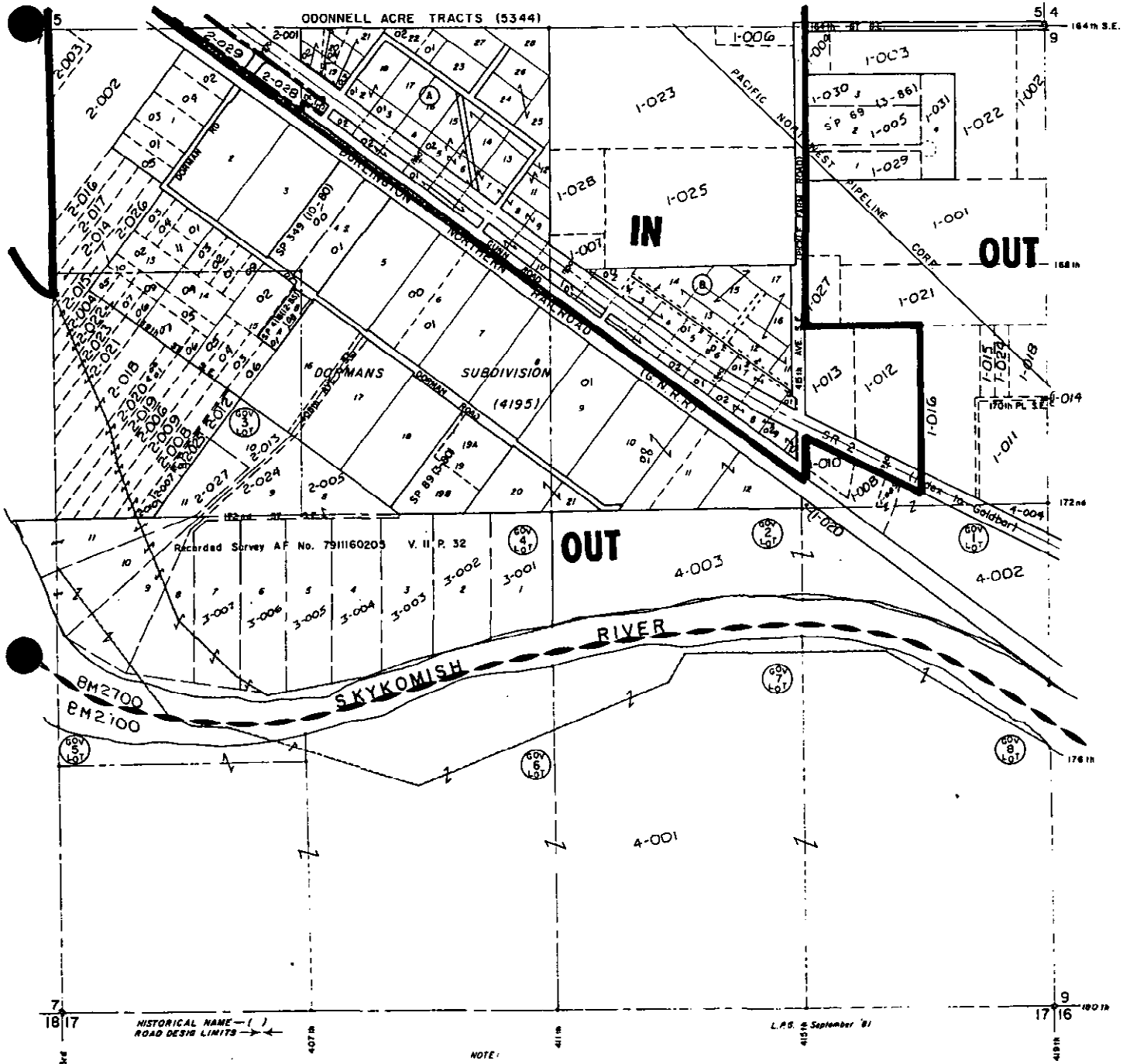


NOTE:
 This is not a survey, it is a parcel map
 used for location of property only. P.A.M., Merca, '72'

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| 5 | 4 |
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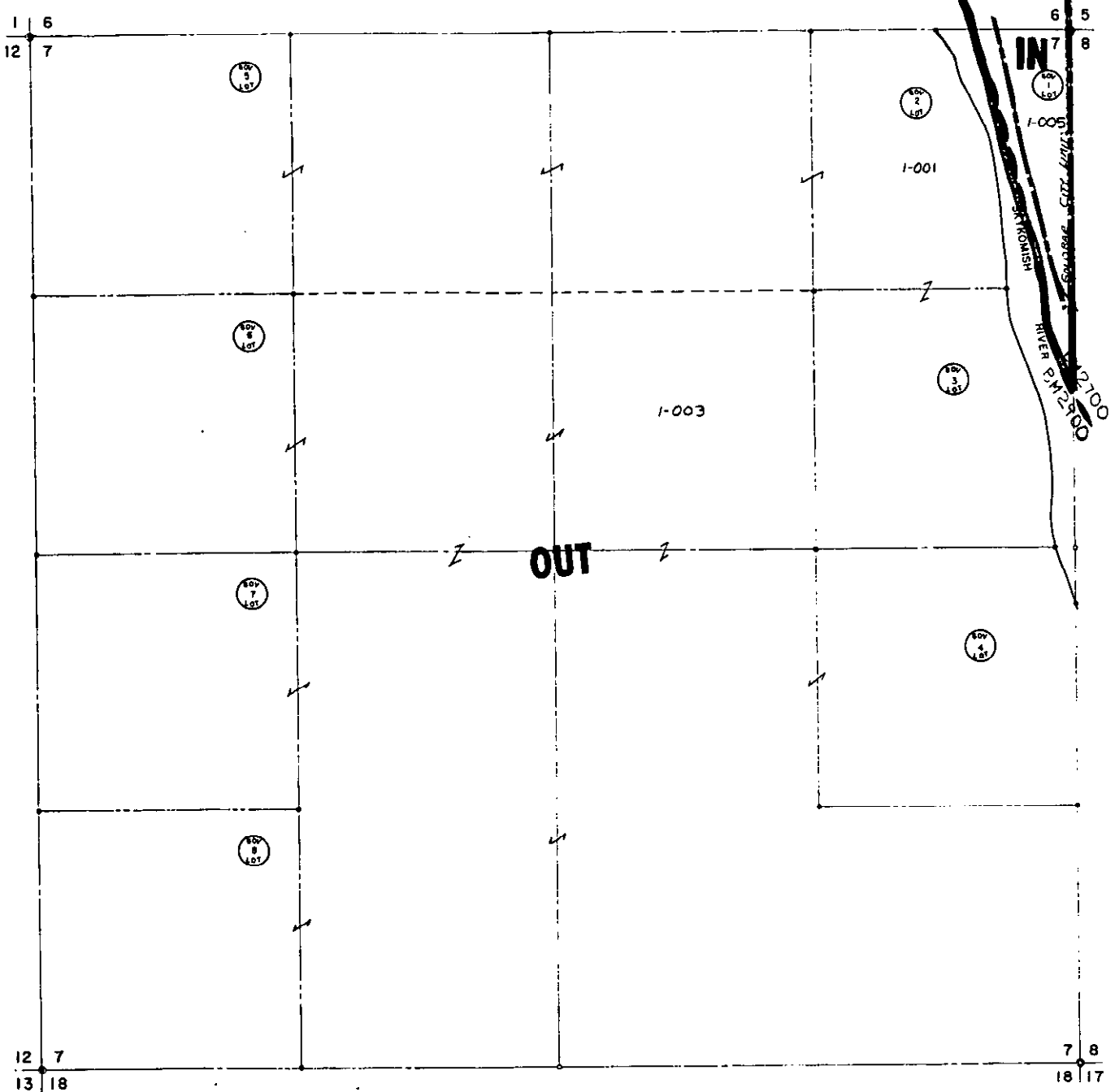
SEC. 8, TWP. 27 N, RNG. 9 E.W.M.

1" = 400'



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

SEC. 7, T.27N., R.9E.W.M.
1" = 400'

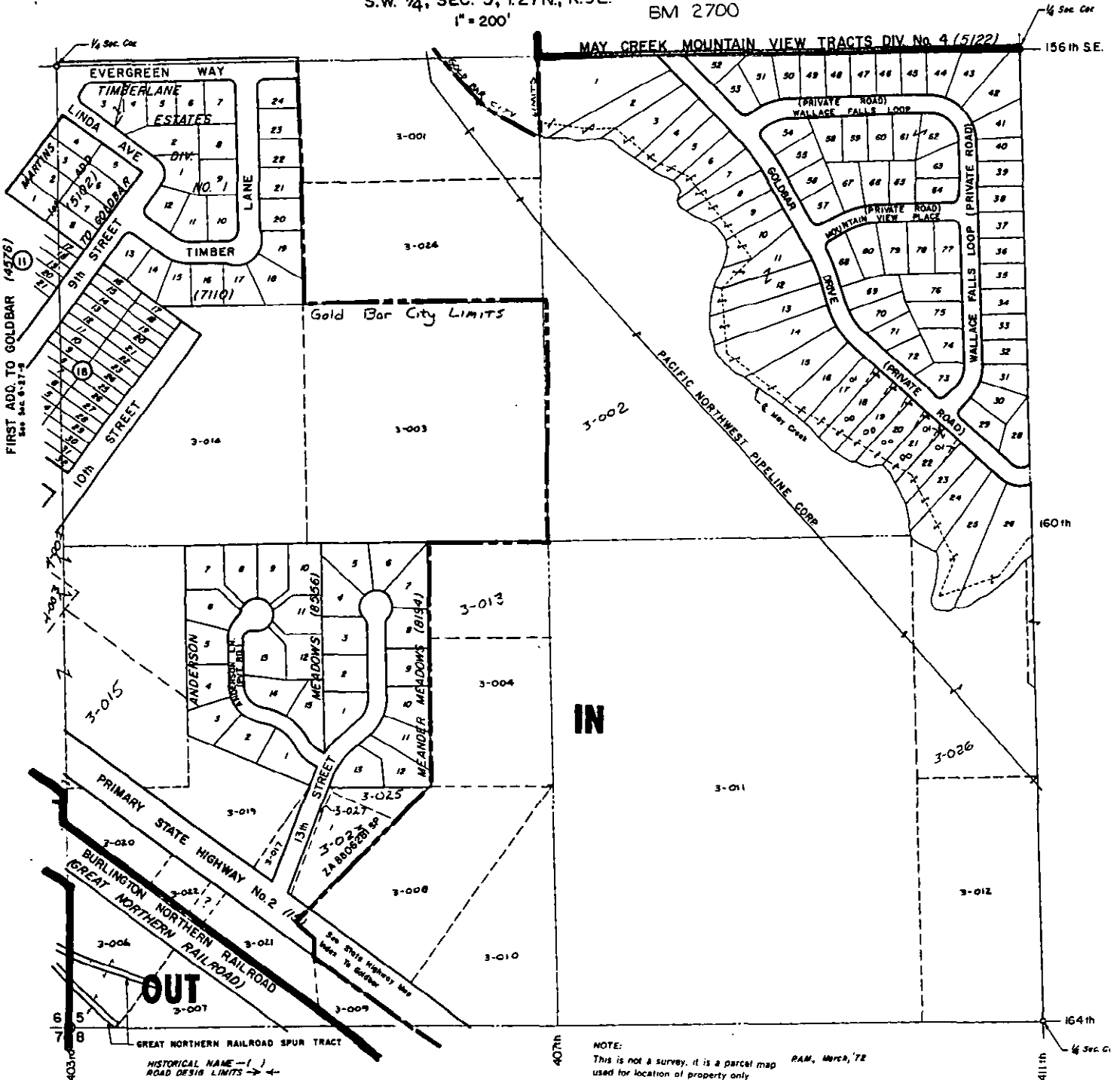


R.A.M., June, '75
NOTE:
This is not a survey, it is a parcel map
used for location of property only

S.W. 1/4, SEC. 5, T.27N., R.9E.
1" = 200'

BM 2700

MAY CREEK MOUNTAIN VIEW TRACTS DIV No. 4 (5/22)



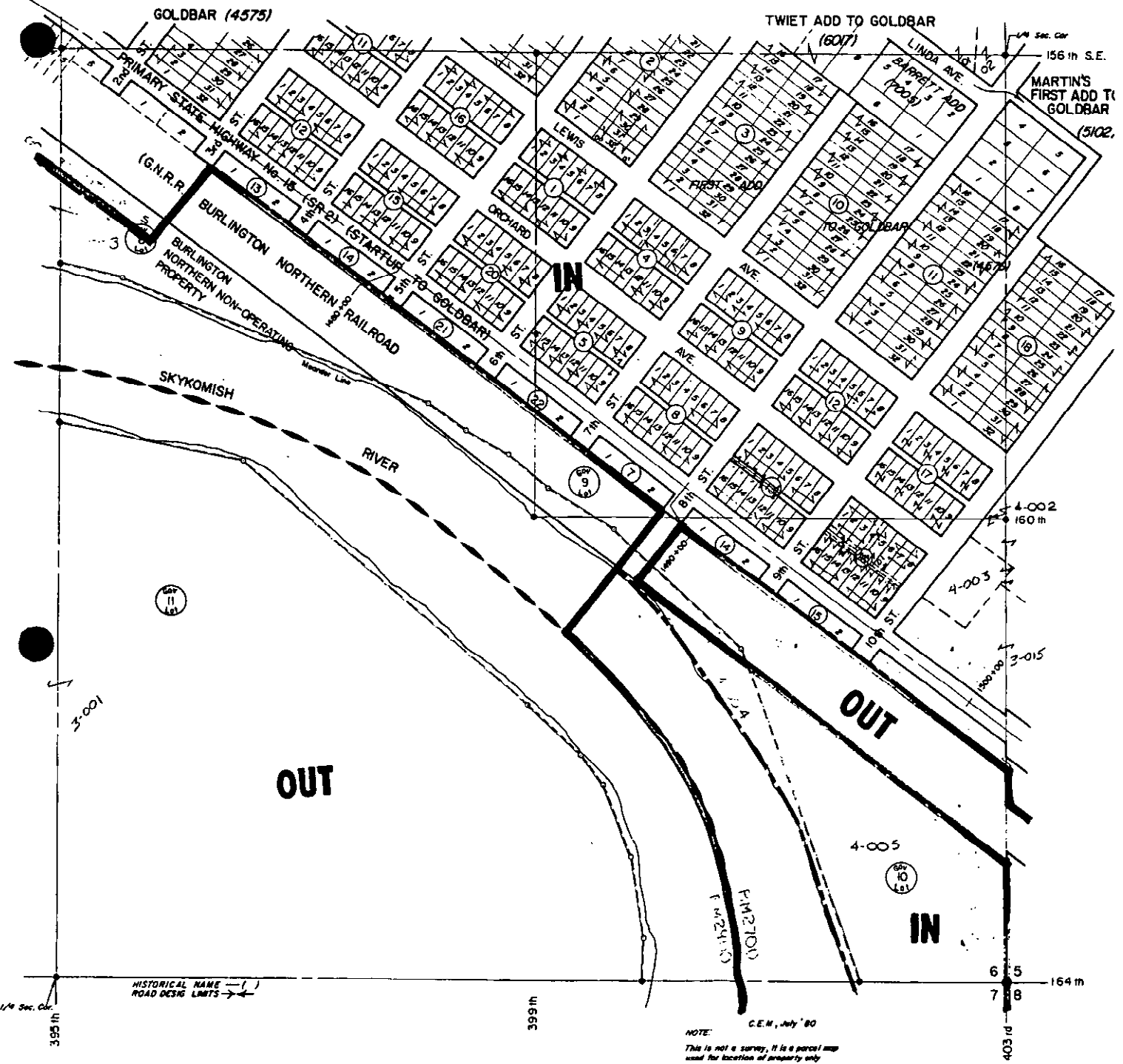
IN

OUT

HISTORICAL NAME - ()
ROAD DESIGN LIMITS ->

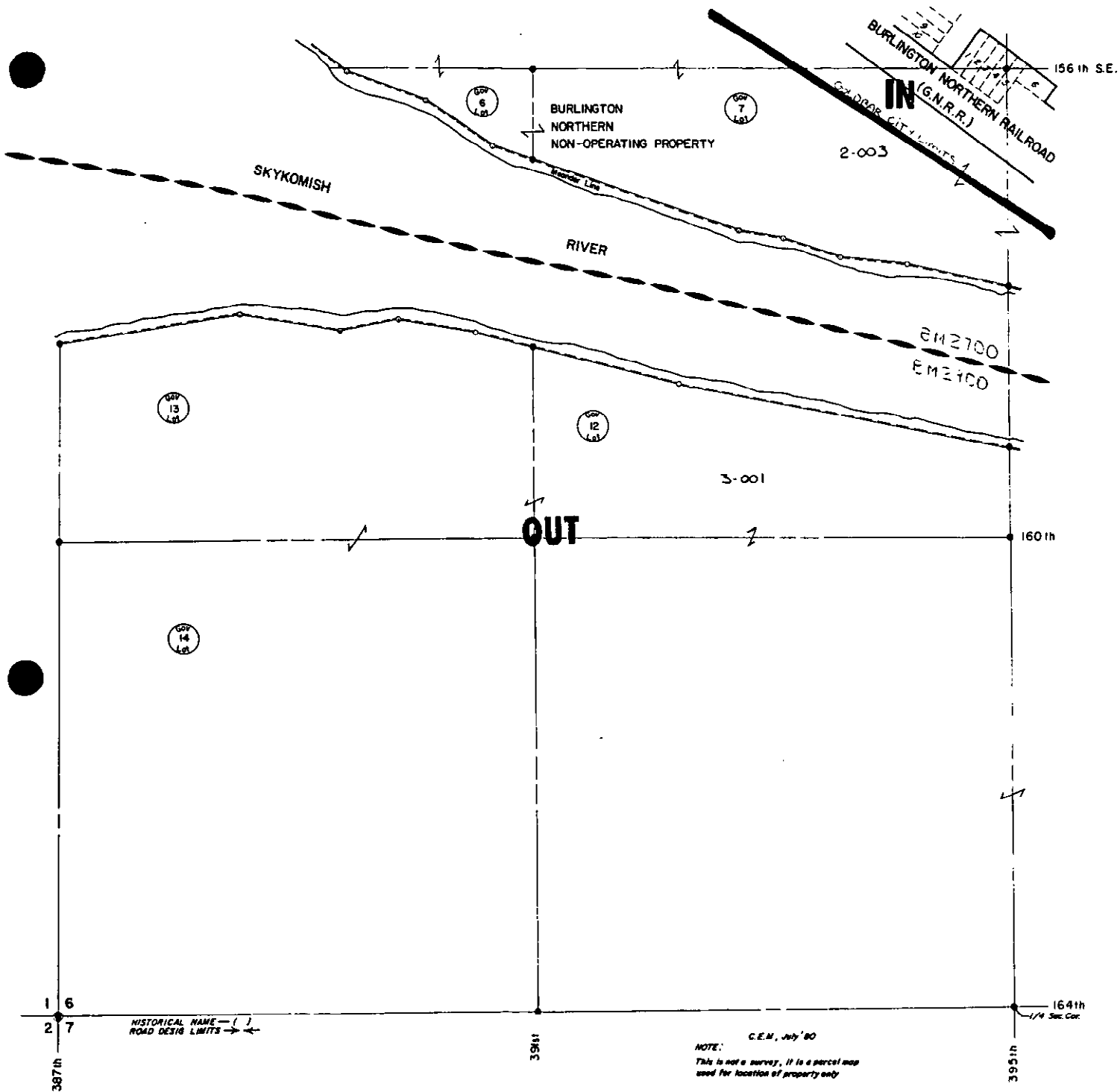
NOTE:
This is not a survey, it is a parcel map
used for location of property only.
P.M., March, '78

S.E. 1/4, SEC. 6, T. 27 N., R. 9 E. W.M.
1"=200'



NOTE:
G.E.M., July '80
This is not a survey, it is a parcel map
used for location of property only

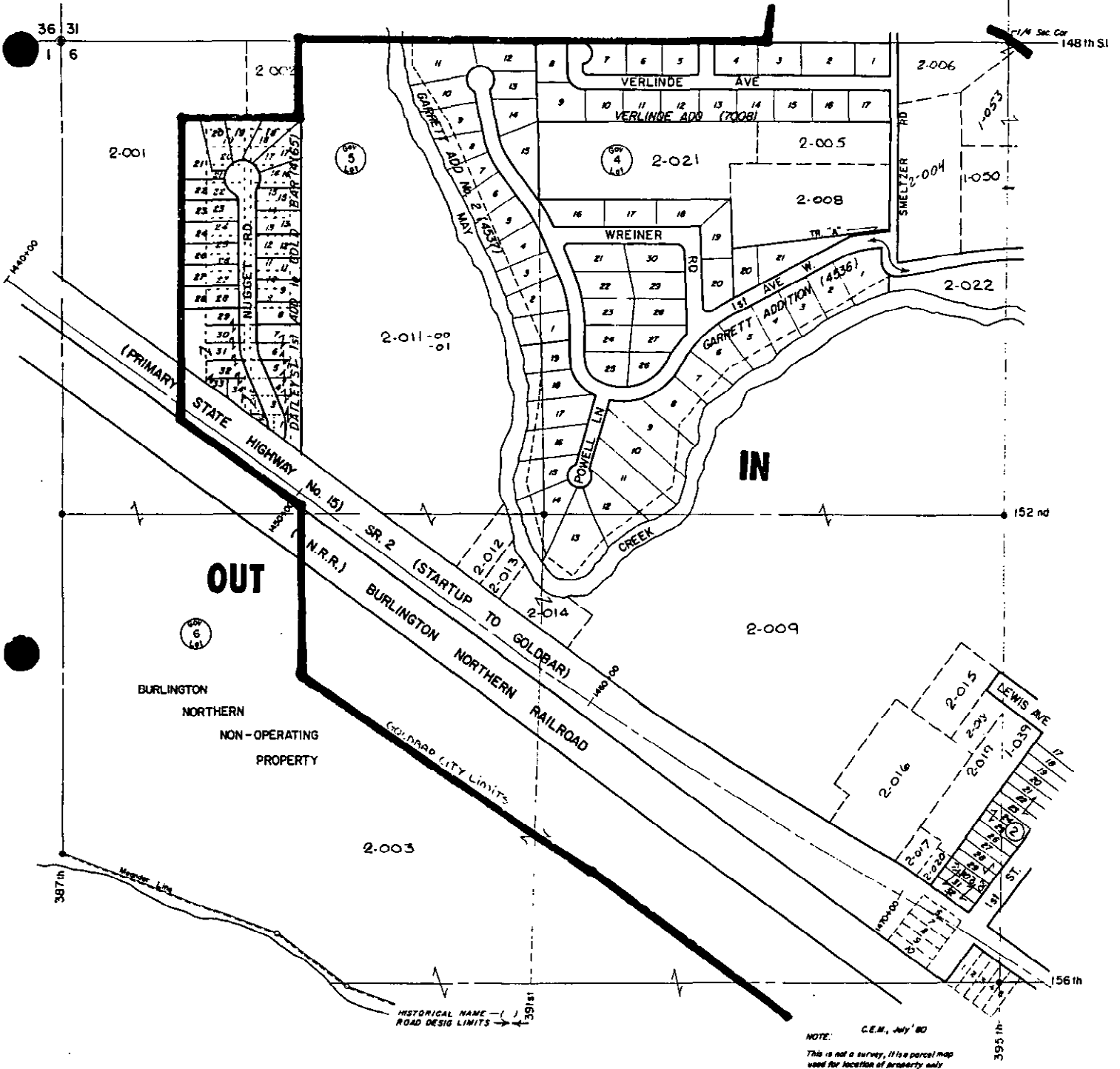
S.W. 1/4 SEC. 6, T. 27N., R. 9E.W.M.
1" = 200'



NW 1/4 SEC. 6, T.27 N., R.9E. W.M.

1" = 200'

BM 2700



NOTE: C.E.M., July '80
This is not a survey, it is a parcel map
used for location of property only