



CO00019718

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

ORDINANCE NO. 98-036

REVISING THE EXISTING URBAN GROWTH AREA
FOR THE CITY OF SNOHOMISH; AMENDING AMENDED ORDINANCE NO. 94-121
AND AMENDED ORDINANCE NO. 94-125

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 Snohomish County Council adopted Amended Rod. No. 94-121 which established a Final UGA for the City of Snohomish after holding public hearings from April 19th, 1994 through January 18, 1995; in conformance with the requirements of the GMA; and

WHEREAS, Amended Ordinance No. 94-121, which established a Final UGA for the City of Snohomish, included a provision for a future joint planning process which recognized that adjustments to the UGA may be necessary in light of identified need for employment-generating land uses and changes in capacity resulting from completion of UGA plans; and

WHEREAS, the Snohomish County Council adopted the Snohomish County Growth Management Act Comprehensive Plan (GMACP) on June 28, 1995; and

WHEREAS, the County Council adopted Amended Ordinance No. 94-121 which established a Final UGA for the City of Snohomish and included a provision for a future joint planning process which recognized that adjustments to the UGA may be necessary in light of identified need for employment-generating land uses and changes in capacity resulting from completion of UGA plans; 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 land uses within the unincorporated UGA; and

WHEREAS, by interlocal agreement, the city and the county agreed to a joint Phase 2 planning effort for the unincorporated UGA through which the city and the county would prepare a UGA plan which refines the initial phase GMA comprehensive plans of each jurisdiction to reflect agreed-upon land use designations for lands within the

unincorporated UGA and ensures compatibility of population and employment targets, UGA boundaries, open space, transportation and utility systems, capital facilities, and annexation policies; and

WHEREAS, a joint planning team (JPT), consisting of city and county staff, was formed to prepare the UGA plan and provided public review on the development of the UGA plan by sponsoring a public workshop on April 20, 1996 to take comments on two plan alternatives and respond to a written survey; and

WHEREAS, the JPT presented a recommended City of Snohomish UGA plan and a modified UGA boundary to the Snohomish County Planning Commission at a public workshop on November 25, 1996 and at a public hearing on January 28, 1997; and

WHEREAS, the Planning Commission recommended approval of the City of Snohomish UGA plan and a modified Snohomish UGA boundary at the public hearing on January 28, 1997; and

WHEREAS, the City of Snohomish subsequently recommended revisions to the portion of the City of Snohomish Community Development Plan that applies to the unincorporated portion of the urban growth area; and

WHEREAS, the JPT presented a revised recommended City of Snohomish UGA plan ("Executive Version") and the modified UGA boundary to the Snohomish County Planning Commission at a public hearing on January 27, 1998 incorporating the revisions recommended by the city; and

WHEREAS the Planning Commission recommended approval of the "Executive Version" of the City of Snohomish UGA plan and the modified UGA boundary at the public hearing on January 27, 1998; and

WHEREAS, the Snohomish County Council held a public hearing on June 24, continued to July 13 and 22, 1998 to consider the entire record and hear public testimony on Ordinance No. 98-036, establishing a modified UGA for the City of Snohomish, Ordinance No. 98-035, adopting the City of Snohomish UGA plan as a new subarea plan and part of the Snohomish County Growth Management Act Comprehensive Plan (GMACP), and Ordinance No. 98-037, adopting area-wide rezones to implement the City of Snohomish UGA Plan.

NOW, THEREFORE, BE IT ORDAINED:

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

- A. The Snohomish County Council adopted Amended Ordinance No. 94-121 which established a Final UGA for the City of Snohomish after holding public hearings from April 19, 1994 through January 18, 1995, in conformance with the requirements of the GMA, the county-wide planning policies, the Vision 2020 regional growth and transportation plan, the multi-county planning policies for King, Pierce and Snohomish counties adopted March 1993 by the Puget Sound Regional Council.
- B. Amended Ordinance No. 94-121, which established a Final UGA for the City of Snohomish, included a provision for a future joint UGA planning process which recognized that adjustments to the UGA may result from the consideration of additional employment-generating land uses and changes in residential capacity.
- C. The County Council adopted the Snohomish County Growth Management Act Comprehensive Plan (GMACP) on June 28, 1995.
- D. Policy LU 1.A.9 of the General Policy Plan (GPP), a component of the GMACP, states that only non-residential expansions to the UGA are allowed before the first five-year evaluation of the UGA unless the population within the UGA meets or exceeds specified benchmarks established in the Snohomish County Tomorrow population and reconciliation process.
- E. The city and county, by interlocal agreement, engaged in a joint Phase 2 planning effort for the unincorporated UGA. The joint planning effort consisted of preparation of a UGA plan which refines the initial phase GMA comprehensive plans of each jurisdiction to reflect agreed upon land use designations for lands in the unincorporated UGA and which ensures compatibility of plan elements. A joint planning team (JPT), consisting of city and county staff, was formed to prepare the UGA plan and provided public review on the development of a UGA plan, which included a modification of the UGA boundary.
- F. The JPT developed a UGA plan which recommends a modification to the UGA boundary to include a 4.9 acre parcel located west of Bickford Avenue and north of Fobes Road. The 4.9 acre parcel is designated Business Park in the UGA plan. The inclusion of the 4.9 acre parcel is necessary to correct the original UGA boundary line which split properties under the same ownership and add needed employment land to the UGA. Additional recommended modifications to the UGA boundary would remove state highway right-of-way on the periphery of the UGA boundary.
- G. The JPT provided early and continuous public participation in the review of the UGA plan and modification to the UGA boundary. The JPT sponsored a public workshop on April 20, 1996 to take comments on the proposed UGA plan and

respond to a written survey. A notice of the public workshop was mailed to all property owners within the unincorporated UGA.

- H. The county conducted an environmental review of the proposed City of Snohomish UGA plan, the modified UGA boundary, and implementing rezones according to provisions of the State Environmental Policy Act, Chapter 43.21C RCW and Title 23 SCC, the Snohomish County Environmental Policy Ordinance through preparation and issuance of Addendum No.8 to the Final Environmental Impact Statement for the Snohomish County GMA Comprehensive Plan. Addendum No. 8 considered the proposed UGA plan and the modification of the UGA boundary. Addendum No. 8 determined that the UGA plan and UGA modification would not create new or different environmental impacts from those previously identified and analyzed in the EIS for the GMACP.
- I. The JPT presented a recommended UGA plan and modified UGA boundary to the Snohomish County Planning Commission at a public hearing on January 28, 1997 and the JPT presented a revised recommended UGA plan and the same modified UGA boundary to the Planning Commission on January 27, 1998. The Planning Commission recommended approval of the City of Snohomish UGA plan and recommended approval of the UGA boundary modification.
- J. The County Council held a public hearing on June 24, continued to July 13 and 22, 1998 to consider the entire record and hear testimony on Ordinance No. 98-036, establishing a modified UGA for the City of Snohomish.
- K. The modified UGA boundary is consistent with the requirements of the GMA and the planning goals set out in RCW 36.70A.020.
- L. The modified UGA boundary 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.
- M. The modified UGA boundary is consistent with the future land use map and applicable goals and policies of the GMACP- GPP.
- N. The county has met or exceeded the public participation and notice requirements of the GMA and Snohomish County Code and has met all state and local requirements for interjurisdictional coordination and environmental review with regard to the modification of the UGA boundary.

- O. The Planning Commission and the County Council have fully considered public input from citizens and the city in making recommendations and decisions on the modified UGA boundary.

Section 2. 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.

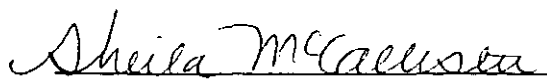
Section 3. Based on the foregoing findings and conclusions, the County Council hereby amends Ordinance No. 94-121, as adopted on June 28, 1995, to delete Exhibits A and B which were therein incorporated and to add and incorporate therein a new Exhibit A, a map which depicts the modified UGA boundary for the City of Snohomish UGA, and a new Exhibit B, which are county assessor's maps that accurately depict the boundary of the City of Snohomish UGA.

Section 4. The GMA Comprehensive Plan Future Land Use Map adopted by Amended Ordinance 94-125 on June 28, 1995 and last amended by Ordinance 97-076 on September 15, 1997, is amended to show the boundary of the City of Snohomish UGA as depicted on the City of Snohomish land use plan map, Exhibit B attached to Ordinance 98-035, adopting the City of Snohomish UGA Plan, and is incorporated herein by this reference.

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.

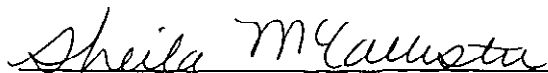
PASSED this 22 day of July, 1998.

ATTEST:

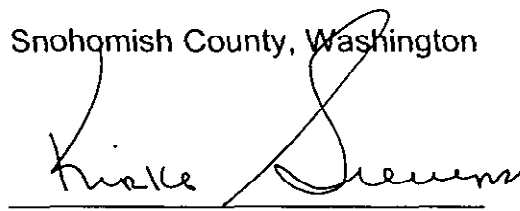

Asst. Clerk of the County Council

- Approved
 Emergency
 Vetoed

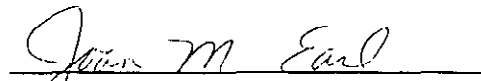
ATTEST:



Snohomish County, Washington


Chair, County Council

Date 7-29-98


County Executive
JOAN M. EARL
Deputy Executive

Approved as to form only:

Brianne Dykes 4/14/98
Deputy Prosecuting Attorney

ATTEST:



_____ Date _____

39

City of

SNOHOMISH

UGA Boundary Revision

-  Incorporated City Area
-  Revised Urban Growth Area Boundary

Adopted by County Council
July 22, 1998

Planning Commission Recommendation

January 27, 1998



Scale in Feet
Original map scale 1:24,000

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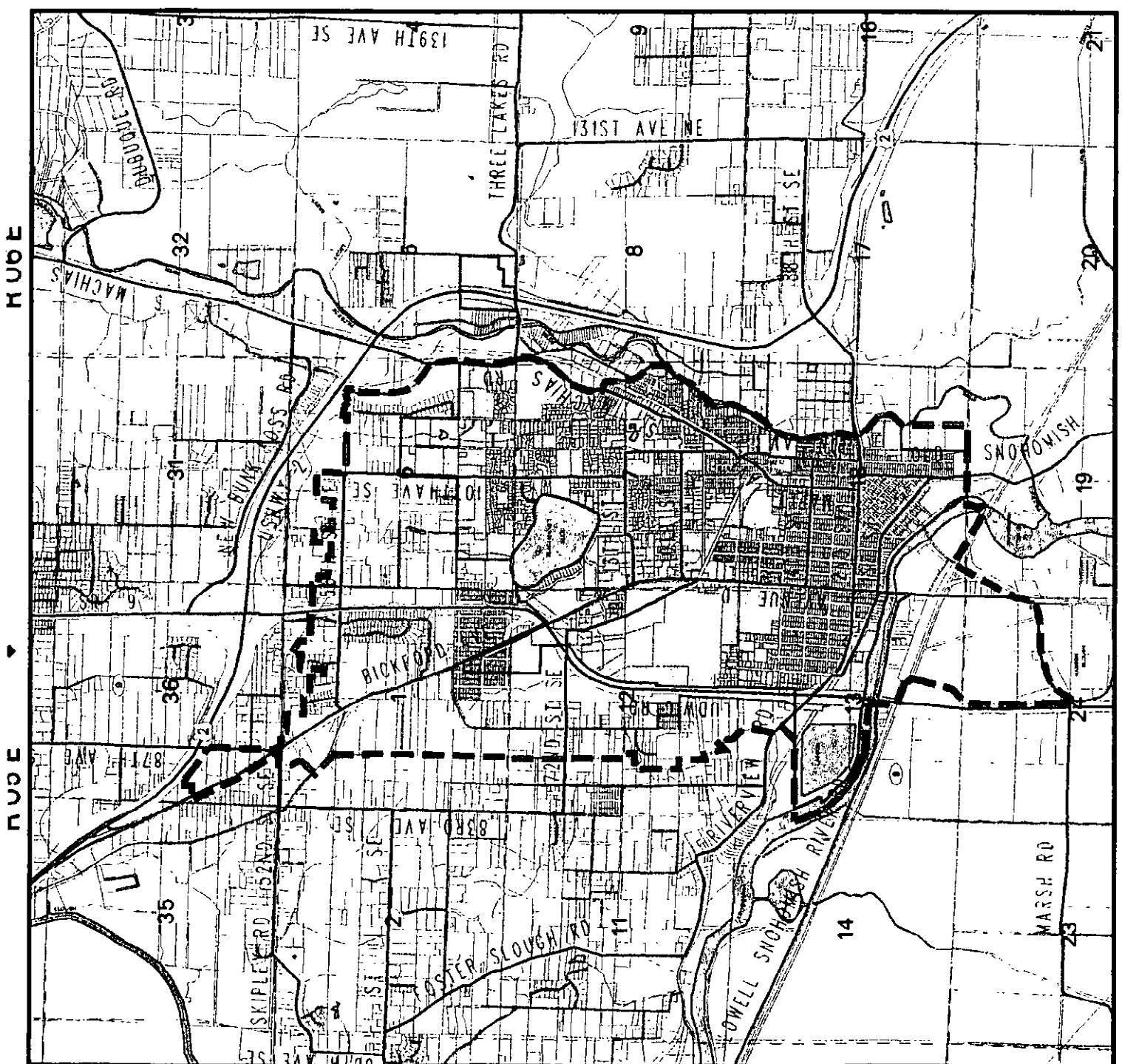
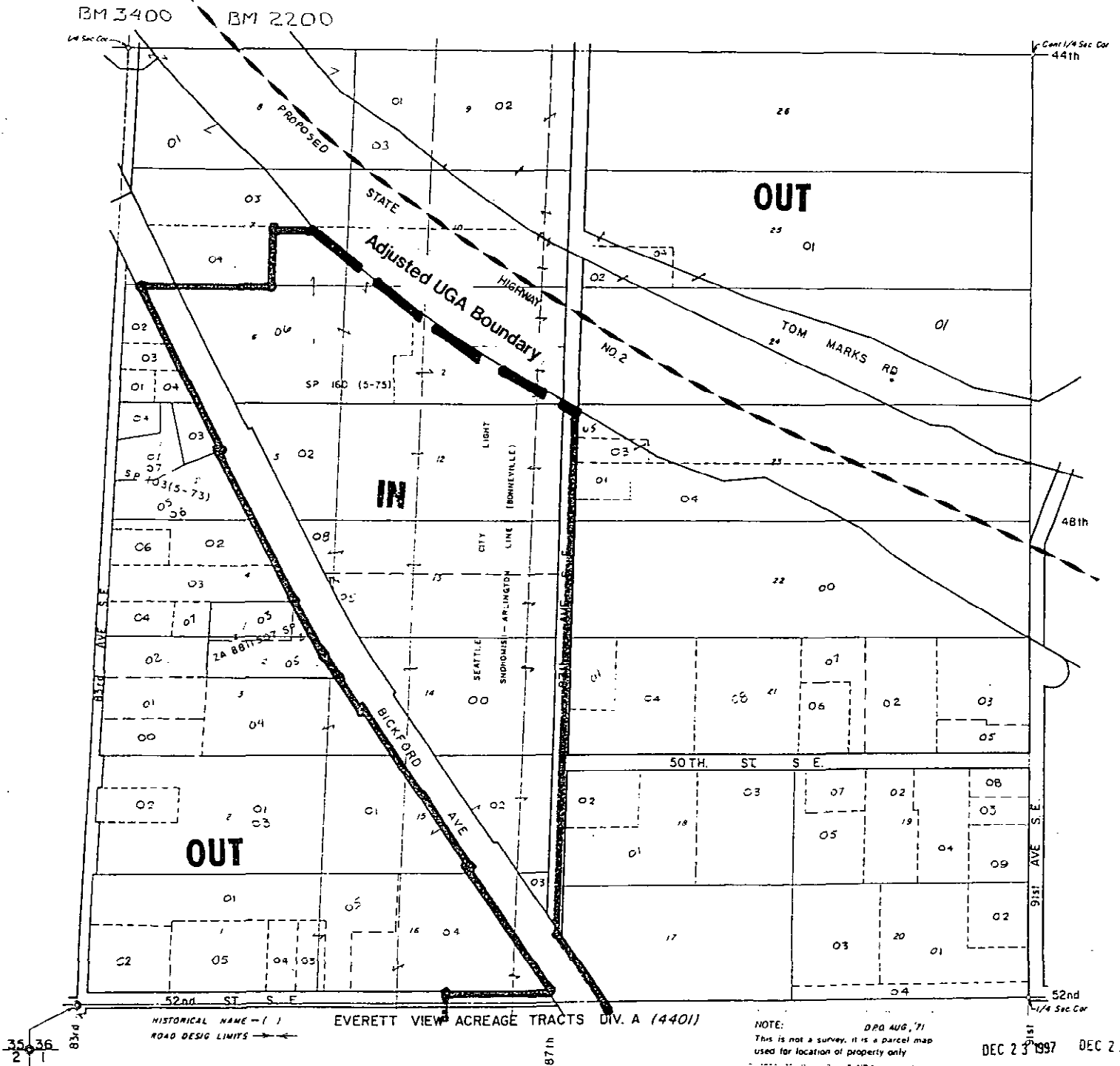


EXHIBIT B - ORDINANCE 98-036

SW 1/4, SEC. 36, T. 29N., R. 5E.
1"=200'

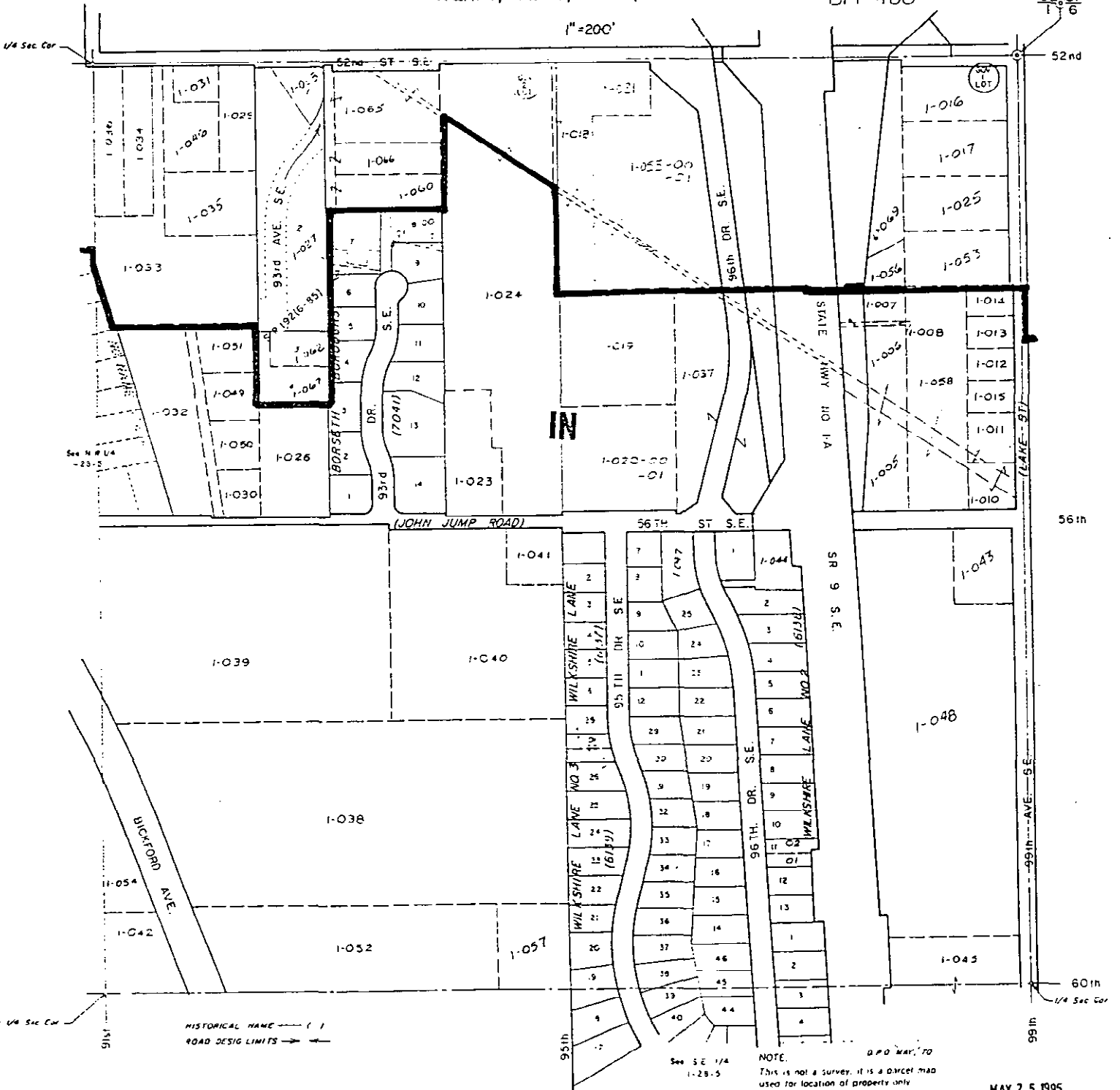


NE 1/4, SEC. 1, T.28N, R.5E.W.M.

BM 400

36 31
1 6

1"=200'

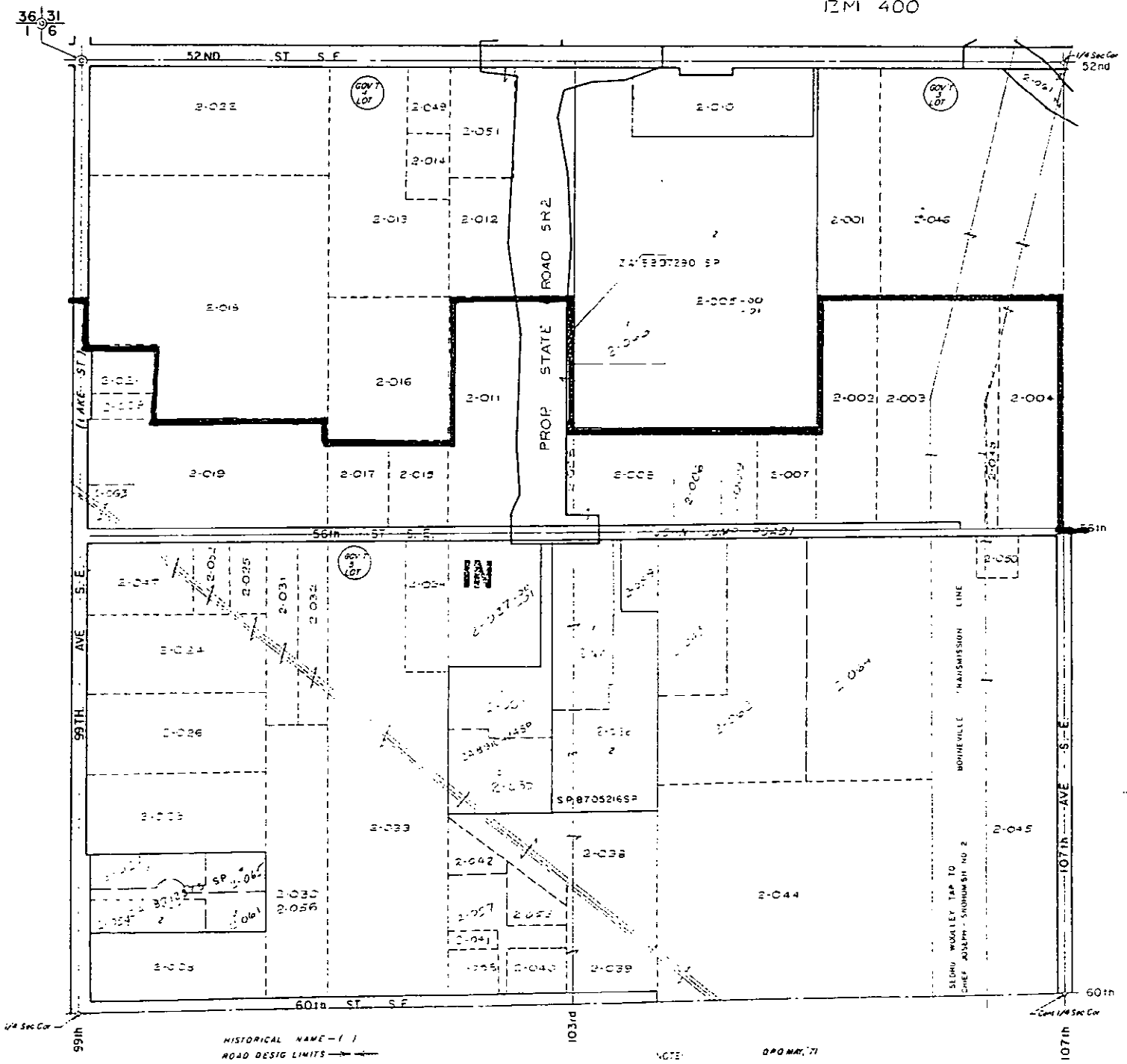


NOTE.
This is not a survey, it is a parcel map
used for location of property only.

MAY 25 1995

N.W. 1/4, SEC. 6, T.28N., R.6E.
 1"=200'

IZM 400

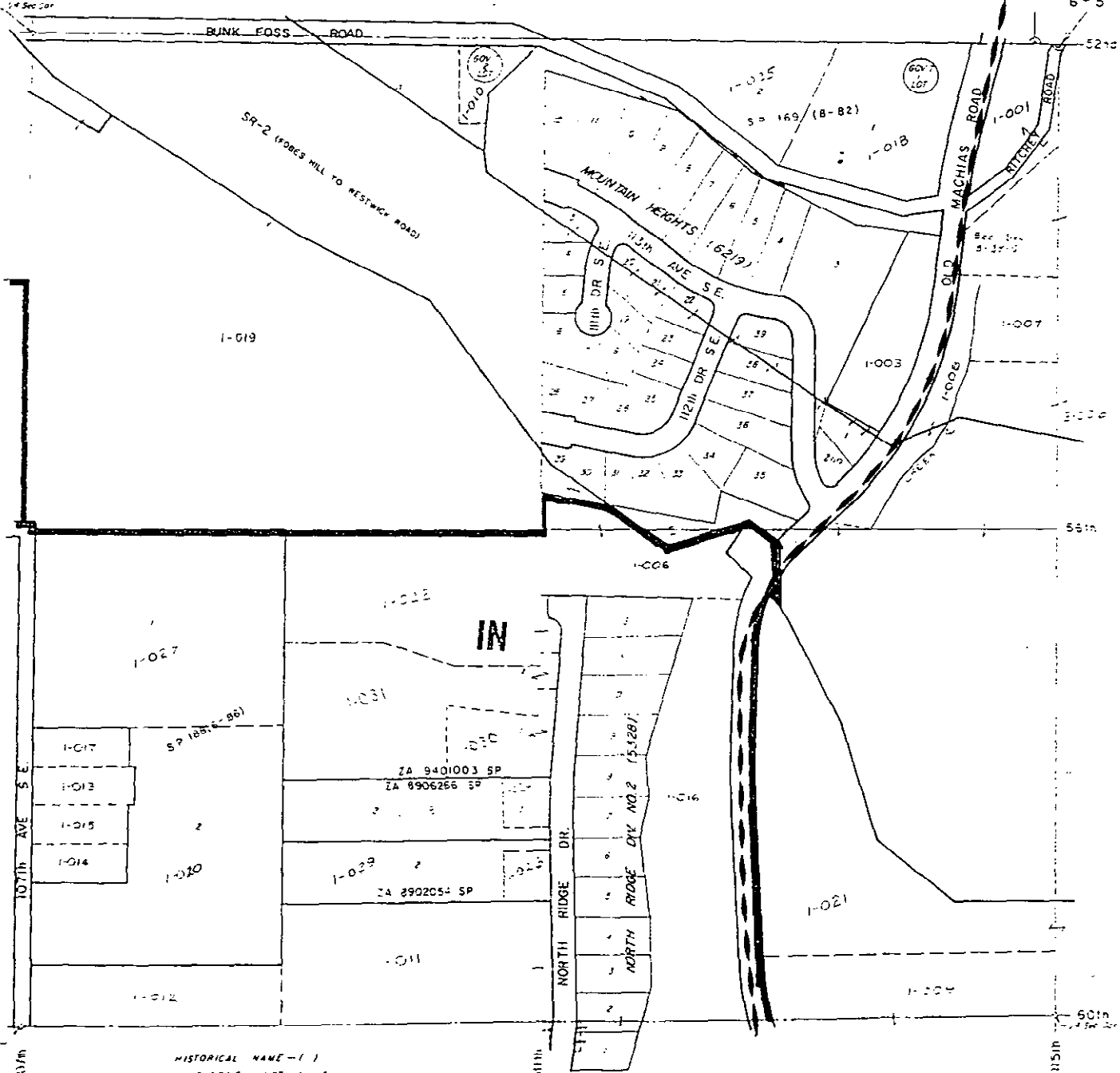


NOTE: D.P.O.M.A., 71
 This is not a survey, it is a parcel map
 used for location of property only

MAY 2 5 1995

NE 1/4, SEC. 6, T. 28N., R. 6E
1"=200'

EM 400 BM 370
31.32
6.5



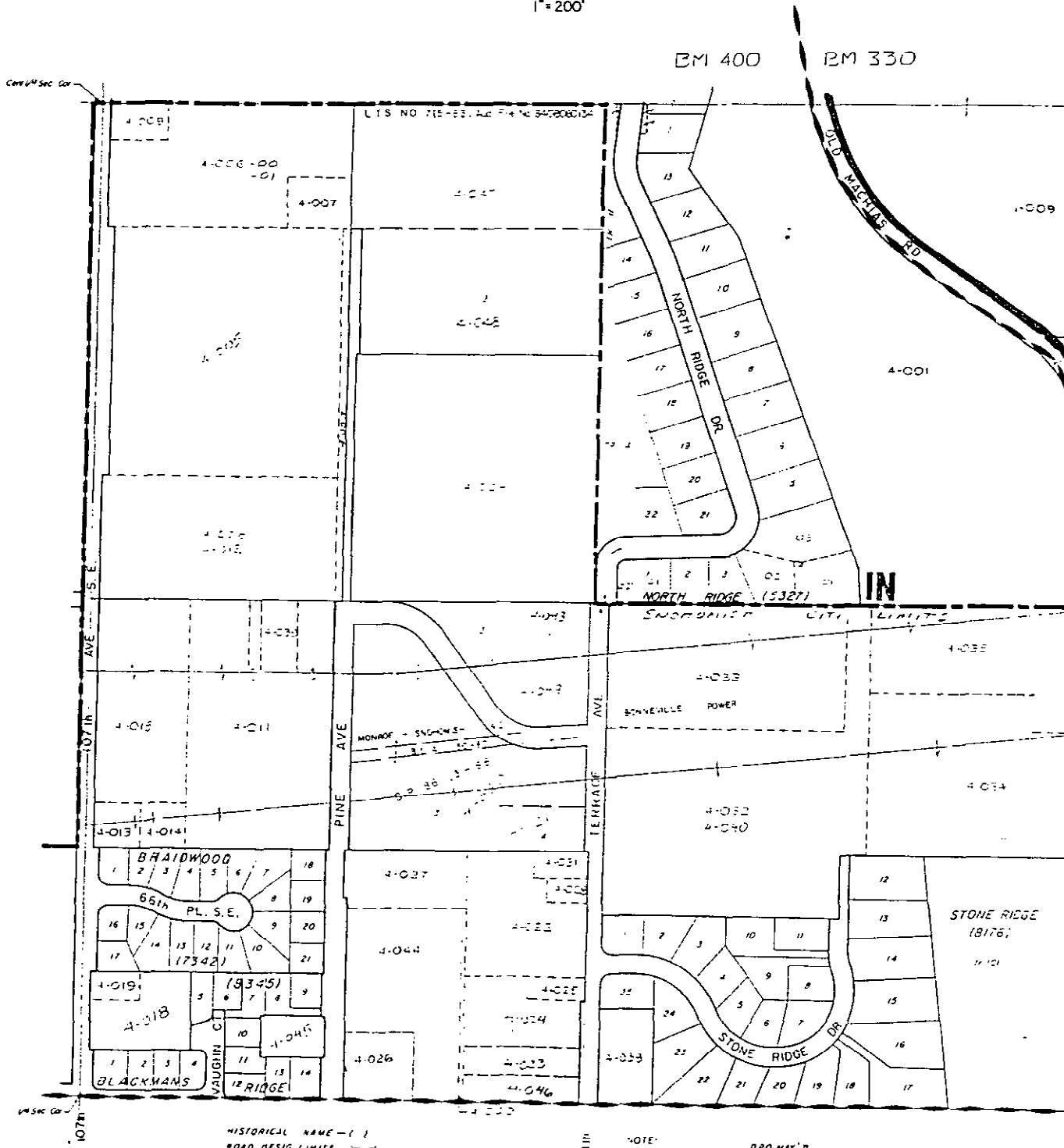
HISTORICAL NAME - ()
ROAD DESIGN LIMITS →

NOTE
DPO MAY 71
This is not a survey, it is a parcel map used for location of property only.

MAY 2 5 1995

S.E. 1/4, SEC. 6, T. 28N., R. 6 E.

1" = 200'



HISTORICAL NAME - ()
ROAD DESIG LIMITS

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

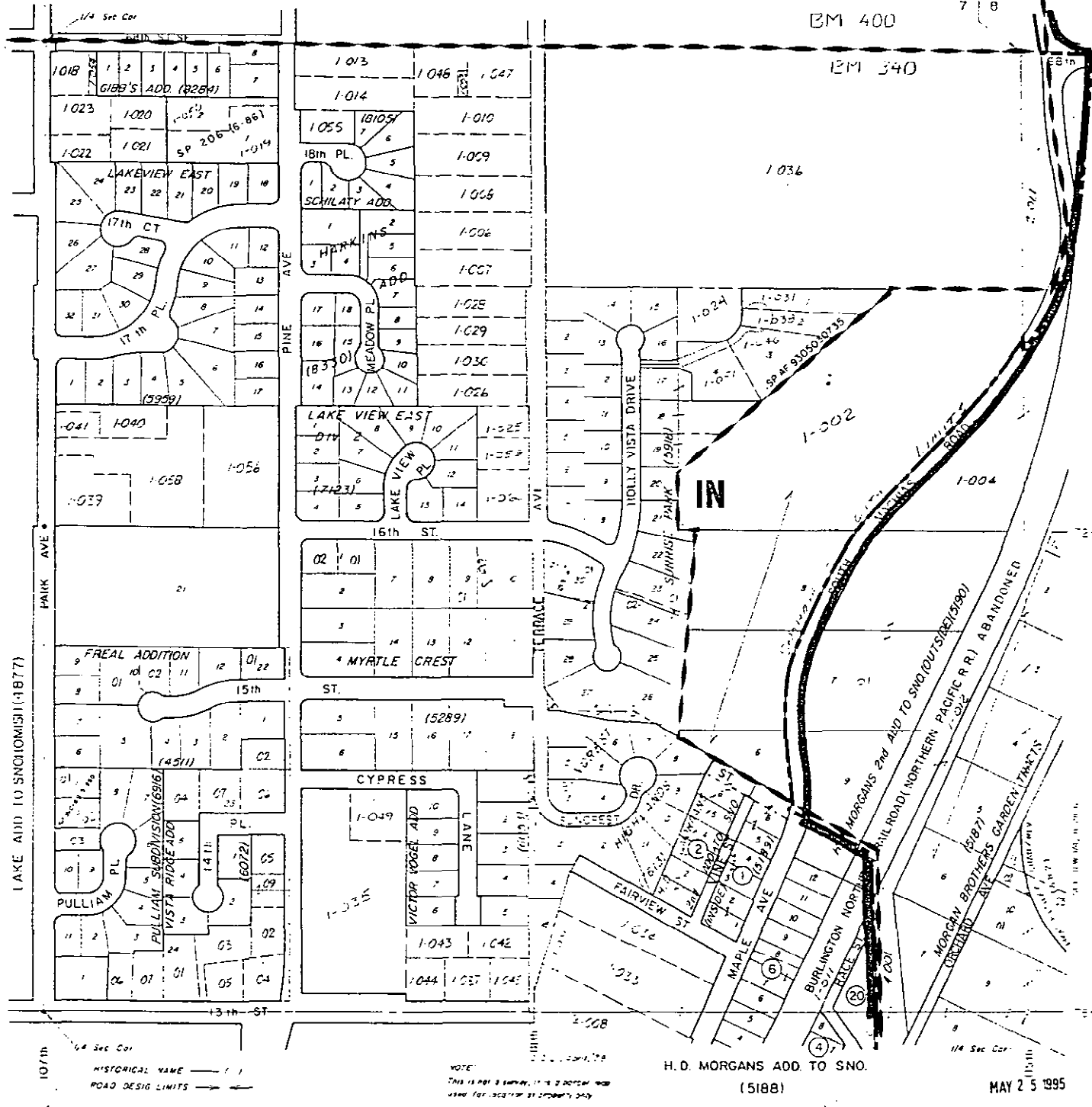
H.

N.E., 1/4, SEC. 7, T. 28N, R. 6E. W.M.

1"=200'

6 5
7 8

PM 33



LAKE ADD TO SNO. (1877)

107th 1/4 Sec Cor
HISTORICAL NAME
ROAD DESIG LIMITS

NOTE
THIS IS NOT A SURVEY, IT IS A DESIGN FOR
USE FOR RECORDING PURPOSES ONLY

H.D. MORGANS ADD TO SNO.
(5188)

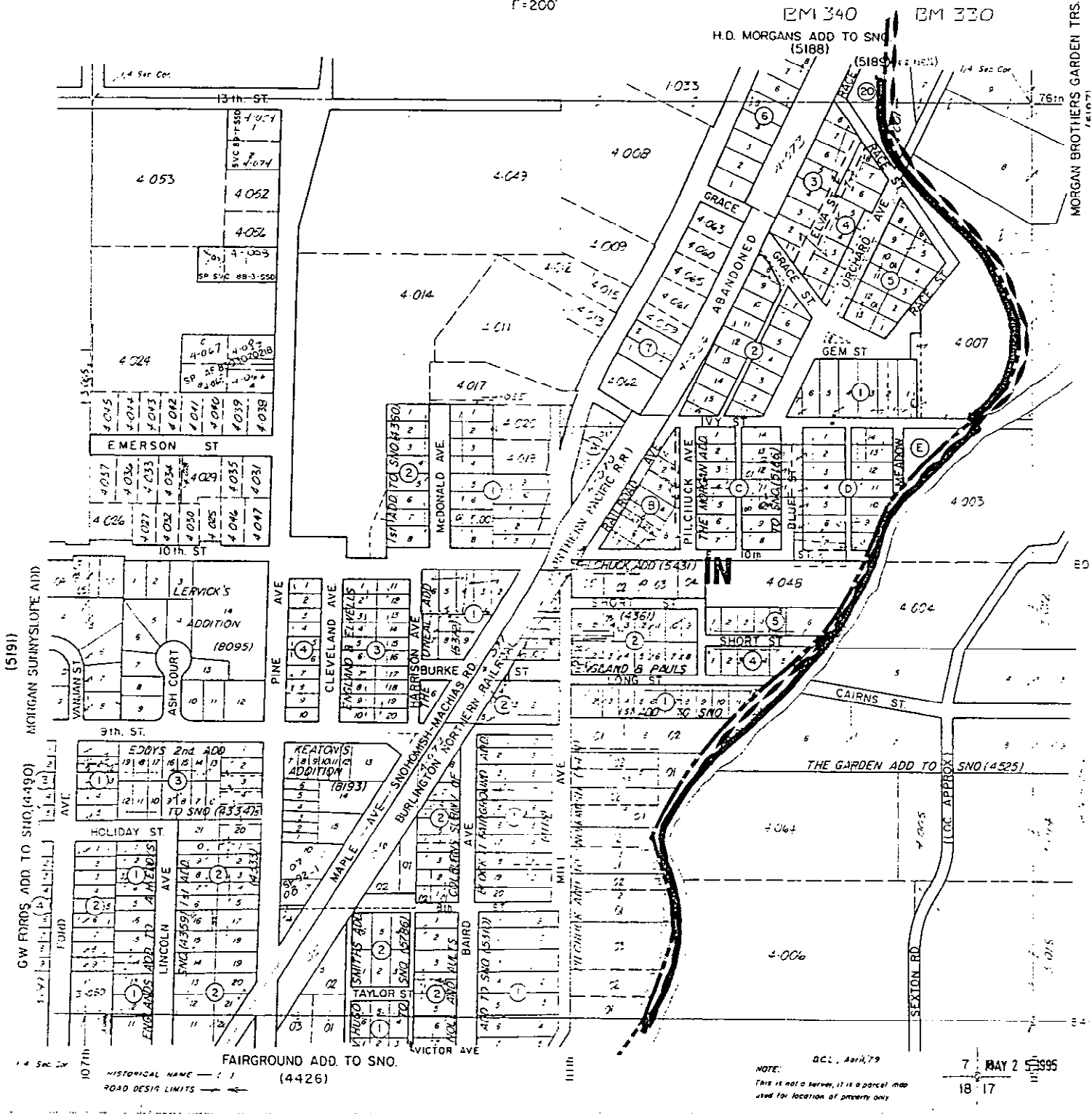
1/4 Sec Cor
MAY 25 1995

S.E. 1/4, SEC. 7, T.28N, R.6EWM.

1"=200'

EM 340 EM 330

H.D. MORGANS ADD TO SNO (5188)



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

7 MAY 2 1895

N.E. 1/4, SEC. 18, T. 28N., R. 6 E. W.M.

1"=200'

BM 340

EM 331

7 8

18 17

(4359) ENGLAND'S ADD. TO SNO.

(5310) NOLL & AULT'S ADD.

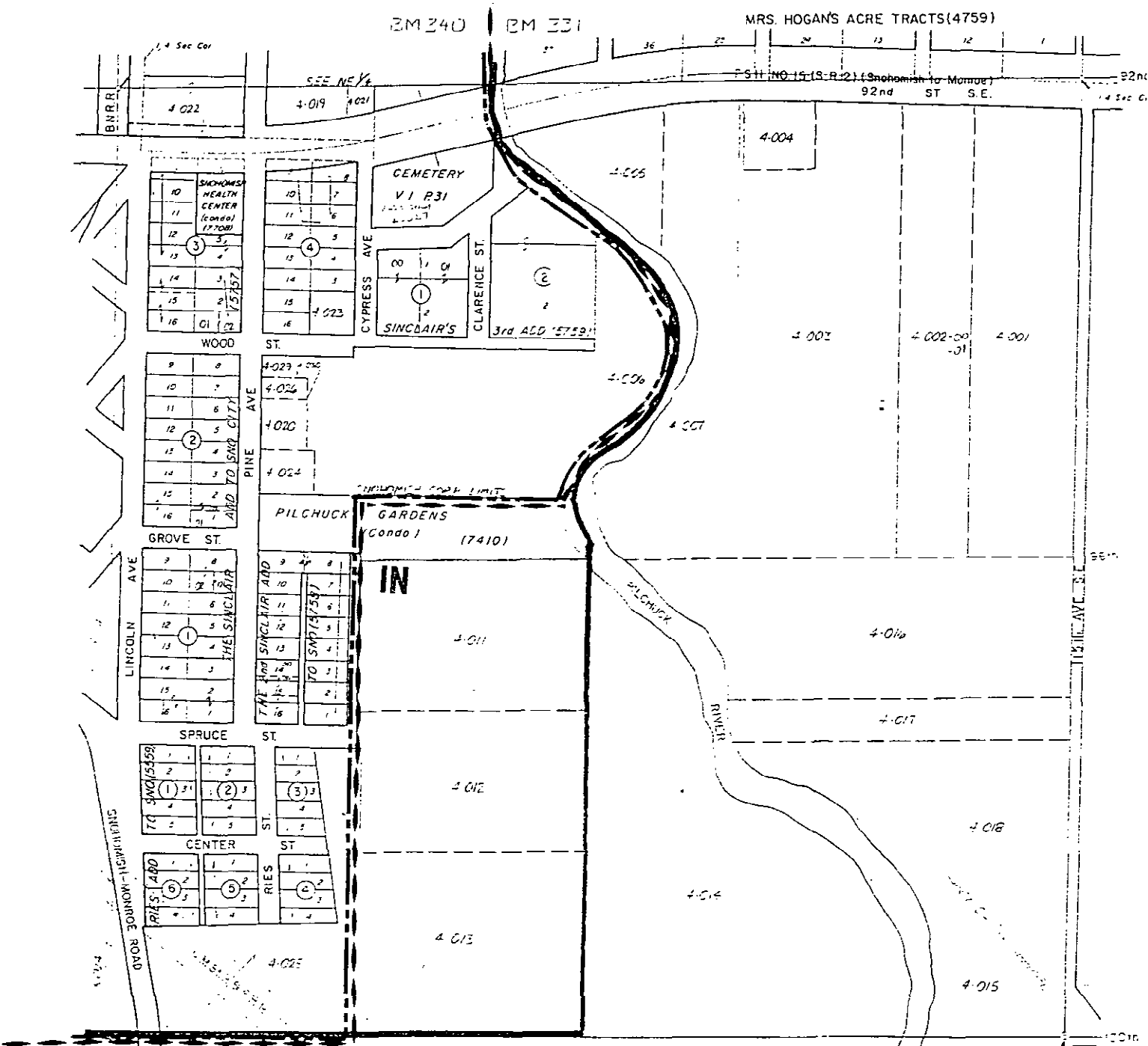


92nd ST SE. BM 350

NOTE: THIS IS NOT A SURVEY, IT IS A PLAT MAP. ROAD DESIGN LIMITS. MAY 25 1995

S.E. 1/4, SEC. 18, T.28N, R.6E.W.M.

1" = 200'



D.C.L., Jun, 79

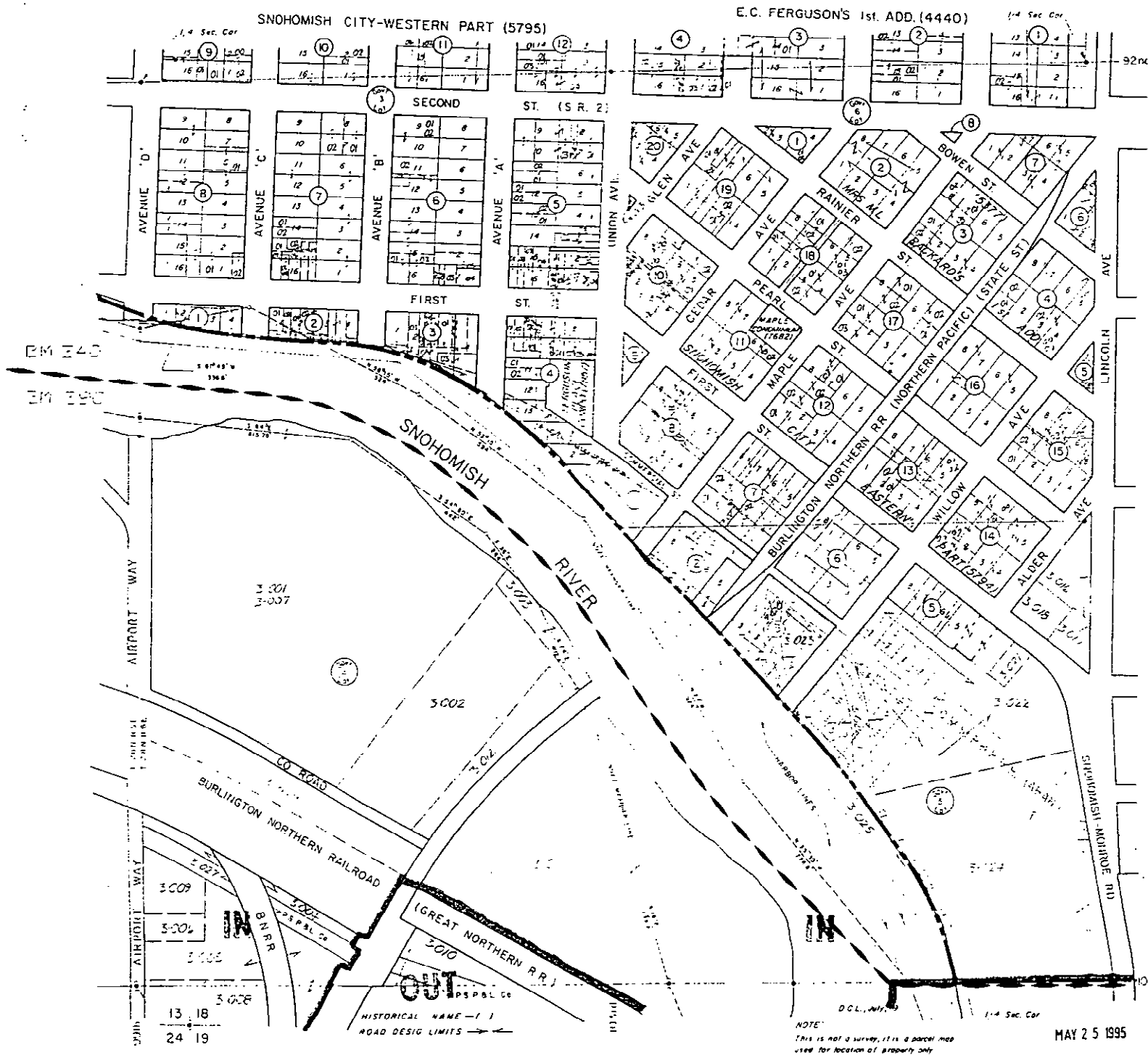
NOTE:
This is a 1979 survey, it is a parcel map
not for location of property only

18	17
19	20

11510
11515
11520
11525
11530

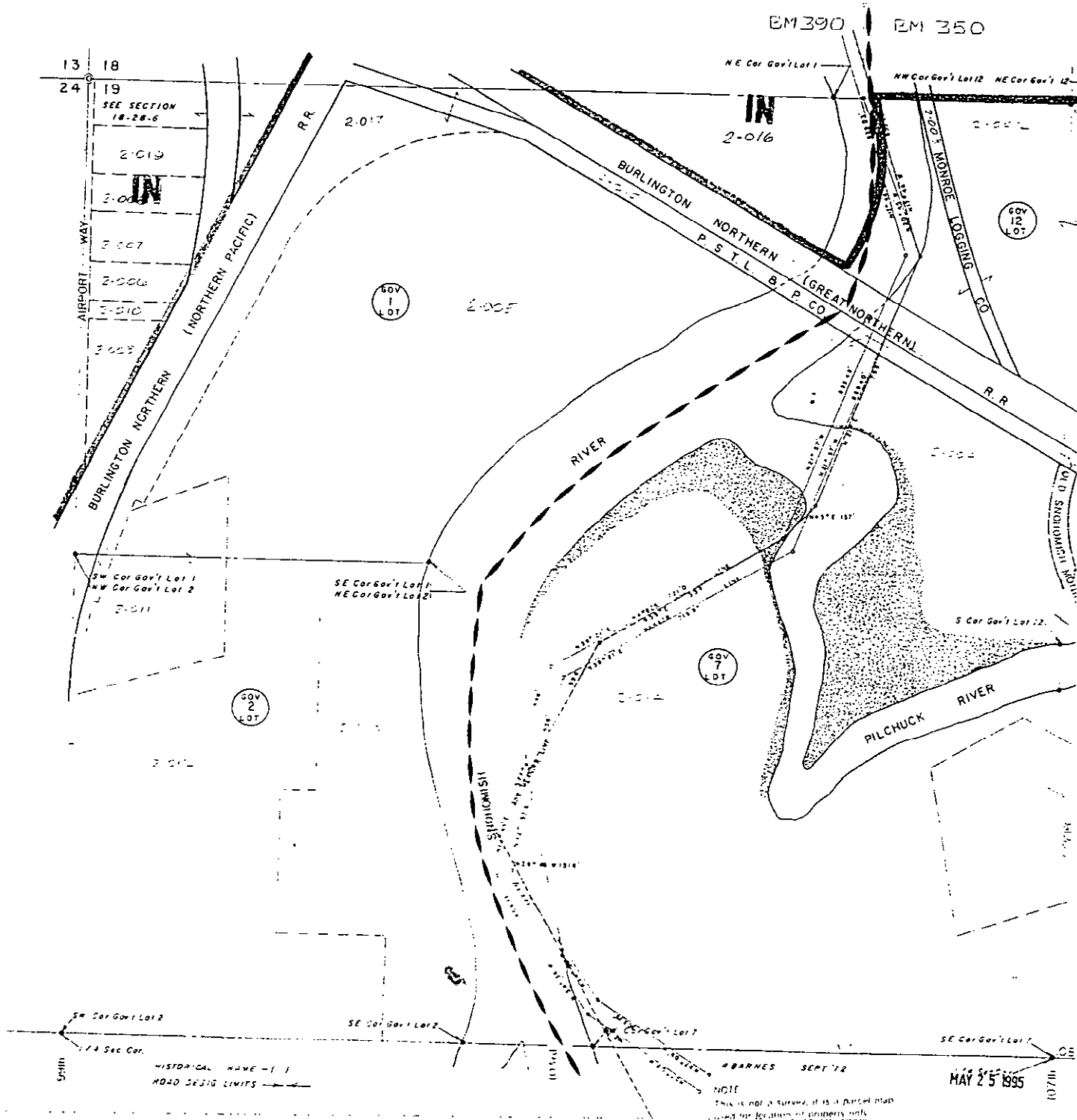
S.W. 1/4, SEC. 18, T. 28 N., R. 6 E. W.M.

1" = 200'



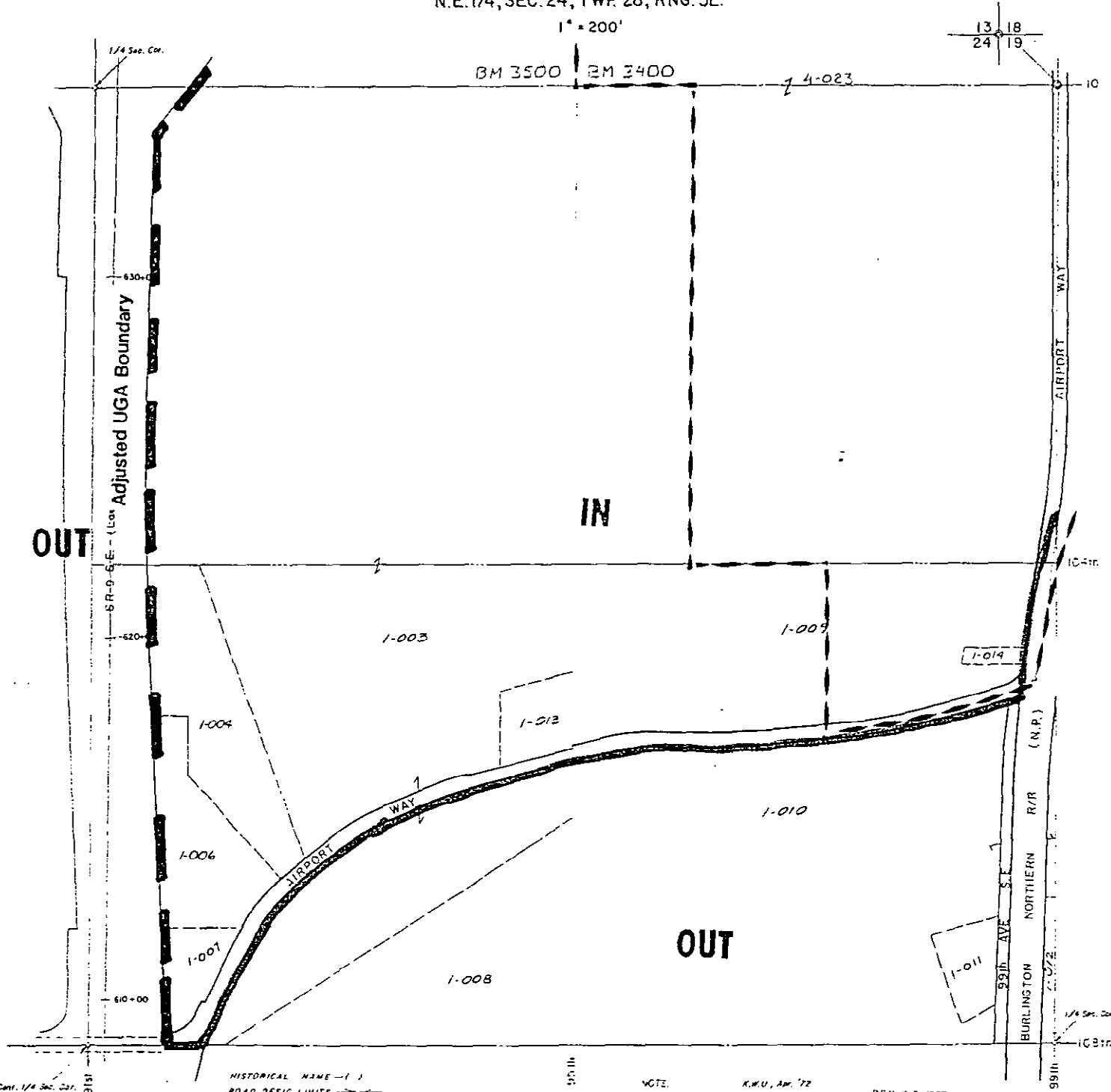
N.W. 1/4 SEC. 19, T. 28, R. 6E.

1" = 200'



N.E. 1/4, SEC. 24, TWP. 28, RNG. 5E.

1" = 200'



Cont. 1/4 Sec. 24, 9131

HISTORICAL NAME - ()
ROAD DESIG LIMITS → ←

NOTE: R.W.U., Apr. '72
This is not a survey, it is a parcel map
used for location of property only

DEC 23 1997

DEC 2

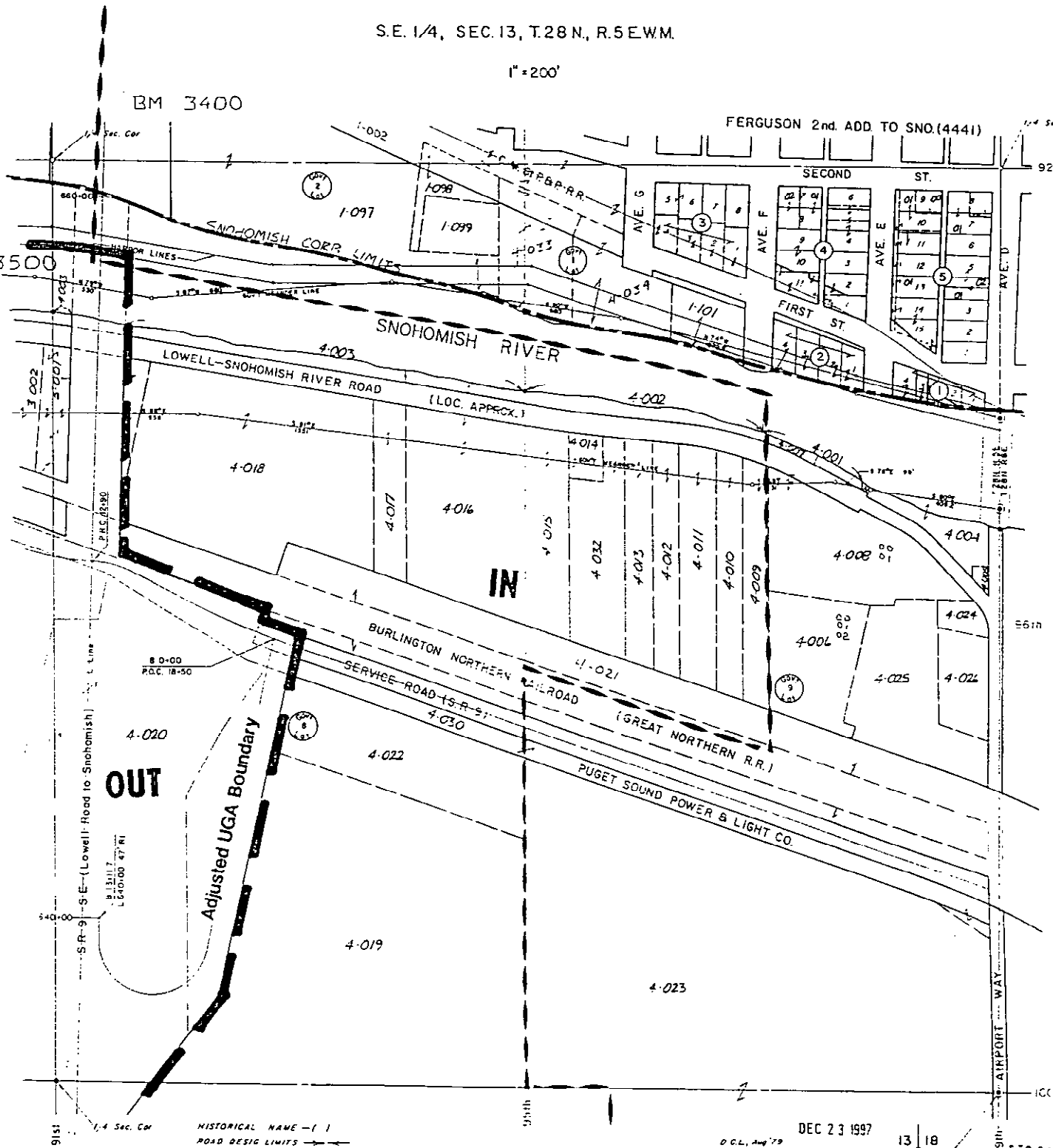
S.E. 1/4, SEC. 13, T.28 N., R.5 E.W.M.

1" = 200'

BM 3400

FERGUSON 2nd. ADD TO SNO.(4441)

BM 3500



OUT

IN

Adjusted UGA Boundary

HISTORICAL NAME - I / ROAD DESIG LIMITS

D.C.L. Aug '79

DEC 23 1997

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

13 | 18
24 | 19

99th AIRPORT WAY

S.E. 1/4, SEC. 13, T.28N, R.5E.W.M.

1" = 200'

BM 400

BM 340

FERGUSON 2nd ADD TO SNO(4441)

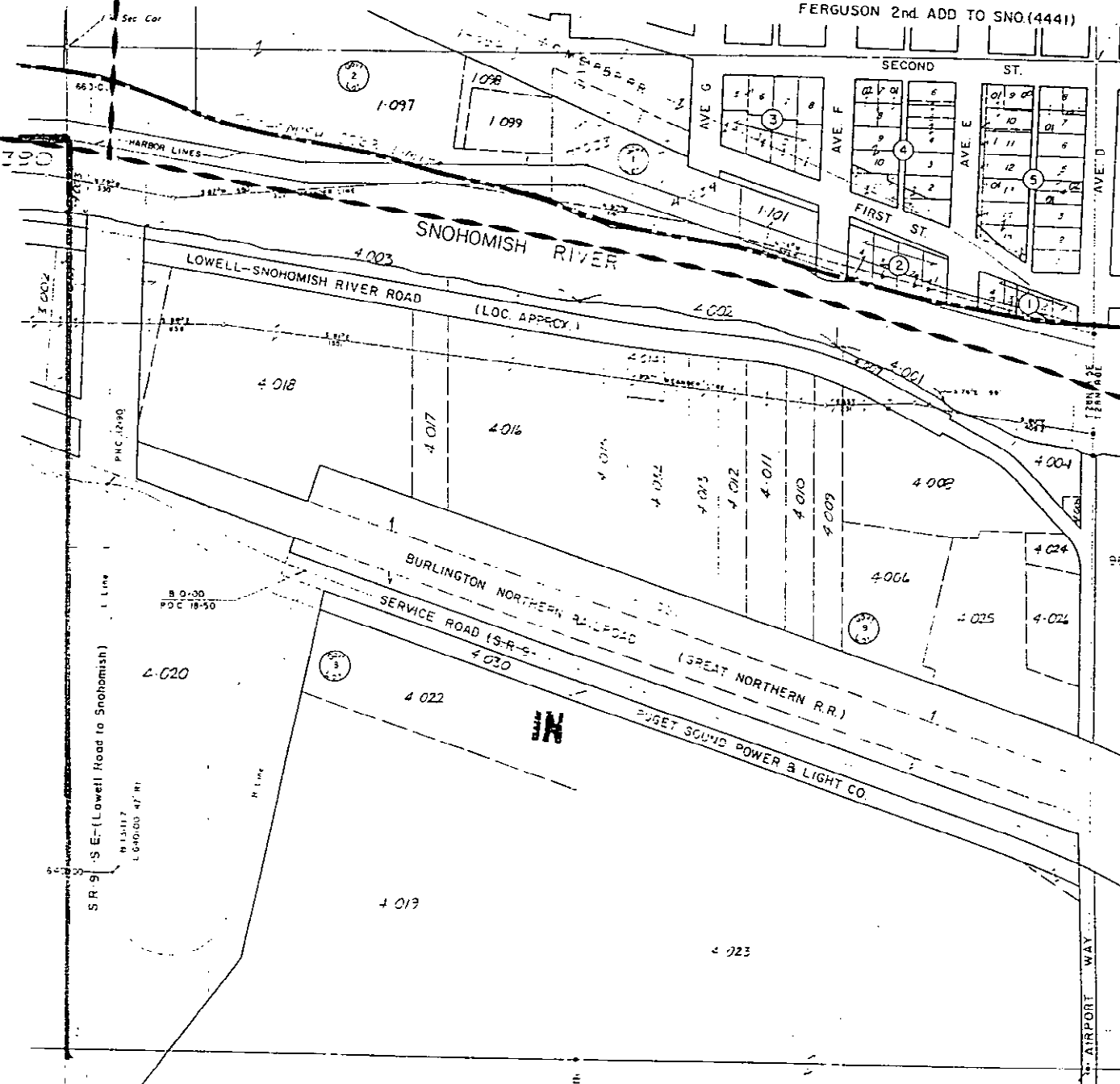
1/4 Sec 13

92-00

95-00

100-00

BM 390



SR-9 - S E - (Lowell Road to Snohomish)

PHC 1890

B D-30
PDC 18-50

W 15117
L 649000 47' RT

HISTORICAL NAME - ()
ROAD DESIG LIMITS →

D.C.L. Aug '79

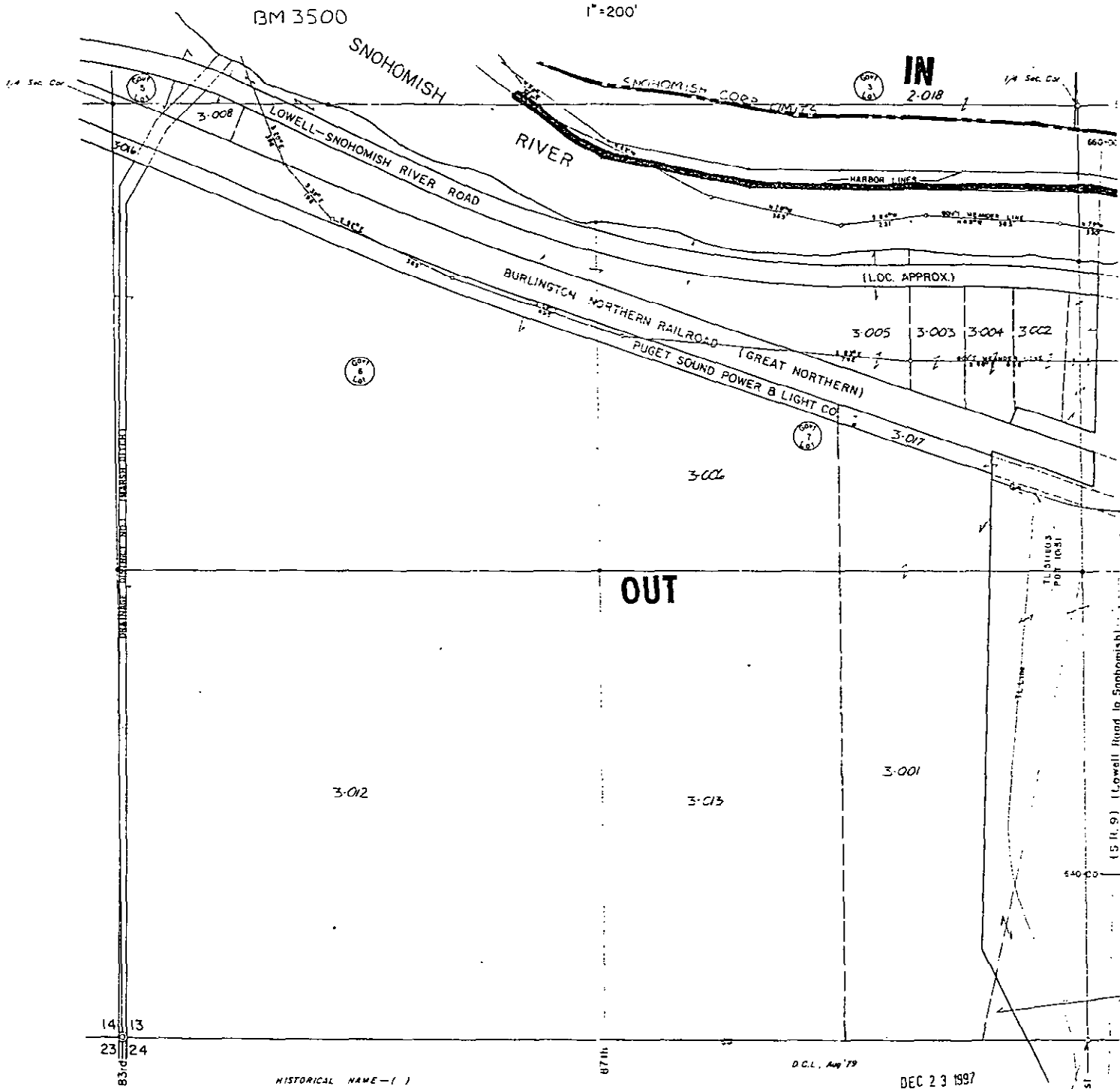
NOTE
This is not a survey, it is a parcel map
used for location of property only

13 18 MAY 23 1995
24 19

S.W. 1/4, SEC. 13 T. 28 N., R. 5 E. W. M.

BM 3500

1" = 200'



IN
2-018

OUT

3-012

3-013

3-001

3-006

3-005

3-003

3-004

3-002

(LOC. APPROX.)

3-017

14 13
23 24

HISTORICAL NAME - ()
ROAD DESIG LIMITS

D.C.L., Aug '79

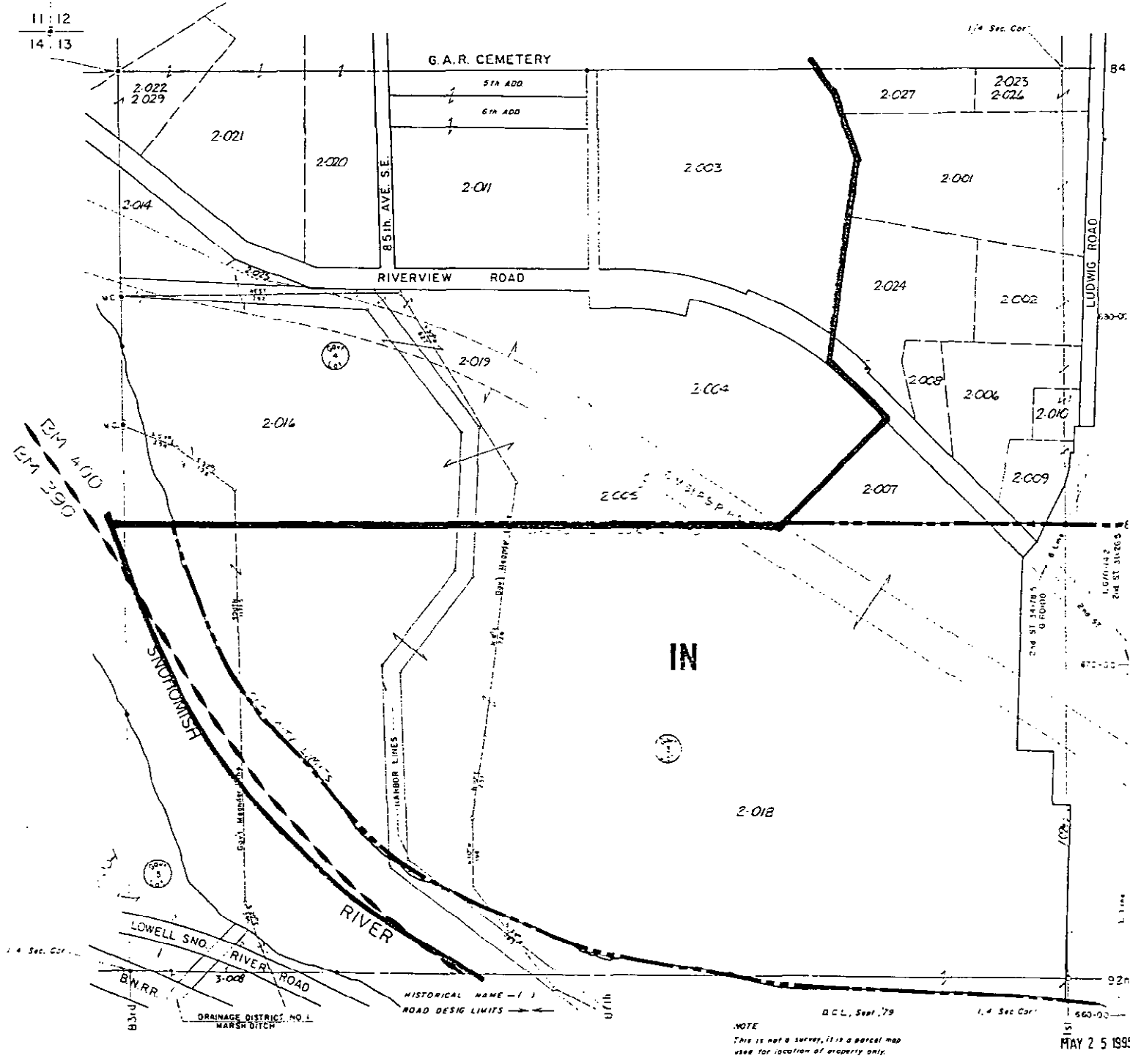
DEC 23 1997

NOTE:
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1/4 Sec. Cor. 915 DEC

N.W. 1/4, SEC. 13, T. 28 N, R. 5 E. W.M.

1" = 200'



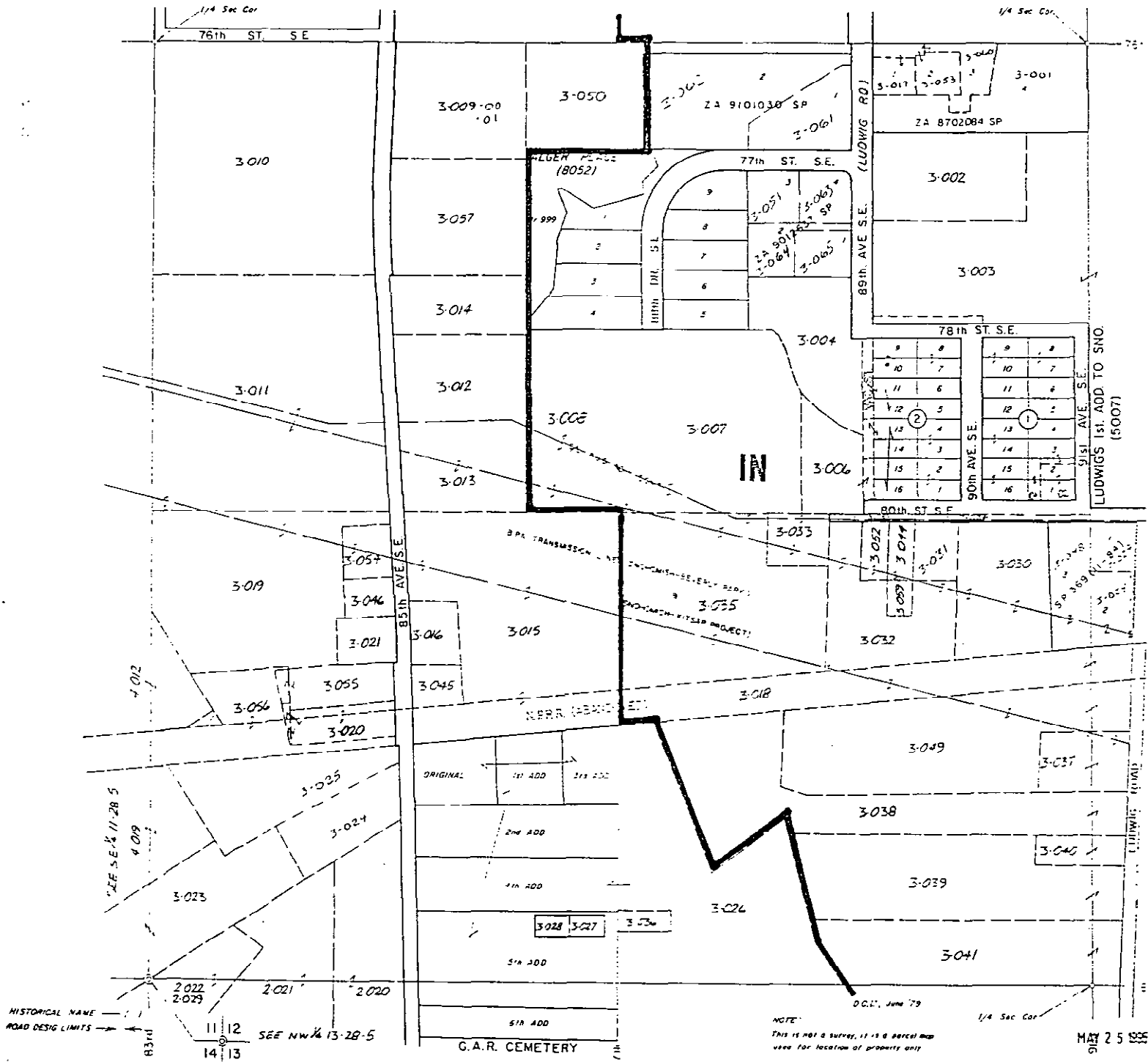
NOTE
This is not a survey, it is a parcel map
used for location of property only.

MAY 25 1994

S.W. 1/4, SEC. 12, T. 28 N., R. 5 E. W.M.

1" = 200'

BM 400

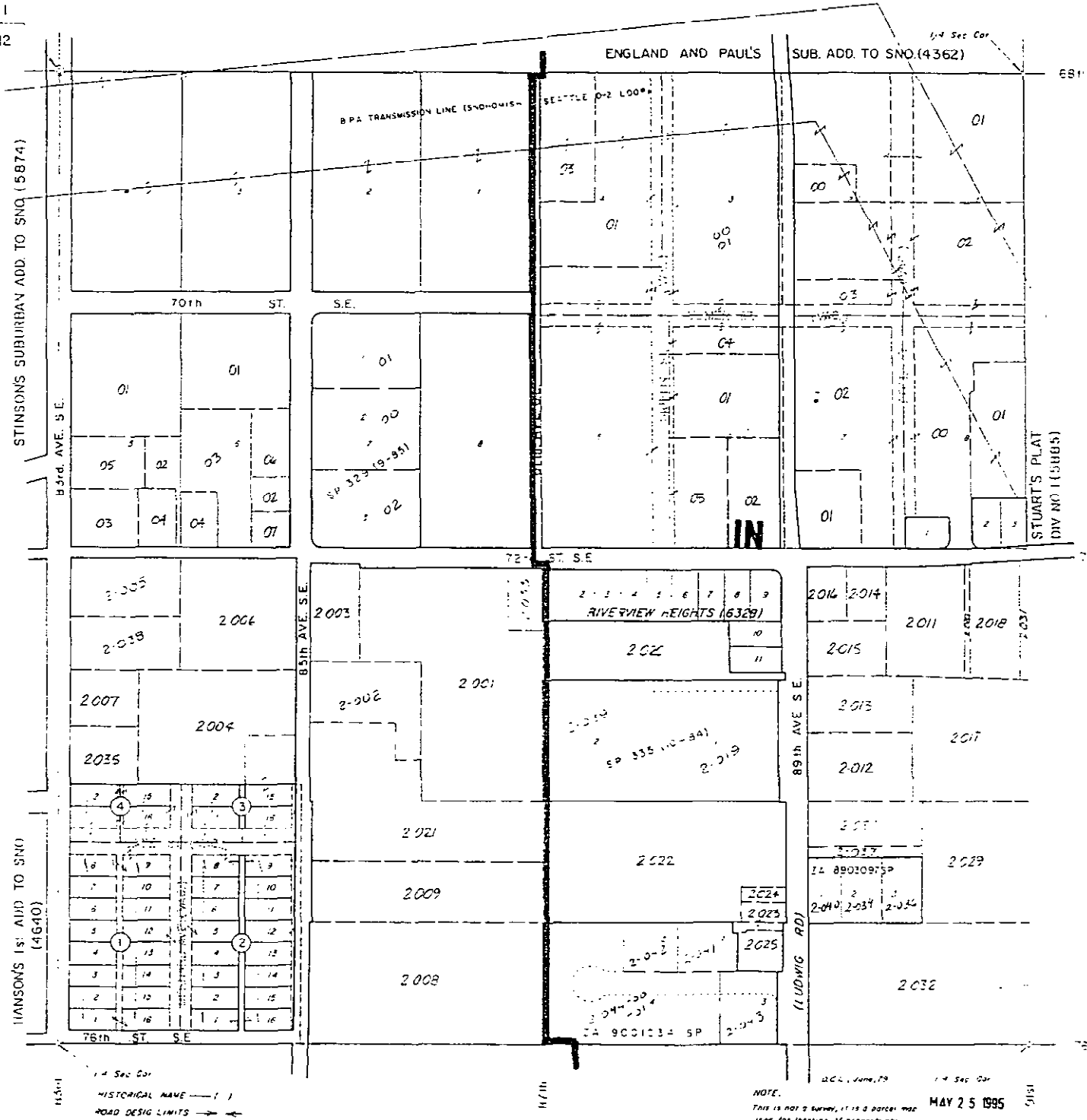


N.W. 1/4, SEC. 12, T.28N., R.5E.W.M.

1"=200'

BM 400

2 1
11 12



STINSON'S SUBURBAN ADD. TO SNO. (5874)

HANSON'S 1st ADD TO SNO (4640)

STUART'S PLAT (DIV NO 1 (5885))

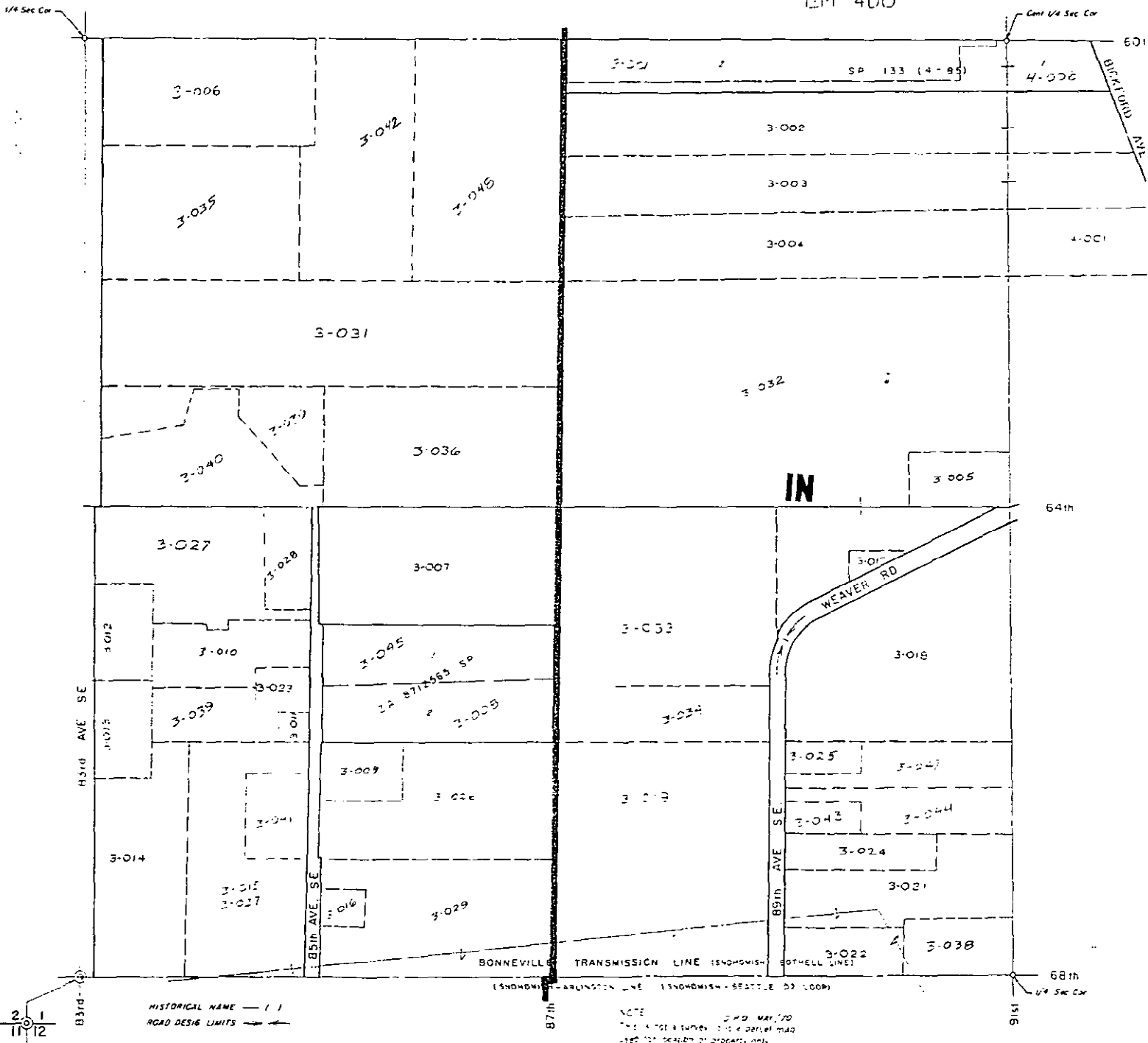
1/4 Sec Cor
HISTORICAL NAME ———→
ROAD DESIGN LIMITS ———→

NOTE:
This is not a survey, it is a parcel map
used for location of property only.
MAY 25 1995

SW 1/4, SEC. 1, T. 28N, R. 5E.

1" = 200'

BM 400



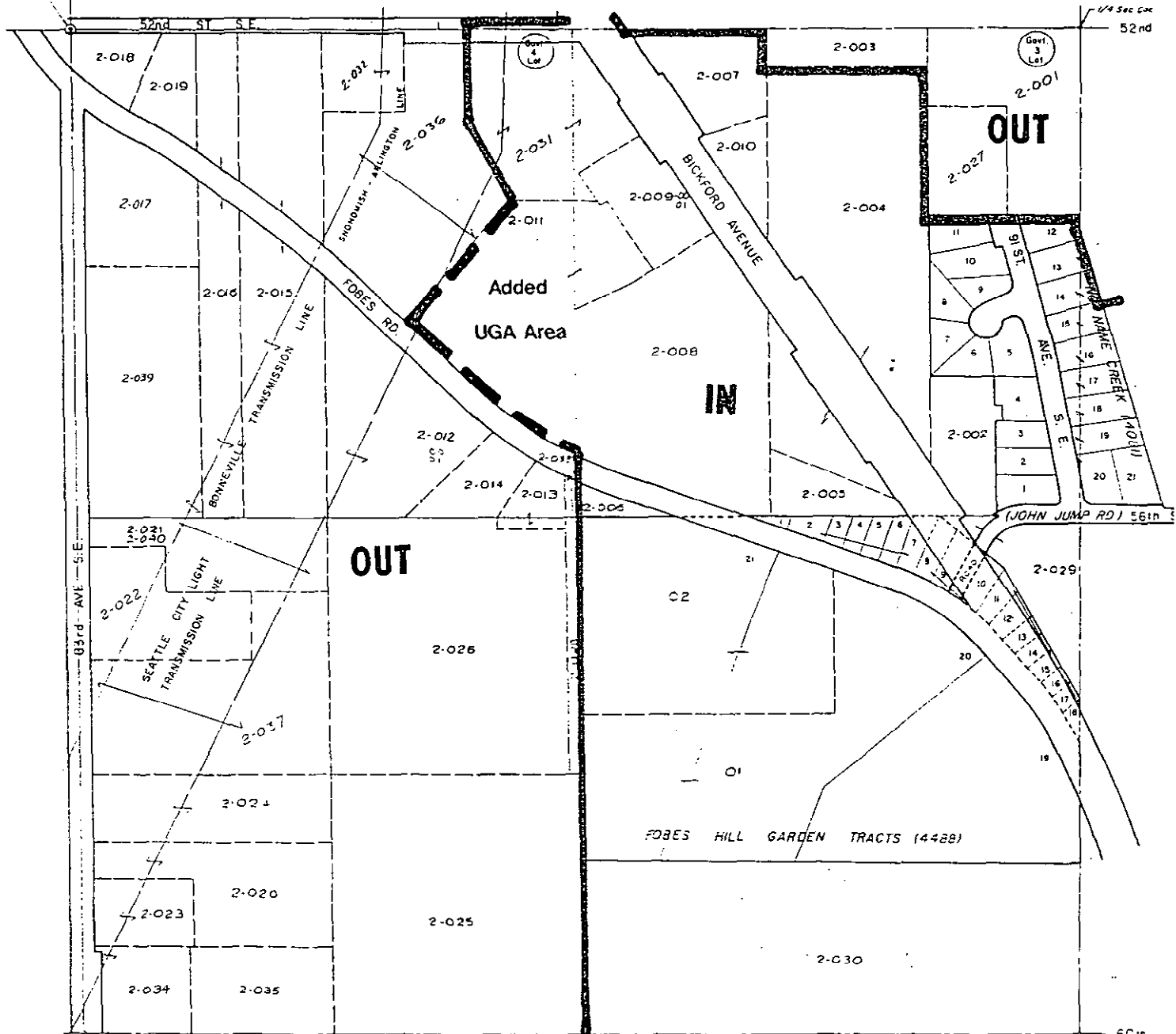
MAY 25 1995

N.W. 1/4, SEC. 1, T. 28 N., R. 5 E.

1" = 200

BM 3400

35 36
2 1



HISTORICAL NAME ()
ROAD DESIGN LIMITS → ←

NOTE: D.P.O. MAR, 70
This is not a survey, it is a parcel map
used for location of property only

DEC 23 1997

DEC 23