

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



AMENDED ORDINANCE NO. 99-099

ADOPTING TEXT
AND MAP AMENDMENTS TO THE GROWTH MANAGEMENT ACT
COMPREHENSIVE PLAN CONCERNING THE
MARYSVILLE AND ARLINGTON URBAN GROWTH AREAS
PURSUANT TO CHAPTER 32.07 SCC;
AMENDING AMENDED ORDINANCE NO. 94-125

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, forty-one proposals (in 1997) and twenty-one proposals (in 1998) 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 and inclusion on the 1997 final docket and 1998 final docket, respectively; 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 General Policy Plan (GPP) Future Land Use Map (FLUM) and text of the GMA Comprehensive Plan (GMACP) on the 1997 final docket and the 1998 final docket of proposed amendments to the plan and development regulations; and

WHEREAS, county council Motion 98-112, amended June 1, 1998, established the final docket of proposed amendments to the GMACP and development regulations for the 1997 annual docketing cycle, and confirmed that thirteen rural commercial requests remain on the 1997 final docket subject to certain conditions; and

WHEREAS, county council Motion 99-028 established the final docket of proposed amendments to the GMACP and development regulations for the 1998 annual docketing cycle; and

WHEREAS, county council Motion 99-164 found that three of the thirteen requests for rural commercial contained on the 1997 final docket were inconsistent with certain criteria and, therefore, removed them from the 1997 final docket; and

WHEREAS, PDS staff, pursuant to SCC 32.07.040, reviewed all remaining proposals of the 1997 final docket and the 1998 final docket, and determined that ten of the proposals could be reviewed and analysis could be completed within the time frame of the 1999 annual docket review cycle; and

WHEREAS, county council Motion 99-218 added a proposed comprehensive plan amendment and rezone by the Snohomish County Airport to the 1997-98 final docket; and

WHEREAS, RCW 36.70A.100 requires cities and counties to coordinate with neighboring jurisdictions in the development of comprehensive plans, and that the comprehensive plans of neighboring jurisdictions be consistent with one another; and

WHEREAS, the County conducted a joint planning process in 1998-99 with the Cities of Marysville and Arlington, wherein the two jurisdictions agreed to reconcile future land use designations as a preface to detailed land use and capital facilities planning for subarea plans; and

WHEREAS, the County and the Cities of Marysville and Arlington will continue to conduct a joint planning process to develop subarea plans for the respective UGAs, and anticipate that the joint planning process will continue through the year 2000; and

WHEREAS, the reconciliation process resulted in identification of 10 areas (sites) in the Marysville Urban Growth Area (UGA), and ~~(4)~~ 2 sites in the Arlington UGA where City and the County comprehensive plan land use designations were inconsistent with one another; and

WHEREAS, the Cities of Marysville and Arlington have completed the capital facilities planning necessary to implement the reconciliation changes to the GPP FLUM as part of each City's comprehensive planning process, as documented in each City's adopted GMA comprehensive plan; and

WHEREAS, the City of Marysville and Snohomish County conducted full public process for the changes in land use designations in the Marysville UGA in 1998-1999 that included public open houses on September 29, 1998 and January 14, 1999, and a briefing of the Snohomish County Planning Commission on January 26, 1999; and

WHEREAS, the City of Arlington and Snohomish County conducted a full public process for the changes in land use designations in the Arlington UGA in 1998-1999 that included a public open house on December 8, 1998, and a briefing of the Snohomish County Planning Commission on January 26, 1999; and

WHEREAS, environmental review pursuant to the State Environmental Policy Act (SEPA) was conducted by County staff and resulted in the preparation and issuance of Addendum 15 to the FEIS for the GMACP on February 19, 1999; and

WHEREAS, the Snohomish County Planning Commission held a public hearing on February 23, 1999, to take public testimony and to discuss the proposed changes to the GPP FLUM in the unincorporated Marysville and Arlington UGAs; and

WHEREAS, the Snohomish County Planning Commission approved a motion on February 23, 1999, recommending that the County Council adopt the changes to the GPP FLUM in the Marysville and Arlington UGAs with the following two modifications: 1) inclusion of two acres of land that were recently purchased by the Marysville School District within Site #4, the Marysville Pilchuck High School Site; and 2) designation of the Sunnyside Elementary School site as Public Use; and

WHEREAS, Sites 1 and 2 in the Marysville UGA, that were recommended for adoption by the Planning Commission on February 23, 1999, were annexed by the City of Marysville on September 20, 1999, and are no longer part of this proposal; and

WHEREAS, Site 1 in the Arlington UGA, that was recommended for adoption by the Planning Commission on February 23, 1999, was also removed from the proposal; and

WHEREAS, Site 2 in the Arlington UGA was deferred to the 2001 docket at the proponent's request; and

WHEREAS, the county council approved Motion 99-293 on August 4, 1999, which added the GPP text and map amendments and concurrent rezones submitted by Snohomish County PDS for the Marysville and

Arlington UGAs to the 1997-98 final docket. These 12 proposals now comprise the 1999 consolidated final docket; and

WHEREAS, pursuant to chapter 32.07 SCC, PDS completed final review and evaluation of the 1999 consolidated final docket, including the proposals to amend the map and text of the comprehensive plan, and forwarded a recommendation to the Snohomish County Planning Commission; and

WHEREAS, the county council held public hearings on December 8, 1999, December 13, 1999 and December 22, 1999 to consider the entire record and hear public testimony on Ordinance 99-099, 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:

I. The proposed text and map amendments to the GMACP are consistent with the direction provided by the county council in Motions 99-293 adding GMACP map and text amendments and rezones concerning the Marysville and Arlington UGAs to the 1997-1998 final docket.

II. Adoption of the changes to the GPP FLUM in the Marysville and Arlington UGAs is consistent with the planning goals of GMA as stated in RCW 36.70A.020, specifically as follows:

A. Urban growth. Adoption of the changes to the GPP FLUM in the Marysville and Arlington UGAs will encourage development in urban areas by redesignating and rezoning properties within the UGA to urban densities.

B. Reduce sprawl. Adoption of the changes to the GPP FLUM in the Marysville and Arlington UGAs will reduce sprawl by implementing urban density zones inside the UGA.

C. Transportation. Adoption of the changes to the GPP FLUM in the Marysville and Arlington UGAs will allow more detailed Phase 2 planning to begin in which a transportation study will be conducted that will address efficient transportation systems.

D. Housing. The adoption of low, medium and high density residential designations in the Marysville and Arlington UGAs will help to meet housing affordability goals, promote a variety of residential densities and encourage preservation of existing housing stock.

E. Economic development. Adoption of the changes to the GPP FLUM in the Marysville and Arlington UGAs will allow more detailed Phase 2 planning to begin in which designation and zoning of commercial and industrial lands and employment land capacity will be addressed.

F. Property rights. Adoption of the changes to the GPP FLUM in the Marysville and Arlington UGAs does not encourage the taking of private property for public uses without just compensation.

G. Permits. Redesignation of properties currently zoned agriculture to urban residential densities will allow development permit applications to be submitted and reviewed in a timely manner.

H. Natural resource industries. GPP LU Policy 4.F.4 (e) requires that the Arlington-Marysville joint planning process establish a method for conservation of specialty farming in the RR-10 portion of the subarea. The Cities and the County have mutually agreed to address this issue in Phase 2 planning.

I. Open space and recreation. Adoption of the changes to the GPP FLUM in the Marysville and Arlington UGAs will encourage retention of open space and development of recreational opportunities. Additionally, a new "Parks/Open Space" designation to be applied to Site 4 in the Arlington UGA will protect open space and provide recreational opportunities. Detailed Phase 2 GMA planning, scheduled to occur in 2000, will identify existing and planned levels of service for parks and is expected to utilize the Parks/Open Space designation, where appropriate, throughout the UGAs to preserve land that is well suited for open space and recreational uses.

J. Environment. By focusing urban growth inside UGAs, the County is reducing urban sprawl and protecting natural resources.

K. Citizen participation and coordination. During the Marysville and Arlington joint planning process, the County and the cities jointly sponsored three public open houses, and the Snohomish County Planning Commission held a public hearing on February 23, 1999. Notice of the public hearings were advertised in accordance with SCC 32.50.060(3)(b) through (e) and (h).

L. Public facilities and services. The redesignation of land in the Marysville and Arlington UGAs is consistent with the capital facilities analysis included in the Cities' adopted comprehensive plans, which demonstrate that the Cities can provide adequate public facilities and services to the sites.

M. Historic Preservation. Implementation of measures to conserve specialty farming in the RR-10 portion outside of the UGAs, between the Cities of Arlington and Marysville, is scheduled to occur in Phase 2 and will encourage preservation of traditional farming activities.

III. Changes in land use designations are identified on the "Consolidated Docket, Changes to Future Land Use, Marysville Urban Growth Area" Map, Exhibit A, attached hereto and incorporated herein by reference. Changes in land use designations are outlined in yellow and identified by a black number, which corresponds to the site number in the plan, SEIS addendum and public notices. The Sunnyside area is identified by the use of a cross hatch pattern.

A. To support a redesignation of Public Use for Site 1A as shown in Exhibit A, and as described in Exhibit C, which is 38 acres and is currently designated Other Land Uses, the county council finds that the site is owned by the Marysville School District which has plans to build one or two schools on the site.

B. To support a redesignation of Urban Medium Density Residential (UMDR), 6-12 dwelling units per acre, for Site 3 as shown in Exhibit A, which is 5 acres and is currently designated Urban Low Density Residential (ULDR), 4-6 dwelling units per acre, the county council finds:

i. The designation is consistent with the designation in the City's adopted comprehensive plan, which includes traffic forecasts for planned land uses.

ii. The City of Marysville has planned for school facilities inside the unincorporated UGA. Page 10-10 of the City's comprehensive plan states that "the school district has sufficient sites to accommodate projected student enrollment through the year 2012."

iii. The subject property is currently developed with single family residences and duplexes, some of which are on large lots. An increase in density of the site is consistent with GPP LU Policies 2.A.2 and 2.A.3, which require a variety of residential densities and for a mix of affordable housing types.

iv. The site is in close proximity to existing uses that are compatible with multi-family developments, including commercial areas and an elementary school.

v. Site 3 is included in the City of Marysville's water and sewer comprehensive plans and a local improvement district petition has been circulated and submitted to the City to provide for extension of public sewers to the site.

C. To support creation of a new "Public Use" designation in the Marysville UGA, as described in Exhibit C, and the redesignation of Public Use for Site 4 as shown in Exhibit A, which is 78 acres and is currently designated ULDR, the county council finds that the site is owned by the Marysville School District #25 and is currently developed with the Marysville Pilchuck High School.

D. To support a redesignation of ULDR for Site 5 as shown in Exhibit A, which is 37 acres and is currently designated Other Land Uses, the county council finds:

i. The designation is consistent with emerging development patterns. Site 5 is located immediately adjacent to Site 6 which is developing into an urbanized area and includes a recently approved development consisting of 108 mobile homes and 238 single family lots with a density of 5.7 dwelling units per net acre. Recently approved subdivisions and subdivision applications under review exist for parcels neighboring Site 5 and in close proximity thereto.

ii. The designation is consistent with the designation in the City's adopted comprehensive plan for the site.

iii. This site is bounded by the minor and collector arterials of 67th Ave NE, 100th Street NE and 108th Street NE.

vi. The City of Marysville Public Works Department verified that sufficient wastewater treatment and line capacity exist to serve densities of 4-6 dwelling units per acre in this area.

v. The site is in close proximity to Marysville Pilchuck High School and Shoultes and Kellog Marsh Elementary Schools. The City of Marysville has planned for school facilities inside the unincorporated UGA. Page 10-10 of the City's comprehensive plan states that "the school district has sufficient sites to accommodate projected student enrollment through the year 2012."

vi. Redesignation of Site 5 from Other Land Uses to ULDR is consistent with GPP LU Policy 2.A.1 which requires that new residential developments within UGAs achieve a minimum net density of 4-6 dwelling units per acre.

E. To support a redesignation of ULDR for Site 6 as shown in Exhibit A, which is 190 acres and is currently designated UMDR, the county council finds:

i. The designation is consistent with the existing land development pattern and the existing zoning for the site. Site 6 is developing into an urbanized area and includes a recently approved development consisting of 108 mobile homes and 238 single family lots with a density of 5.7 dwelling units per net acre. Recently approved subdivisions and subdivision applications under review exist for parcels within and next to Site 6.

ii. The designation is consistent with the designation in the City's adopted comprehensive plan for the site.

iii. This site is bounded by the minor and collector arterials of 67th Ave NE, 100th Street NE and 108th Street NE.

vi. The City of Marysville Public Works Department verified that sufficient wastewater treatment and line capacity exist to serve densities of 4-6 dwelling units per acre in this area.

v. The site is in close proximity to Marysville Pilchuck High School and Shoultes and Kellog Marsh Elementary Schools. The City of Marysville has planned for school facilities inside the unincorporated UGA. Page 10-10 of the City's comprehensive plan states that "the school district has sufficient sites to accommodate projected student enrollment through the year 2012."

vi. Redesignation of Site 6 from UMDR to ULDR is consistent with GPP LU Policy 2.A.2 which requires that there be a variety of residential densities inside UGAs.

F. To support a redesignation of UMDR for Site 7 as shown in Exhibit A, which is 17 acres and is currently designated ULDR, the county council finds:

i. The designation is consistent with the designation in the City's adopted comprehensive plan, which includes traffic forecasts for planned land uses.

ii. The City of Marysville has planned for school facilities inside the unincorporated UGA. Page 10-10 of the City's comprehensive plan states that "the school district has sufficient sites to accommodate projected student enrollment through the year 2012."

iii. The site is surrounded by higher density developments. It is in close proximity to commercial areas and located on transit routes, thus making it compatible with multi-family developments. The redesignation of this site to UMDR is consistent with GPP LU Policy 4.A.3 and 4.A.4 which requires that Activity centers incorporate a mix of uses, including commercial and residential.

iv. Site 7 is included in the City's water and sewer comprehensive plans, and sewer and water lines are located on each of the surrounding collector arterials, including Shoultes Road and 51st Avenue NE.

G. To support a redesignation of Urban High Density Residential (UHDR), 12-24 dwelling units per acre, for Site 8 as shown in Exhibit A, which is 7 acres and is currently designated ULDR, the county council finds:

- i. The designation is consistent with the designation in the City's adopted comprehensive plan, which includes traffic forecasts for planned land uses.
- ii. The Site is included in the City's water and sewer comprehensive plans, and has access to sewer and water lines located along 100th Street NE and 51st Avenue NE.
- iii. The surrounding land uses are compatible with the UHDR designation with Site 8 being close to significant community commercial areas and located on existing transit routes.
- iv. The City of Marysville has planned for school facilities inside the unincorporated UGA. This proposal is not inconsistent with that plan. Page 10-10 of the City's comprehensive plan states that "the school district has sufficient sites to accommodate projected student enrollment through the year 2012."
- v. Redesignation of Site 8 from ULDR to UHDR is consistent with GPP LU Policy 2.A.2 which requires that there be a variety of residential densities inside UGAs.

H. To support a redesignation of ULDR for Site 9 as shown in Exhibit A, which is 665 acres and is currently designated UMDR, the county council finds:

- i. The designation is consistent with the existing land development pattern and the existing zoning (R-7,200) for Site 9. Newly approved single family subdivisions exist in the immediate vicinity, as well as subdivision applications proposing single family densities that are currently in the review process for land in close proximity.
- ii. The designation is consistent with the designation in the City's adopted comprehensive plan for the site, which includes traffic forecasts for planned land uses.
- iii. The City of Marysville has planned for school facilities inside the unincorporated UGA. Page 10-10 of the City's comprehensive plan states that "the school district has sufficient sites to accommodate projected student enrollment through the year 2012."

I. To support creation of a new "Urban Low Density Residential - Limited" (ULDR-L (4-5)), 4-5 dwelling units per acre, designation as described in Exhibit C, and a redesignation to ULDR-L (4-5) for 752 acres in the Sunnyside area as shown in Exhibit A, which is currently designated ULDR, the county council finds:

- i. The designation is consistent with the designation in the City's adopted comprehensive plan for the site.
- ii. The area is included within the City's water and sewer comprehensive plans.
- iii. The 752 acres is confined to the lowest density urban zones because of the presence of wetlands and associated drainage problems and difficulties in the provision of sanitary sewers.
- vi. With an implementing zoning of R-9,600 and PRD-9,600, the proposed designation will result in lower density residential development than what would be achieved with a designation of ULDR.
- v. Redesignation of portions of the Sunnyside area from ULDR to ULDR-L (4-5) is consistent with GPP LU Policy 2.A.1 which requires that new residential developments within UGAs achieve a minimum net density of 4-6 dwelling units per acre, and GPP LU Policy 2.A.2., which requires provision for a variety of residential densities which consider the presence of environmentally sensitive areas.

J. To support creation of a new "Urban Low Density Residential - Limited" (ULDR-L (5-6)), 5-6 dwelling units per acre designation, as described in Exhibit C, and a redesignation of ULDR-L (5-6) for 295 acres in the Sunnyside area as shown in Exhibit A, which is currently designated ULDR, the county council finds:

- i. The designation is consistent with the designation in the City's adopted comprehensive plan for the site, which includes traffic forecasts for planned land uses.

ii. The area is included within the City's water and sewer comprehensive plans and the City's adopted comprehensive plan includes traffic forecasts for planned land uses.

iii. The City of Marysville has planned for school facilities inside the unincorporated UGA. Page 10-10 of the City's comprehensive plan states that "the school district has sufficient sites to accommodate projected student enrollment through the year 2012."

iv. An increase in density in this area is consistent with GPP LU Policies 2.A.2 and 2.A.3, which require that UGA plans provide for a variety of residential densities and for a mix of affordable housing types.

IV. Changes in land use designations in the Arlington UGA are identified on the map entitled "Consolidated Docket, Changes to Future Land Use, Arlington Urban Growth Area" Map, Exhibit B, attached hereto and incorporated herein by reference. Sites proposed for changes in land use designations are outlined in yellow and identified by a black number which corresponds to the site number in the plan, SEIS addendum and public notices.

A. The county council finds that the proponent of the redesignation request for 19 acres in the Arlington UGA from ULDR to UHDR, requested deferral of this proposal to the 2001 docket. The council will so direct and therefore will delete such redesignation from this ordinance.

B. To support a redesignation of ULDR for Site 3 as shown in Exhibit B, which is 31 acres and currently designated UMDR, the county council finds:

i. The designation is consistent with the City of Arlington's adopted comprehensive plan.

ii. The designation is consistent with the existing zoning and land development pattern, which are at a density of 4-6 dwelling units per acre.. The redesignation is appropriate as infill opportunities do not exist.

C. To support the creation and application of a new "Parks/Open Space" designation within the Arlington UGA, as described in Exhibit C, for Site 4 which is 9 acres and currently designated Other Land Uses, as shown on Exhibit B, the county council finds that this site is owned by Snohomish County, is protected as "Portage Creek Wildlife Sanctuary," is within the floodplain of Portage Creek, and has limited development potential.

V. The proposed plan text and FLUM amendments are consistent with the final review and evaluation criteria of SCC 32.07.080:

A. The proposed amendments maintain consistency with other elements of the GMA comprehensive plan;

B. All applicable elements of the GMA comprehensive plan support the amendments;

C. The amendments meet the goals, objectives and policies of the GMA comprehensive plan of working jointly with cities to plan within UGAs, and focusing urban growth inside UGAs; and

D. The GMACP text and FLUM amendments are consistent with the Countywide Planning Policies.

VI. The amendments to the GMACP satisfy the procedural and substantive requirements of and are consistent with the GMA.

VII. The amendments maintain the GMACP's consistency with the multi-county policies adopted by the Puget Sound Regional Council and with the countywide planning policies for Snohomish County.

VIII. There has been early and continuous public participation in the review of the proposed amendments.

IX. Cities have been notified, and consulted with, regarding proposed amendments that affect UGAs or GPP FLUM designations within UGAs.

X. Addendum No. 15, issued February 19, 1999, 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. The purpose of this addendum to the FEIS and associated adopted environmental documents is to add information and analysis of significant impacts and alternatives in the county's GMA Comprehensive Plan/General Policy Plan EIS dated April 11, 1994 (Draft EIS) and June 21, 1995 (Final EIS) to the non-project action.

XI. The recommended amendments are within the scope of analysis contained in the FEIS, Addendum No. 15 and associated adopted environmental documents and result in no new significant adverse environmental impacts. The Addendum performs the function of keeping the public apprised of the refinement of the original GMA comprehensive plan proposal by adding new information but does not substantially change the analysis of significant impacts and alternatives analyzed in the existing adopted environmental documents.

XII. The SEPA requirements with respect to this proposed action have been satisfied by this document.

Section 2. 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 Ordinance No. 99-031 on July 21, 1999, is amended as indicated in the General Policy Plan Amendments Regarding County Initiated Amendments to the Future Land Use Map Urban Residential Designations, which are attached hereto as Exhibit C and incorporated by reference into this ordinance as if set forth in full.

Section 3. Based on the foregoing findings and conclusions, 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. 99-031 on July 21, 1999, as shown in the maps contained in Exhibits A (Consolidated Docket, Changes to Future Land Use, Marysville Urban Growth Area Map) and B (Consolidated Docket, Changes to Future Land Use, Arlington Urban Growth Area Map) which are attached hereto and incorporated by reference into this ordinance as if set forth in full.

Section 4. Severability. If any section, sentence, clause or phrase of this ordinance shall be held invalid or unconstitutional by the Growth Management Hearings Board (Board), or a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided, however, that if any section, sentence clause or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause or phrase as if this ordinance had never been adopted.

Passed this 22nd day of December, 1999.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Richard M. Yaw
Chair

ATTEST:

Sheila McCauley
Clerk of the Council

Dated: 12-23-99

- Approved
 Vetoed
 Emergency

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

Approved as to form only:

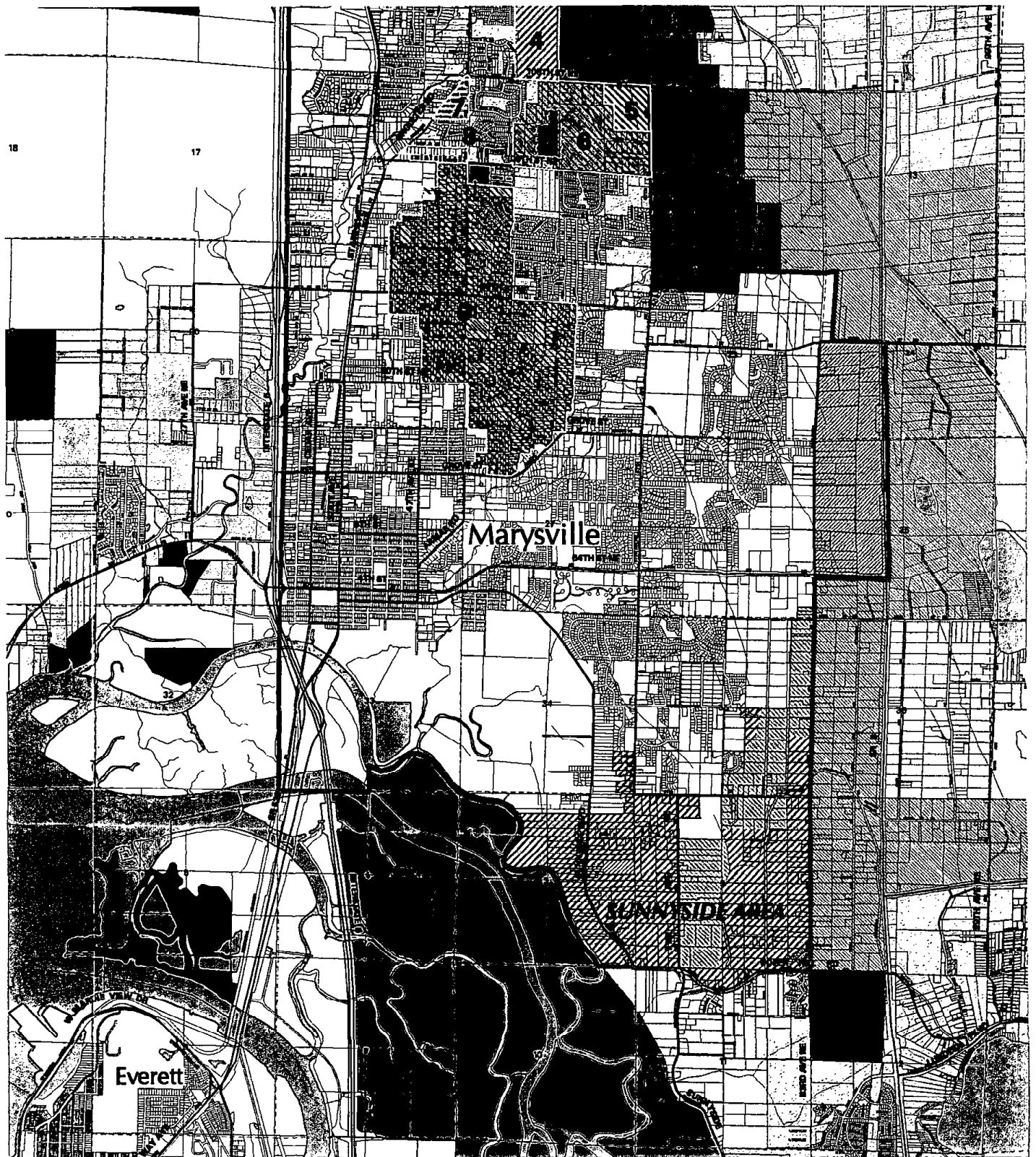
Deputy Prosecuting Attorney

ATTEST:

C. Merrin Date 12-23-99

EXHIBIT A

**GPP FLUM Amendments
in the Marysville UGA**



Consolidated Docket Changes to Future Land Use Marysville Urban Growth Area

SOUTH SHEET

Old 99-099
OCTOBER 1999

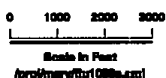
LEGEND

FUTURE LAND USE ADOPTED DECEMBER 12, 1996

- | | | |
|---|---|---|
| Local Forest (Tulip Only) | Urban Low Density Residential (4-8 DU/Acre) | Urban Reserve Overlay |
| Local Commercial Farmland | Urban Medium Density Residential (8-12 DU/Acre) | Growth Phasing Overlay |
| Upland Commercial Farmland | Other Land Uses (See Subarea or UGA Comprehensive Plans) | Rural/Urban Transition Area |
| Riverway Commercial Farmland | Rural Freeway Service | Urban Growth Area Boundary |
| Rural Resid.-10 Resource Trans. (1 DU/10 Acres) | Urban Commercial | Incorporated City Boundary |
| Rural Residential-10 (1 DU/10 Acres) | Rural Industrial | Arterial Roadways |
| Rural Residential-5 (1 DU/5 Acres) | Urban Industrial | Reconciliation Area: Area Where County Future Land Use Differs from Marysville Comprehensive Plan Map |
| Rural Residential (1 DU/5 Acres Basic) | Incorporated Cities, Towns, Tribal Lands, & Rights-of-Way | |

PROPOSED CHANGES TO FUTURE LAND USE

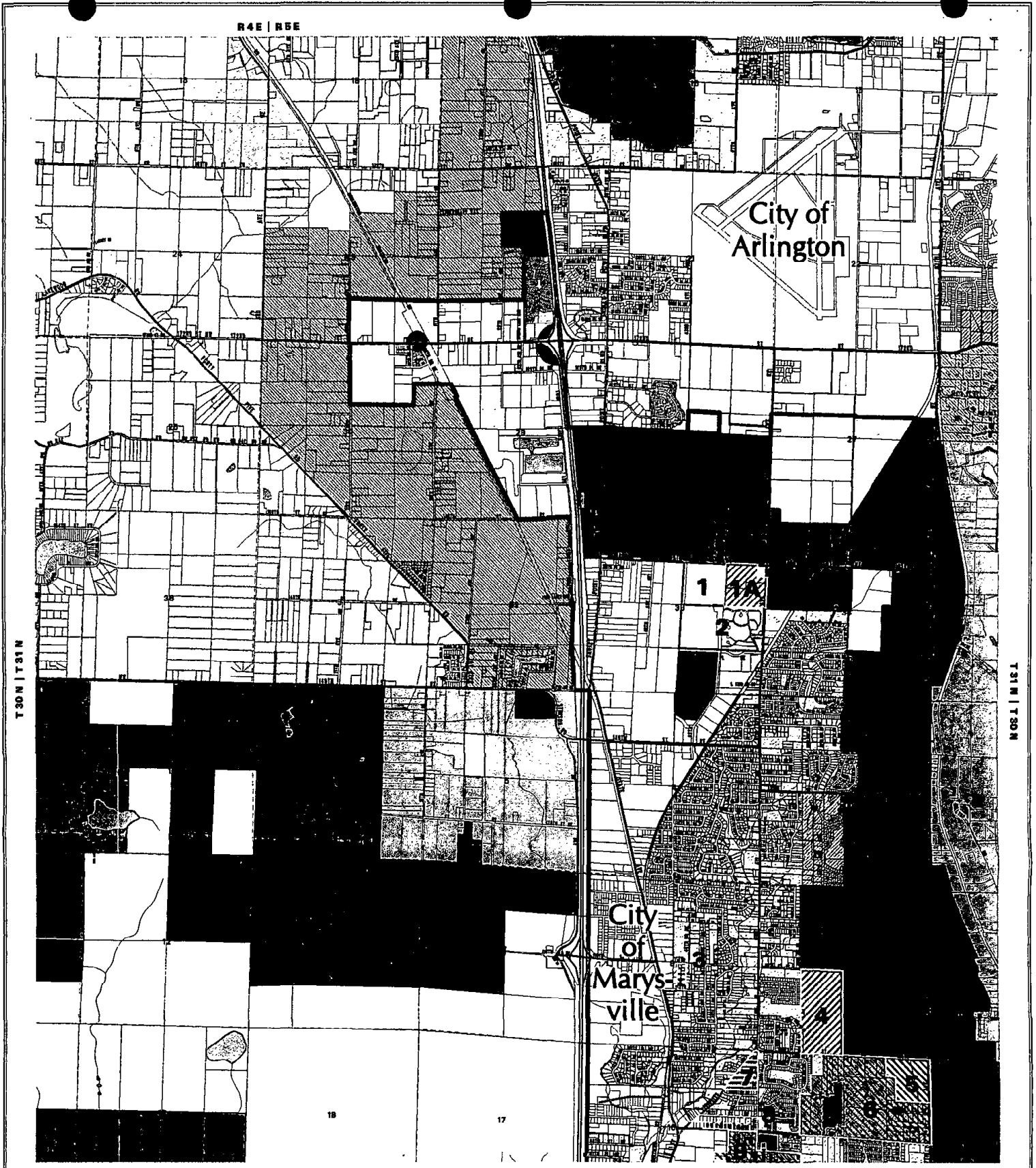
- | |
|--|
| Urban Low Density Residential (4-8 DU/Acre) |
| Urban Medium Density Residential (8-12 DU/Acre) |
| Urban High Density Residential (12-24 DU/Acre) |
| Public Use |
| Sunnyside Area Urban Low Density Residential-Limited (4-6 DU/Acre) |
| Sunnyside Area Urban Low Density Residential-Limited (5-6 DU/Acre) |



Snohomish County declines any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this map.

Please refer to the General Policy Plan for explanation of Comprehensive Plan designations. Detailed maps showing precise boundaries for urban growth areas, as well as, agricultural, forest, and mineral land designations are available in the office of Snohomish County Planning and Development Services. The future land use designations depicted on this map were adopted on November 27, 1996 and became effective on December 12, 1996. Minor discrepancies may exist between the several thematic map layers and/or the PLD parcel base due to the original compilation scale of 1:100,000.

Produced by Snohomish County Department of Planning and Development Services, Cartography Section, date, Dec. 16, 1999. Revised 10-12-99.



**Consolidated Docket
Changes to Future Land Use
Marysville Urban Growth Area
NORTH SHEET**

Ord 991-099
OCTOBER 1999

LEGEND

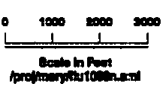
FUTURE LAND USE ADOPTED DECEMBER 12, 1996

- | | |
|---|---|
| Local Forest (Tulalip Only) | Urban Low Density Residential (4 - 6 DU/Acre) |
| Local Commercial Farmland | Urban Medium Density Residential (8 - 12 DU/Acre) |
| Upland Commercial Farmland | Other Land Uses (See Subarea or UGA Comprehensive Plans) |
| Riverway Commercial Farmland | Rural Freeway Service |
| Rural Resid.-10 Resource Trans. (1 DU/10 Acres) | Urban Commercial |
| Rural Residential-10 (1 DU/10 Acres) | Rural Industrial |
| Rural Residential-6 (1 DU/6 Acres) | Urban Industrial |
| Rural Residential (1 DU/6 Acres Basic) | Incorporated Cities, Towns, Tribal Lands, & Rights-of-Way |

- | |
|---|
| Urban Reserve Overlay |
| Growth Phasing Overlay |
| Rural/Urban Transition Area |
| Urban Growth Area Boundary |
| Incorporated City Boundary |
| Arterial Roadways |
| Reconciliation Area: Area Where County Future Land Use Differs from Marysville Comprehensive Plan Map |
| Reconciliation Area Annexed to the City of Marysville Sept. 20 1999 |

PROPOSED CHANGES TO FUTURE LAND USE

- | |
|---|
| Urban Low Density Residential (4-6 DU/Acre) |
| Urban Medium Density Residential (8-12 DU/Acre) |
| Urban High Density Residential (12-24 DU/Acre) |
| Public Use |



Snohomish County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either express or implied. No representation or warranty is made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this map.

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The future land use designations depicted on this map were adopted on November 27, 1996 and became effective on December 12, 1996. Minor discrepancies may exist between the several thematic map layers and/or the PUD parcel base due to the original compilation scale of 1:100,000.

Produced by Snohomish County Department of Planning and Development Services, Cartography Section, drts, Dec. 16, 1999. Revised 10-11-99.

EXHIBIT B

**GPP FLUM Amendments
in the Arlington UGA**

Consolidated Docket Future Land Use Changes Arlington Urban Growth Area

LEGEND Ord. 99-098, Adopted by Council 12/22/89

GENERAL POLICY PLAN FUTURE LAND USE DESIGNATIONS ADOPTED DEC. 12, 1986

- | | | | |
|--|---|--|---|
| | Local Forest (Tulip Only) | | Urban Commercial |
| | Local Commercial Farmland | | Rural Industrial |
| | Upland Commercial Farmland | | Urban Industrial |
| | Riverside Commercial Farmland | | Incorporated Cities, Towns, Tribal Lands, & Rights-of-Way |
| | Rural Residential-10 (1 DU/10 Acres) | | Urban Reserve Overlay |
| | Rural Residential-5 (1 DU/5 Acres) | | Growth Phasing Overlay |
| | Rural Residential (1 DU/5 Acres Basic) | | Rural/Urban Transition Area |
| | Urban Low Density Residential (4-8 DU/Acre) | | Urban Growth Area Boundary |
| | Urban Medium Density Residential (8-12 DU/Acre) | | |

- PROPOSED CHANGES**
- | | |
|--|-------------------------------|
| | Urban Low Density Residential |
| | Parks/Open Space |

Reconciliation Area: Area Where County Future Land Use Differs from Arlington Comprehensive Plan Map

NOTE: Area 1 has been recommended for adoption with other changes in the Arlington UGA and has been dropped from this proposal. Snohomish County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, other areas or implied. No representation or warranty is made by the County as to the accuracy or completeness of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Snohomish County harmless from and against any damage, loss or liability arising from any use of this map.

The Bureau used to compile this map is incomplete. Please consult the appropriate assessor parcel map for discrepancies and/or updated information.
Map Produced by Snohomish County Planning and Development Services, Cartography Section, on January 4, 1989.
Revised 10-11-86.



Arlington/arcmap/legends/leg-189-1.mxd

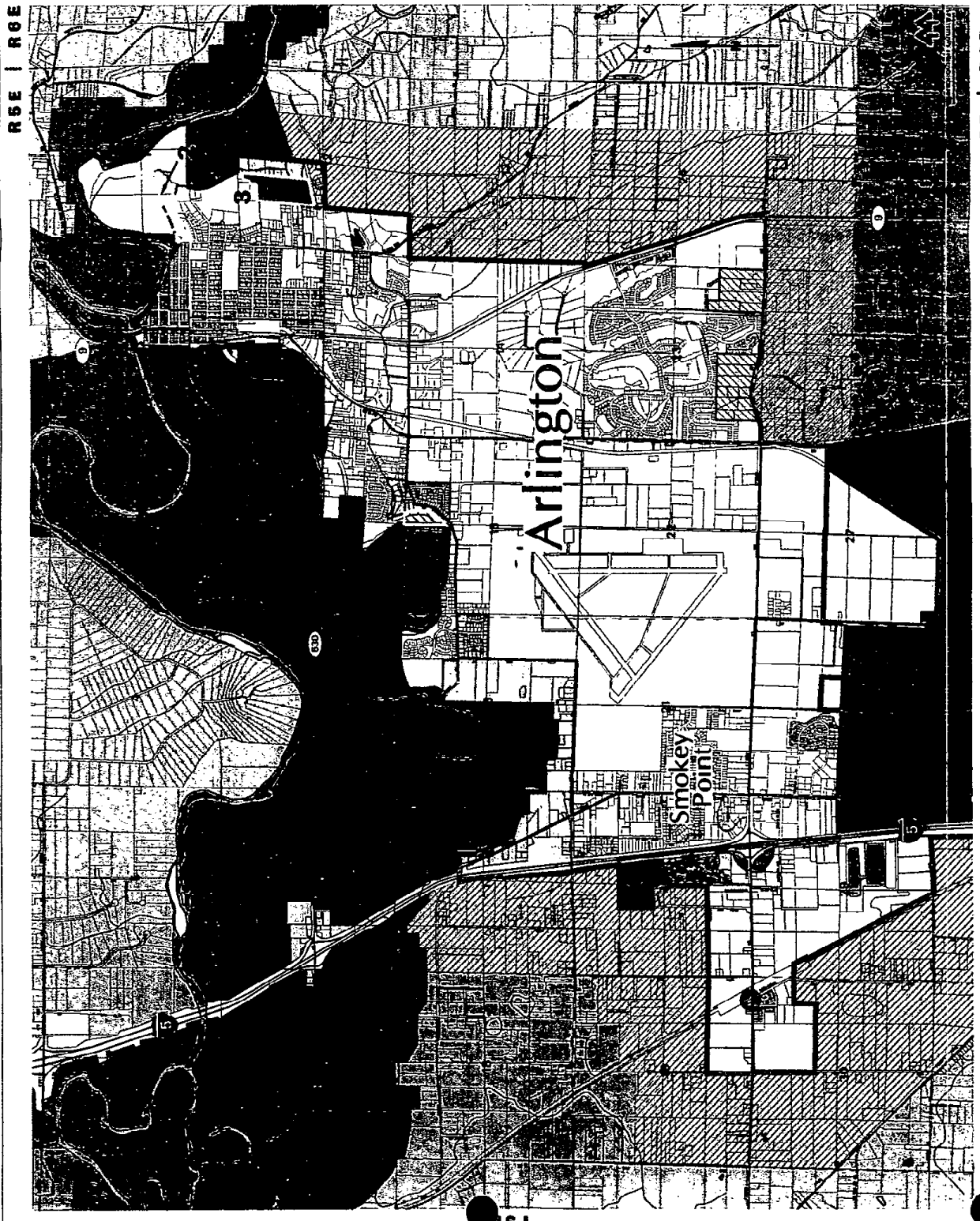


EXHIBIT C

**Text changes to the
General Policy Plan**

Exhibit C

General Policy Plan Amendments Regarding County Initiated Amendments to the Future Land Use Map Urban Residential Designations

Please Note:

All page references are to page numbers in the General Policy Plan that has been in effect since March 14, 1999.

County Initiated Amendments

Add four new paragraphs under "Urban Residential Designations" on page LU-56 in the right hand column between the definition for Urban High Density Residential and the section for Rural Residential Designations to read:

Marysville UGA Designations

Public Use (PU). The Public Use designation applies to existing or planned government-owned and/or operated properties in the Marysville UGA, including schools, parks, government buildings, utility plants and other government operations or properties. There are no specific implementing zones for this designation since zoning will vary from site to site. However, only zones that allow the use outright or conditionally may implement this designation. Generally, implementing zoning will be consistent with surrounding zones.

Urban Low Density Residential - Limited (ULDR-L (4-5)): 4 to 5 dwelling units per acre.

Like the ULDR designation, the ULDR-L (4-5) designation allows mostly detached housing development on larger lot sizes. This designation is applied in a portion of the Sunnyside area that is confined to the lowest density urban zone because of environmental constraints and difficulties in service provision. Implementing zones include R-9,600 and PRD-9,600.

Urban Low Density Residential - Limited (ULDR-L (5-6)): 5 to 6 dwelling units per acre.

The ULDR-L (5-6) designation allows mostly detached housing development on larger lot sizes. It is applied to portions of Sunnyside area in the Marysville UGA. Land in this category may be developed at a density of five to six dwelling units per acre. Implementing zones include the R-7,200 and PRD-7,200 zones.

Arlington UGA Designations

Parks/Open Space (P/OS).

The Parks/Open Space designation is intended to be applied to publicly or privately owned areas that are dominated by a natural landscape, have a minimum of manmade structures, and are not appropriate for significant urban development due to the presence of critical areas. The purpose of the designation is to preserve extensive acres of critical areas, including wildlife habitat, as well as scenic and water resource land, and to eventually provide recreational opportunities important to enhance community life. This designation will only be applied to private property if the owner voluntarily agrees to donate, sell or provide appropriate open space easements. Implementing zoning for the Parks/Open Space designation is the A-10 zone, which will restrict significant development and provide open space areas inside the UGA. A new implementing zone for the Parks/Open Space designation will be studied as part of detailed Phase 2 planning for the Arlington UGA.