



COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 98-119
ADOPTING MAP AND TEXT AMENDMENTS TO THE
GROWTH MANAGEMENT ACT COMPREHENSIVE PLAN REGARDING
RURAL COMMERCIAL/INDUSTRIAL LAND USES
PURSUANT TO CHAPTER 32.07 SCC

WHEREAS, RCW 36.70A.130 and .470 direct counties planning under the Growth Management Act (GMA) to adopt procedures for interested persons to propose amendments and revisions to the comprehensive plan or development regulations; and

WHEREAS, the Snohomish County Council adopted chapter 32.07 SCC to comply with the requirements of RCW 36.70A.130 and .470; and

WHEREAS, seventy-five proposals to amend the comprehensive plan and implementing development regulations, including proposals to amend the comprehensive plan map and text, were submitted to the county for consideration to be included on the 1996 final docket; and

WHEREAS, the county council, after public hearings, considered recommendations from the Snohomish County Department of Planning and Development Services (PDS), and included citizen and county-initiated proposals to amend the Future Land Use Map (FLUM) and text of the GMA comprehensive plan on the 1996 final docket of proposed amendments to the plan and development regulations; and

WHEREAS, the county council adopted Revised Motion 96-389 setting the 1996 final docket of proposed amendments to the plan and development regulations, including direction to PDS to prepare plan text and county code amendments to provide a general policy and regulatory framework concerning rural commercial development; and

WHEREAS, PDS employed the services of planning consultants to assist in developing amendments to the policies and map of the GMA comprehensive plan regarding rural commercial and industrial land uses; and

WHEREAS, following two public meetings, the consultants prepared a report with recommendations for plan text and map amendments; and

WHEREAS, PDS completed final review and evaluation of the 1996 final docket, including proposed rural commercial and industrial land use policy and plan map amendments based on the consultants' report, and forwarded a recommendation to the Snohomish County Planning Commission; and

WHEREAS, the planning commission held hearings on the 1996 final docket including the rural commercial and industrial plan amendments on November 25, 1997, December 16, 1997, January 27, 1998, February 24, 1998, March 10, 1998, and April 21, 1998, and forwarded a recommendation to the county council; and

WHEREAS, the county council held public hearings on November 30, 1998, December 7, 1998 and December 16, 1998 to consider the entire record and hear public testimony on Ordinance. 98-119, adopting map and text amendments to the comprehensive plan and implementing development regulations.

NOW, THEREFORE, BE IT ORDAINED:

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

- A. The proposed General Policy Plan (GPP) text and map amendments are consistent with the direction provided by the county council in Motion 96-389 (revised 1/23/97) setting the final 1996 docket of annual comprehensive plan amendments and directing PDS to prepare plan amendments for consideration by the planning commission and county council to provide a general policy and regulatory framework concerning rural commercial development.
- B. The county council has harmonized the goals of the GMA and considered their balance in enacting the amendments to the rural element. The proposed amendments to the rural element of the comprehensive plan are consistent with the goals of the GMA, specifically the following:
 - 1. Urban growth: The amendments allow carefully checked rural commercial development in the rural areas, consistent with the character of the rural area. By carefully limiting the types and scope of rural business, commercial and industrial development that may occur in the rural area, the action encourages urban growth in the urban areas.
 - 2. Reduce sprawl: The proposal includes requirements for maximum lot size, building size, lot coverage, buffering, landscaping and other controls which will

reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

3. Transportation: By providing limitations on size of rural commercial businesses and requirements for their location at existing crossroads or on a county road or state highway, the amendments encourage efficient use of the existing public road system. The rural freeway service amendments allow for the provision of services to the motoring public without undermining the rural character of the area.
 4. Economic development: The proposal recognizes existing commercial and industrial developments in rural areas and allows for limited expansion, where appropriate, to serve the needs of the surrounding rural residential population.
 5. Property rights: The proposal balances the rights of property owners who own land zoned for commercial and industrial uses in rural areas with the rights of adjacent rural residential property owners.
 6. Permits: By establishing clear standards for commercial and industrial uses in the rural area, the amendments promote efficiency and predictability in the issuance of permits.
 7. Natural resource industries: The proposed amendments emphasize natural resource based businesses and industries within the rural commercial and industrial designations and zones.
 8. Environment: The proposed amendments require that site disruptions be minimized and that additional landscape and buffering measures be applied that facilitate the integration of environmental protection into site design.
 9. Citizen participation and coordination: The amendments have been widely disseminated and the public has been given numerous opportunities to comment on the proposed amendments.
 10. Public facilities and services. The proposed new plan designations and their associated policies are designed through limitations on maximum lot size and building size to require only a rural and not an urban level of service.
- C. The proposal as amended by the planning commission meets the requirements of the GMA, specifically for development in rural areas as follows:

1. The proposed amendments will maintain a level of rural character outside designated urban growth areas (UGAs) consistent with the county GMA comprehensive plan and applicable GMA provisions;
 2. The proposed amendments will contain or otherwise control rural development consistent with GMA provisions;
 3. The proposed rural commercial plan designations of Rural Freeway Service and the policies for the Rural Business zone are consistent with the GMA provisions that allow limited rural development and protect rural character; and
 4. The proposed policies regarding setbacks, building size, landscaping, buffering, and use separation are necessary for, and constitute adequate provisions for maintaining visual compatibility of rural commercial and industrial uses with adjacent and vicinity rural residential uses.
- D. The proposed plan text and FLUM amendments as amended by the planning commission are consistent with the final review and evaluation criteria of SCC 32.07.080.
1. The proposed amendments maintain consistency with other elements of the County's GMA comprehensive plan;
 2. All applicable elements of the GMA comprehensive plan support the proposed amendments;
 3. The proposed amendments more closely meet the goals, objectives, and policies of the GMA comprehensive plan and meet the GPP's direction in Policies LU-6.A.3 and 6.A.6 and Implementation Measure LU 6 c for further study of rural commercial and industrial land use issues; and
 4. The proposed plan text and FLUM amendments are consistent with the countywide planning policies, specifically Policy RU-5 and RU-6 which call for guidelines limiting commercial and industrial development outside of UGAs. The proposed policies constitute these guidelines and incorporate more detailed direction consistent with recent amendments to the GMA regarding rural development.
- E. The Rural Activity Center plan designation, objective and policies are not adopted based on the following findings and conclusions:

1. Public testimony indicated that more time is required to work with Clearview area citizens and property owners on revisions to the proposal;
 2. Current business owners are worried about the financial impacts of the proposal on their ability to operate their businesses;
 3. Since the existing Clearview commercial area appears to be no longer rural, several features of the proposed Rural Activity Center designation and policies cannot be applied in this area; and
 4. The volume of existing and projected traffic on SR-9, its impact, and proposed road improvements need to be considered as part of the reconsideration of the proposal.
- F. The amendments to the GMA comprehensive plan satisfy the procedural and substantive requirements of and are consistent with the GMA.
- G. The amendments maintain the GMA comprehensive plan's consistency with the multi-county policies adopted by the Puget Sound Regional Council and with the countywide planning policies for Snohomish County.
- H. There has been early and continuous public participation in the review of the proposed amendments.
- I. The Draft Supplemental Environmental Impact Statement (DSEIS) (October 7, 1997) to the Final Environmental Impact Statement (FEIS) for the Snohomish County Comprehensive Plan was prepared for the proposed amendments to satisfy the State Environmental Policy Act (SEPA) requirements. A Final Supplemental Environmental Impact Statement (FSEIS) was issued on July 10, 1998, for the proposed amendments. The FSEIS describes the proposed GMA comprehensive plan and development regulation amendments and analyzes their impacts.
- J. The recommended amendment is within the scope of analysis contained in the FSEIS and results in no new significant adverse environmental impacts. The DSEIS and FSEIS perform the function of keeping the public apprised of the refinement of the original GMA comprehensive plan proposal by adding new information.
- K. The SEPA requirements with respect to this proposed action have been satisfied by this document.

Section 2. The county council bases its findings of fact and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits.

Section 3. Based on the foregoing findings and conclusions, the Snohomish County Growth Management Act Comprehensive Plan-General Policy Plan adopted as Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Amended Ordinance 98-112 on December 16, 1998, is amended as indicated in the General Policy Plan (GPP) Amendments Regarding Rural Commercial/Industrial Land Uses, which are attached hereto as Exhibit A and incorporated by reference into this ordinance as if set forth in full.

Section 4. The county council hereby amends the Future Land Use Map of the Snohomish County Growth Management Act Comprehensive Plan-General Policy Plan which was adopted as Map 4 of Exhibit A in Section 4 of Amended Ordinance No. 94-125 on June 28, 1995, and last amended by Ordinance No. 98-115 on December 16, 1998, as shown in the maps contained in Exhibits B-1(West and East Portion Locational Maps) and C-1(Assessor Maps) which are attached hereto and incorporated by reference into this ordinance as if set forth in full.

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 16th day of December, 1998.

ATTEST:

Sheila McCallister
Clerk of the County Council

- () Approved
() Emergency
() Vetoed

Approved as to form:

Deputy Prosecuting Attorney

Snohomish County, Washington
Ruth Seeman
Chair, County Council

Date 12-17-98

Joan M. Earl
County Executive
JOAN M. EARL
Deputy Executive

ATTEST:

Connie Merritt

Date 12-17-98

D-25

Exhibit A

General Policy Plan (GPP) Amendments Regarding Rural Commercial/Industrial Land Uses

PLEASE NOTE:

All page references are to page numbers in the GPP that has been in effect since December 12, 1996.

Amend the seventh paragraph of the second column on page IN-15 to read:

Other plans and reports were used in the preparation or amendment of the County's GMA Comprehensive Plan and are available from the Department of Planning and Development Services, from other county departments, or from other agencies as noted below:

Add a new bullet at the end of the second column on page IN-16 to read:

- Snohomish County Rural Commercial and Industrial General Policy Plan and Zoning Amendment Study, Final Report (Dennis Tate Associates, Kasprisin Pettinari Design, July 1997)

Add a new paragraph at the end of the second column on page LU-19 to read:

A major portion of the Rural/Resource Plan was completed as part of the GPP amendments that were adopted and became effective on December 12, 1996, in response to Growth Management Hearings Board decisions. The amendments modified and refined the rural residential plan provisions of the GPP. On December 16, 1998, the county adopted additional plan refinements concerning rural commercial and rural industrial land uses as directed by the GPP, the countywide planning policies, and amendments to GMA passed by the state legislature in 1997 as part of ESB 6094.

Repeal Policy LU 6.A.3 on page LU-19:

~~6.A.3 In the Rural/Resource Plan, the county shall consider limiting uses in industrial designations within rural areas to natural resource based industries requiring proximity to natural resource lands.~~

Repeal Policy LU 6.A.5 on page LU-19:

~~6.A.5 Existing commercial designations within the rural area shall be maintained consistent with existing subarea plans until the adoption of the Rural/Resource Plan.~~

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Repeal Policy LU 6.A.6 on page LU-20:

- ~~6.A.6 In the Rural/Resource Plan, the county shall consider limiting uses in commercial designations within rural areas to those serving rural residents and supporting natural resource and tourism-related uses and excluding comparison shopping uses.~~

Amend Policy LU 6.B.5 on page LU-23 to read:

- 6.B.5 Nonresource-dependent tourism-related uses such as motels and restaurants serving rural and resource areas should be located within the commercial zones and designations of nearby towns and unincorporated rural areas.

Amend Policy LU 6.E.3 on page LU-25 to read:

- 6.E.3 The ~~Rural/Resource Plan~~ county shall establish locations and standards for commercial and existing industrial development within the rural Clearview area along SR-9 as part of the county's annual amendment process.

Add new Objective LU 6.F on page LU-25 to read:

- LU 6.F Within rural residential areas, recognize existing businesses that are an integral part of the rural character and provide for small-scale, commercial developments that support the immediate rural population with necessary goods and services.

Add new Policies LU 6.F.1 through LU 6.F.8 on page LU-25 to read:

- 6.F.1 Within the rural residential designations of the Future Land Use Map, limited commercial uses shall be permitted within a Rural Business zone that provide opportunities for retail sales and services to the surrounding rural population.
- 6.F.2 The county shall develop Rural Business zoning and development standards that facilitate small-scale retail and service uses at appropriate locations within rural residential areas and minimize impacts to residential areas, resource lands, and critical areas.
- 6.F.3 In order to maintain the character of surrounding rural residential areas, the Rural Business development standards shall restrict the building size, height, and setback; the size, location, and type of uses; and the areas of impervious surfaces.
- 6.F.4 Rural Business development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include domestic water, septic systems, and transportation facilities.
- 6.F.5 Existing small-scale commercial uses within rural residential zones may be zoned Rural Business whether or not they meet the locational criteria listed in Policy LU 6.F.7 only if they are uses allowed within the Rural Business zone. If existing uses do not meet the locational criteria, no future expansion of the zone shall be allowed. This policy is not intended to preclude legal non-conforming uses from expanding consistent with Snohomish County Code provisions.

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- 6.F.6 The county shall rezone existing commercial zones within rural areas and outside the Rural Commercial and Rural Freeway Service designations to the new Rural Business zone.
- 6.F.7 New Rural Business zones may only be approved in Rural Residential plan designations if they meet the following locational criteria:
- (a) A minimum of six hundred residential dwelling units shall be located within a two and one-half mile radius of the proposed site.
 - (b) The site is located along a county road or state highway with at least one hundred feet of street frontage or at an intersection of two public roads.
 - (c) No other areas designated or zoned for commercial uses shall be located closer than two and one-half miles in the rural area.
 - (d) The total area zoned for Rural Business at any given location shall not include more than five acres of net usable area. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales. Parcels within a Rural Business location shall have common boundaries unless separated by public rights-of-way.
 - (e) The size and configuration of the area to be zoned must be capable of accommodating setbacks, buffers, critical area protection, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
 - (f) Sites shall be located no closer than one mile to a UGA boundary.
- 6.F.8 Sites within a Rural Business zone shall be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment shall be provided.
 - (b) Site disruption such as excessive grading, filling, or clearing of vegetation shall be minimized through landscaping and buffer requirements.
 - (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed fifty percent of the net usable site area.
 - (d) Storm water detention facilities such as ponds and grassy swales shall be designed and landscaped to integrate them into the overall site design and the landscaped buffers on the site.
 - (e) All structures shall be set back fifty feet from rural residential zoned properties and from designated farmland. Structures shall be set back one hundred feet from designated forest land.
 - (f) Type III landscaping (as defined by the county's landscaping code), which may include native vegetation with an average width of twenty-five feet but not less than ten feet, shall be provided along all frontage and access roads abutting the property and between other Rural Business zoned properties. Type II landscaping (as defined by the county's landscaping code), which

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may include native vegetation with a width of fifty feet, shall be provided along property lines adjacent to rural residential zoned areas.

- (g) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage excluding areas for access drives and sign locations, unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
- (h) Billboards shall be prohibited within the Rural Business zone. Signage requirements shall be similar to the signage provisions of the Neighborhood Business zone.
- (i) Adequate water supplies shall be demonstrated for commercial use and fire protection including fire flow.
- (j) Refuse collection, fuel loading and storage areas, and large truck parking areas shall be located at least one hundred feet from residential areas and screened by fence or landscaping.

Add new Objective LU 6.H on page LU-25 to read:

LU 6.G Provide areas for small-scale, freeway interchange commercial uses that support both local rural populations and the traveling public with necessary goods and services.

Add new Policies LU 6.H.1 through LU 6.H.8 on page LU-25 to read:

LU 6.G.1 Within rural lands outside of urban growth areas (UGAs), and located along Interstate 5 at freeway interchanges, permit limited commercial uses that provide opportunities for retail sales and services to rural populations and the needs of the traveling public.

LU 6.G.2 The Rural Freeway Service designation shall replace the previous Rural Commercial designations at the Interstate 5 interchanges north of the Arlington/Marysville UGA.

LU 6.G.3 Existing commercial zones currently located at freeway interchanges outside UGAs and within Rural Freeway Service plan designations shall be rezoned to the Rural Freeway Service zone regardless of size.

LU 6.G.4 Rural Freeway Service zoning and development, site, and locational criteria shall be adopted that facilitate small-scale retail and service uses at appropriate locations that minimize impacts to rural residential areas, resource lands, and critical areas.

LU 6.G.5 In order to maintain the rural character of the area, Rural Freeway Service development standards shall restrict the building size, height, and setback; the areas of impervious surfaces; and the size, location, and type of uses.

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- LU 6.G.6 Rural Freeway Service development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include domestic water, septic systems, and transportation facilities.
- LU 6.G.7 New Rural Freeway Service designations on the Future Land Use map may be approved only in rural areas and if the area meets the following locational criteria:
- (a) Sites should be located near an Interstate 5 interchange and shall abut a frontage or access road.
 - (b) Total land area designated for Rural Freeway Service at any given interchange shall not include more than ten net usable acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.
 - (c) Site conditions such as topography, soils, existing vegetation, critical areas, vehicular traffic sight lines and capacity for water, fire protection and septic systems shall be adequate to support Rural Freeway Service development without adverse impacts to adjacent sites or the natural environment.
 - (d) The size and configuration of the area to be zoned must be capable of accommodating setbacks, buffers and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
- LU 6.G.8 Sites within a Rural Freeway Service designation shall be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment shall be provided.
 - (b) Site disruption such as excessive grading, filling, or clearing of vegetation shall be minimized through landscaping and buffer requirements.
 - (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed sixty percent of the net usable site area.
 - (d) Storm water detention facilities such as ponds and grassy swales shall be designed and landscaped to integrate them into the overall site design and the landscaped buffers on the site.
 - (e) All applicable State Highway regulations related to access shall be met.
 - (f) All structures shall be set back fifty feet from rural residential zoned properties and from designated farmland. Structures shall be set back one hundred feet from designated forest land.
 - (g) Type III landscaping (as defined by the county's landscaping code), which may include native vegetation with an average width of twenty-five feet but not less than ten feet, shall be required along all frontage and access roads abutting the property and between other Rural Freeway Service or Rural Business zoned properties. Type II landscaping (as defined by the county's landscaping code), which may include native vegetation with a width of

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fifty feet, shall be provided along property lines adjacent to rural residential zoned areas.

- (h) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage excluding areas for access drives and sign locations unless tree removal is required to meet Department of Public Works Engineering Design and Development Standards or because of public health and safety concerns.
- (i) Billboards shall be prohibited within the Rural Freeway Service zone. Signage requirements shall be similar to the signage provisions of the Freeway Service zone.
- (j) Adequate water supplies shall be demonstrated for commercial use and fire protection including fire flow.
- (k) Refuse collection, fuel loading and storage areas, and large truck parking areas shall be located at least one hundred feet from residential areas and screened by fence or landscaping.

Add new Objective LU 6.I on page LU-25 to read:

LU 6.H Provide for small-scale industrial uses in the rural areas of the county that are primarily dependent on the natural resources derived from the rural and resource areas.

Add new Policies LU 6.I.1 through LU 6.I.7 on page LU-25 to read:

- LU 6.H.1: Within rural lands outside of urban growth areas (UGAs), permit limited rural industrial land uses in areas previously designated or zoned for rural industrial uses to provide opportunities for small-scale industrial development that relates to other rural uses and natural resource production, processing and distribution of goods.
- LU 6.H.2 Recognize the existing rural industrial designations and zones in the county that contribute to the economic diversity of the unincorporated areas of the county and provide employment opportunities to nearby rural populations.
- LU 6.H.3 Existing industrial zones outside UGAs shall be rezoned to the Rural Industrial zone regardless of size.
- LU 6.H.4 Rural industrial areas should be developed in a manner which supports the rural character of the county and protects sensitive natural features of the environment. The scale and character of rural industrial development shall be smaller and less intense than urban industrial development.
- LU 6.H.5 Rural Industrial development shall be limited to development that can be supported by services typically delivered at rural levels of service. These services may include water, septic systems, and transportation facilities.

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- LU 6.H.6 Expansions of Rural Industrial designations on the Future Land Use map may be approved only if they meet the following locational criteria:
- (a) Site conditions such as topography, soils, existing vegetation, critical areas, and capacity for water, fire protection and septic systems shall be adequate to support intensive resource-based industrial production without significant adverse environmental impacts.
 - (b) Designation size and configuration shall allow for setbacks, buffers, and other site planning and design techniques that permit small-scale, rural commercial development characteristics.
 - (c) Total land area designated for Rural Industrial at any given location shall not include more than twenty net usable acres. Net usable area shall be the total site area less critical areas and their required buffers, roads, detention/retention areas, and biofiltration swales.
 - (d) Rural industrial development shall not require the construction of long access roads or other transportation improvements such as bridges and roads.
- LU 6.H.7 Sites within a Rural Industrial designation shall be developed according to development regulations which incorporate the following criteria:
- (a) Existing native vegetation should be retained within required buffers. Screening of parking areas, outdoor storage and mechanical equipment shall be provided.
 - (b) Site disruption such as excessive grading, filling, or clearing of vegetation shall be minimized through landscaping and buffer requirements.
 - (c) Total permitted impervious surfaces of buildings, parking and other support areas such as storage, trash containers, etc., shall not exceed sixty percent of the net usable site area.
 - (d) Storm water detention facilities such as ponds and grassy swales shall be designed and landscaped to integrate them into the overall site design and the landscape buffers on site.
 - (e) All structures shall be set back one hundred feet from rural residential zoned properties, designated farmland, and designated forest land.
 - (f) Type III landscaping (as defined by the county's landscaping code), which may include native vegetation with an average width of twenty-five feet but not less than ten feet shall be required along all frontage and access roads abutting the property and between other Rural Freeway Service or Rural Business zoned properties. Type II landscaping (as defined by the county's landscaping code), which may include native vegetation with a width of one hundred feet shall be required along property lines abutting rural residential areas.
 - (g) Sites shall retain all existing trees of three inch caliper and larger in all required buffers along side and rear property lines. Sites shall retain all existing evergreen trees of three inch caliper and larger in all required buffers along property frontage excluding areas for access drives and sign locations unless tree removal is required to meet Department of Public Works Engi-

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neering Design and Development Standards or because of public health and safety concerns.

- (h) Billboards shall be prohibited within the Rural Industrial zone. Signage requirements shall be similar to the signage provisions of the Neighborhood Business zone.
- (i) Adequate water supplies shall be demonstrated for commercial use and fire protection including fire flow.
- (j) Refuse collection, fuel loading and storage areas, and large truck parking areas shall be located at least one hundred feet from residential areas and screened by fence or landscaping.
- (k) Disruption to adjacent rural residential areas by noise, dust, odors, operating hours, vehicular movement and traffic, or adverse visual alteration of the natural landscape by industrial activities shall be minimized.

Amend the last paragraph of the first column on page LU-50 to read:

Rural Commercial (Com-R). This designation consists of commercial plan designations along SR-9 in the Cathcart-Maltby-Clearview subarea plans which generally allow for neighborhood, community, and rural commercial uses such as small grocery stores, service stations, hardware stores and nurseries to serve the needs of the rural population. ~~Several of these sites are located along the freeway and serve travelers and tourists.~~ The ~~((existing))~~ pre-GMA subarea comprehensive plans will continue to provide direction as to the location, extent, and specific type of all commercial land uses as long as their designations are generally consistent with the GPP. The extent and type of rural commercial uses and zoning will be evaluated as part of the annual plan amendment process and incorporated into the ~~detailed Rural/Resource~~ General Policy Plan.

Add a new paragraph at the end of the first column on page LU-50 to read:

Rural Freeway Service (RFS): This designation includes land that has previously been designated or zoned as Rural Commercial land at the rural Interstate 5 interchanges in north Snohomish County. The designation and implementing zones require rural development standards that make rural freeway service development compatible with adjacent rural residential uses.

Amend the first full paragraph of the second column on page LU-50 to read:

Rural Industrial (~~Ind-R~~ RI). This designation includes existing industrial zones and industrial plan designations on subarea comprehensive plan maps in rural areas. These designations allow rural industries which need locations close to the natural resources in rural areas. They are located in areas where urban services, particularly sanitary sewers, will not be provided. The designation is implemented through GPP policies and code provisions that ensure industrial development is compatible with surrounding rural residential land uses ~~designation's location, extent, allowable uses~~

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~~and zoning will be the subject of further study and be finalized in the Rural/Resource Plan.~~

Amend the last full paragraph of the second column on page LU-54 to read:

In rural areas, a separate map (see Map 3, Geographic Areas of Emphasis in attached Map Portfolio) shows the boundaries of areas with unique rural planning issues which will be addressed in the Rural/Resource Plan. The county will be receiving recommendations on land use designations and policies for these areas through a public involvement process. The Rural/Resource Plan may require adjustments to the general designations and policies of the General Policy Plan. Some of the planning products envisioned for the Rural Resource Plan have been completed and adopted as part of the county's 1996 plan amendments in response to the Growth Management Hearings Board and the 1996 plan amendment packet for rural commercial and industrial areas.

Repeal Implementation Measures LU 6.c and 6.d on page H-2 of Appendix H (Implementation Measures)

- ~~e. Evaluate the range of uses permitted by Neighborhood Business (NB), Community Business (CB), and Freeway Service (FS) zones to determine if changes are necessary to retain and support the rural character. If appropriate, revise the zoning code use matrix or create a new rural commercial zoning classification.~~
- ~~d. Evaluate the range of uses permitted by Industrial Park (IP), Business Park (BP), and Light Industrial (LI) zones to determine if changes are necessary to retain and support use by natural resource based industries which require proximity to nearby resource lands. If appropriate, revise the zoning code use matrix or create a new rural industrial zoning classification.~~

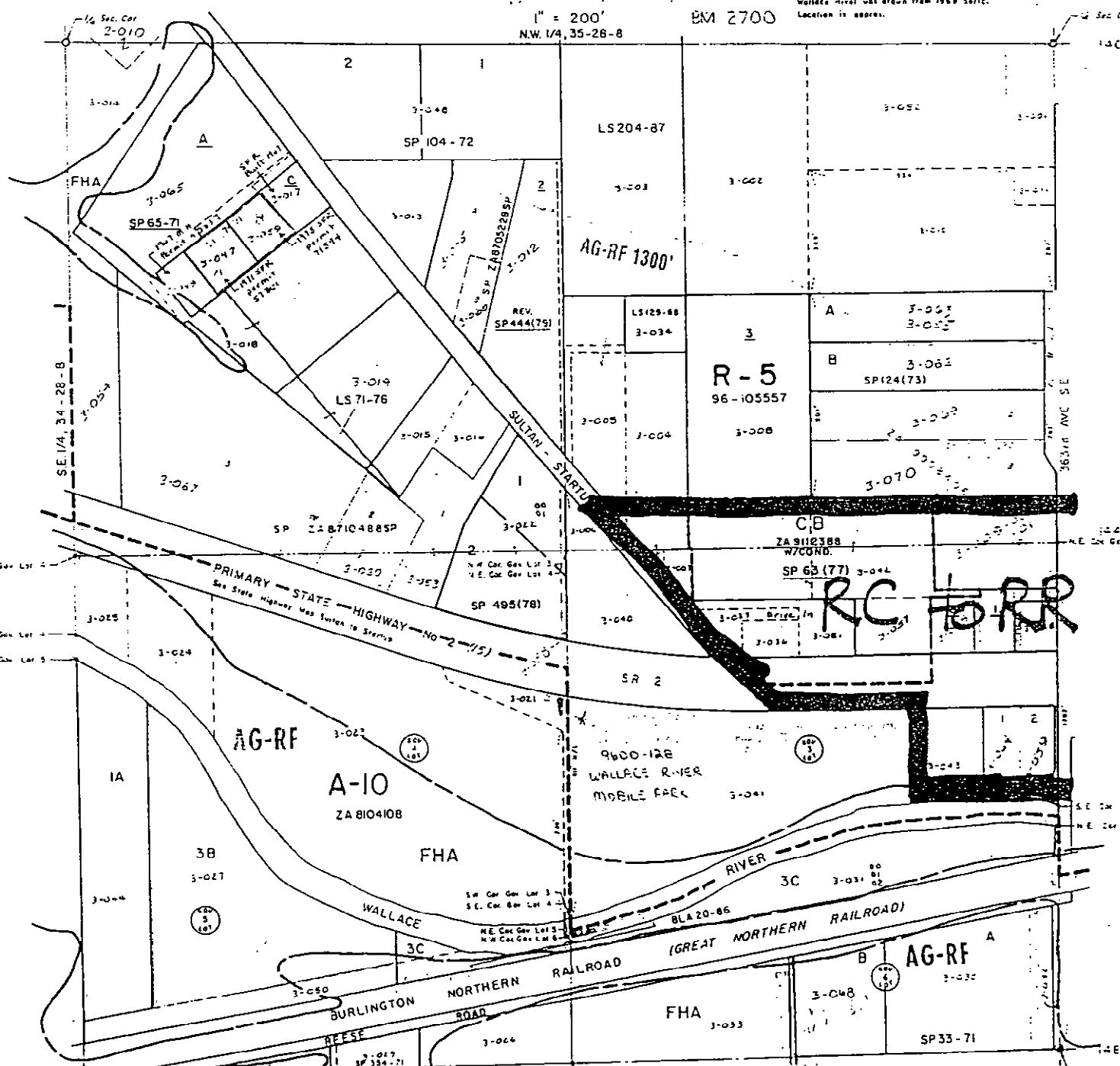
Exhibit C-1

**GPP - Future Land Use Map Amendments
Regarding Rural Commercial/Industrial Land Uses**

Assessor Maps

1" = 200' BM 2700
N.W. 1/4, 35-28-8

Wallace River was drawn from 1950 series. Location is approximate.



RC FORR

GENERALIZED FLOOD HAZARD AREAS ARE INDICATED FOR SPECIFIC INFORMATION, SEE STUDY: E-2-6-502

HISTORICAL NAME
ROAD DESIG LIMITS
FHA BOY

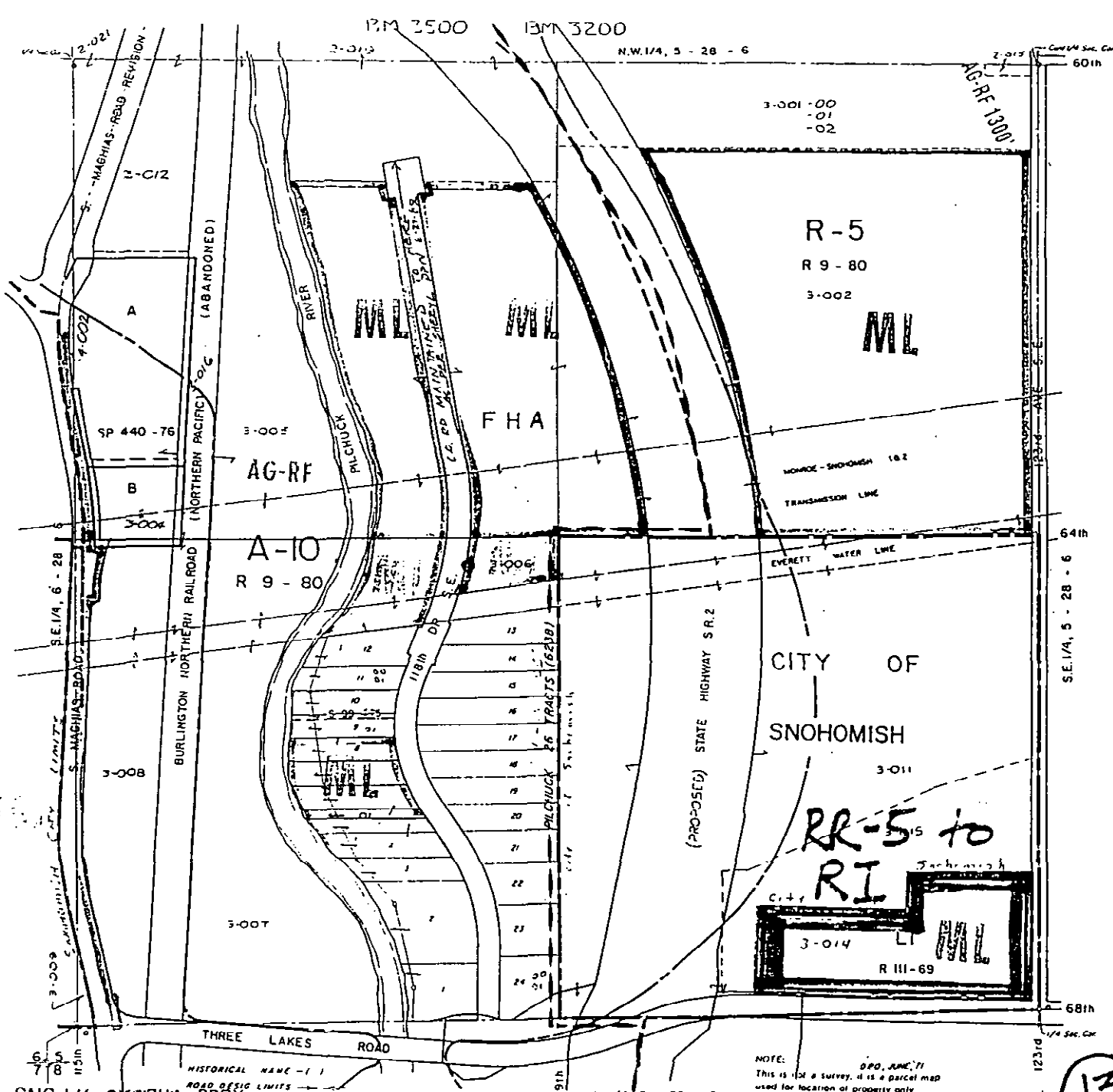
SKYKOWISH VALLEY C.P.
AG PRESERVATION
SHORELINE ENVIRONMENT
CONR PLAN SITE SENSITIVE SECTIONS

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

Scale 1" = 200'

41

S.W. 1/4, 35 - 28 - 8



SNG-LK. STEVENS C.P.
 SHORELINE ENVIRONMENT
 AG PRESERVATION
 COMP PLAN SITE SENSITIVE SECTION

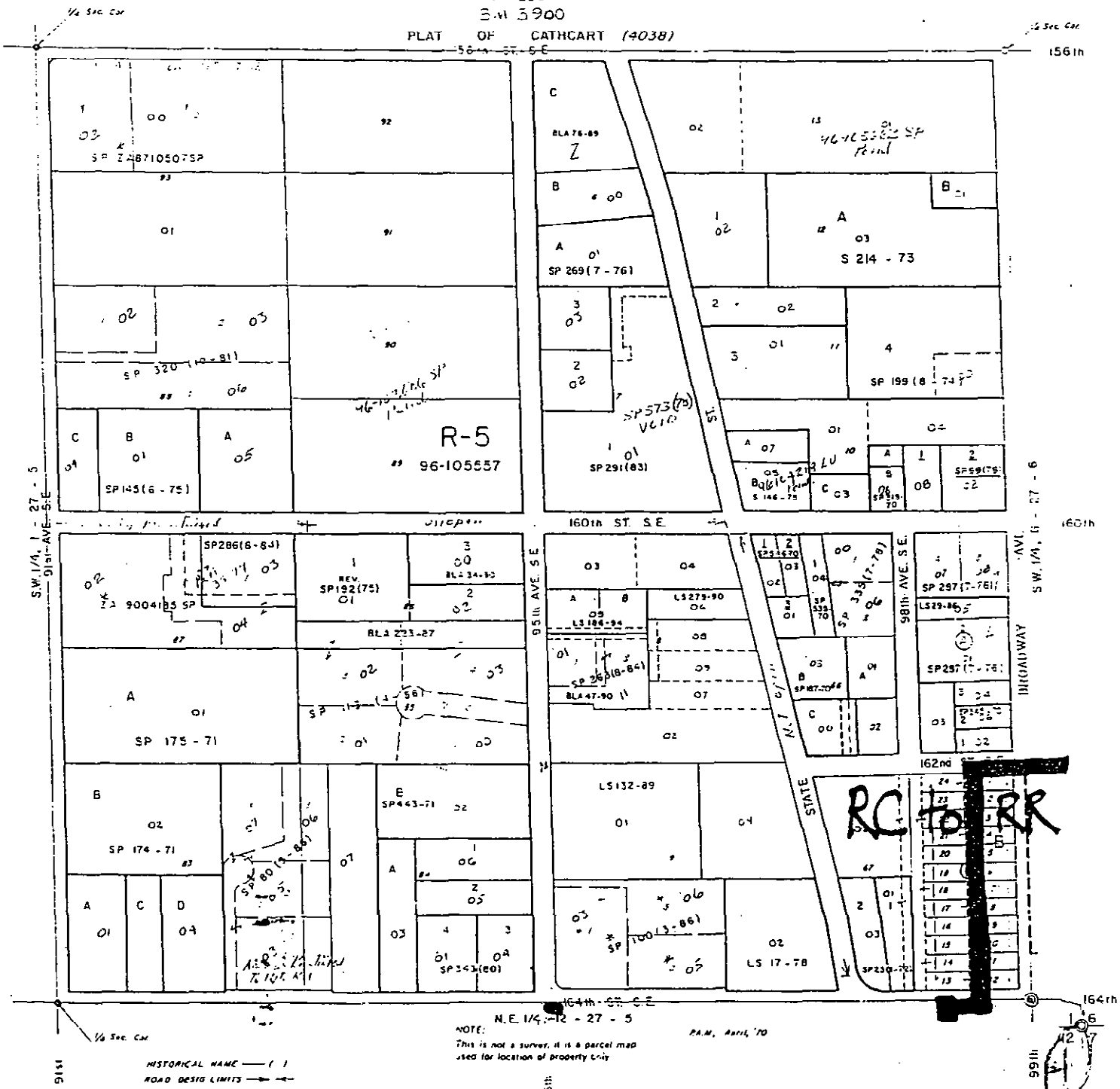
SNOHOMISH COUNTY
 CENTENNIAL TRAIL
 SNO. CO. PARKS DIVISION
 NONAUTORIZED ACCESS ONLY

NOTE:
 This is not a survey, it is a parcel map
 used for location of property only
 DPO, JUNE 71
 FEB 12 1998

Scale 1" = 200'
 S.W. 1/4, 5 - 28 - 6

13

1" = 200'
 E.M. 3900
 PLAT OF CATHCART (4038)



NOTE: N.E. 1/4 - 12 - 27 - 5
 This is not a survey, it is a parcel map
 used for location of property only
 P.A.M., April, '70

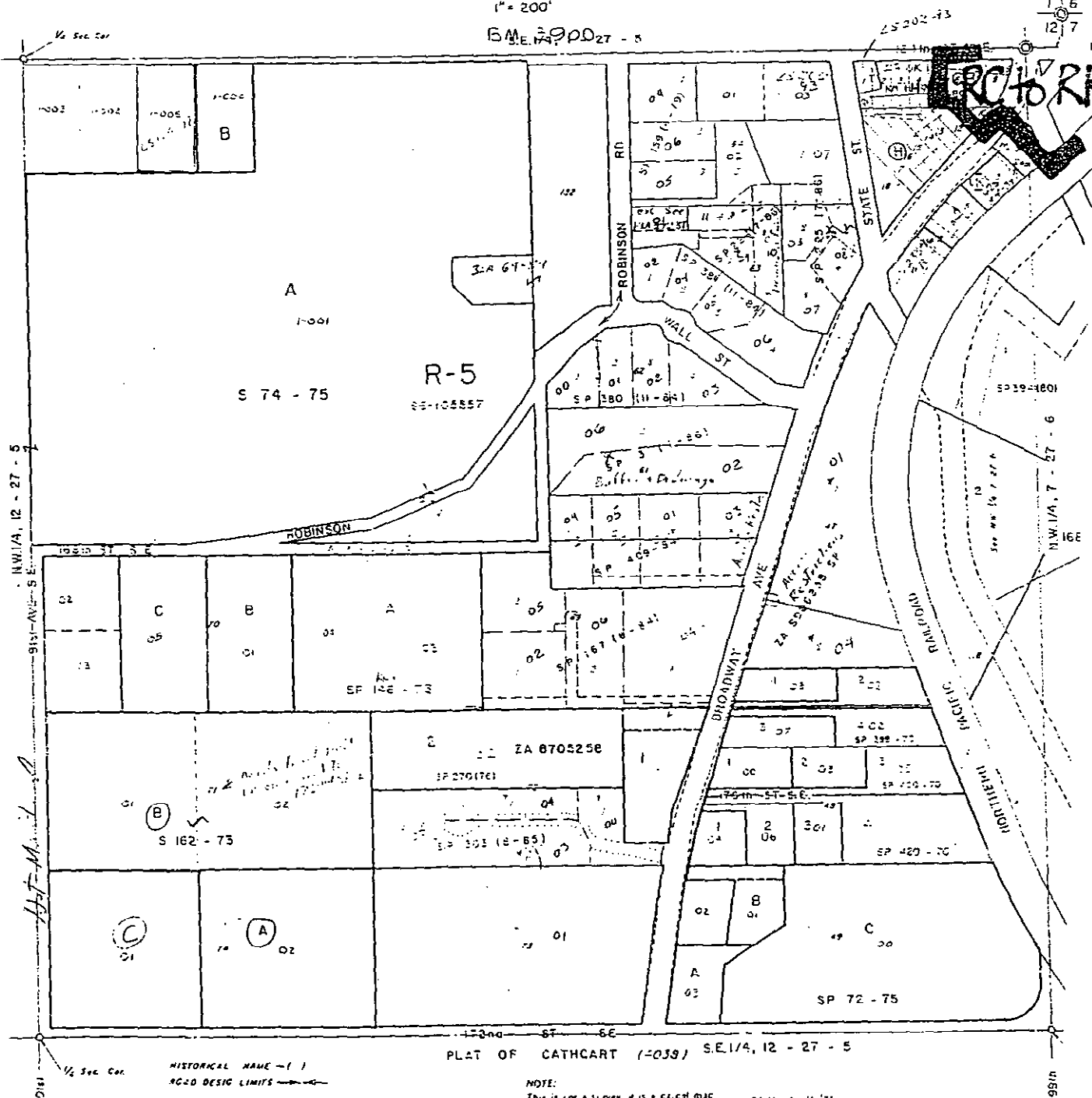
HISTORICAL NAME ()
 ROAD DESIGN LIMITS →

Scale 1" = 200'
 Zoning 4/12
 5/97

SE 1/4, 1 - 27 - 5

N.E. 1/4, SEC. 12, T. 27 N., R. 2E.
1" = 200'

B.M. 290027 - 5



N.W. 1/4, 12 - 27 - 5
95th Ave - S.E.
100th St - S.E.
110th St - S.E.
120th St - S.E.
130th St - S.E.
140th St - S.E.
150th St - S.E.
160th St - S.E.
170th St - S.E.
180th St - S.E.
190th St - S.E.
200th St - S.E.
210th St - S.E.
220th St - S.E.
230th St - S.E.
240th St - S.E.
250th St - S.E.
260th St - S.E.
270th St - S.E.
280th St - S.E.
290th St - S.E.
300th St - S.E.
310th St - S.E.
320th St - S.E.
330th St - S.E.
340th St - S.E.
350th St - S.E.
360th St - S.E.
370th St - S.E.
380th St - S.E.
390th St - S.E.
400th St - S.E.
410th St - S.E.
420th St - S.E.
430th St - S.E.
440th St - S.E.
450th St - S.E.
460th St - S.E.
470th St - S.E.
480th St - S.E.
490th St - S.E.
500th St - S.E.
510th St - S.E.
520th St - S.E.
530th St - S.E.
540th St - S.E.
550th St - S.E.
560th St - S.E.
570th St - S.E.
580th St - S.E.
590th St - S.E.
600th St - S.E.
610th St - S.E.
620th St - S.E.
630th St - S.E.
640th St - S.E.
650th St - S.E.
660th St - S.E.
670th St - S.E.
680th St - S.E.
690th St - S.E.
700th St - S.E.
710th St - S.E.
720th St - S.E.
730th St - S.E.
740th St - S.E.
750th St - S.E.
760th St - S.E.
770th St - S.E.
780th St - S.E.
790th St - S.E.
800th St - S.E.
810th St - S.E.
820th St - S.E.
830th St - S.E.
840th St - S.E.
850th St - S.E.
860th St - S.E.
870th St - S.E.
880th St - S.E.
890th St - S.E.
900th St - S.E.
910th St - S.E.
920th St - S.E.
930th St - S.E.
940th St - S.E.
950th St - S.E.
960th St - S.E.
970th St - S.E.
980th St - S.E.
990th St - S.E.
1000th St - S.E.
1010th St - S.E.
1020th St - S.E.
1030th St - S.E.
1040th St - S.E.
1050th St - S.E.
1060th St - S.E.
1070th St - S.E.
1080th St - S.E.
1090th St - S.E.
1100th St - S.E.
1110th St - S.E.
1120th St - S.E.
1130th St - S.E.
1140th St - S.E.
1150th St - S.E.
1160th St - S.E.
1170th St - S.E.
1180th St - S.E.
1190th St - S.E.
1200th St - S.E.
1210th St - S.E.
1220th St - S.E.
1230th St - S.E.
1240th St - S.E.
1250th St - S.E.
1260th St - S.E.
1270th St - S.E.
1280th St - S.E.
1290th St - S.E.
1300th St - S.E.
1310th St - S.E.
1320th St - S.E.
1330th St - S.E.
1340th St - S.E.
1350th St - S.E.
1360th St - S.E.
1370th St - S.E.
1380th St - S.E.
1390th St - S.E.
1400th St - S.E.
1410th St - S.E.
1420th St - S.E.
1430th St - S.E.
1440th St - S.E.
1450th St - S.E.
1460th St - S.E.
1470th St - S.E.
1480th St - S.E.
1490th St - S.E.
1500th St - S.E.
1510th St - S.E.
1520th St - S.E.
1530th St - S.E.
1540th St - S.E.
1550th St - S.E.
1560th St - S.E.
1570th St - S.E.
1580th St - S.E.
1590th St - S.E.
1600th St - S.E.
1610th St - S.E.
1620th St - S.E.
1630th St - S.E.
1640th St - S.E.
1650th St - S.E.
1660th St - S.E.
1670th St - S.E.
1680th St - S.E.
1690th St - S.E.
1700th St - S.E.
1710th St - S.E.
1720th St - S.E.
1730th St - S.E.
1740th St - S.E.
1750th St - S.E.
1760th St - S.E.
1770th St - S.E.
1780th St - S.E.
1790th St - S.E.
1800th St - S.E.
1810th St - S.E.
1820th St - S.E.
1830th St - S.E.
1840th St - S.E.
1850th St - S.E.
1860th St - S.E.
1870th St - S.E.
1880th St - S.E.
1890th St - S.E.
1900th St - S.E.
1910th St - S.E.
1920th St - S.E.
1930th St - S.E.
1940th St - S.E.
1950th St - S.E.
1960th St - S.E.
1970th St - S.E.
1980th St - S.E.
1990th St - S.E.
2000th St - S.E.

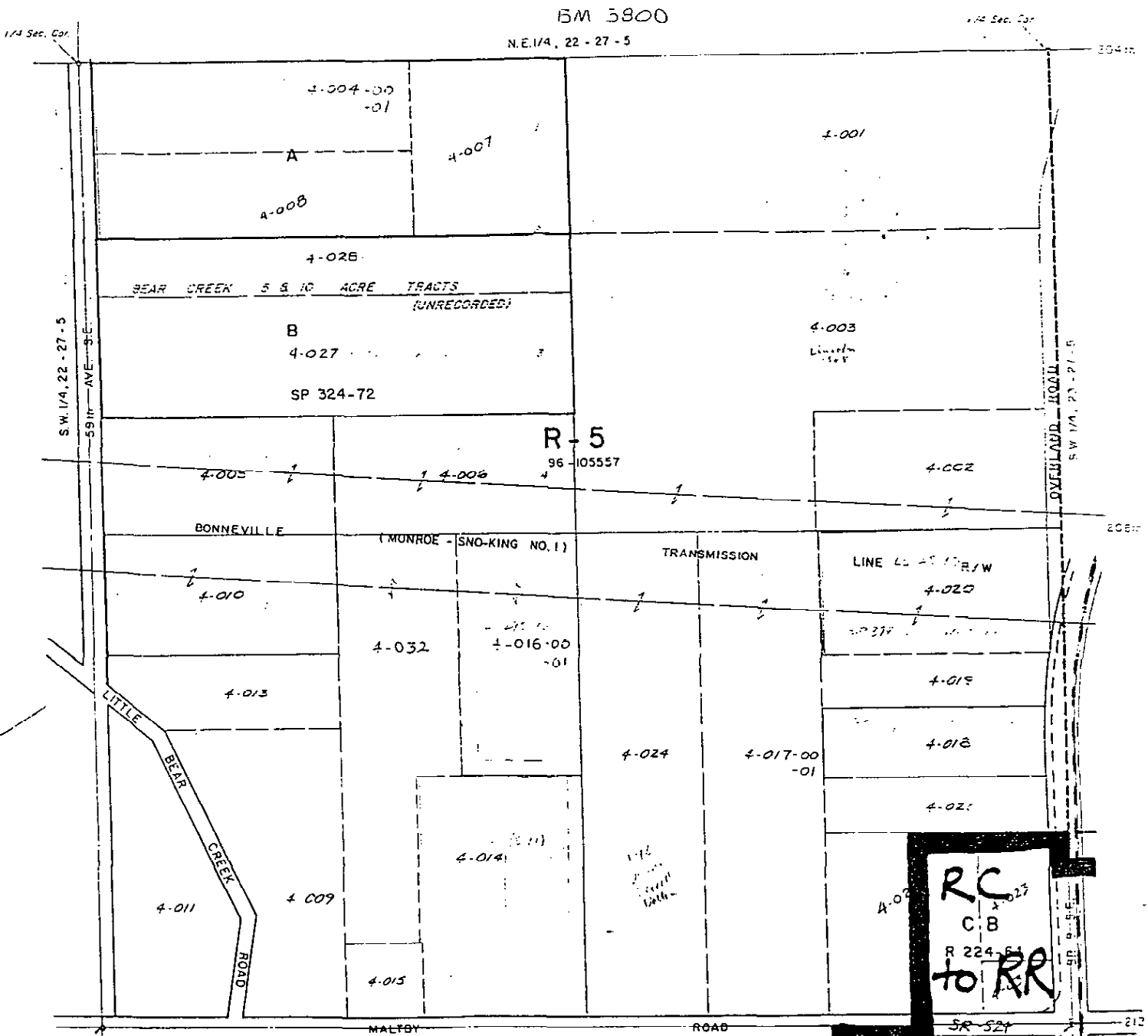
PLAT OF CATHCART (1-039) S.E. 1/4, 12 - 27 - 5

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

P.A.M., April, '71

Scale 1" = 200'

N.E. 1/4, 12 - 27 - 5



BM 5800

N.E. 1/4, 22 - 27 - 5

S.W. 1/4, 22 - 27 - 5
59 ft AVE S-E

OVERLAND ROAD
S.W. 1/4, 23 - 27 - 5

R-5
96-105557

(MONROE - SNO-KING NO. 1)

TRANSMISSION

LINE 45 AT 100' R/W
4-020

LITTLE BEAR CREEK ROAD

MALBY ROAD

SR 524

NOTE: N.E. 1/4, 27-27-5
This is not a survey, it is a parcel map
used for location of property only

K.W.U. July '71

22 23
27 26

NORTH CREEK C.P.

COMP PLAN SITE SENSITIVE SECTION

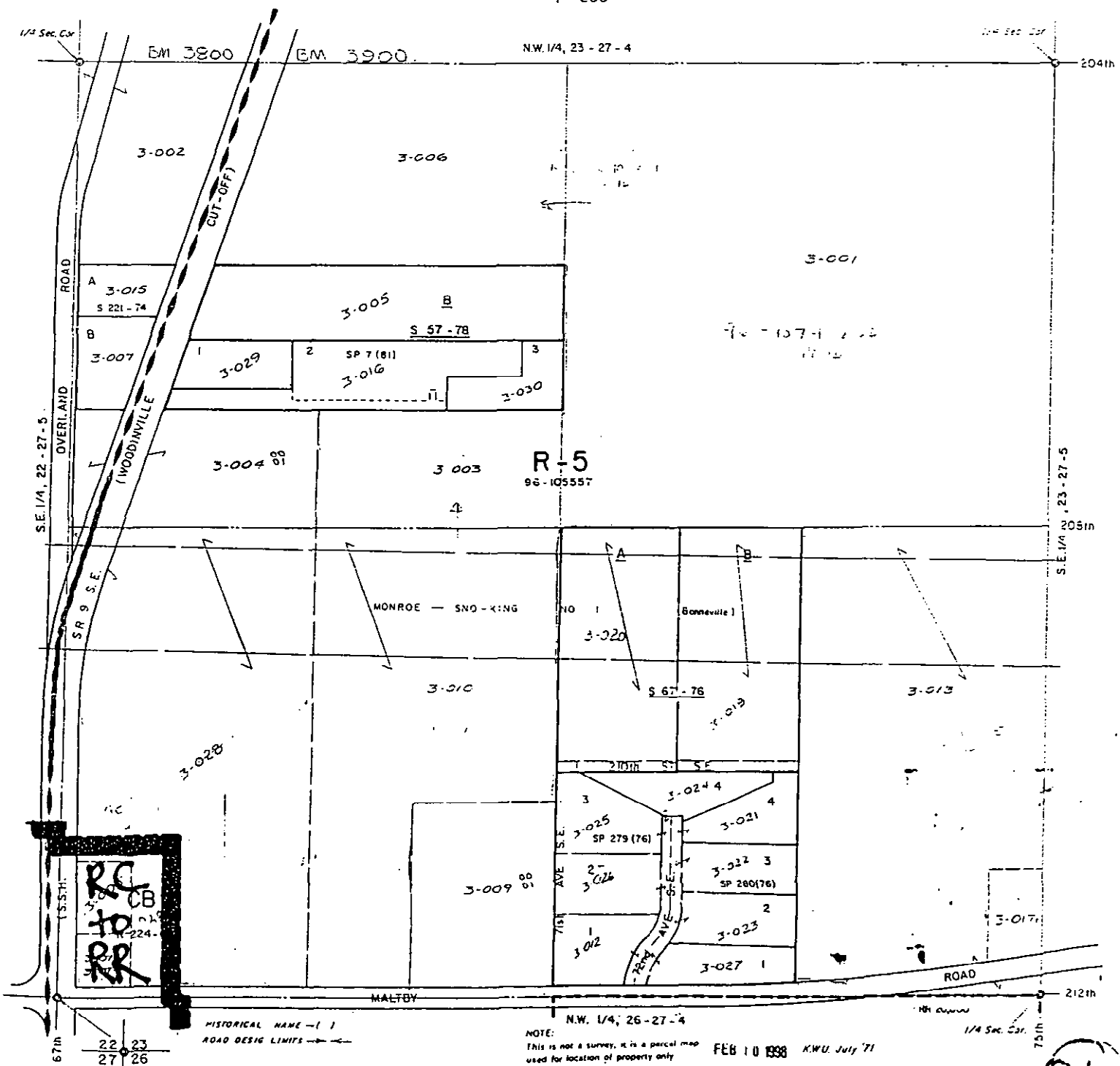
Scale 1" = 200'

S.E. 1/4, 22 - 27 - 5

83

S.W. 1/4, SEC. 23, TWP. 27, RNG. 5E.

1" = 200'



COMP PLAN SITE SENSITIVE SECTION
C.M.C. COMP PLAN

S.W. 1/4, 23 - 27 - 5

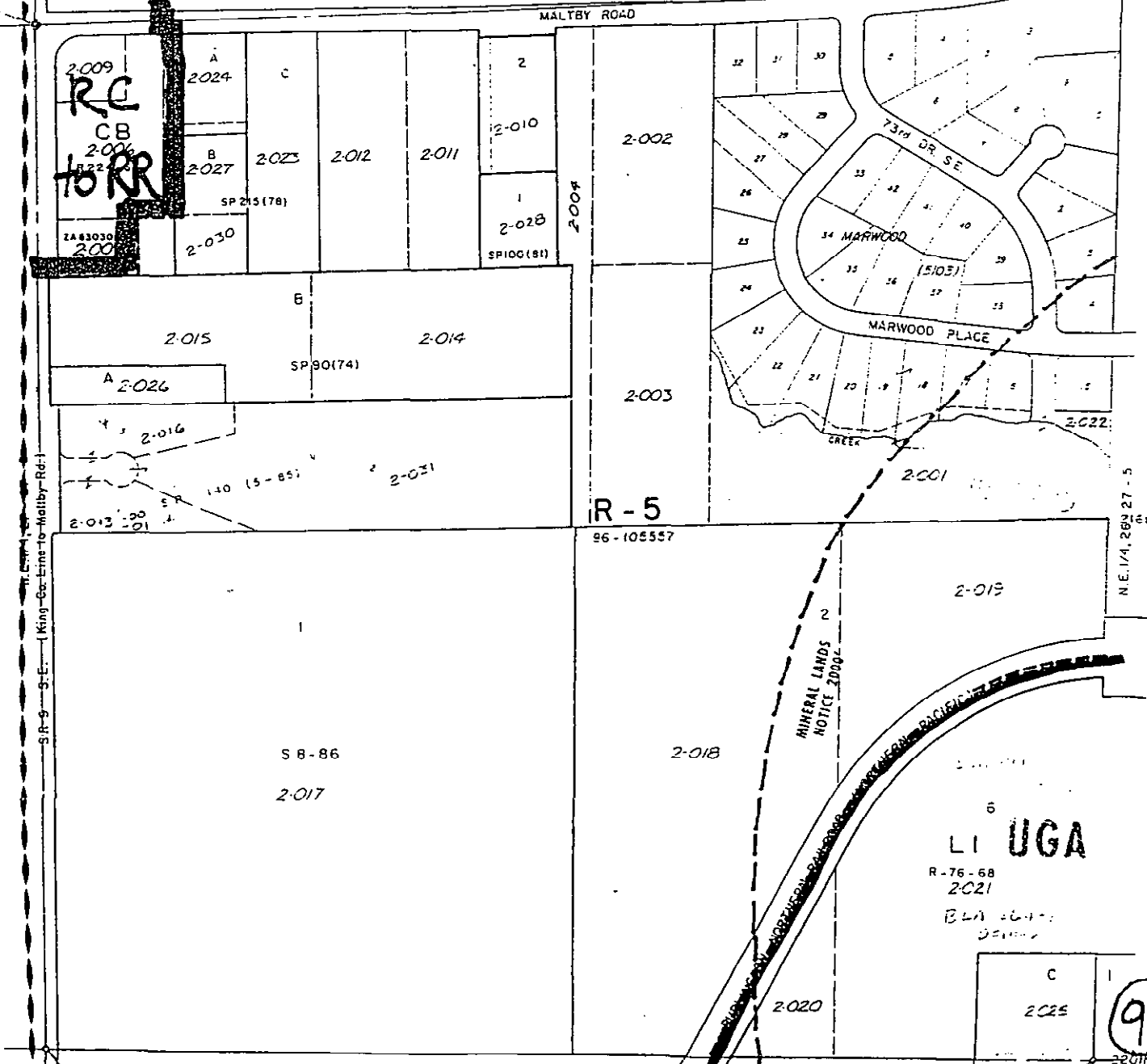
86

22 23
27 26

1"=200'

BM 3900

S.W. 1/4, 23 - 27 - 5



COMP PLAN SITE SENSITIVE SECTION
C.M.C. COMP PLAN

FEB 10 1998 Scale 1" = 200'
N.W. 1/4, 26 - 27 - 5

Zoning
Annex

97

EM 3500

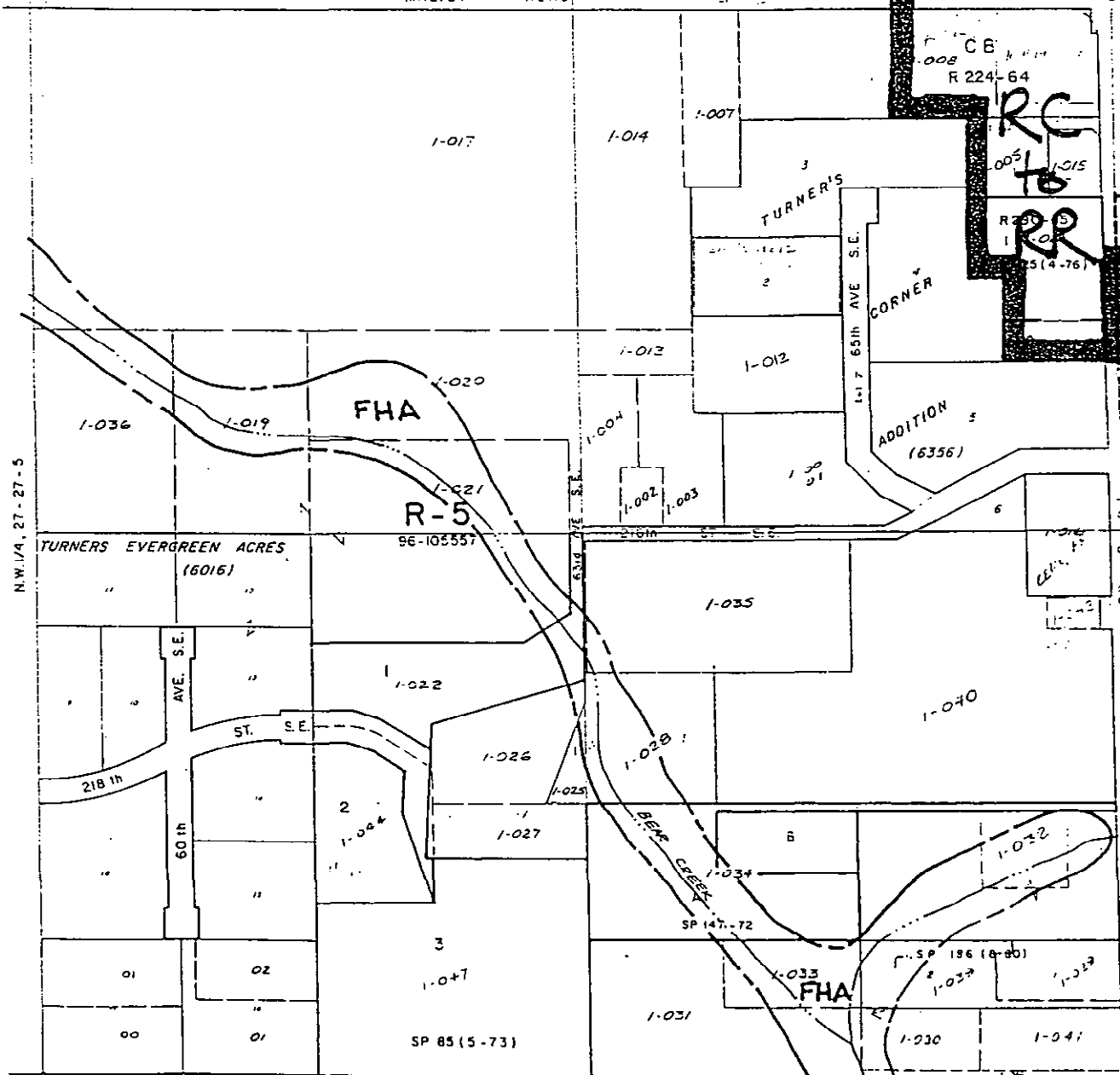
22 23
27 28

S.E. 1/4, 27 - 27 - 5

1/4 Sec. Cor.

MALBY ROAD

212th



N.W. 1/4, 27 - 27 - 5

N.W. 1/4, 26 - 27 - 5

TURNERS EVERGREEN ACRES (6016)

96-105557

60th AVE. S.E.

ST. S.E.

218th

BENT CREEK

SP 147-72

SP 136 (8-80)

SP 85 (5-73)

S.E. 1/4, 27 - 27 - 5

220th

1/4 Sec. Cor. HISTORICAL NAME - (1) ROAD DESIG LIMITS

NOTE: This is not a survey. It is a parcel map used for location of property only. K.W.U. May 71 K.A.

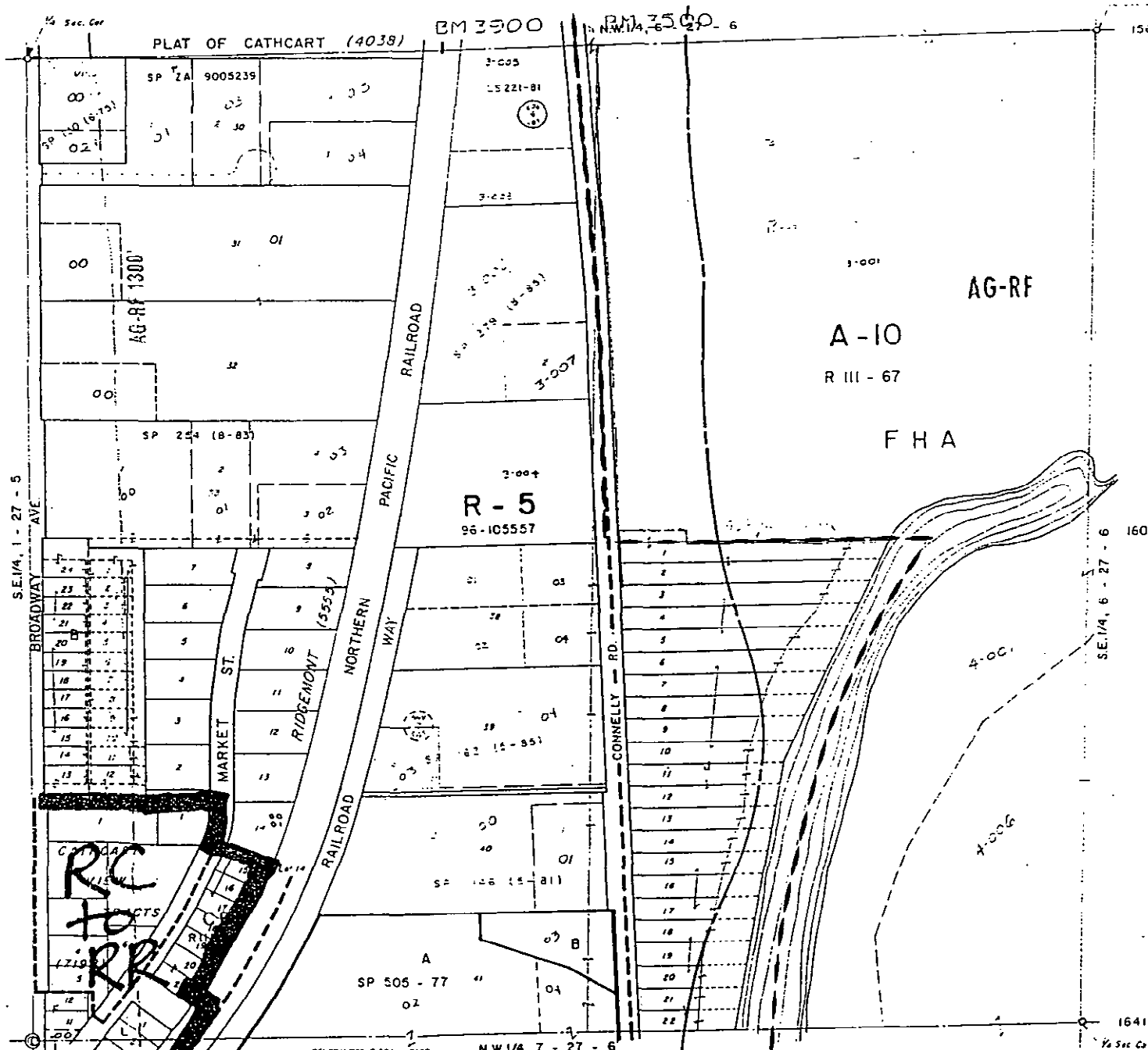
FHA NORTH CREEK C.P. COMP PLAN SITE SENSITIVE SECTION

GENERALIZED FLOOD HAZARD AREAS ARE REPRESENTED. FOR SPECIFIC INFORMATION, SEE STUDY: P. 24 04908

FEB 10 1998 Scale 1" = 200'

100

NE 1/4 27 - 27 - 5



HISTORICAL NAME ——— | |
 ROAD DESIGN LIMITS ——— | |
 FHA BODY ——— | |

COMP PLAN SITE SENSITIVE SECTION
 SHORELINE ENVIRONMENT
 AG PRESERVATION
 SINGLE STEVENSON D. C. M. C. COMP PLAN

GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
 S-2-6-497 p. 11

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

18

FEB 06

Scale 1" = 200'

Zoning AG
 Annex

S.W. 1/4, 6 - 27 - 6

6/97

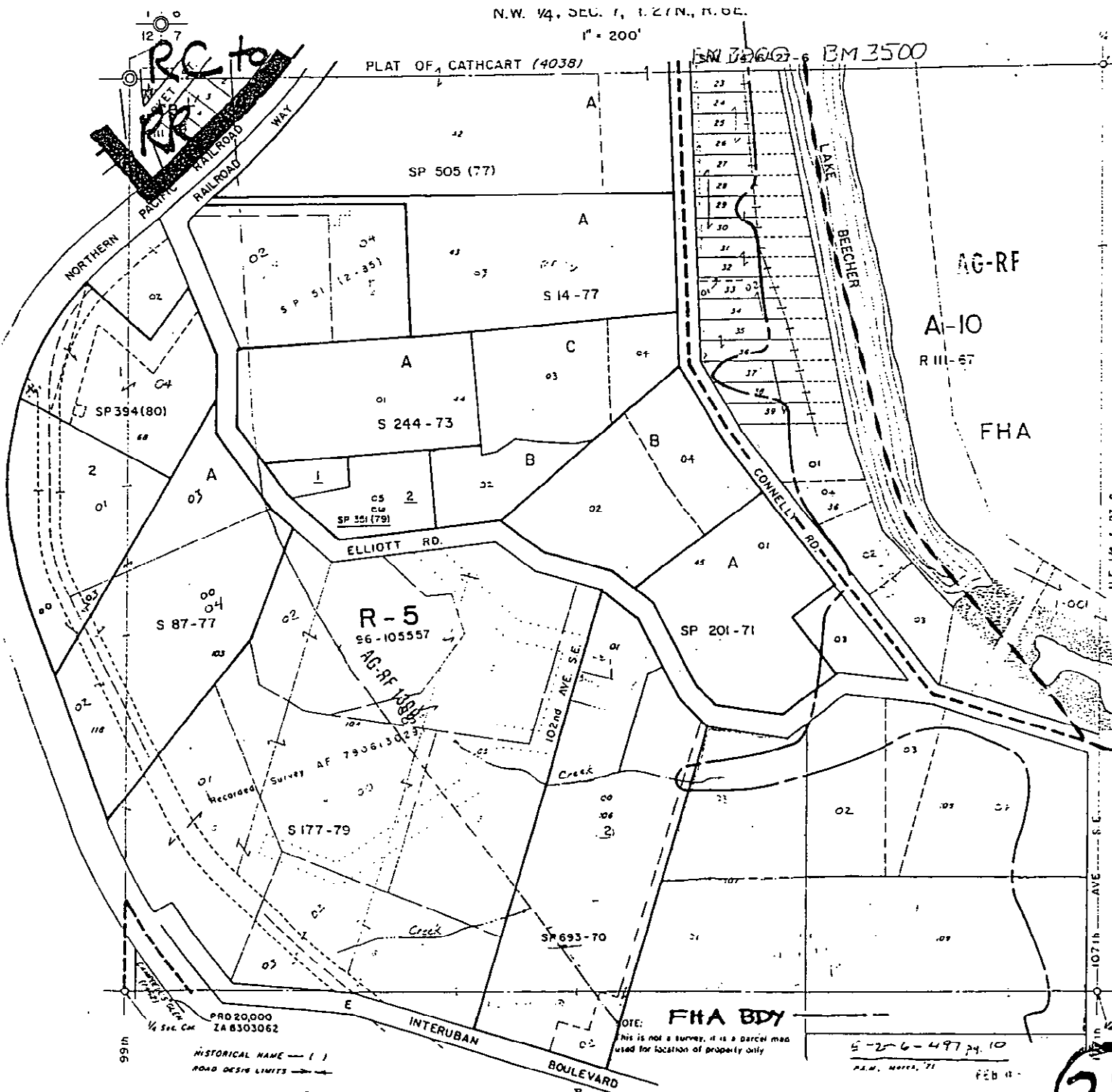
N.W. 1/4, SEC. 7, T. 27 N., R. 6 E.

1" = 200'

PLAT OF CATHCART (4038)

BM 3500

RC to RR



COMP PLAN SITE SENSITIVE SECTION
C.M.C. COMP PLAN
SHORELINE ENVIRONMENT

AG PRESERVATION

N.W. 1/4, 7 - 27 - 6

Scale 1" = 200'

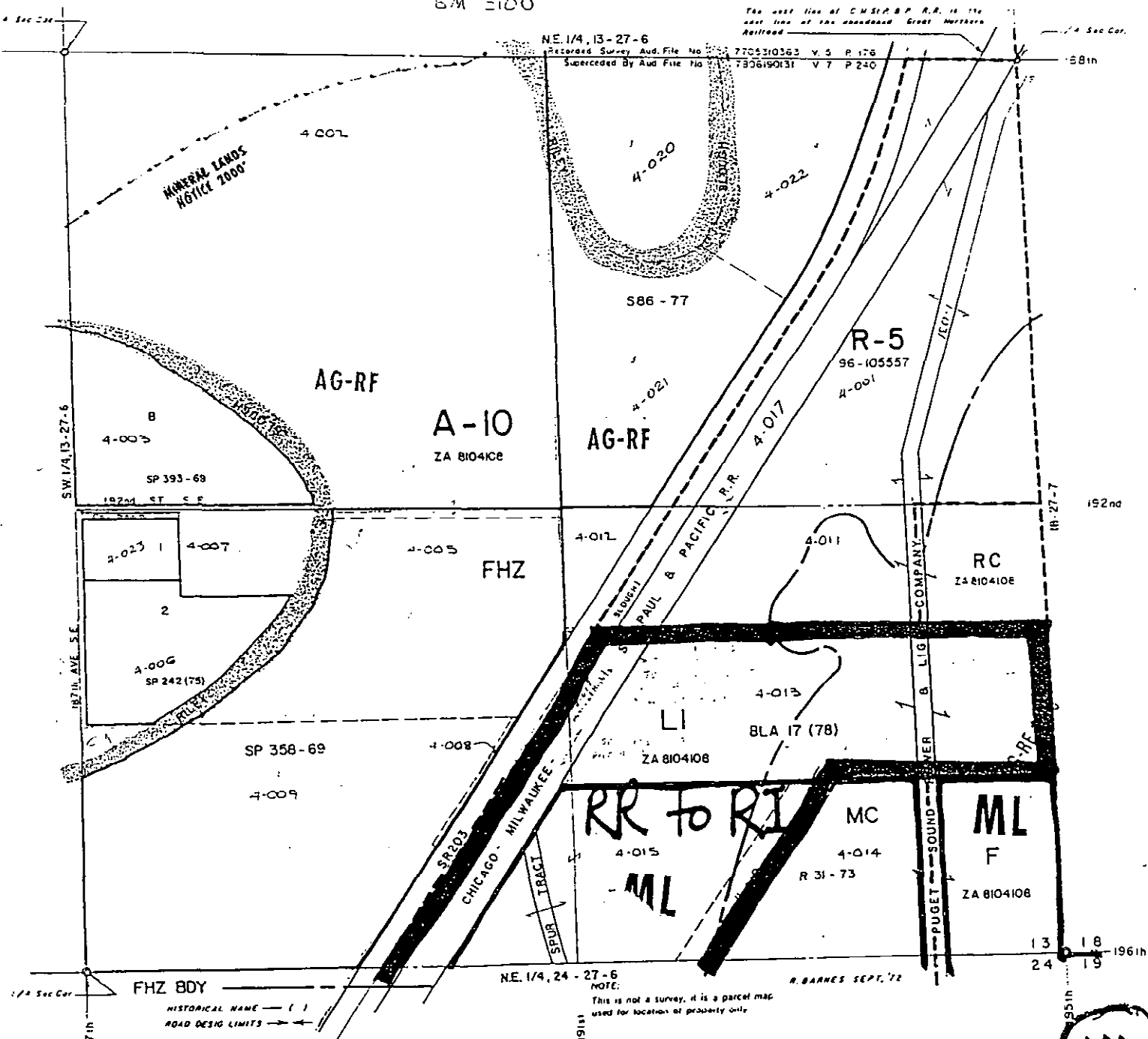
NOTE: **FHA BDPY**
This is not a survey, it is a parcel map used for location of property only

5-256-497 24 10
P.L.M. HOTEL, '71
FEB 11

21

1" = 200'
S.M. 3100

The west line of C.M. & P.P. R.R. is the
west line of the abandoned Great Northern
Railroad



COMP PLAN SITE SENSITIVE SECTION
 SHORELINE ENVIRONMENT
 AG PRESERVATION
 SKYKOMISH VALLEY C.P.

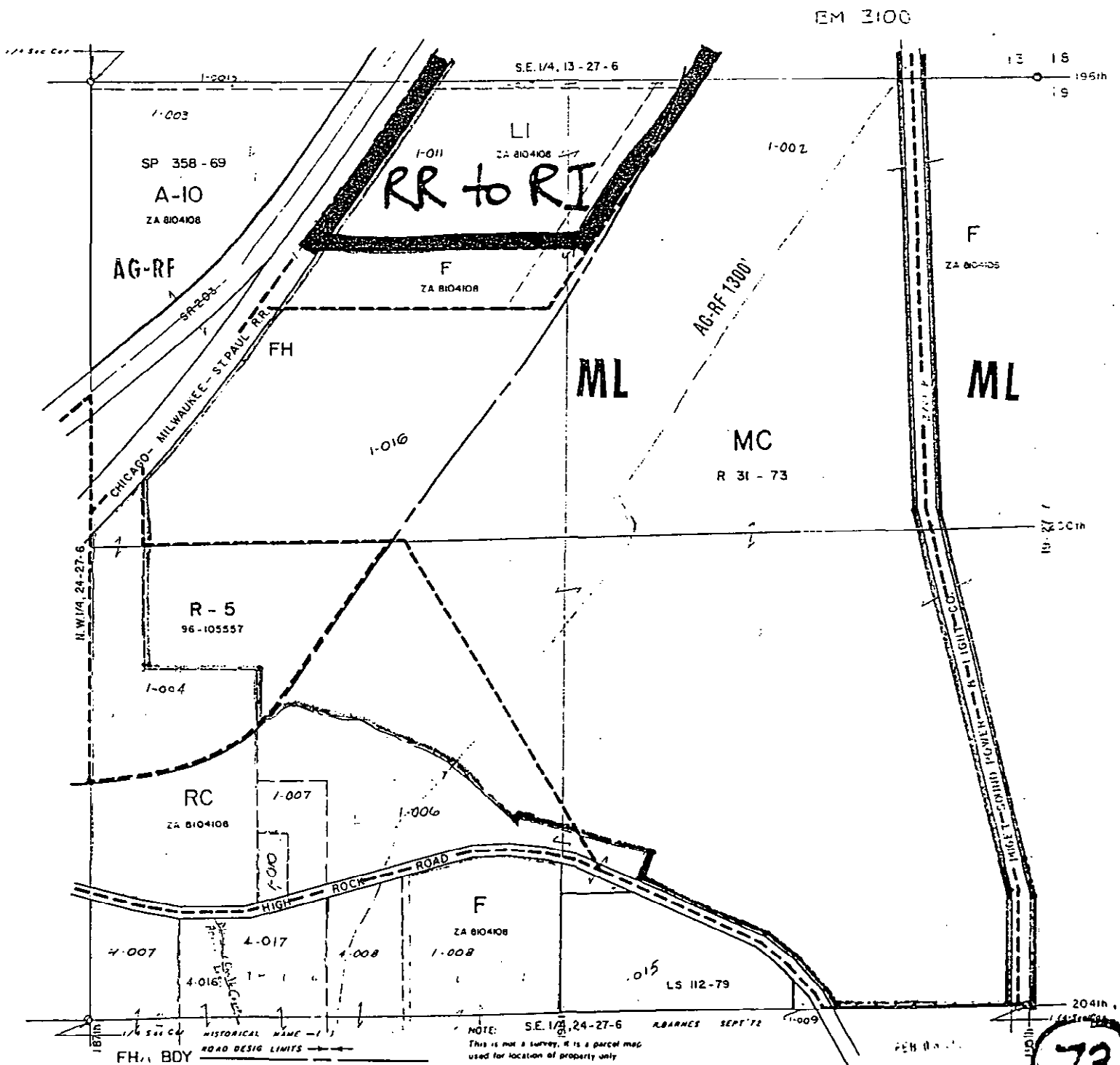
GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
 3-2-6-455-p-1

FEB 05 11

46

Scale 1" = 200'

S.E. 1/4, 13 - 27 - 6 PART 2/9



COMP PLAN SITE SENSITIVE SECTION
 SHORELINE ENVIRONMENT
 AG PRESERVATION SKYKOMISH VALLEY C.P.

NOTE: SE 1/4, 24-27-6
 This is not a survey, it is a parcel map
 used for location of property only.

GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY.

NE 1/4, 24 - 27 - 6

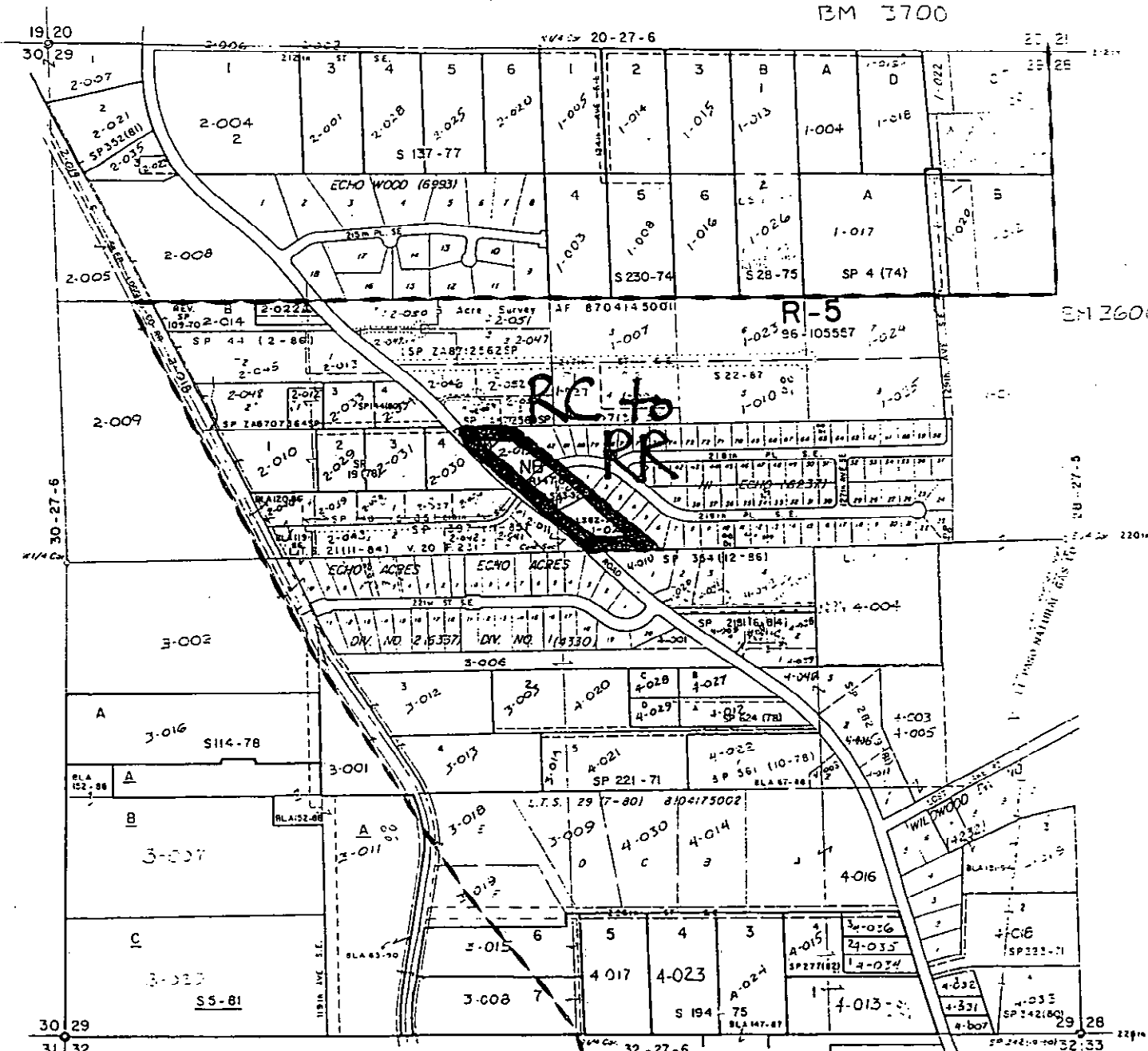
Scale 1" = 200'

73

SEC. 29, T. 27 N., R. 6 E.W.M.

1" = 400'

BM 3700



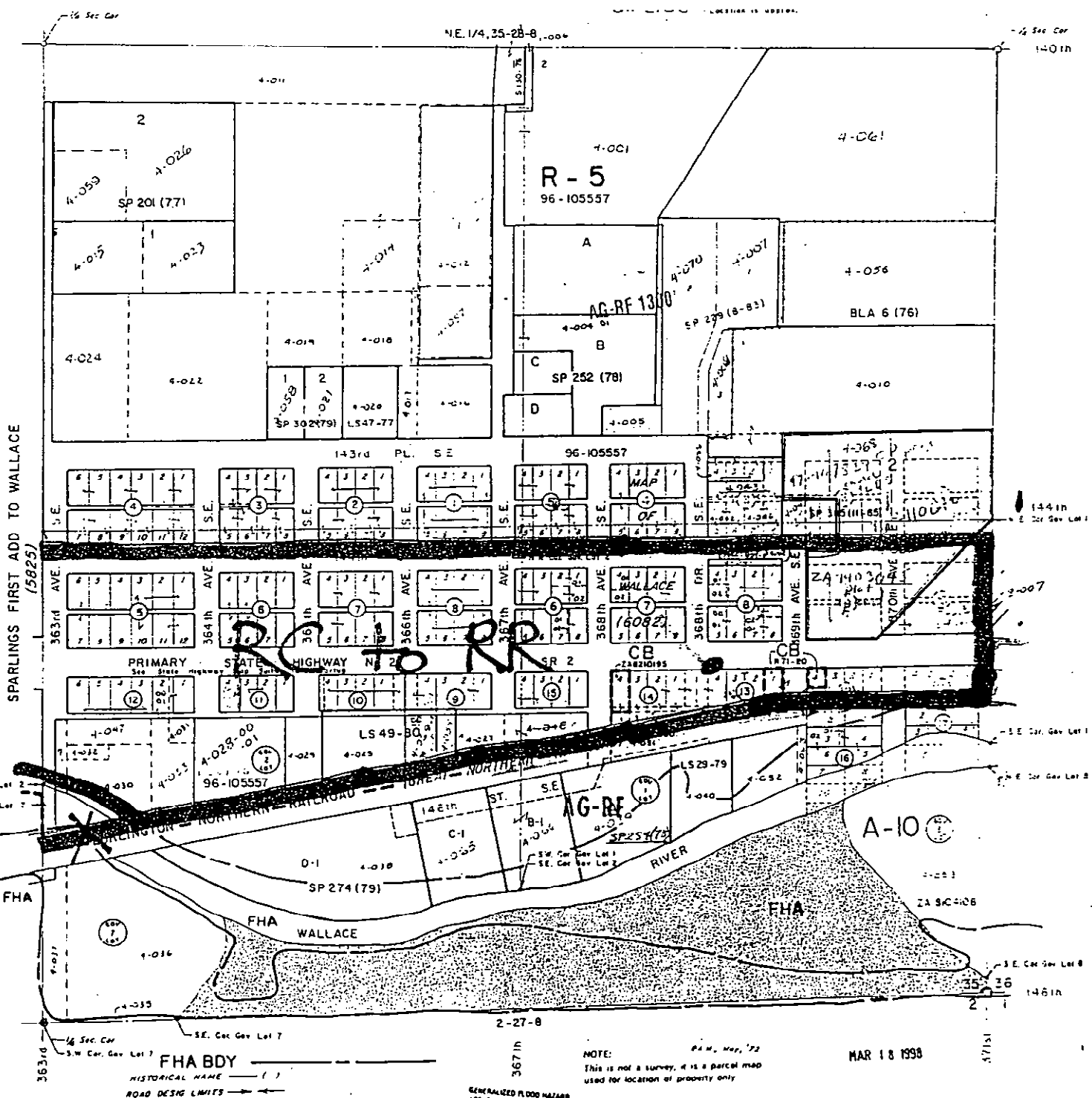
HISTORICAL NAME - I
ROAD DESIG LIMITS

NOTE
This is not a survey, it is a plat of an
and the location of property only. Civ. 74, 104

C.M.C. COMP PLAN
COMP PLAN SENSITIVE SECTION

Scale 1" = 400'
29 - 27 - 6 6'97



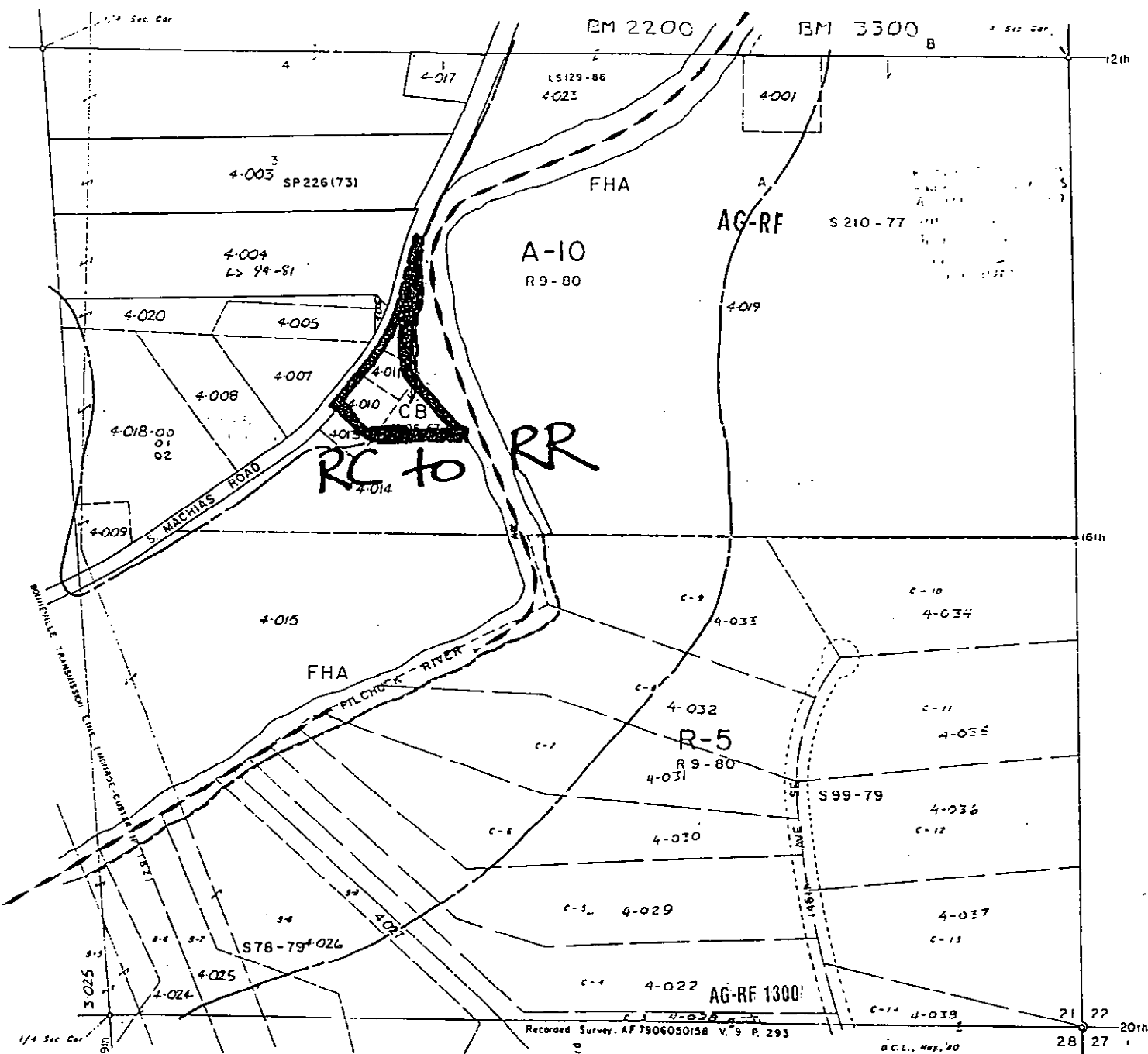


SKYKOMISH VALLEY C.P.
 COM.P PLAN SITE SENSITIVE SECTION
 SHORELINE ENVIRONMENT

NOTE: This is not a survey, it is a parcel map used for location of property only.
 GENERALIZED FLOOD HAZARD AREAS ARE REPRESENTED FOR SPECIFIC INFORMATION, SEE STUDY.
 MAR 18 1998
 Scale 1" = 200'

S.E. 1/4, 35 - 28 - 8 (47)

1" = 200'



Recorded Survey and File No 7904200139 V.9 P.210
 HISTORICAL NAME - ()
 ROAD DESIG LIMITS

FHA B'DY
 SNO-LK. STEVENS C.P. DARRINGTON C.P.
 SHORELINE ENVIRONMENT AG PRESERVATION
 COMP PLAN SITE SENSITIVE SECTION

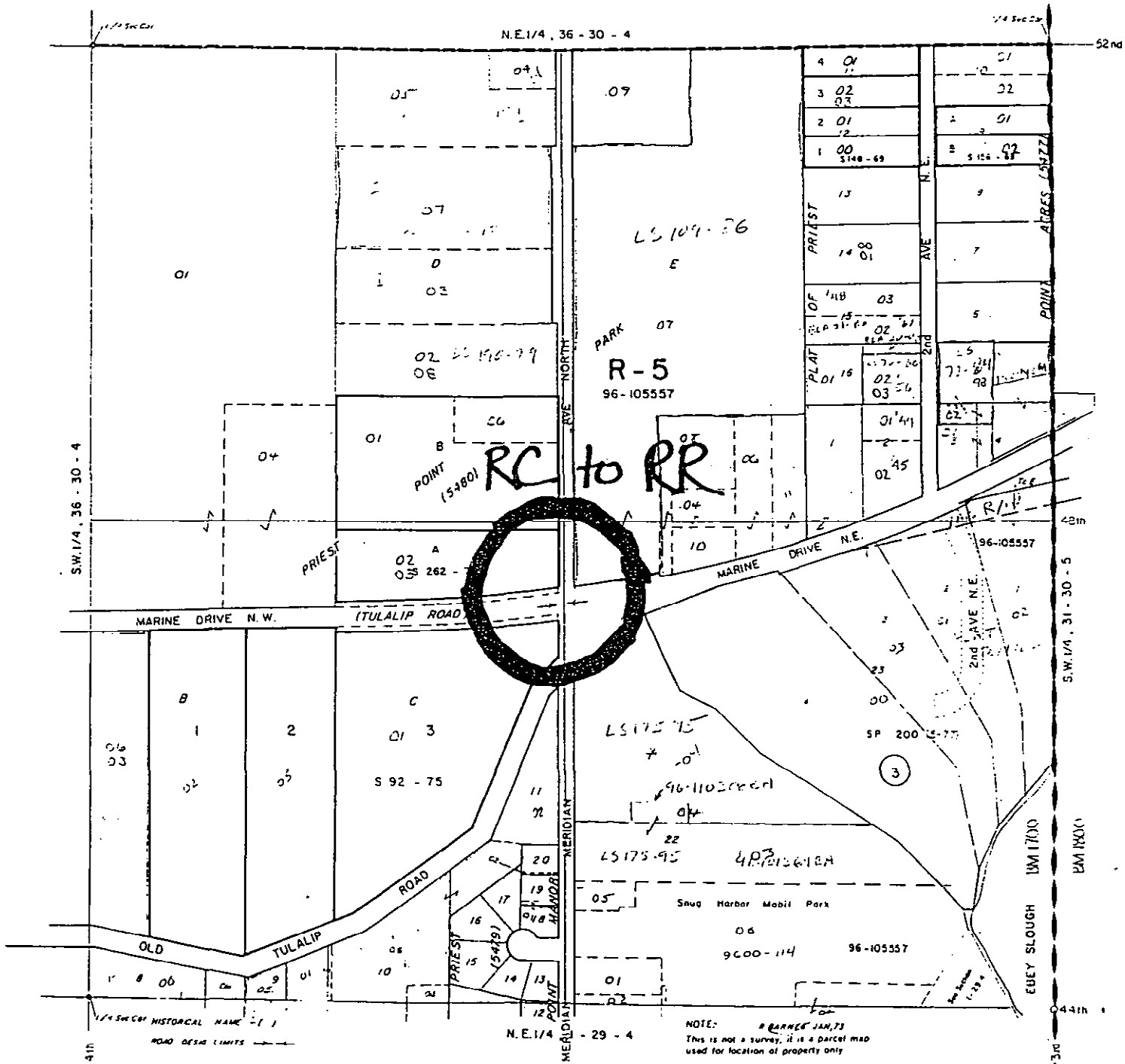
GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
 E-2-G-491-34

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

FEB 26 1984
 Scale 1" = 200'
 S.E. 1/4, 21 - 29 - 6

48

1" = 200'



TULALIP C.P.
 COMP PLAN SITE SENSITIVE SECTION

Scale 1" = 200'
 S.E. 1/4, 36 - 30 - 4

13, 14
22, 23

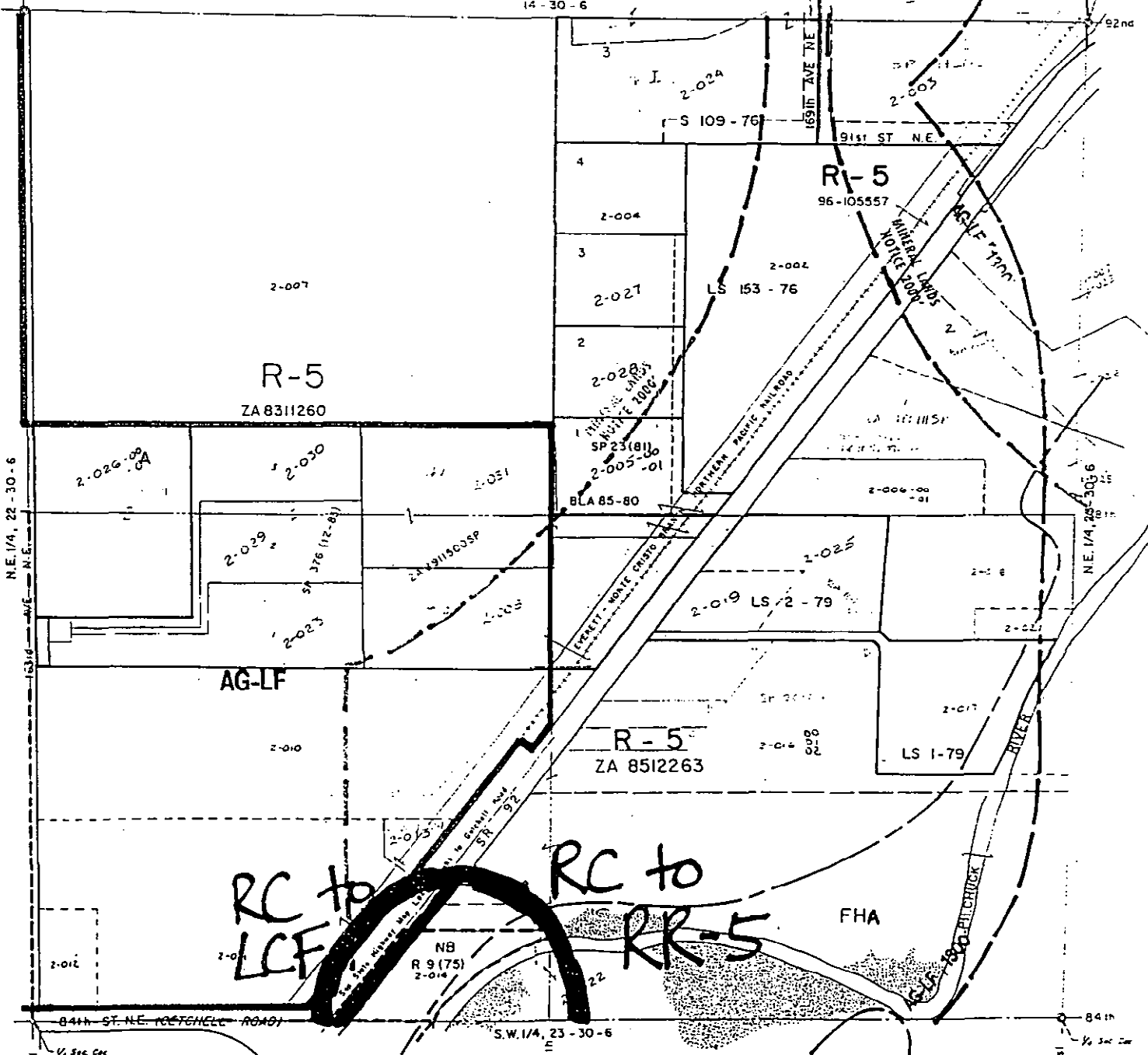
14, 23, 1, 30th, N.E.

1988 serv. Location is approx.

1" = 200'

BM 1600

14-30-6



N.E. 1/4, 22-30-6

N.E. 1/4, 22-30-6

RC to LCF
RC to RR-5

FHA BODY

HISTORICAL NAME - ()
ROAD DESIG LIMITS

GENERALIZED FLOOD HAZARD
AREAS ARE REPRESENTED FOR
SPECIFIC INFORMATION, SEE
STUDY
R-2-6-498 p.6

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

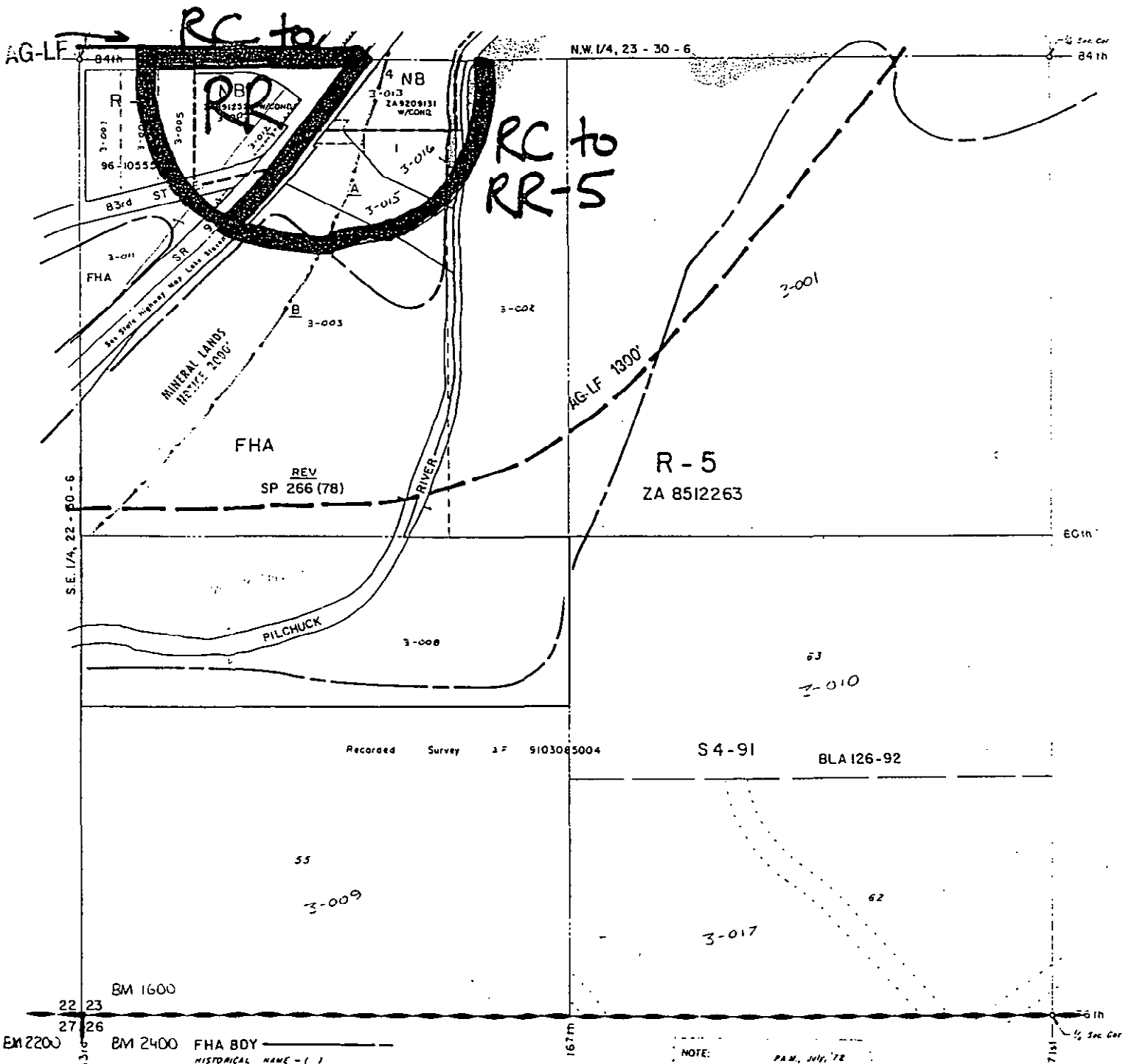
Scale 1" = 200'

N.W. 1/4, 23 - 30 - 6

Zoning
Anney

35

COMP PLAN SITE SENSITIVE SECTION



GRANITE FALLS C.P.
AG PRESERVATION
COMP PLAN SITE SENSITIVE SECTION

GENERALIZED FLOOD HAZARD
AREAS ARE REPRESENTED. FOR
SPECIFIC INFORMATION, SEE
STUDY:
6-2-6-198 p.6

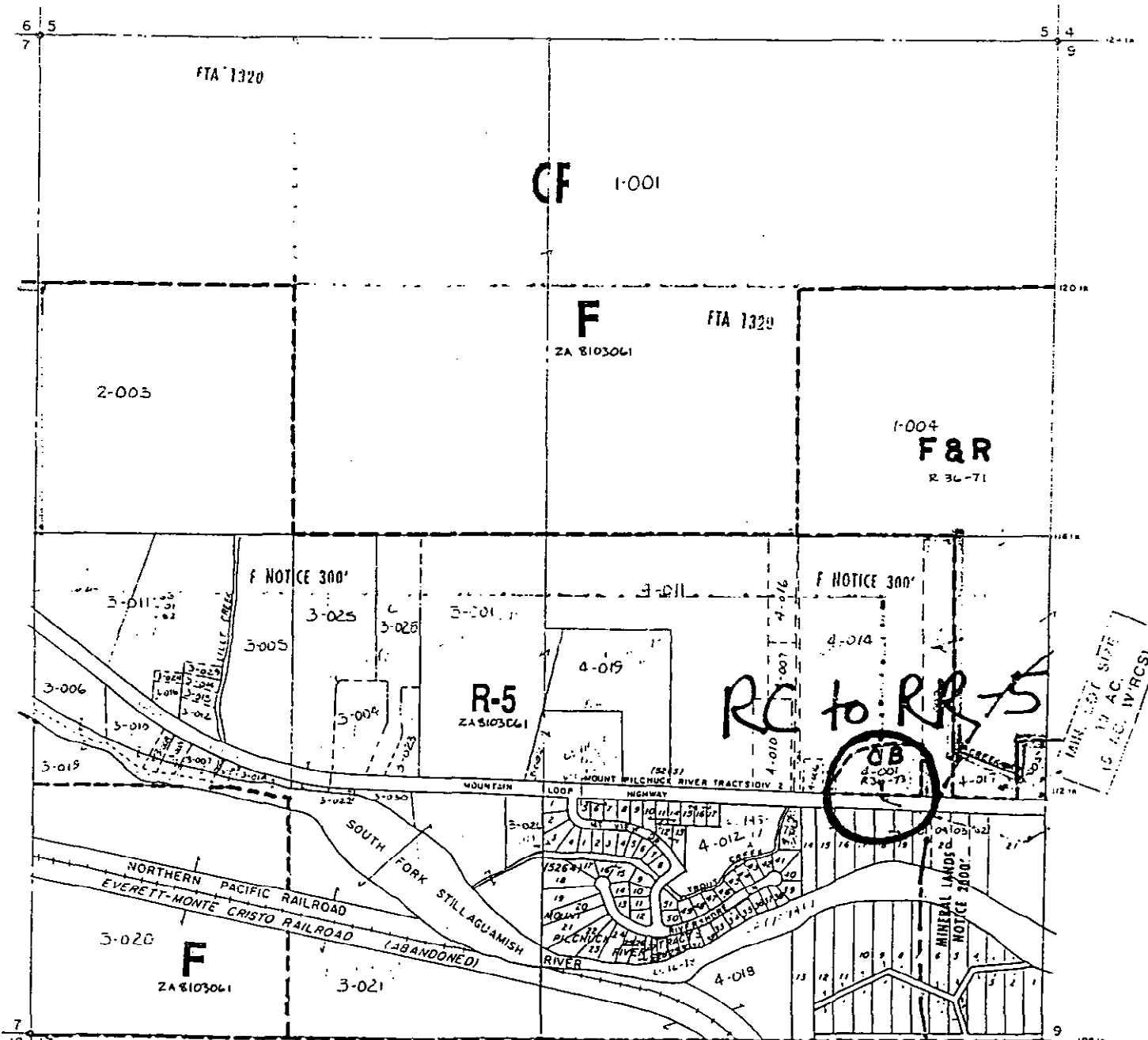
NOTE:
P.A.M., July, '72
This is not a survey, it is a parcel map
used for location of property only

Scale 1" = 200'
S.W. 1/4, 23 - 30 - 6

Zoning
Annex
34

SEC. 8, T. 30N., R. 8E.W.M.
1" = 400'

BM 3000



HISTORICAL NAME - I / ROAD DESIG LIMITS →
GRANITE FALLS C.P.
SHORELINE ENVIRONMENT

GENERALIZED FLOOD HAZARD AREAS ARE REPRESENTED FOR SPECIFIC INFORMATION, SEE STUDY:
E-2-10-140 p. 5

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

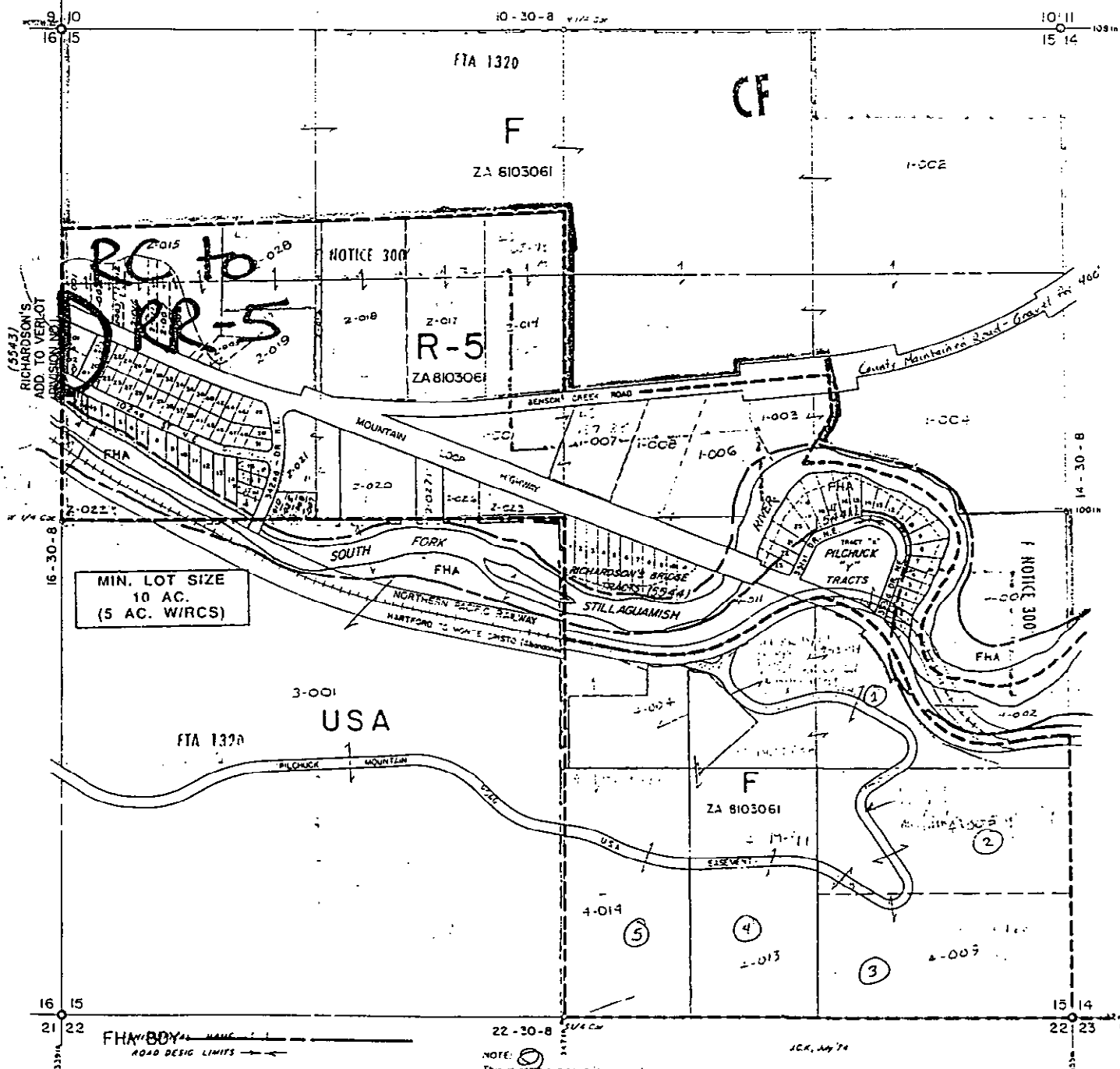
S. K. S., March '91

8 - 30 - 8

SEC. 15, T. 30 N., R. 8 E.W.M.

1" = 400'

BM 3000



MIN. LOT SIZE
10 AC.
(5 AC. WIRCS)

GRANITE FALLS C.P.
SHORELINE ENVIRONMENT
COMP PLAN SITE SENSITIVE SECTION

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

GENERALIZED FLOOD HAZARD AREAS ARE REPRESENTED FOR SPECIFIC INFORMATION SEE STUDY E-2-10-140 P. 5

Scale 1" = 400'
15 - 30 - 8

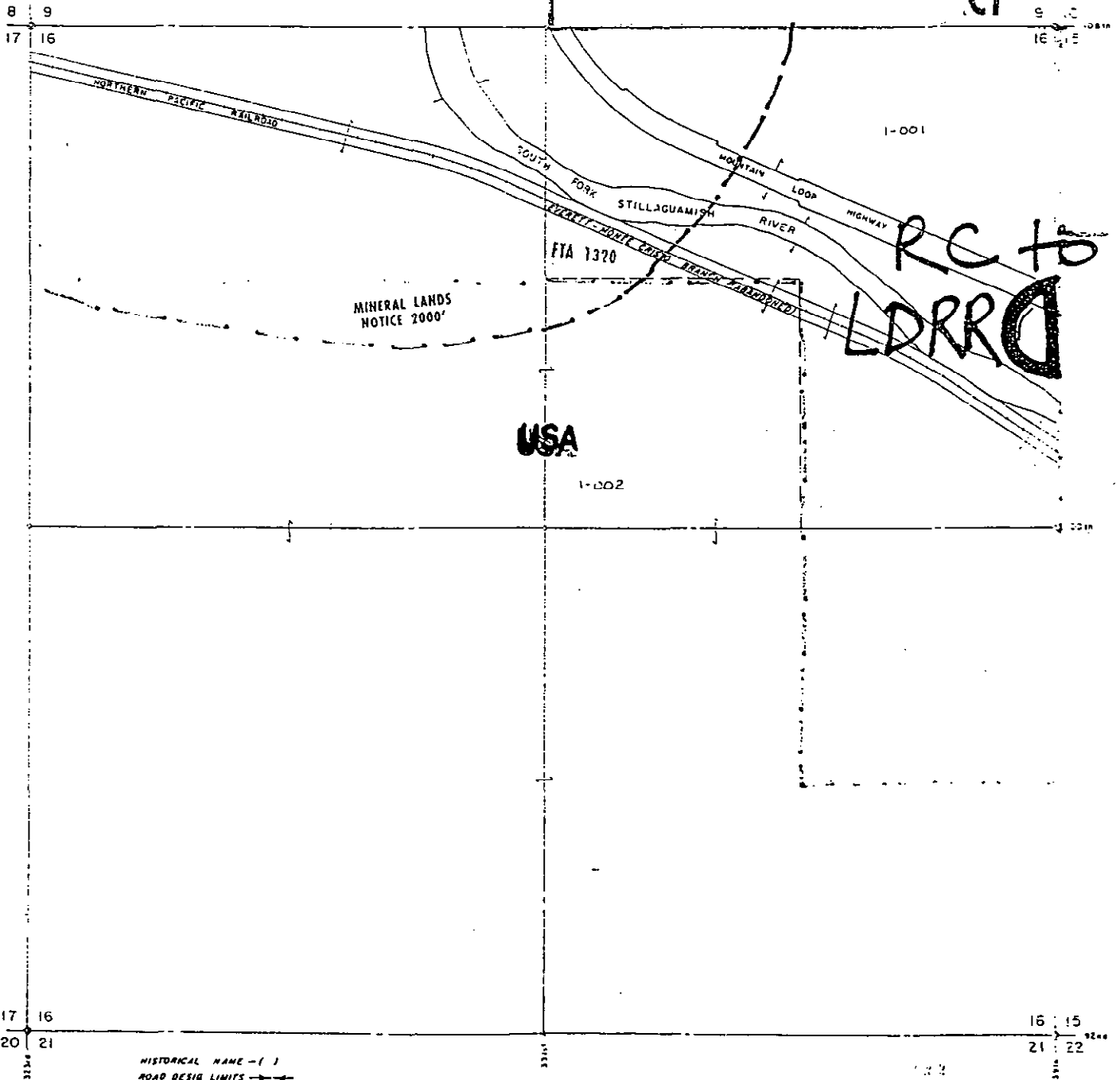
JCK, May 74

SEC. 16, T. 30 N., R. 8 E. W.M.

1" = 400'

BM 5000

CF



GRANITE FALLS C.P.
COMP PLAN SITE SENSITIVE SECTION

P.A.M., April, '76

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

16-30-8

13^A

S.E. 1/4, SEC. 13, T.31N., R.3E.

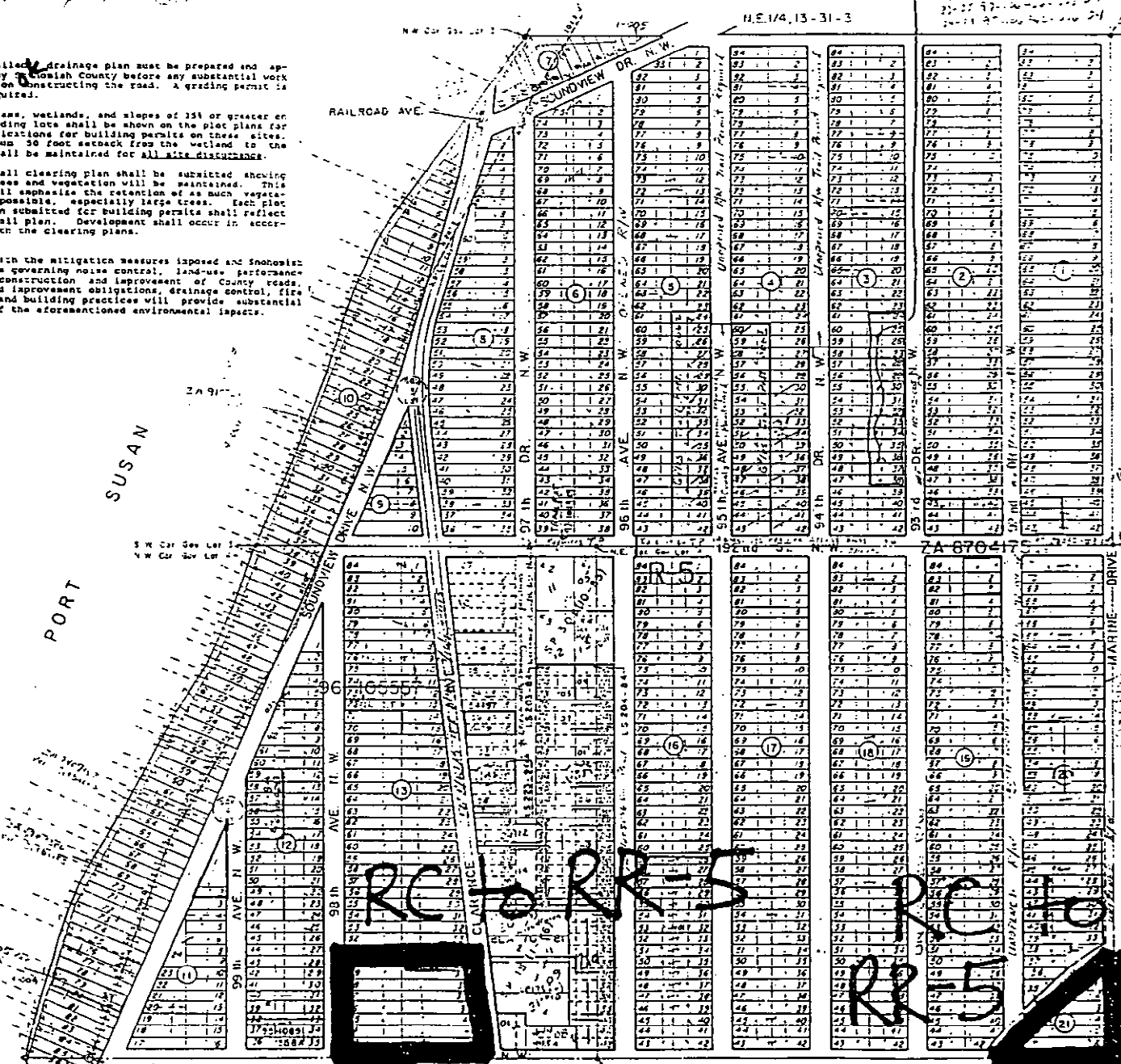
1" = 200'

EM 1500

N.E. 1/4, 13-31-3

- A "detailed" drainage plan must be prepared and approved by Snohomish County before any substantial work is done on constructing the road. A grading permit is also required.
- All streams, wetlands, and slopes of 15% or greater on the building lots shall be shown on the plot plans for all applications for building permits on these sites. A minimum 30 foot setback from the wetland to the north shall be maintained for all site disturbance.
- An overall clearing plan shall be submitted showing what trees and vegetation will be maintained. This plan shall emphasize the retention of as much vegetation as possible, especially large trees. Each plot plan then submitted for building permits shall reflect the overall plan. Development shall occur in accordance with the clearing plans.

Compliance with the mitigation measures imposed and Snohomish County codes governing noise control, land-use performance standards, construction and improvement of County roads, site road improvement obligations, drainage control, fire protection and building practices will provide substantial mitigation of the aforementioned environmental impacts.



C. D. HILLMAN'S BIRMINGHAM WATER FRONT ADD. TO THE CITY OF EVERETT DIV. 1(3544)

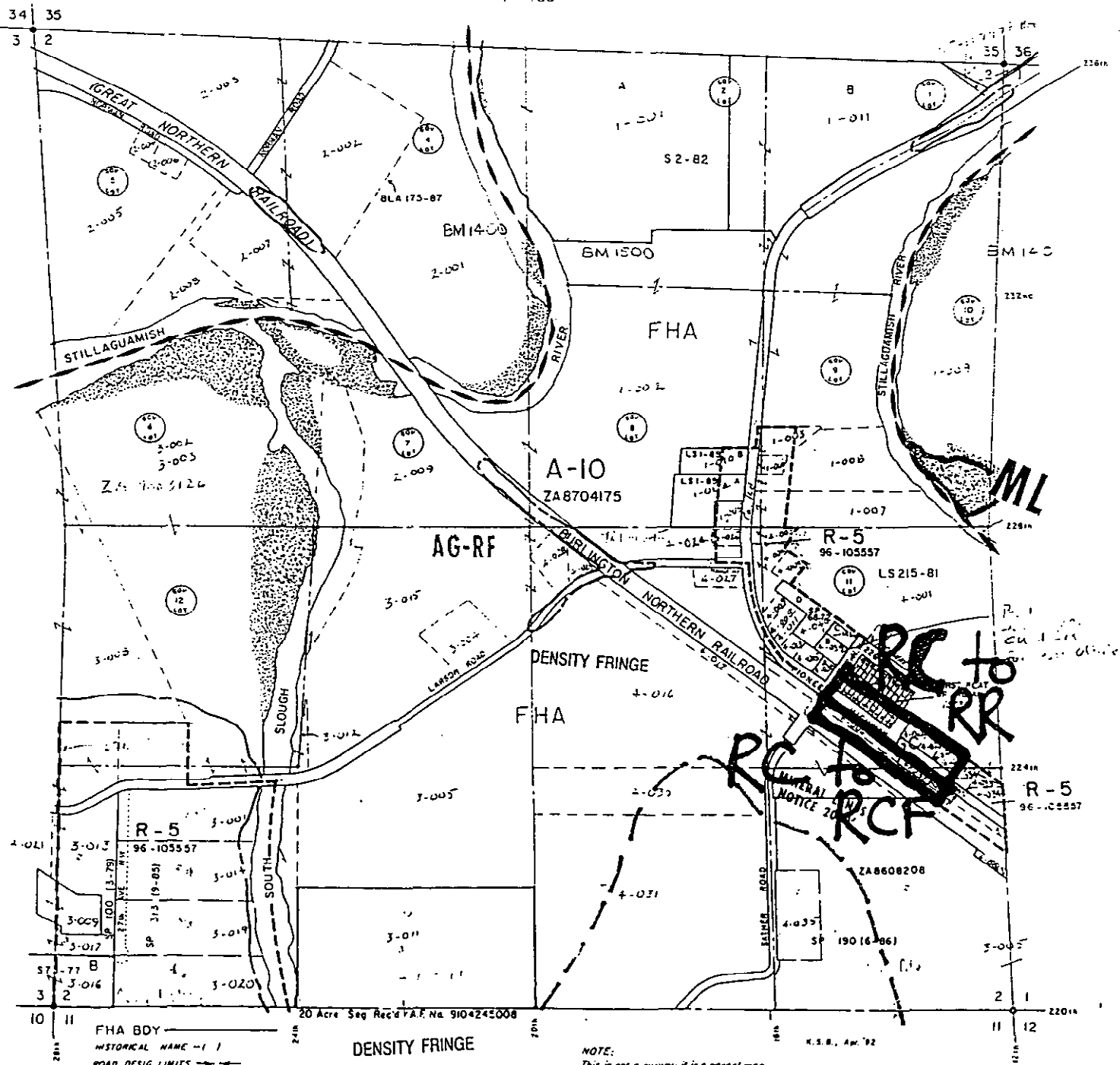
HISTORICAL NAME - 1
ROAD DESIGN LIMITS

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

Scale 1" = 200'

S E 1/4 13 - 31 - 3

SEC. 2, T. 31 N., R. 4 E. W. M.
1" = 400'



COMP PLAN SITE SENSITIVE SECTION
SHORELINE ENVIRONMENT
AG PRESERVATION

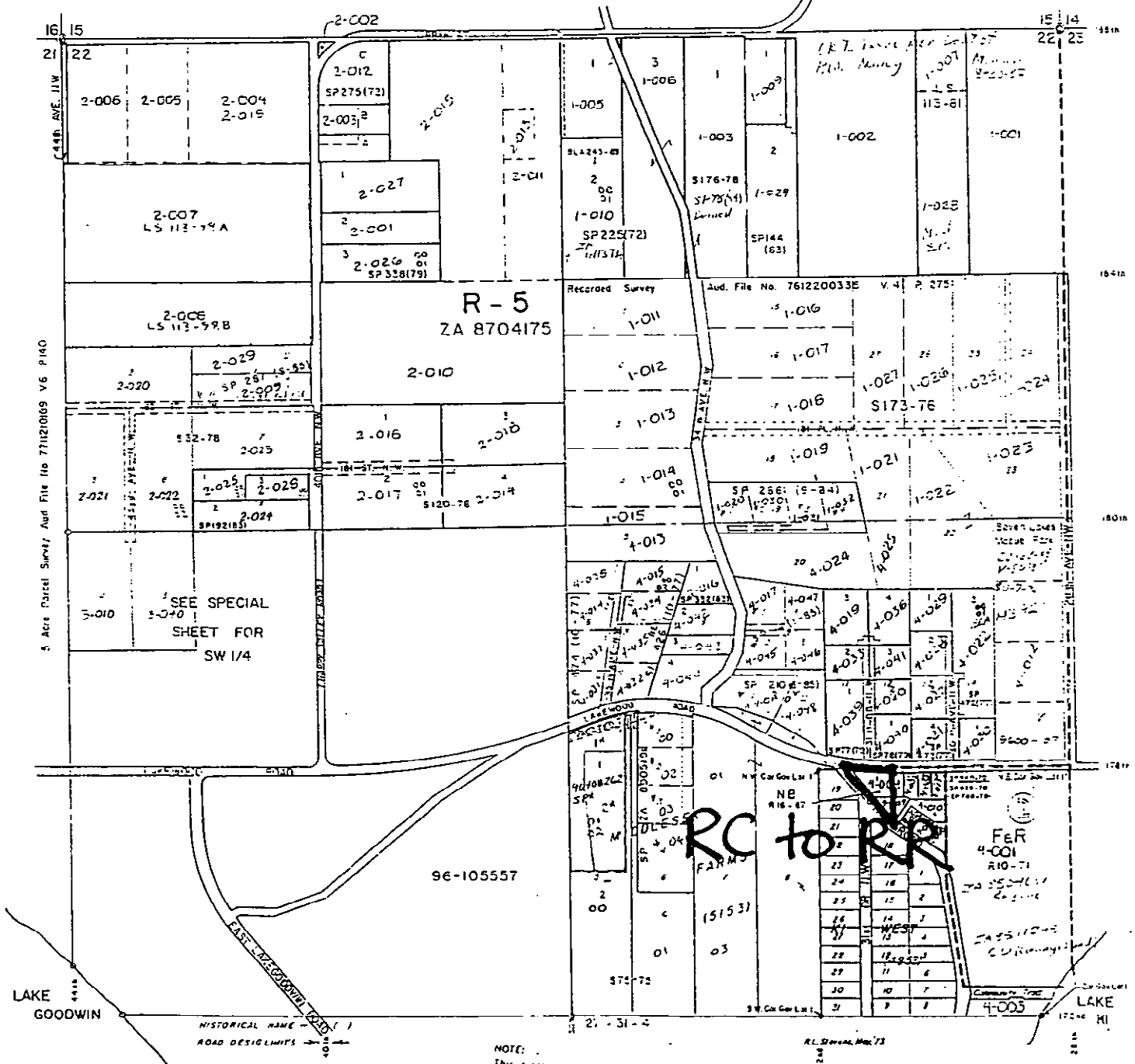
GENERALIZED FLOOD HAZARD
AREAS ARE REPRESENTED FOR
SPECIFIC INFORMATION, SEE
STUDY:
E-2-10-138, C. 17

Scale 1" = 400'

29

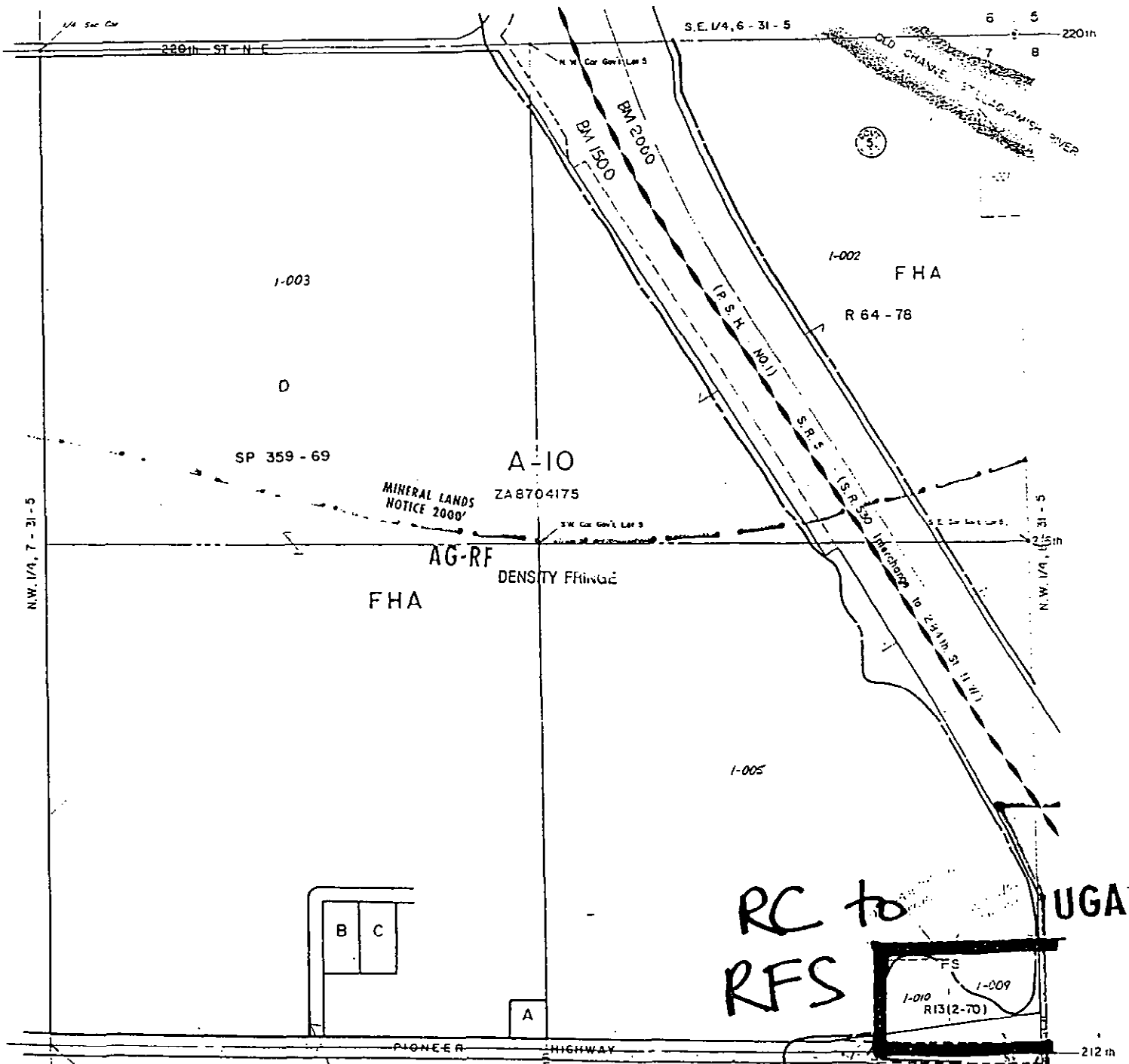
SEC. 22, T. 5 N., R. 4 E. W.M.

SCALE 1" = 400' BM 1500

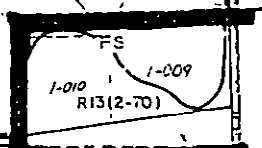


NOTE: This is not a survey, it is a parcel map used for location of property only.

Scale 1" = 400'
22 - 31 - 4 3/11



RC to UGA
RFS



1/4 Sec. Cont. HISTORICAL NAME - ()
 E. FHA BDRY. DESIG. LIMITS
 ARLINGTON C.P. NORTHWEST C.P.
 AG PRESERVATION
 SHORELINE ENVIRONMENT
 COMB. PLAN SIZE SENSITIVE SECTION

SE 1/4 7 - 31 - 5
 OPENED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION. SEE
 STUDY:
 E-2-10-138 p. 78
 FIRM 00408

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

Scale 1" = 200'

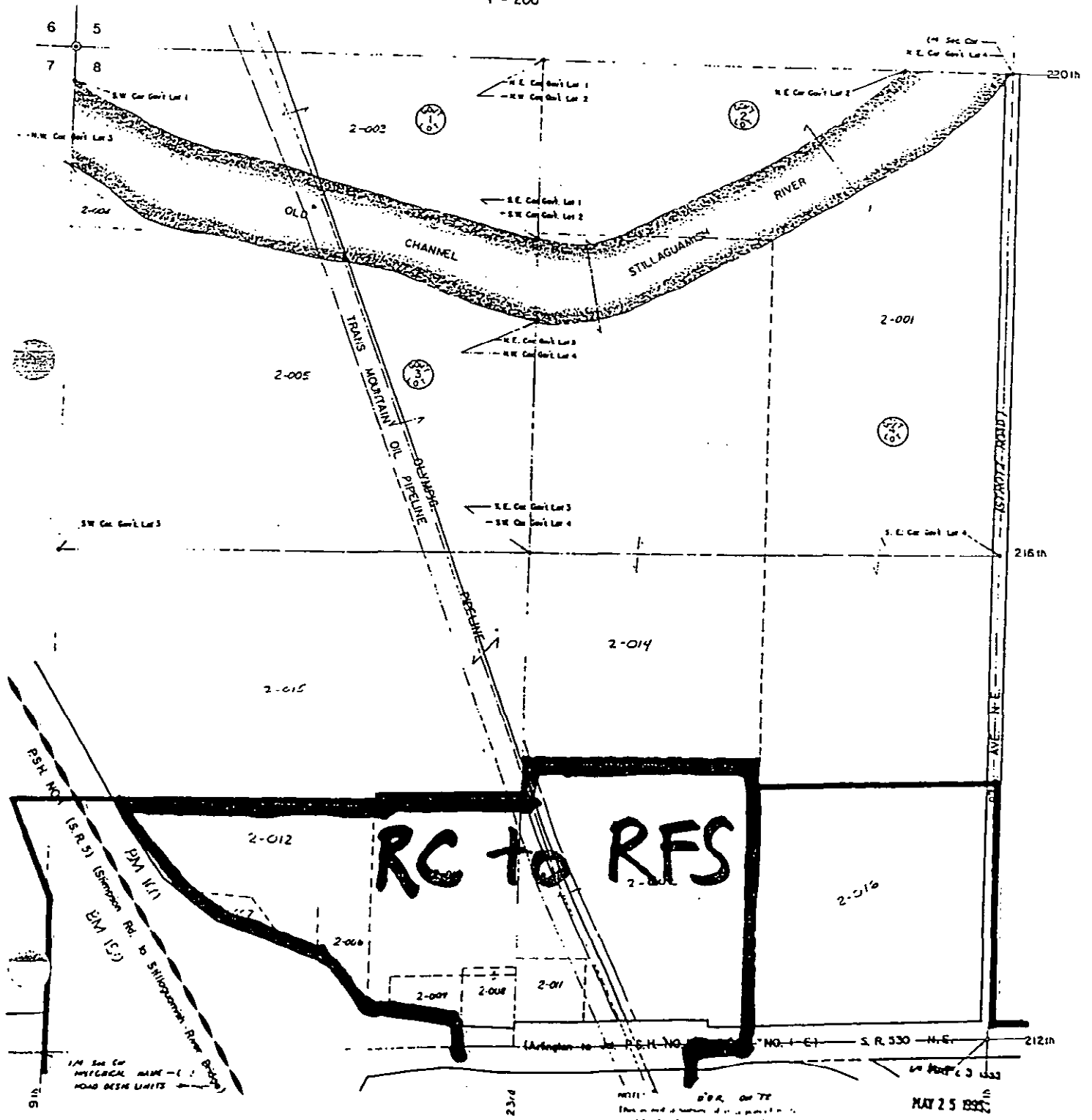
DENSITY FRINGE N.E. 1/4, 7 - 31 - 5

16

MAY 16 1968

N.W. 1/4, SEC 8, T. 31, R. 5E

1" = 200'



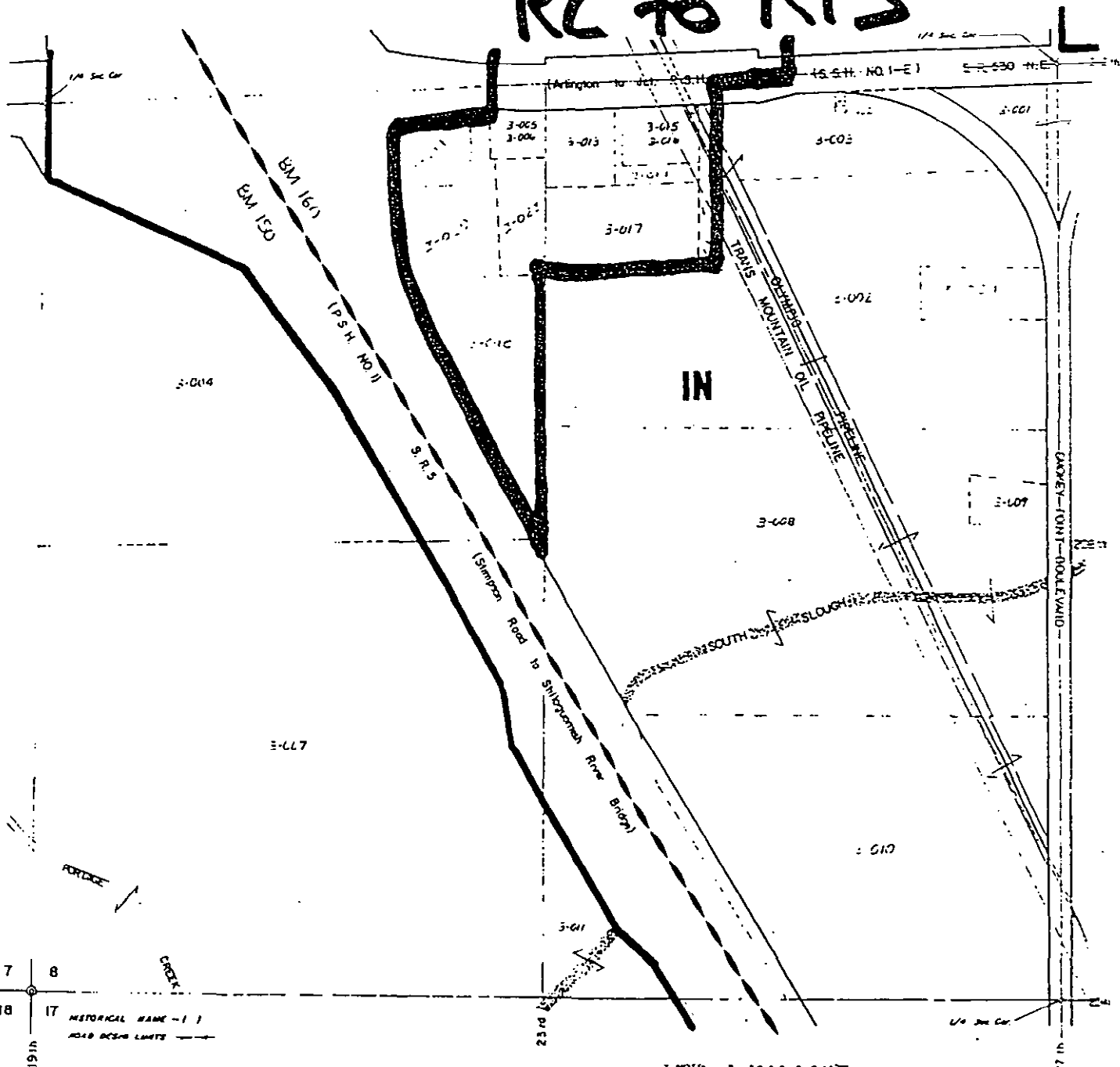
RC to RFS

MAY 25 1935

S.W. 1/4, SEC. 8, T. 31, R. 5 E.

1" = 200'

RC to RFS



NOTE: "R.R." "Oil" "72"
 This is not a survey, it is a plan of
 what the location of property is.

MAY 25 1955

14 | 13
23 | 24

SEC. 31, T. 31N., R. 5E.

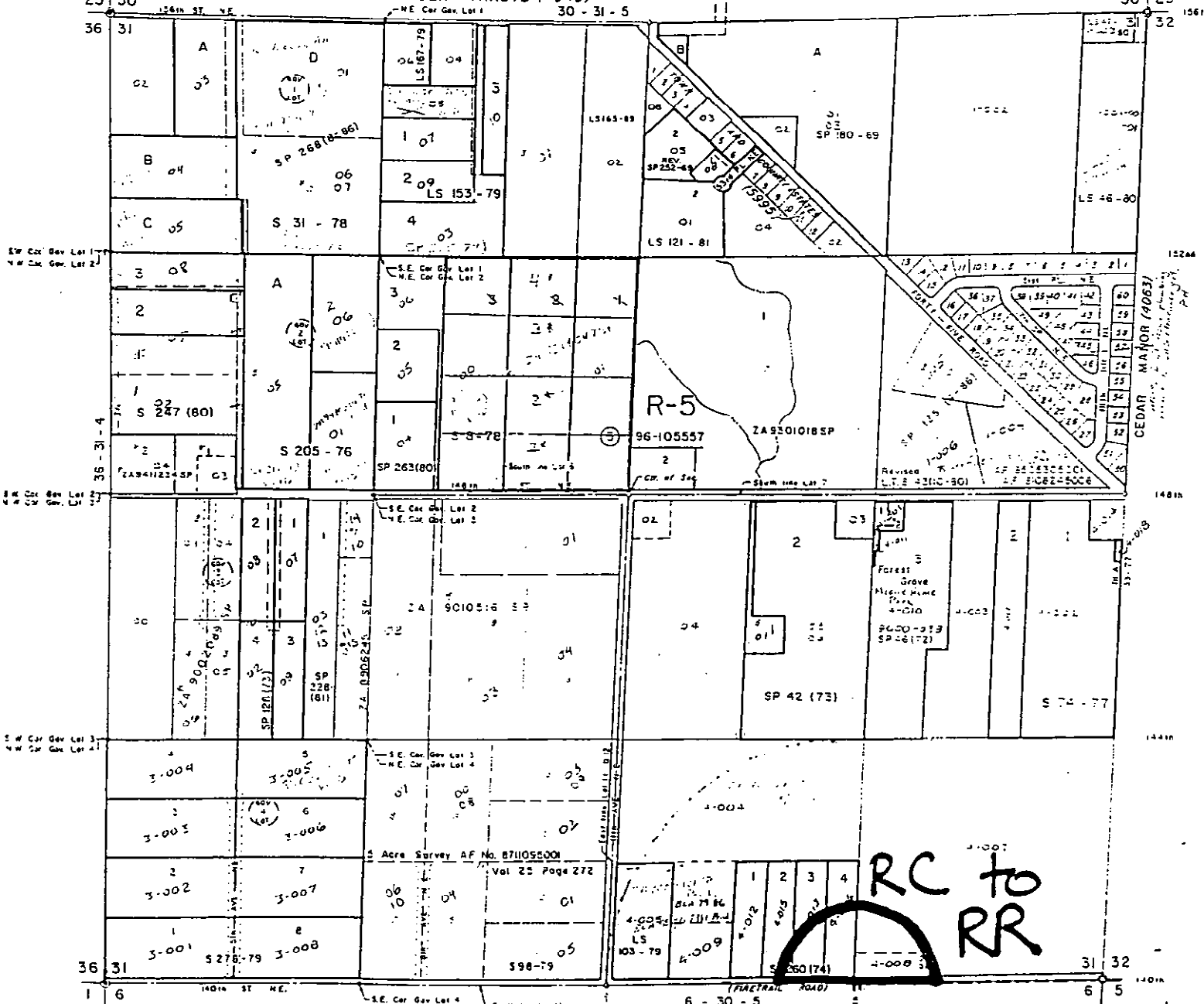
1" = 400'

EM1500

LAKEWOOD GARDEN TRACTS (4946)

30 - 31 - 5

30 | 29
32



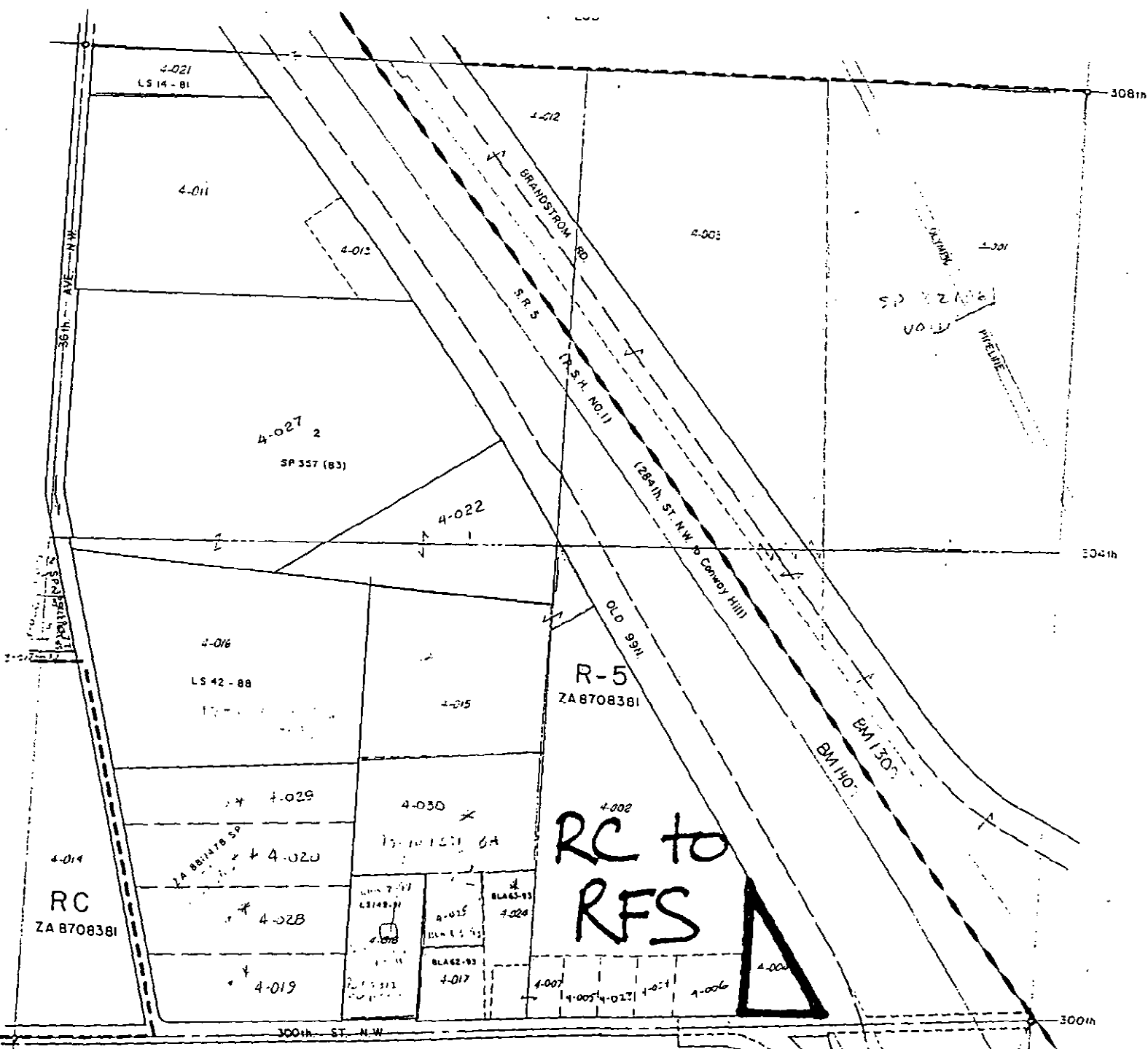
HISTORICAL NAME — ()
ROAD DESIGN LIMITS — — —

NOTE: P.A.M., March, '73
This is not a survey, it is a parcel map
used for location of property only

81

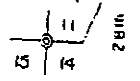
Scale 1" = 400'

31 - 31 - 5 6/97

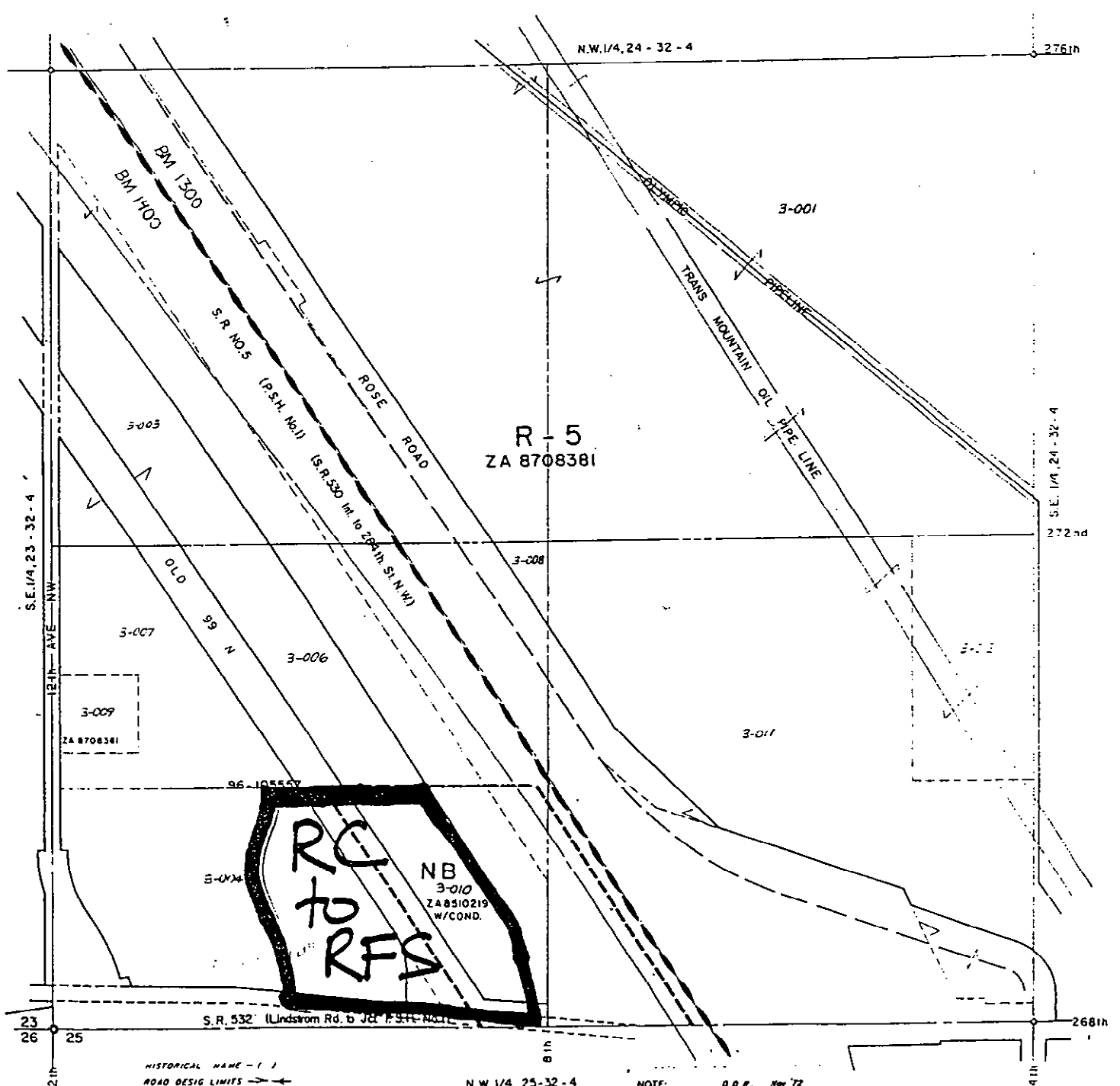


HISTORICAL NAME - 1 1
 ROAD DESIGN LIMITS → →
COMP PLAN SITE SENSITIVE SECTION
NORTHWEST C.P

NOTE: D.D.A. Feb '73
 This is not a survey, it is a parcel map
 used for location of property only



Scale 1" = 200'



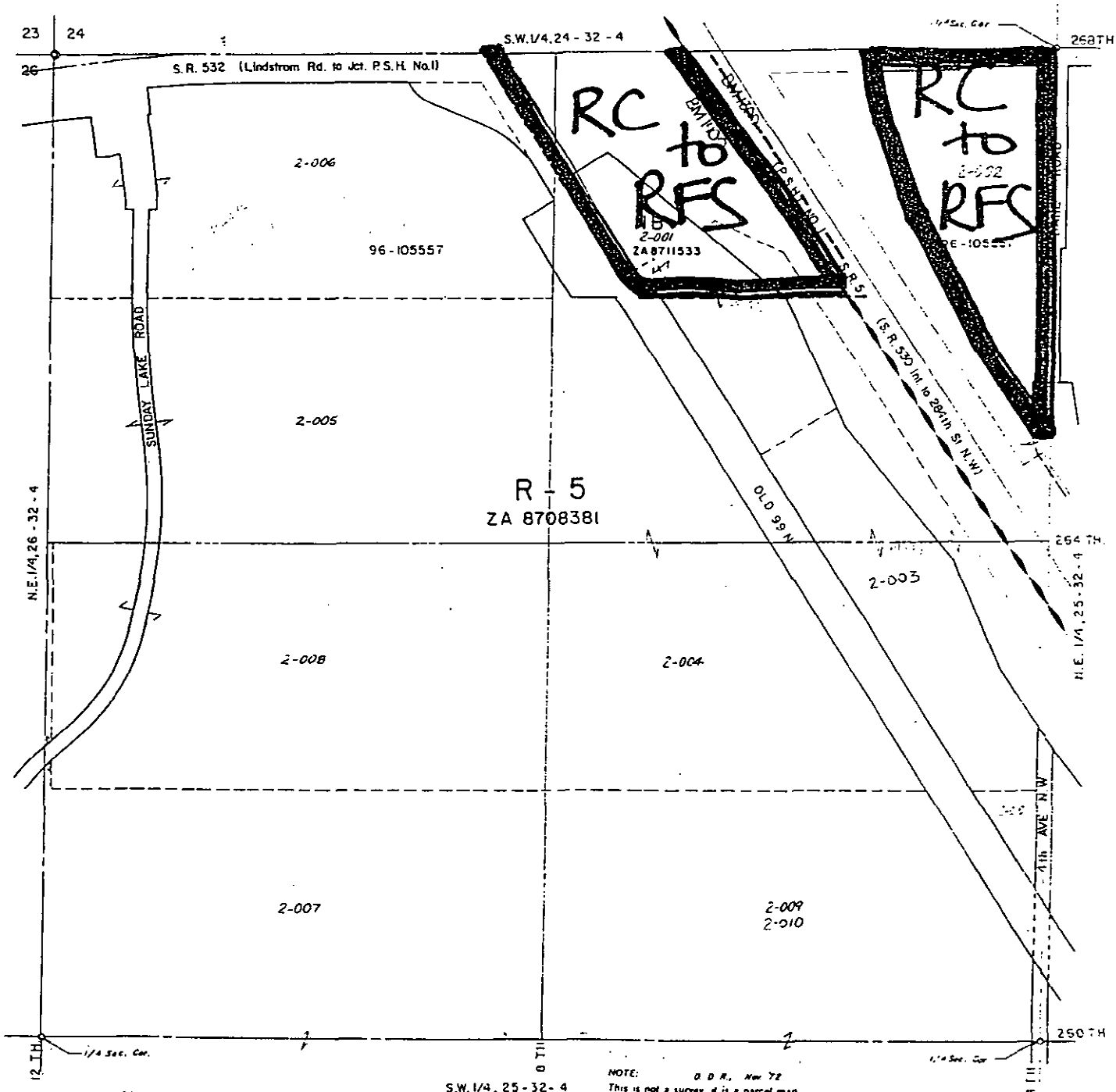
NOTE: D.O.P. No 72
 This is not a survey, it is a parcel map
 used for location of property only

Scale 1" = 200'

S.W. 1/4, 24 - 32 - 4

COAR PLAN SELECTIVE SECTION

HISTORICAL NAME - ()
 ROAD DESIG LIMITS ->



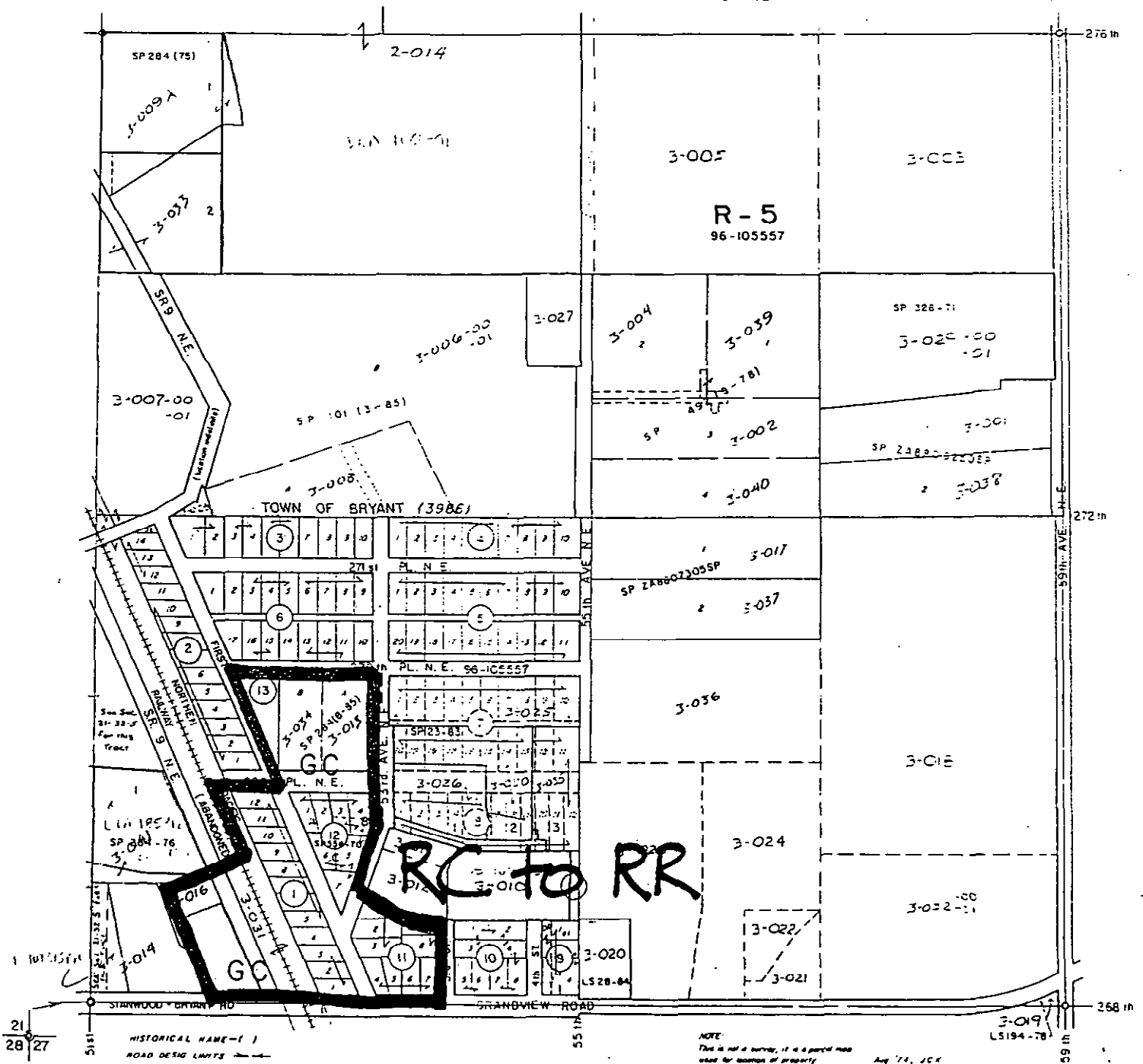
HISTORICAL NAME - 1 1
 ROAD DESIG LIMITS
 NORTHWEST C.P.
 ARLINGTON C.P.
 COMP PLAN SITE SENSITIVE SECTION

NOTE: O.D.R., Nov 72
 This is not a survey, it is a parcel map
 used for location of property only

Scale 1" = 200'
 N.W. 1/4, 25 - 32 - 4
 Date: 11-1-72

1" = 200'

BM 1500



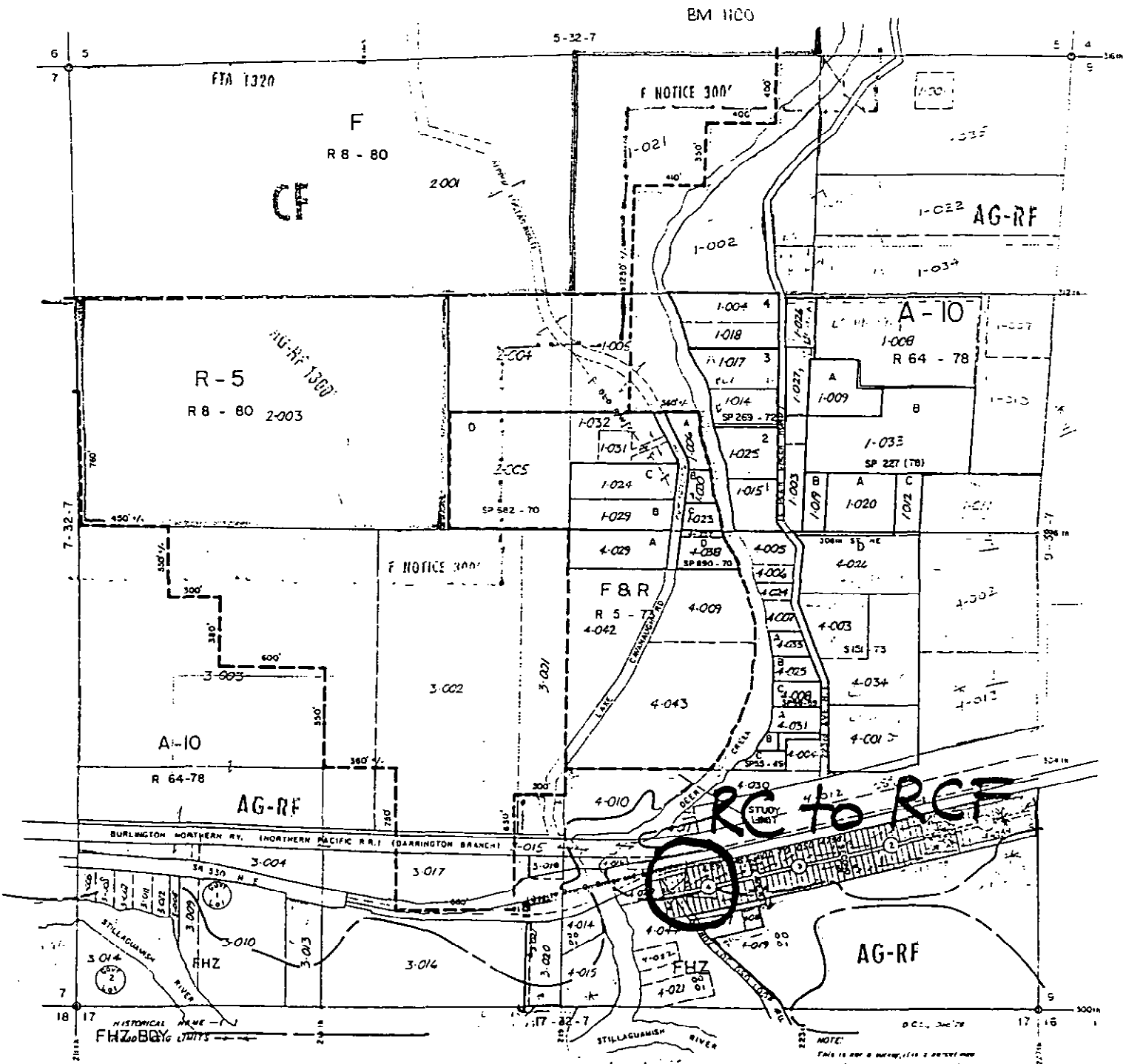
ARLINGTON C.P.

SWI/4 22 - 32 - 5

22A

Scale 1" = 200'

MAR 19 1988



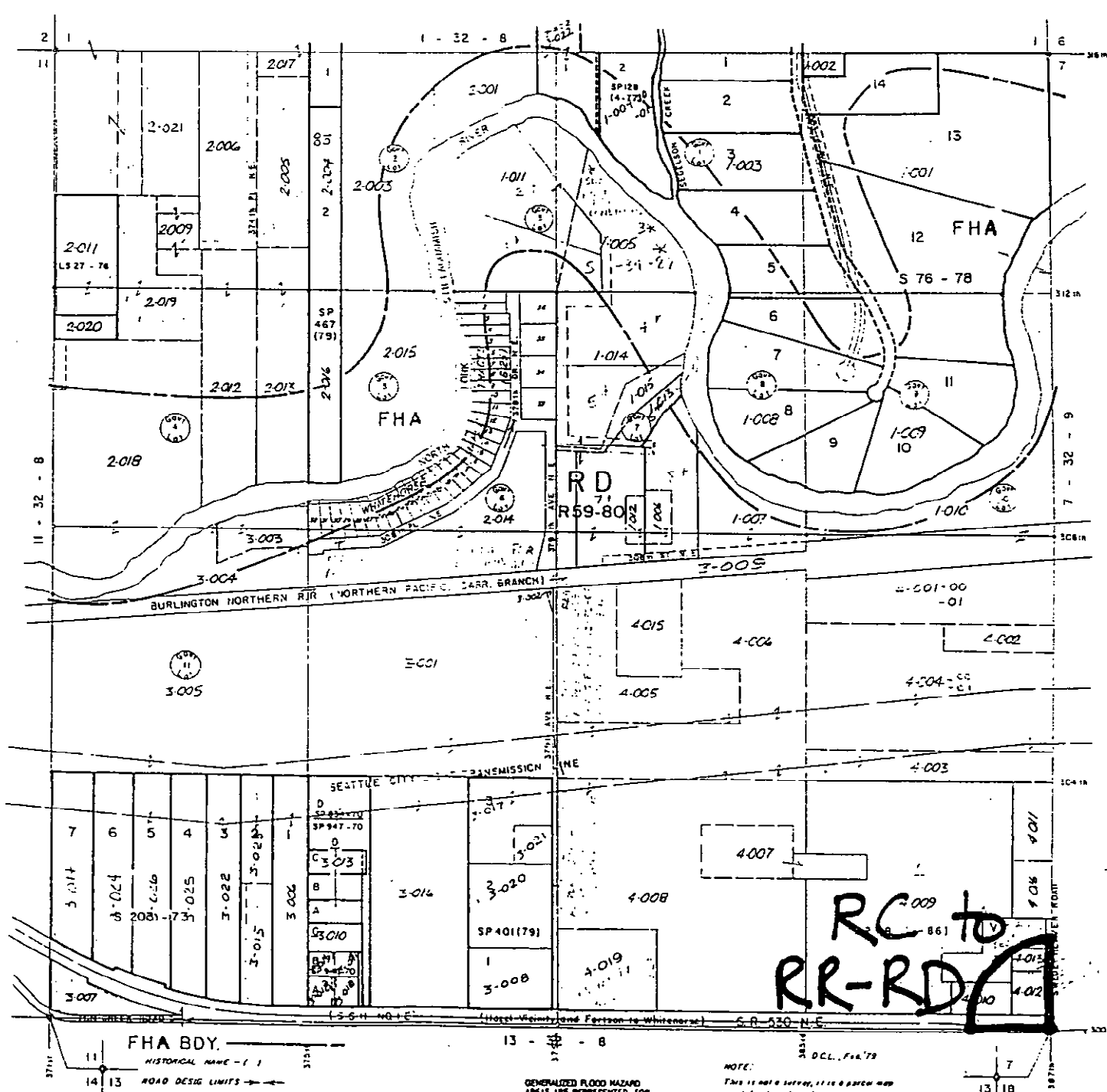
ARLINGTON C.P.
 SHORELINE ENVIRONMENT
 AG PRESERVATION

GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY
 E-2-10-199

NOTE:
 THIS IS NOT A SURVEY, AND SHOULD NOT
 BE USED FOR LOCATION OF PROPERTY ONLY
 APR 24 1998

Scale 1" = 400'

8 - 32 - 7 (44)



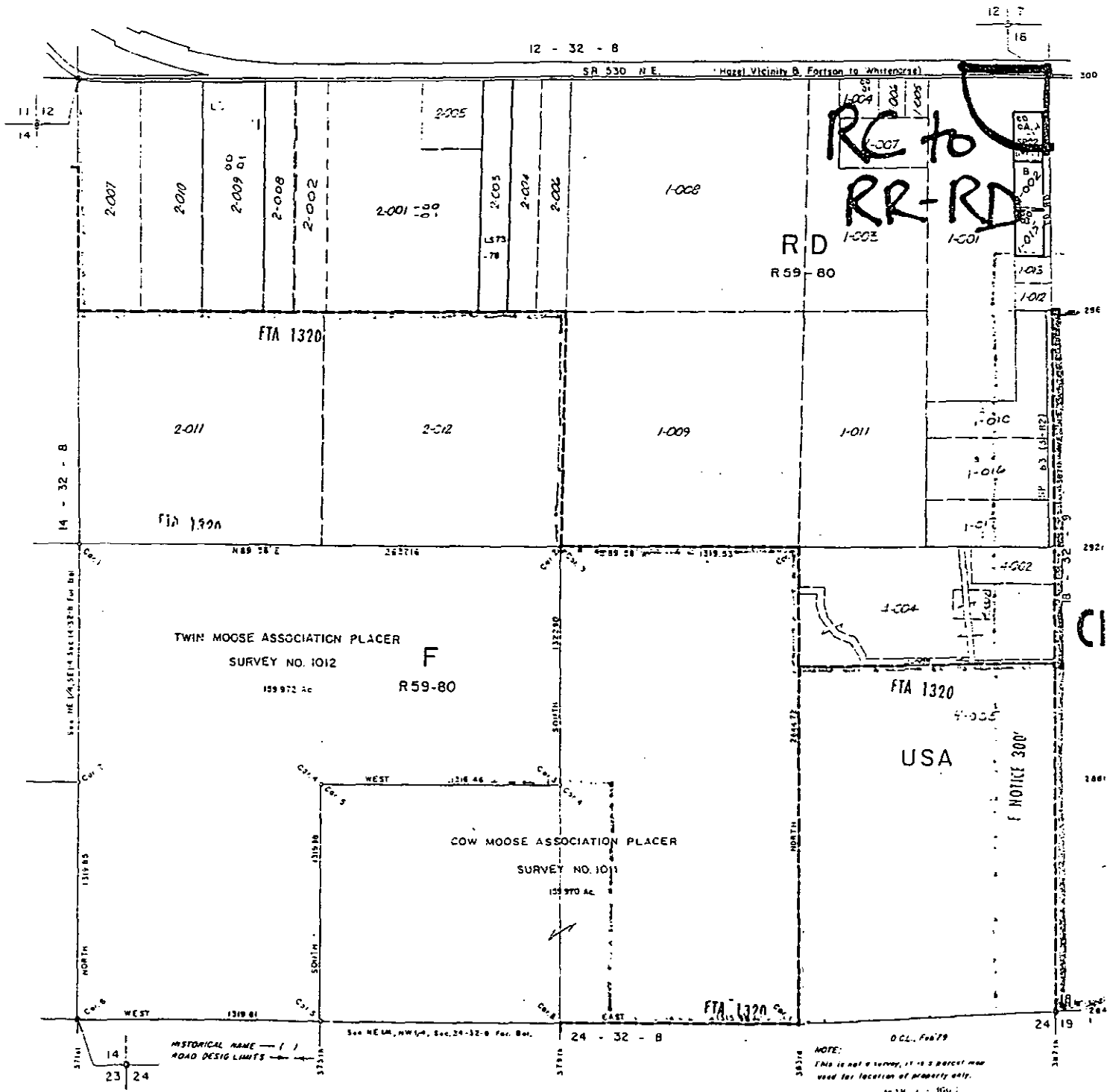
DARRINGTON C.P.
SHORELINE ENVIRONMENT

GENERALIZED FLOOD HAZARD
AREAS ARE REPRESENTED FOR
SPECIFIC INFORMATION SEE
STUDY:
E-2-10-137 p. 8

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

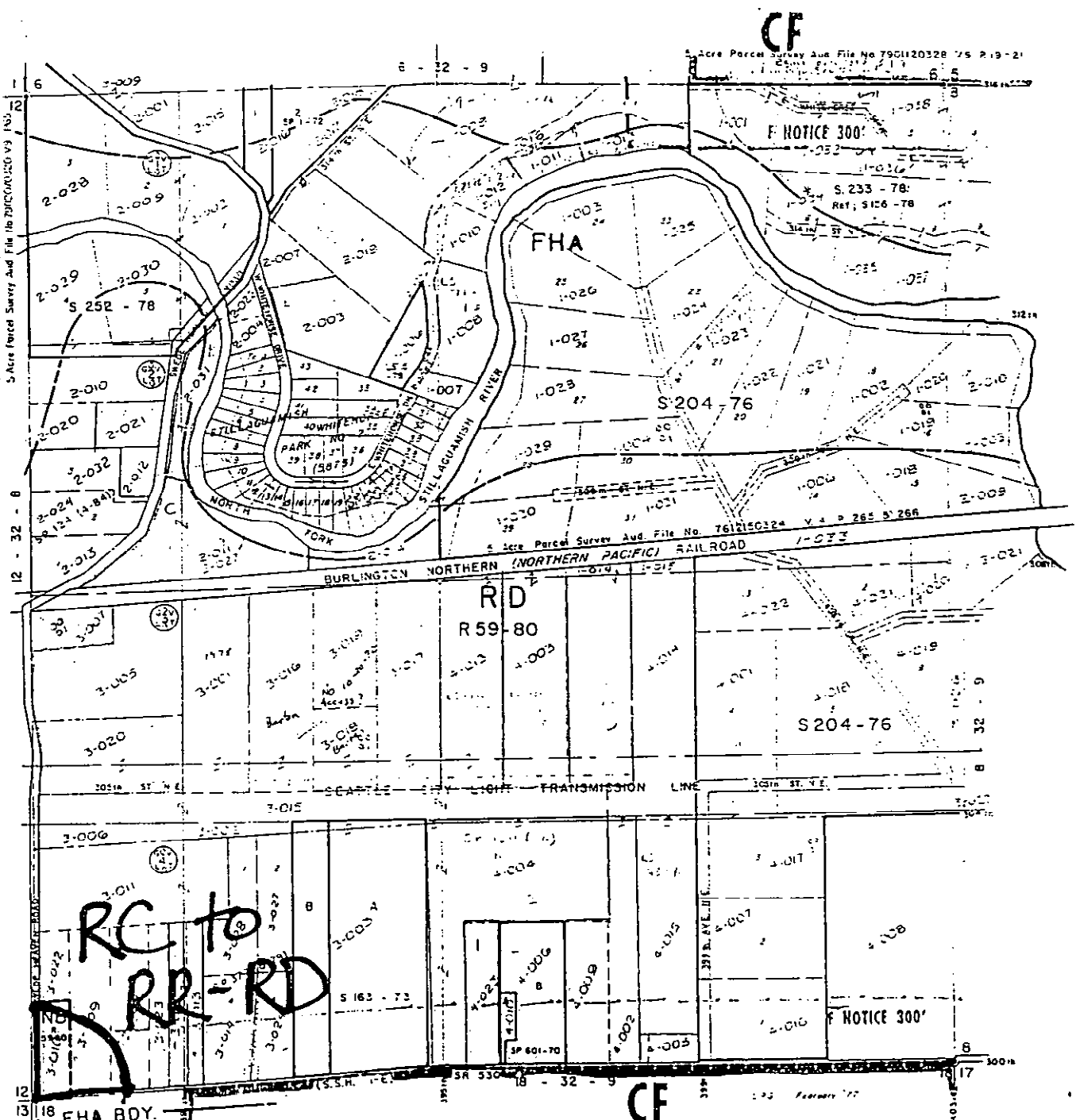
Scale 1" = 400'

12 - 32 - 8



DARRINGTON C.P.

13 - 32 - 8



CF

5-Acre Parcel Survey And File No 7901120320 V9 180

5-Acre Parcel Survey And File No 7901120320 V9 219-21

NOTICE 300

BURLINGTON NORTHERN (NORTHERN PACIFIC) RAILROAD

RD R 59-80

RC to RR-RD

FHA BODY.
 HISTORICAL NAME(S)
 ROAD DESIG LIMITS
DARRINGTON C.P.
SHORELINE ENVIRONMENT

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

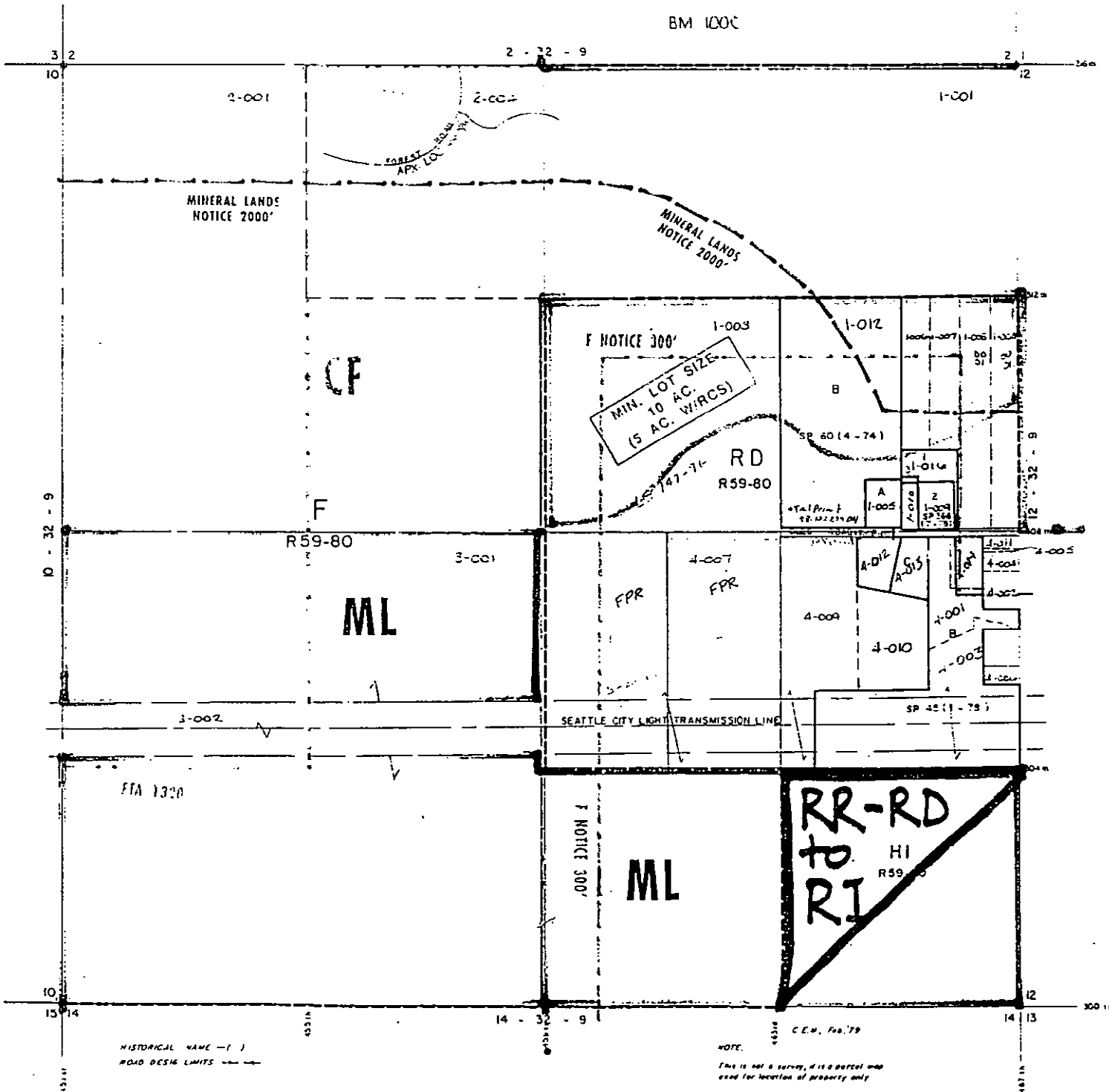
GENERALIZED FLOOD MAP(S)
 AREAS ARE REPRESENTED BY "F"
 SPECIFIC INFORMATION IS:
 STUDY:
 7-2-10-137, 38

Scale 1" = 400'

7 - 32 - 9

13400

BM 1000



HISTORICAL NAME - ()
ROAD DESIGN LIMITS

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

DARRINGTON C.P.

Scale 1" = 400'

11 - 32 - 9

