

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



ORDINANCE NO. 98-142

REVISING THE EXISTING URBAN GROWTH AREA FOR THE
CITY OF MARYSVILLE TO ADD THE STRAWBERRY FIELDS
REGIONAL PARK SITE; AMENDING AMENDED ORDINANCE
NO. 94-120 AND AMENDED ORDINANCE NO. 94-125

WHEREAS, the Growth Management Act, Chapter 36.70A RCW (hereinafter the GMA) requires Snohomish County to designate an urban growth area (UGA), or areas within which urban growth shall be encouraged and outside of which growth can occur, only if it is not urban in nature (RCW 36.70.110(1)); and

WHEREAS, the county previously designated a final UGA for Arlington, Marysville and the Smokey Point area on June 28, 1995, (Amended Ordinance No. 94-120) after holding public hearings from April 19, 1994, through January 18, 1995, in conformance with the requirements of the GMA; and

WHEREAS, the county subsequently designated separate final UGAs for Arlington and Marysville on September 15, 1997, (Ordinance No. 97-076) after holding public hearings on February 25, 1997, March 25, 1997, and September 15, 1997, in conformance with the requirements of the GMA; and

WHEREAS, the city of Marysville has acquired a seventy-two acre parcel of land for development as a regional park site, which it has named Strawberry Fields, for the public purpose of addressing the demand for park and recreational facilities in its rapidly growing UGA; and

WHEREAS, the city of Marysville has received an initial \$315,571 matching grant from the State Interagency Commission for Outdoor Recreation (IAC) for acquisition and initial development of this property; and

WHEREAS, the city of Marysville is aggressively pursuing additional funding from the IAC in order to construct many of the park's athletic field components; and

WHEREAS, the city of Marysville's success in securing this added funding, as well as its obligation to comply with the IAC project contract requirements for the initial grant, is directly linked to the city's ability to make key improvements to the property in the next six to ten months; and

WHEREAS, on September 8, 1998, Marysville's mayor, Dave Weiser and his staff made a presentation to the county council planning committee regarding this project requesting the county's assistance in finding the most expeditious method for constructing the needed park improvements and allowing Marysville to annex the property to provide needed public services in order to meet these IAC requirements and save considerable site development costs; and

WHEREAS, the county council planning committee evaluated four options for responding to the city of Marysville's request and directed the county department of planning and development services to develop a proposal for amending the comprehensive plan which would revise the Marysville UGA to include the Strawberry Fields regional park site within the UGA and to present this proposal to the planning commission at its September 22, 1998, meeting; and

WHEREAS, the planning commission considered an amendment to the county's comprehensive plan to revise the UGA for the city of Marysville to include the seventy-two acre Strawberry Fields regional park site in a public meeting on September 22, 1998, and at a public hearing on October 27, 1998; and

WHEREAS, the planning commission recommended to the county council adoption of the comprehensive plan amendments revising the Marysville UGA to include the Strawberry Fields regional park site; and

WHEREAS, the county council held a public hearing on 1-11, 1999 to consider the entire record and hear public testimony on the planning commission's recommendation.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. The county council makes the following findings:

- A. Pursuant to the GMA, and specifically RCW 36.70A.110, counties are required to consult with cities located within its boundaries and each city is to propose the location of urban growth areas.
- B. Pursuant to RCW 36.70A.110, the county is required to attempt to reach agreement with each city on the location of an urban growth area within which the city is located.
- C. Pursuant to Amended Ordinance No. 97-076, the county established separate urban growth areas for the cities of Arlington and Marysville from the original combined urban growth area after holding public hearings on February 25, 1997, March 25, 1997, and September 15, 1997, in conformance with the requirements of the GMA, the county-wide planning policies, the Vision 2020 regional growth and transportation plan, and the multi-county planning policies for King, Pierce and Snohomish counties adopted in March 1993 by the Puget Sound Regional Council.
- D. The county council adopted the Snohomish County Growth Management Act Comprehensive Plan (GMACP) on June 28, 1995.
- E. Policy LU 1.A.1 of the General Policy Plan (GPP), a component of the GMACP, states that "UGAs shall contain sufficient land capacity for a variety of land uses and densities, including green belts and open space, in suitable locations to accommodate the county's 20-year population projection to the urban area."

- F. The proposed amendment implements GPP Policy LU 1.A.1 by providing within the UGA a regional park which addresses the large, under-served recreational needs of the rapidly growing UGA population and assists the county and its other cities in providing important, specialized county-wide recreational facilities. The Marysville UGA and the county is growing at an extremely fast pace. The population of the Marysville UGA has increased from 33,654 to 41,577 in the past six years. The population of this UGA is projected to increase to 55,318 by the year 2012. The county's total population has increased from 494,300 to 568,100 in the past six years and is projected to increase to 714,244 by the year 2012. The Snohomish County Tomorrow 1998 Growth Monitoring Report confirms that the Marysville UGA has already attained 36.6% of its 1992-2012 officially projected GMA growth target. This growth significantly exceeds the 30% expected growth that would be attained by 1998 if linear 1992-2012 population growth is assumed.
- G. By accepted national standards, both the Marysville UGA and the entire county are currently not adequately served with sufficient regional park and recreational facilities to serve this growing population. Athletic fields for both adult and youth team play are in particularly short supply. Furthermore, there is a strong likelihood that four existing youth soccer fields in this UGA will be displaced by new school facilities within the next eighteen to twenty-four months. The proposed Strawberry Fields regional park will play a vital part in meeting this serious public recreation deficiency. The few remaining vacant land parcels within the existing UGA large enough to accommodate this type of multi-use recreational facility are not suitable. They are either located in industrially designated areas which makes their price and location unacceptable for recreational use or they do not possess other specific site characteristics or a location which will allow them to be developed for necessary regional and specialized county-wide recreational purposes. The large, multi-plex array of both youth and adult athletic fields of several types proposed for Strawberry Fields will address a growing countywide demand for these types of specialized "league play" facilities. Furthermore, the Strawberry Fields regional park site will play a key role in supporting the countywide Centennial Trail system which is now being extended through this portion of the county. The location of this property along the eastern edge of the existing UGA is also particularly suitable to development of a regional trail head support area and connecting trail link. Because the lack of suitable park sites was not known at the time of adoption of the final UGA, the UGA was not adequately sized to accommodate this type of regional park facility.
- H. On September 8, 1998, Marysville's mayor and staff made a presentation to the county council planning committee regarding the Strawberry Fields regional park project. The mayor requested the county's assistance in finding the most expeditious method for constructing the park project and making it possible for Marysville to annex the property. Four options were discussed by the county council planning committee. The most expeditious of the four options for satisfying the city's request was determined to be the processing of a GMACP amendment to expand the Marysville UGA.

- I. The GMA generally requires that local governments amend their comprehensive plans no more frequently than once per year, but authorizes local governments to amend their comprehensive plans more frequently than once a year "whenever an emergency exists" (RCW 36.70A.130(2)(b)).
- J. This amendment to the GMACP to revise the existing Marysville UGA to add the seventy-two acre Strawberry Fields regional park site needs to be accomplished quickly to ensure timely construction of the facilities, compliance with Interagency Outdoor Recreation Commission (IAC) project contract funding requirements, and provision of adequate public services to the site.
- K. The county prepared Addendum No. 13 to the Final Environmental Impact Statement (FEIS) for the Snohomish County Comprehensive Plan for the proposed amendments to the GMACP to satisfy the requirements of the State Environmental Policy Act (SEPA).
- L. The planning commission considered an amendment to the county's comprehensive plan to revise the UGA for the city of Marysville to include the seventy-two acre Strawberry Fields regional park site in a public meeting on September 22, 1998, and at a public hearing on October 27, 1998. The planning commission recommended to the county council adoption of the comprehensive plan amendments revising the Marysville UGA to include the Strawberry Fields regional park site.
- M. The county council held a public hearing on 1-11-99 to consider the planning commission's recommendation, the entire record, and public testimony on the proposal.

Section 2. Based on the foregoing findings, the county council makes the following conclusions:

- A. The need to amend the GMACP as soon as possible to facilitate continued IAC funding and timely construction of the Strawberry Fields regional park project constitutes an emergency under the provisions of RCW 36.70A.130(2)(b) for the following reasons:
 - 1. The proposed construction of the regional park fulfills an important public purpose of a unique countywide nature as stated in the findings above;
 - 2. Because of the unique, countywide regional recreation functions to be performed by this proposed facility, it has size and site specific locational requirements which make use of sites within the existing UGA not feasible;
 - 3. The non-emergency options for revising the UGA would require the proposal to go through the docketing process and are not timely;
 - 4. The delays that would be incurred by waiting to amend the comprehensive plan in the yearly cycle substantially increase the risk for the city of Marysville not being able to comply with its IAC project contract and/or not being able to complete the initial phase of the park project in a timely manner;

5. Completion of the park project in a timely manner is essential to: (1) fulfill IAC project contract requirements; (2) maintain priority eligibility for additional IAC funding; (3) make major project cost savings by taking advantage of limited duration offers of donated labor and equipment by the United States Navy and other groups; and (4) complete the first group of planned youth soccer fields no later than the year 2000 to offset the anticipated loss that year of four existing youth soccer fields on leased vacant Marysville School District property which will be necessary for construction of new school facilities;
 6. The city of Marysville pursued the most expeditious non-emergency option for revising the UGA in good faith and in a timely manner by submitting a comprehensive plan docket request to the county in July 1997; however, due to no fault on the part of Marysville, the county has experienced significant delay in processing all requested 1997 docket requests, thus eliminating this option as a timely non-emergency means for considering Marysville's request.
- B. Rapid inclusion of the Strawberry Fields park property in the Marysville UGA will allow the city of Marysville to then immediately annex the property under the municipal purpose provisions of state law, which is necessary to allow the city to timely accomplish its objectives.
 - C. Public parks are a permitted use in the Agriculture-10 acre zone on land that is not designated commercial farmland by the GMACP. However, the extent of athletic field improvements and trail head links to the Centennial Trail system proposed on the Strawberry Fields regional park site requires the provision of a full range of urban services. Inclusion of the site within the UGA will allow for the provision of urban services to the facilities.
 - D. The city of Marysville has demonstrated its ability to provide all needed public services and utilities to the Strawberry Fields regional park site in a timely and effective manner.
 - E. Because Marysville is the most logical and capable full urban service provider in the UGA, timely municipal purpose annexation of the Strawberry Fields property by the city will significantly expand its ability to coordinate and expedite issuance of required permits, manage project construction and provide all necessary public services and utilities, beginning with the first phase of project construction. This, in turn, will maximize Marysville's ability to ensure full compliance with IAC project grant requirements and deadlines and secure necessary additional IAC funding.
 - F. Amending the GMACP to include the Strawberry Fields regional park site in the Marysville UGA and redesignating it as Other Land Use is consistent with applicable policies and existing provisions of the GPP including Policies LU 1.A.3, 4.F.3 and 4.F.4.
 - G. Objective LU 4.F and supporting polices LU 4.F.3 and LU 4.F.4 of the GPP call for cooperation by the county and cities to plan for the conservation of specialty agricultural uses in the Rural Residential-10 area between Marysville and Arlington. Addition of the Strawberry Fields regional park site to the Marysville UGA and designating it Other Land Use is consistent with these GPP policies because it would

serve as a permanent open space buffer and transitional land use between the existing UGA and the abutting Rural Residential-10 area. Marysville has granted a deed to the State of Washington insuring that the permanent use of this property will only be for outdoor recreation or habitat conservation purposes.

- H. The evidence in the record demonstrates that the county and the city were not aware of the compelling need for additional land within the UGA for public park purposes at the time of adoption of the final UGA. This need has since come to light, and it is appropriate to expand the UGA for this limited purpose.
- I. Amending the Marysville UGA to include the Strawberry Fields regional park site does not establish a precedent for consideration of other proposals by private property owners or most public agencies to add any of their land to a UGA prior to the first state-mandated five-year period. This amendment accomplishes an important and unique countywide public purpose of providing necessary recreational facilities with specific locational requirements. The establishment of the regional park site also serves to form a necessary and effective long-term buffer between the abutting urban land uses and Rural Residential-10 areas in this vicinity. Buffering will reduce development pressure on these Rural Residential-10 areas and enhance the longevity of their current land use designation.
- J. The county has met all state and local requirements for interjurisdictional coordination, public notice, and environmental review with regard to the amendment of the Marysville UGA to include the Strawberry Fields regional park site.
- K. The public notice requirements established by state and county law have been met or exceeded.
- L. The amendments result in no new significant adverse environmental impacts and are adequately addressed by Addendum No. 13. SEPA compliance for the proposed action has been satisfied by the GMACP Final EIS, Addenda and Addendum No. 13. The environmental impacts of future site-specific development proposals for this site will be reviewed pursuant to the requirements of SEPA prior to the issuance of development approvals and permits and will need to include careful examination and adequate mitigation of any potential adverse impacts, with special attention given to:
 - a. Traffic congestion and safety considerations related to the intersection of 136th St. NE and 51st Ave. NE;
 - b. Adequacy and availability of required water and sewer utilities and manner of extension of these utilities to minimize pressure on adjacent rural designated lands for premature conversion to urban development;
 - c. Water quality and storm water runoff impacts on Quilceda Creek and the related aquifer; and
 - d. Possible residual environmental contamination of the site related to its extensive prior use for agricultural purposes.

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. The county council hereby amends Section 4 of Amended Ordinance 94-120, adopted on June 28, 1995 and last amended by Ordinance 97-076 on September 15, 1997 to repeal Exhibits B and D which were therein incorporated and to replace and incorporate herein a new Exhibit B, a map which depicts the modified boundary for the city of Marysville UGA, and a new Exhibit D, which are county assessor's maps that accurately depict the modified boundary for the city of Marysville UGA. Exhibits B and D are attached hereto and incorporated herein by this reference.

Section 5. The GMA Comprehensive Plan Future Land Use Map adopted as Map 4 to Exhibit A in Section 4 of Amended Ordinance 94-125 on June 28, 1995 and last amended by Ordinance No. 98-119 on 12-16-98, is amended to show: 1) a new land use designation of "Other Land Use" for the Strawberry Fields regional park site; and 2) the modified boundary for the city of Marysville UGA as depicted in Exhibits B and D which are attached hereto and incorporated herein by this reference.

Section 6. 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 11th day of January, 1999.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Richard R. Touse
Chairperson

Shirley McCauley
Clerk of the Council *asst*

- APPROVED
 EMERGENCY
 VETOED

DATE: 1-13-99

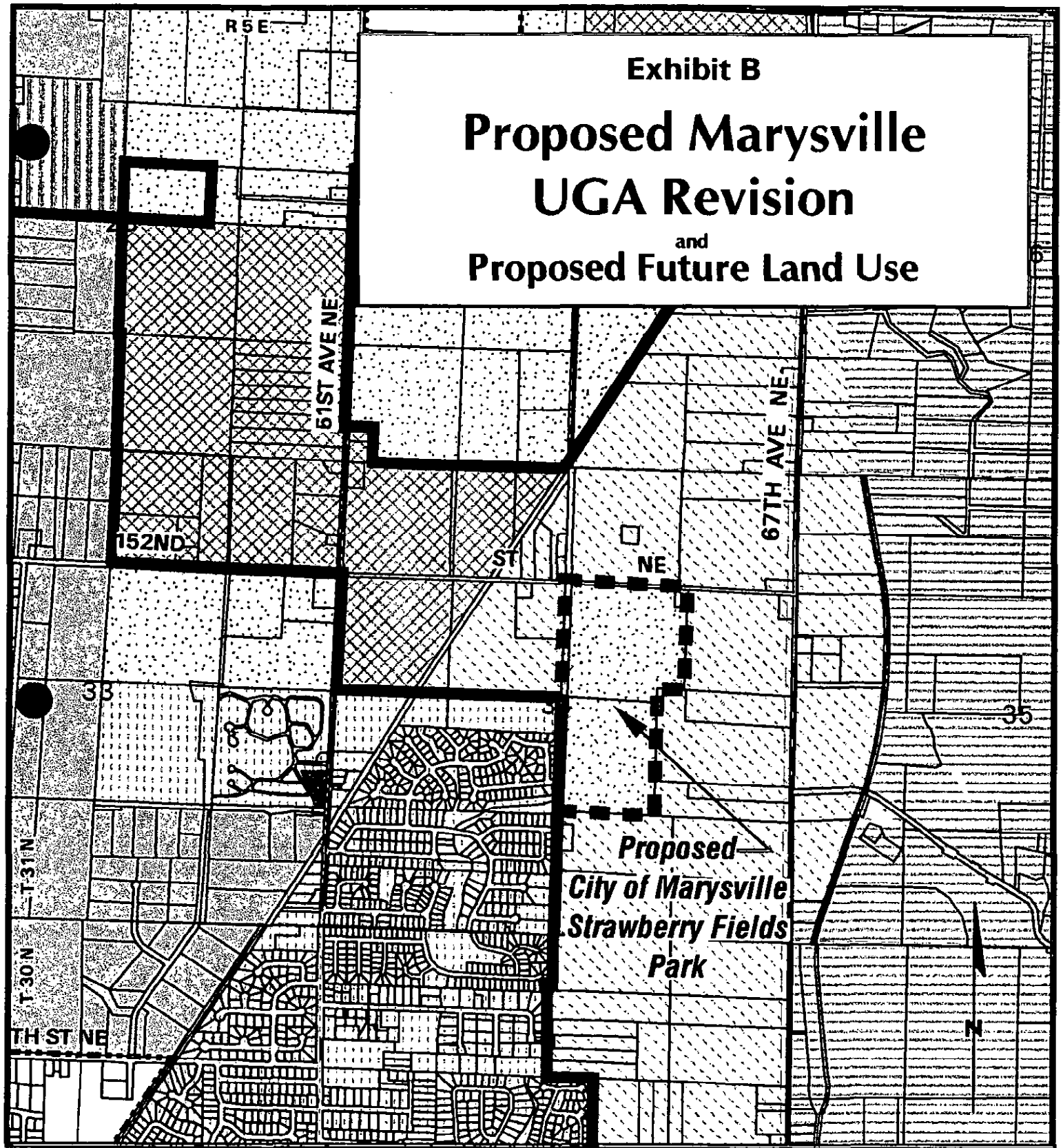
Jan M. Ed
County Executive

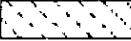




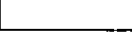
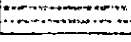






Approved as to form only:

Barbara Dykes 1/4/98
Deputy Prosecuting Attorney

Exhibit B

Proposed Marysville UGA Revision and Proposed Future Land Use



- | | | | | | |
|---|--|--|---|--|--|
|  | Rural Residential-10
(1 DU/10 Acres) |  | Urban Low Density Residential
(4 - 6 DU/Acre) |  | Urban Industrial |
|  | Rural Residential-10
(1 DU/10 Acres) with
Urban Reserve Over-
lay |  | Urban Medium Density Residential
(6 - 12 DU/Acre) |  | Incorporated Cities, Towns,
Tribal Lands, & Rights-of-Way |
|  | Rural Residential-5
(1 DU/5 Acres) |  | Other Land Uses (See Subarea or
UGA Comprehensive Plans) |  | Urban Growth Area Boundary |
|  | Urban Commercial |  | |  | Proposed UGA Expansion Boundary |
| | | | |  | Incorporated City Boundary |

1500 Feet

Map produced by Snohomish County Planning and Development Services, 9/22/88, /gis/plng/oaeto/prj/mary/strawflu-probw.aml

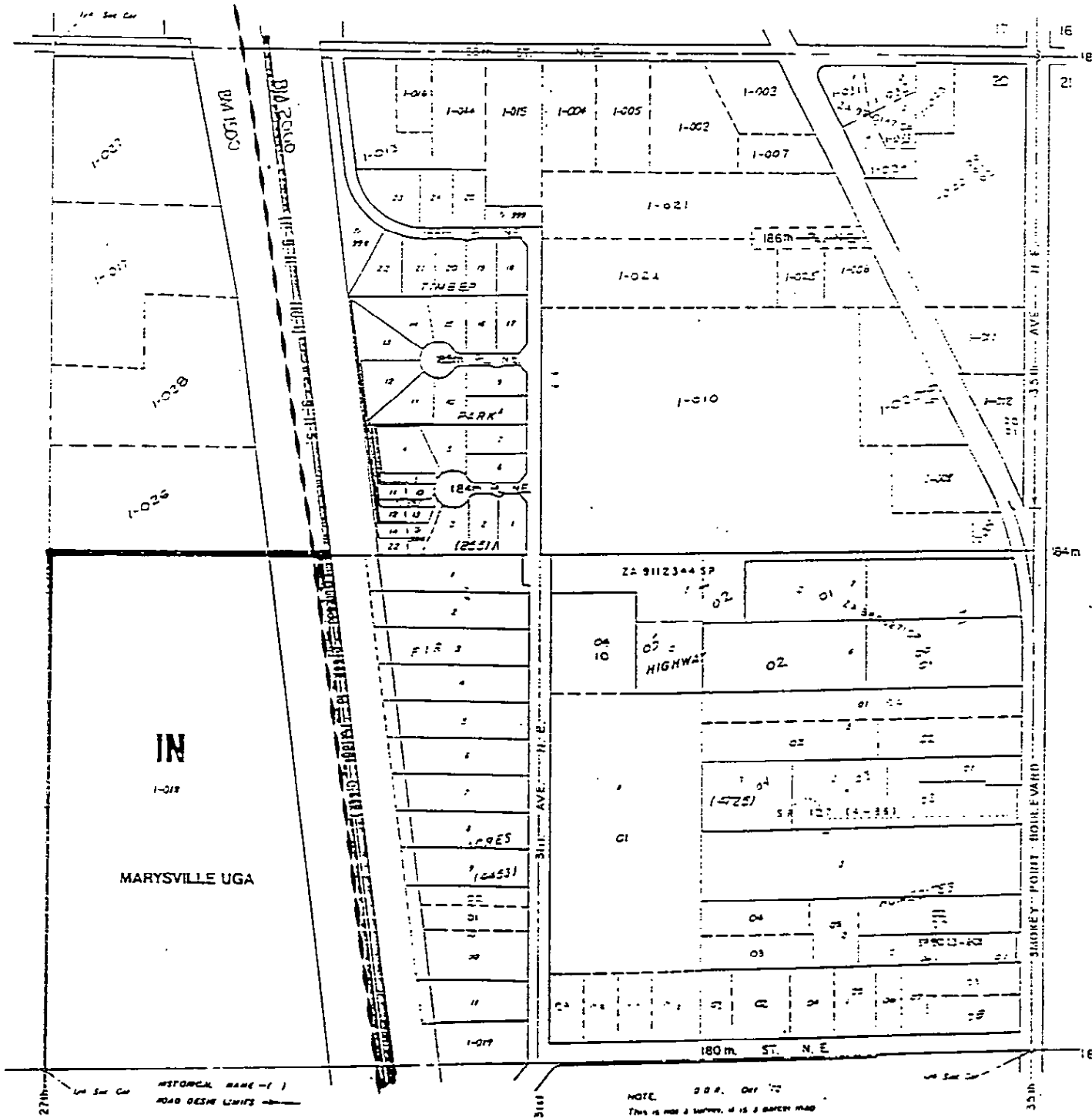
EXHIBIT D

ORDINANCE NO. 98-142
MODIFYING CITY OF MARYSVILLE'S UGA

STRAWBERRY FIELDS REGIONAL PARK SITE

N.E. 1/4, SEC. 20, T. 31, R. 5 E.

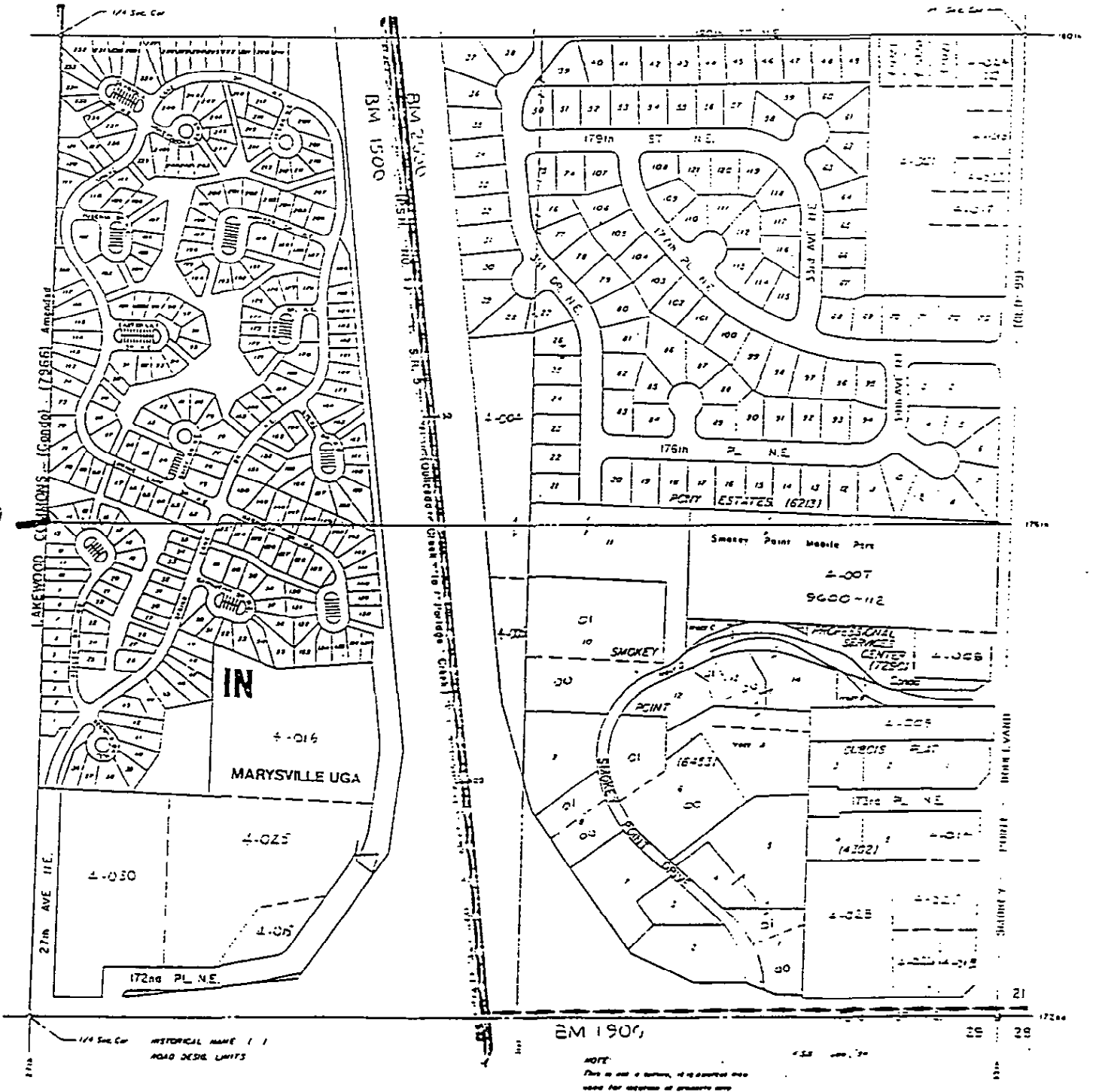
1" = 200'



NOTE: S.S.P. Off. 70
This is not a survey, it is a survey map
used for location of property only

S.E. 1/4, SEC. 20, T. 31, R. 5E, W.M.

1" = 200'



LAKEWOOD COUNTRY (79566) Amedisa

27th AVE. N.E.

MARYSVILLE UGA

SMOKEY POINT

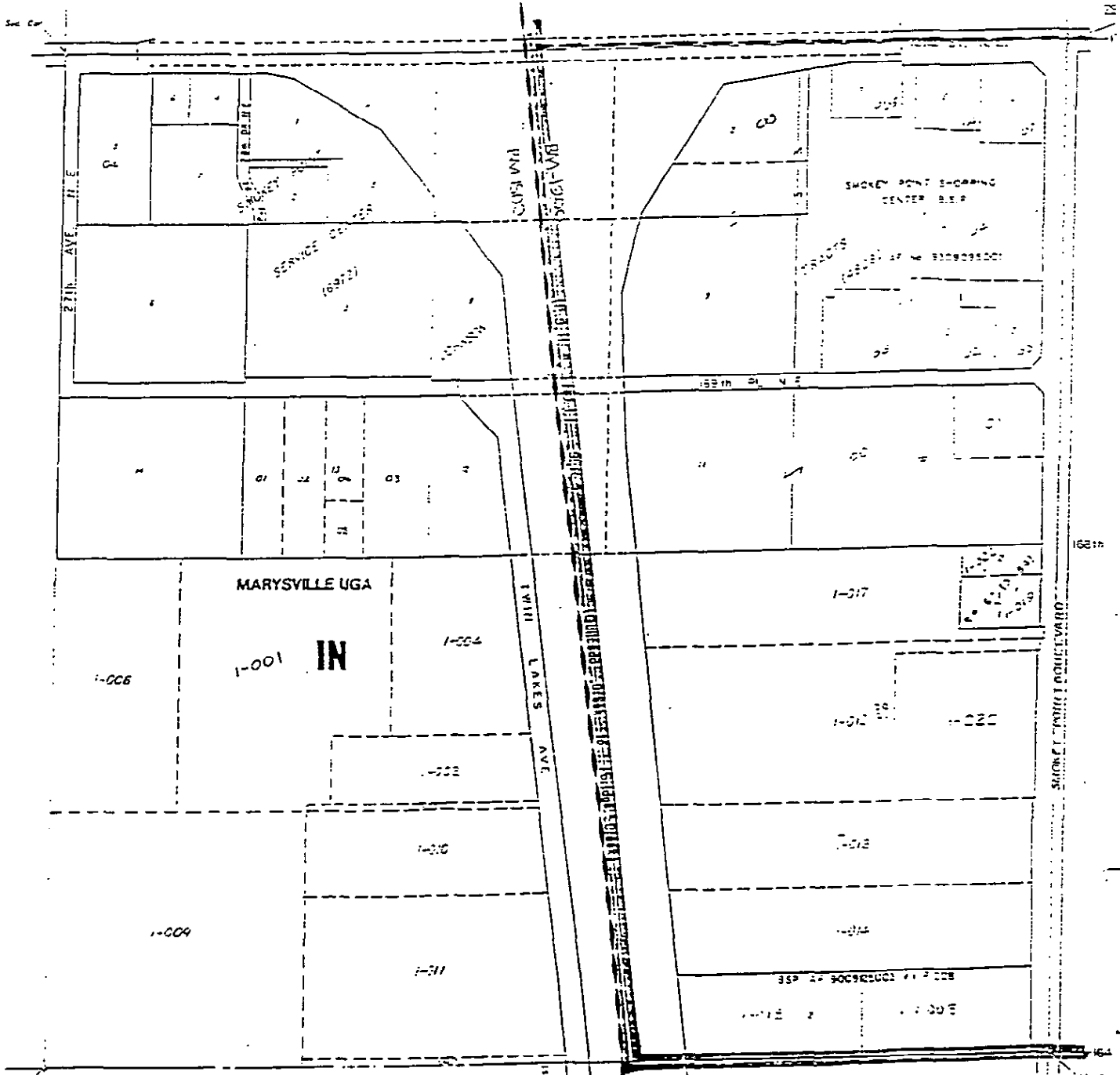
PROFESSIONAL SERVICES CENTER

BM 1900

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

N. E. 1/4, SEC. 28, T. 31, R. 5 E.

1" = 200'



HISTORICAL NAME - 1
AND BDRS LIMITS

NOTE: D.S.P. Sec. 72
This is not a survey, it is a plat map
used for location of property only

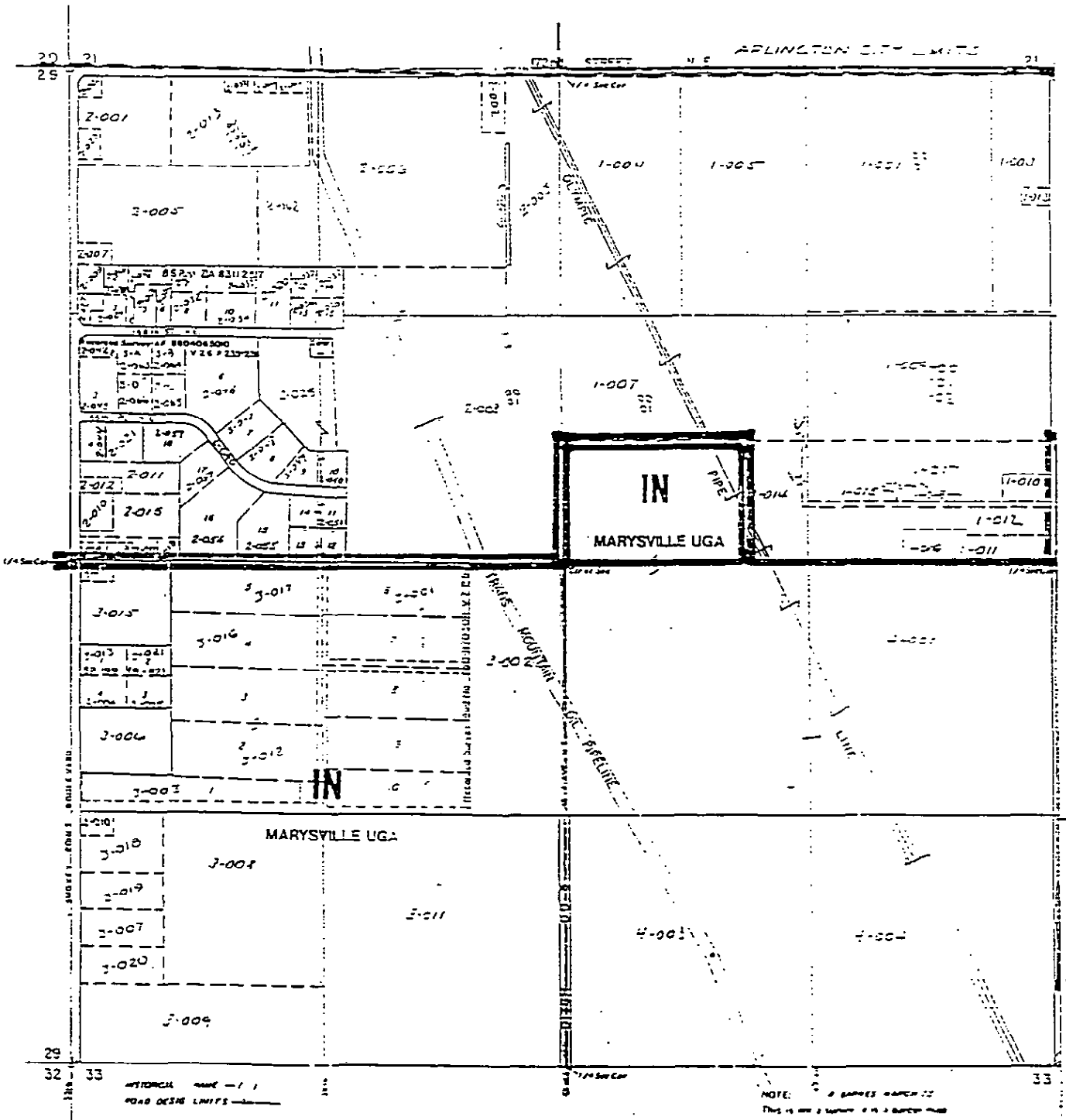
S. E. 1/4, SEC. 29, T. 31, R. 5 E.

1" = 200'



SEC. 28, TWP. 31N, R5E.W.M.

1" = 400' 5M 1900

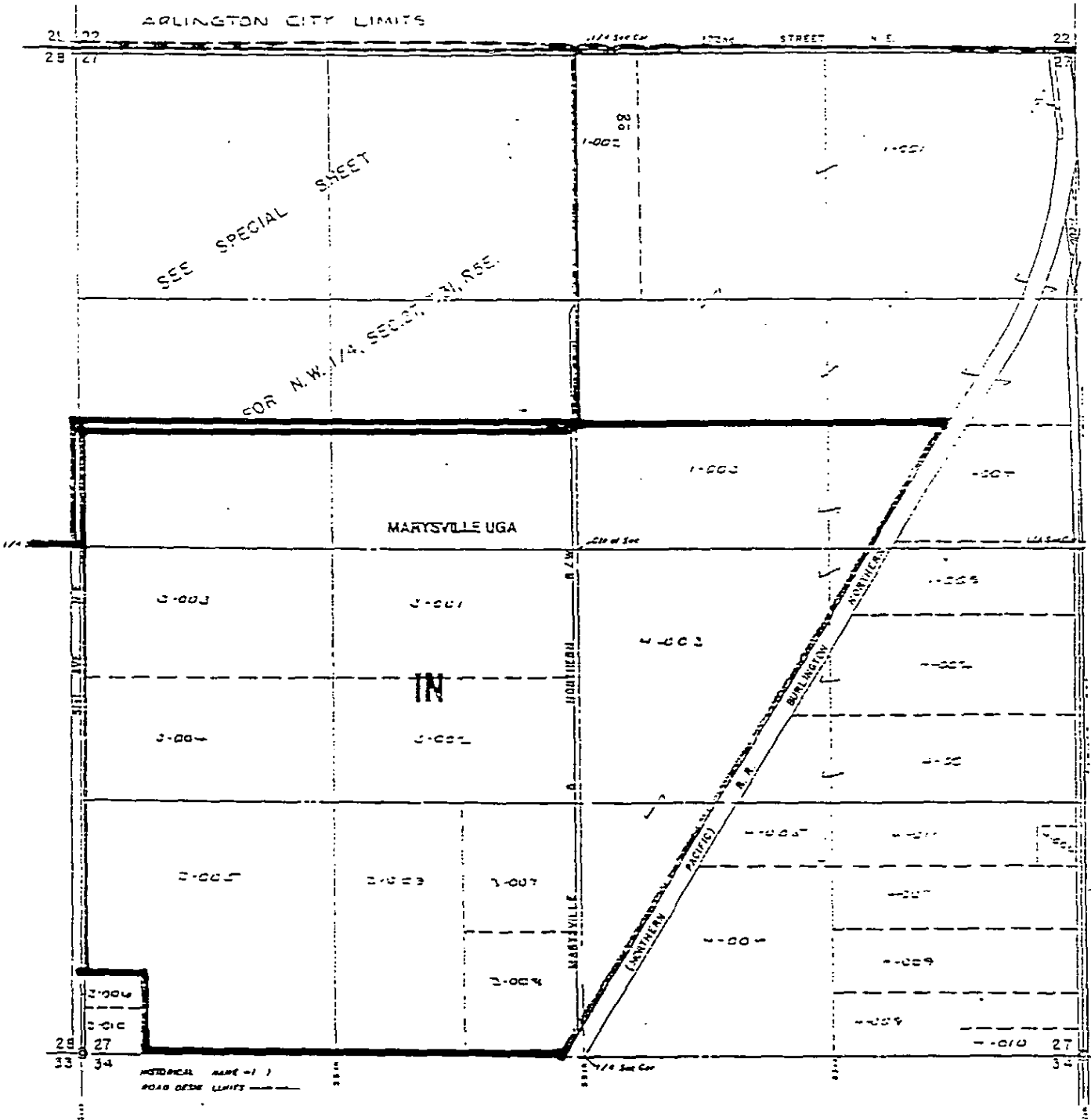


NOTE: 28 APRILS 1900.
This is not a survey of a parcel that
was the subject of a previous plat.

SEC. 27, T. 31N, R. 5E, W. M.

1" = 400' P.M. 1900

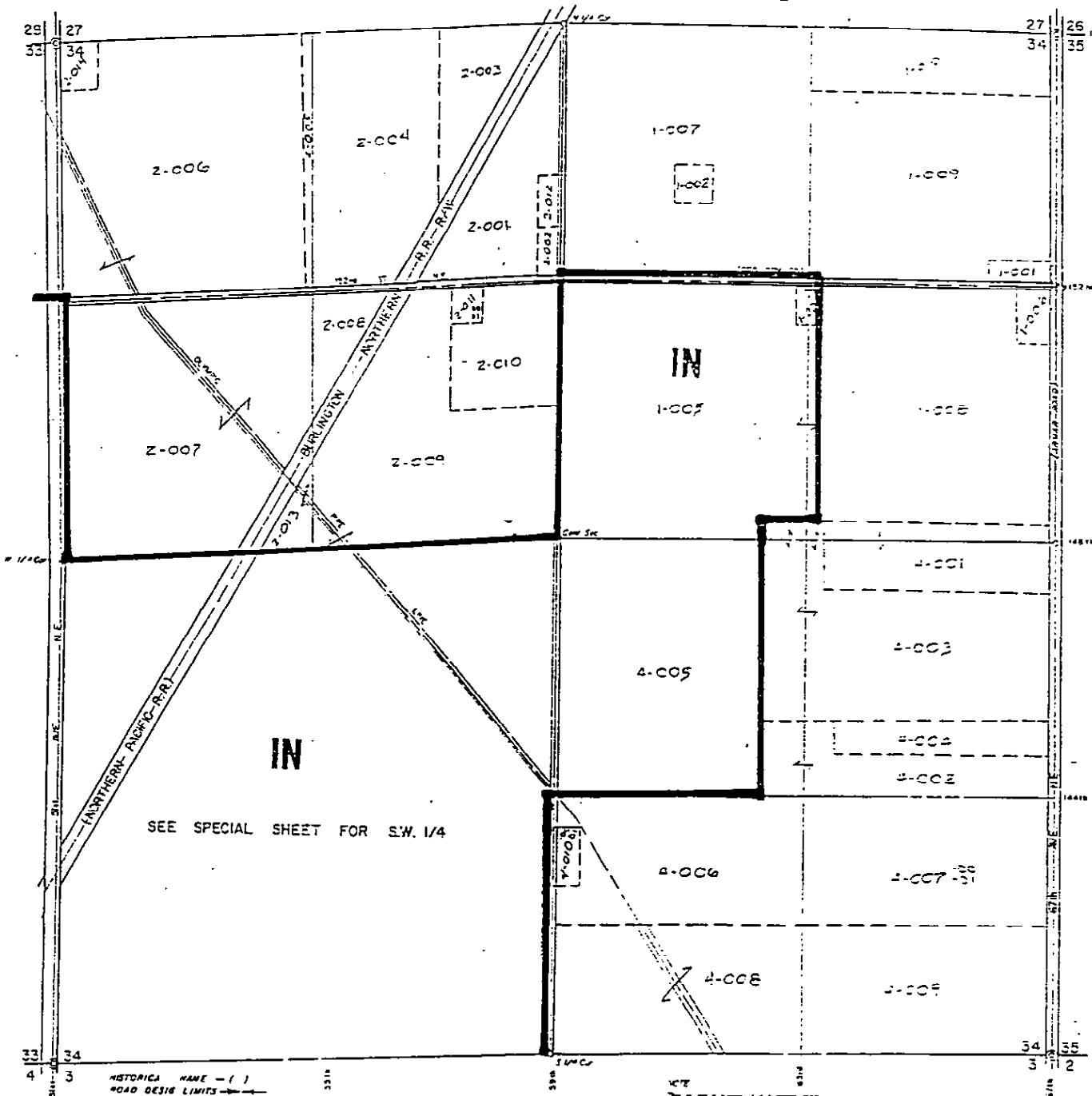
ARLINGTON CITY LIMITS



SEC. 34, T. 31 N., R. 5 E. W.M.

1" = 400'

ISM 1900



SEE SPECIAL SHEET FOR S.W. 1/4

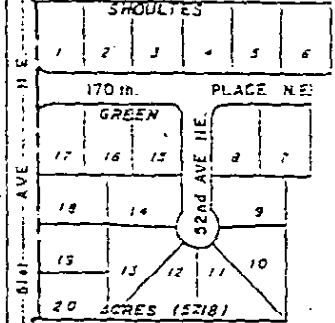
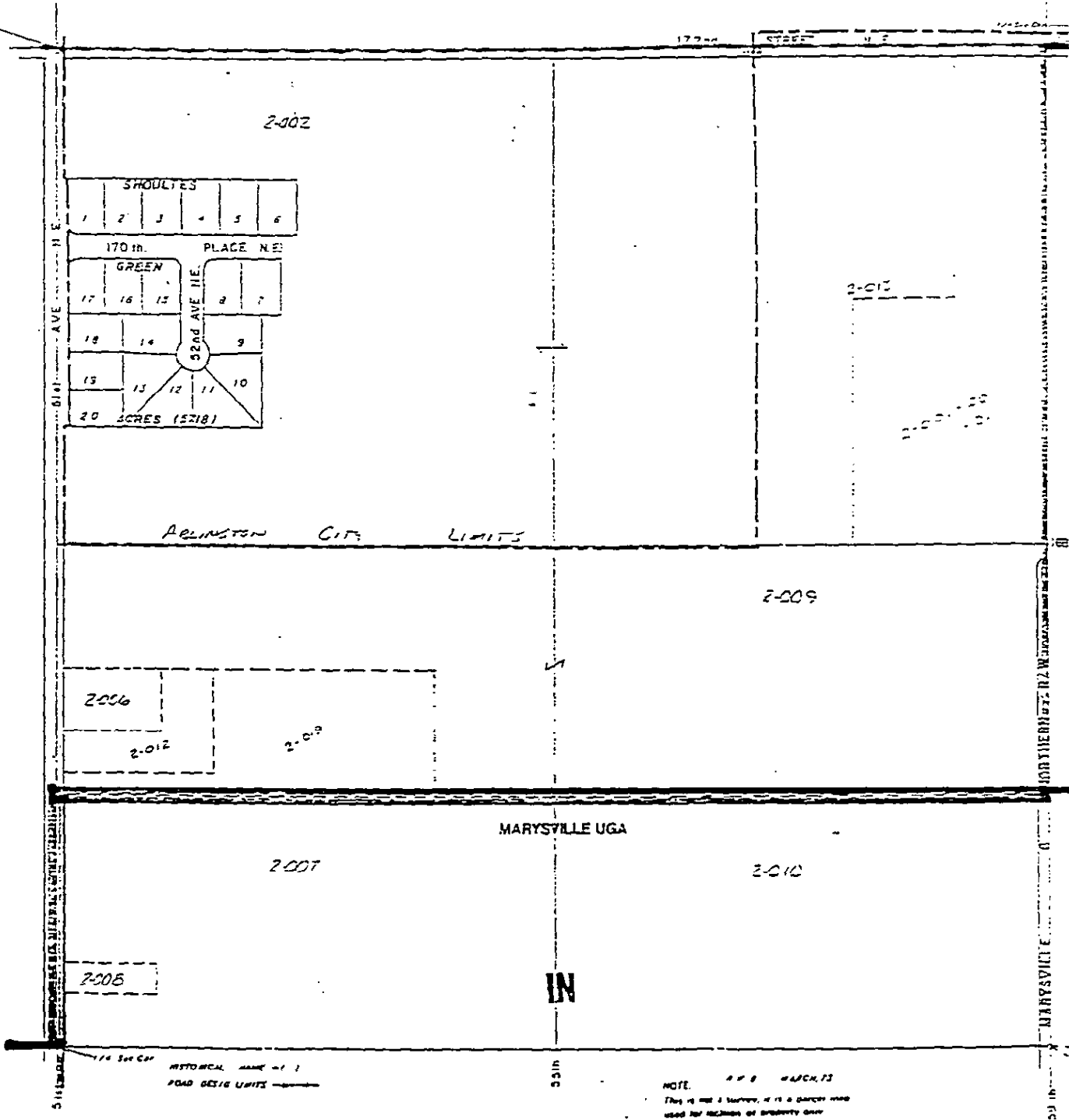
HISTORICAL NAME - ()
ROAD DESIGN LIMITS

NOTE:
THIS IS A REPRODUCTION OF AN ORIGINAL SURVEY MAP
AND IS NOT A SURVEY MAP.

N. W. 1/4, SEC. 27, T. 31N, R. 5E. W.M.

1" = 200' P.M. 1900

21 22
28 27



ARLINGTON CITY LIMITS

MARYSVILLE UGA

IN

1/4 Sec 27
HISTORICAL NAME OF
ROAD SET TO LIMITS

NOTE: If a survey, it is a parcel map used for taxation of property only

5411
1/4 Sec 27