

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE NO. 1937

**AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON
AMENDING THE EXISTING COMMUNITY DEVELOPMENT PLAN
AND THE ELEMENTS THEREOF, AMENDING ORDINANCE 1866 AND
REVISING THE COMPREHENSIVE PLAN AS REQUIRED BY THE
GROWTH MANAGEMENT ACT OF 1990.**

WHEREAS, the City Council considers long-range planning as embodied in the Comprehensive Plan, essential to protect the health, safety, welfare and quality of life of the citizens of the City of Snohomish, Washington, and its environs; and

WHEREAS, the City Council considers long-range planning as embodied in the Comprehensive Plan vital in establishing a stable development environment, in which a sound economic and employment base may develop; and

WHEREAS, RCW 35.63 enables cities to adopt a comprehensive plan and include the elements found in Exhibit A (City of Snohomish Comprehensive Plan); and

WHEREAS, RCW 36.70A, the State Growth Management Act requires certain jurisdictions, including the City of Snohomish to adopt a comprehensive plan pursuant to its requirements; and

WHEREAS, the City adopted its Community Development Plan pursuant to the State Growth Management Act pursuant to Ordinance 1777 on April 4, 1995; and

WHEREAS, the City adopted its revised Community Development Plan pursuant to the State Growth Management Act pursuant to Ordinance 1866 on August 4, 1998; and

WHEREAS, the City and Snohomish County have participated in a collaborative process to reconcile their respective plans for areas with the City's Urban Growth Boundary; and

WHEREAS in this process the City has found it necessary to make revisions to the Community Development Plan in order to provide consistency between the Development Plans of the County and those of the City; and

WHEREAS, Exhibit A amends the City's GMA Comprehensive Plan; and

WHEREAS, a Final Supplemental EIS will be distributed on December 22, 1999, pursuant to the State's Environmental Protection Act (SEPA); and

WHEREAS, the Snohomish Planning Commission and City Council have each held public meetings and hearings regarding the content of the amendments to the Community Development Plan; and

WHEREAS, the City and County substantially agree to the Land Use Designation Map as revised on August 18, 1998 within the City's Urban Growth Area (UGA); and

WHEREAS, Exhibit A is consistent with the Growth Management Act (GMA) of 1990;
and

WHEREAS, Exhibit A is consistent with the Snohomish Countywide Planning Policies;
and

WHEREAS, Exhibit A is consistent with Puget Sound Regional Council's Vision 2020;
and

WHEREAS, Exhibit A integrates the City Shoreline Management Plan and Community Development Plan;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH,
WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Ordinance 1866 is hereby amended by incorporating those changes to the City's Comprehensive Plan as set forth in Exhibit A.

Section 2. Adoption. The City of Snohomish adopts Exhibit A as amendments to its comprehensive plan, per RCW 35.63 and RCW 36.70A.070.

Section 3. The title of this Ordinance, which summarizes the contents shall be published in the official newspaper of the City and shall take effect and be enforced on January 1, 2000.

Section 4. A copy of this plan will be transmitted to the Department of Community Trade and Economic Development within ten days after adoption as per RCW 36.70A.106.

PASSED by the City Council and APPROVED by the Mayor this 21st day of December 1999.

CITY OF SNOHOMISH

By _____
Jeff Soth, Mayor

ATTEST:

APPROVED AS TO FORM:

By _____
Brad Nelson, Support Services Director

By _____
Grant Weed, City Attorney

Date of Publication: _____

Effective Date: January 1, 2000

Ordinance 1937
EXHIBIT A

1. Amend the Land Use Designation for properties located on Avenue D (address: 213, 217, 223, 229 and 231). The City shall change the designation from Single-Family to Historic Business.
2. Amend the City’s Vision Statement to provide more specific direction to the community, specifically deleting vision statements V2, V3 and V9.
3. Amend the Environmental Protection section of the Plan to reflect the recent listing of Chinook Salmon and Bull Trout and their affect on projected land use development within the City’s Urban Growth Boundaries.

EP 16.5 Actions of the City or private developers will not harm any species listed by the Federal governments as threatened or endangered.

4. Amend the Housing section of the Plan to expand the boundaries of the Historic District.

HO 7.8: The Historic Business District should be expanded when such expansion will support the character and heritage of the Historic District

5. Amend the Community Facilities and Services section of the Plan to reflect deficiencies in Library Services, City Hall and Schools.

City Hall

City Hall houses most all of the City's administrative personnel. The existing has undergone some modification, which expanded the usable floor space. However, there is presently a space deficiency at City Hall, and the City should pursue acquiring a new site with sufficient capacity to meet the space needs required to serve the public.

6. Amend the Transportation System section of the Plan to address landscaping associated with new or redeveloped streets, and a greater emphasis on alternate modes of transportation.

TR 6.14: The City shall develop typical street profiles, which will show sidewalks, planting strips for trees, curbs and gutters, and road width. New roads and redeveloped roads shall be developed to these profiles. Flexible design standards for Planned Residential Developments shall not include the elimination of the aforementioned elements of road profiles.

7. Amend the Land Use Designations Map to show Harryman’s Farm Park (6101 99th Avenue SE), which is City-owned property, as Public rather than the present designation of Single-Family.
8. Change the title of the document to “City of Snohomish Comprehensive Plan”. Number the document sequentially.

9. Add the following Vision Statement: The City shall endeavor to make the meetings of the City Council and its boards and commissions more accessible to the general public through use of existing available technology. The City’s web page and other means of public advertising should be used to the extent possible to make the conduct of City business more easily accessible to the public.

V14: The City shall endeavor to make the meetings of the City Council and its boards and commissions more accessible to the general public through use of existing available technology. The City’s web page and other means of public advertising should be used to the extent possible to make the conduct of City business more easily accessible to the public.

10. Clarify the environmental policies of the plan to direct attention to the Shoreline Master Plan, by adding the following language:

EP 11.8: Regulate docks and other in-water developments to minimize impacts to public use of the water in the Shoreline Master Plan.

11. Include policy language to require developers to survey and document ordinary high water mark (OHM), wetlands and buffers when permitting, regulating and enforcing shoreline developments.

EP 13.2: The City shall require developers to survey and document ordinary high water mark, wetlands and buffers when permitting, regulating and enforcing shoreline developments. Permanent markers are encouraged.

12. Make the following change to the plan “The School District has ~~not~~ adopted a Capital Improvement program which identifies new school construction projects with the City's UGA.”

Schools

The City UGA is contained entirely within Snohomish School District 201. The School District is the largest employer in the City and school activities provide a major focus for community identity. The population in the School District is approximately four times greater than in the City limits and this ratio is not expected to change as the population increases in the next twenty years.

The School District has ~~not~~ adopted a Capital Improvement program which identifies new school construction projects with the City's UGA.

13. Make the following change to the plan: Planned Residential Development. The City encourages infill, which is occurring primarily through short plats. These tend to require a lower level of infrastructure improvements, particularly street improvements, than formal plats.

Strategies to Achieve Affordable Housing

The Snohomish County Tomorrow (SCT) recommended several strategies which could be implemented by jurisdictions to achieve affordable housing. These are: ...

Planned Residential Development. The City encourages infill development which is occurring primarily through short plats. These tend to require a lower level of infrastructure improvements, particularly street improvements, than formal plats.

14. Amend Policy EP 16.4 to read: “The City will allow open pond detention systems with biofiltering suited to multiple uses and a pleasant appearance.”

EP 16.4 The City will allow open pond detention systems with bio-filtering suited to multiple uses and a pleasant appearance.

15. Add policy EP 15.4: “The City shall assist the community in making informed decisions regarding Swifty Creek’s barriers to fish migration. The City shall resolve selected barriers.”

EP 15.4: The City shall assist the community in making informed decisions regarding Swifty Creek’s barriers to fish migration. The City shall work towards resolving selected barriers.

16. Amend the last paragraph of (p. HO 12) to read: “The City will adopt Design Guidelines to include the Historic District and commercial designations.”

Urban Design

Emphasizing City beautification and urban design can greatly affect the appearance and quality of life within Snohomish. City beautification is a form of community awareness that is directed toward improving the appearance of the City by enhancing the visual quality of natural and man-made features. Protection of critical areas in their natural state also adds to the design of the City.

Urban design utilizes natural features and man-made structures and spaces to provide visual variety, interest, compatibility, and identity within the community. Urban design can be accomplished at three different levels: overall City design related to the placement and linkage of various land use areas and activities; urban design projects such as malls or plazas; and individual buildings. Design issues will become more important to Snohomish as residential development becomes more dense with an emphasis on creating a variety of housing types. It is also useful in designing development sensitive to environmental constraints.

The City will use the design guideline principles in the Residential Development Handbook for Snohomish County Communities as a reference for promoting more informed urban design. The City will adopt Design Guidelines to include the Historic District and Commercial designation.

17. Amend language of Goal HO 6 to read: “Encourage innovative residential site development with City processes and regulations which do not add unnecessary costs.”

GOAL HO 6: Encourage innovative residential site development with City processes and regulations, which do not add unnecessary costs.

18. Amend language of Goal HO 6.1 to read: “Approve and issue completed residential building permits in a timely fashion.”

HO 6.1: Approve and issue completed residential building permits in a timely fashion.

19. Change HO 6.2 to read: “Where possible, allow the reduction of street improvement requirements in concert with innovative site design and street design.”

HO 6.2: Where possible, allow the reduction of street improvement requirements in concert with innovative site design and street design.

20. Delete comments on impact fees.

Local Non-Levy Financing Mechanisms ...

21. Change language of CO 8.1 to read: “The City has adopted a Riverfront Development Plan which will integrate the parks and recreation and economic development needs of the community.”

CO 8.1: The City has adopted a River Front Development Plan which will integrate the parks and recreation and economic development needs of the community.

22. Delete the following sentence from (p. TR-2): “The only rail line still in use within the Snohomish City limits is the one which parallels Maple Avenue, and in 1994 serves two industrial accounts.”

Location and Integration of Existing Transportation

The transportation system of the community refers to the various types of transport (air, water, rail, vehicle, pedestrian) within Snohomish that are used to move people and products from one place to another. The development of the transportation system within Snohomish has greatly affected the form and land use of the city. The need for a Snohomish River crossing provided the reason for the founding of the town. The river provided cheap barge and boat transportation, which influenced the development of the early street pattern and encouraged intensive development of the shoreline. ...

The major east-west Burlington Northern line runs on the south side of the Snohomish River in the GMA. This line also carries AMTRAK to Everett. At the present time, there are no large parcels of industrially-zoned land along Maple Avenue. This reduces the potential for development of an industry which might require rail transport. The railroad right-of-way has been abandoned north of Pine Avenue and become a part of the Centennial Trail. This combination pedestrian, bicycle, horse trail is a major north-south link in the County and regional trail system.

23. Delete the following sentence from (p.TR-11): “Because the City receives relatively few development permit applications and (add word Since).”

Application of the Concurrency Test

Before the City can project future transportation needs, it must determine where in the development process it will test for concurrency. Since a single development may have a significant impact on the City as a whole, the City has decided to review each permit for concurrency at the time of permit application. This does not mean the applicant must be concurrent at the time of permitting; this is simply when the City will assess transportation capacity. The City will apply the concurrency test to any permit for any plat or more than 4,000 square feet of commercial space. The City will determine existing levels of service as part of the Comprehensive Plan update.

24. Establish policy regarding the extension of City utilities with regard to the requirement for annexation.

GOAL UT 3: Ensure the City utilities are financially self-sufficient.

Policies: Delete UT 3.5.

UT 3.12: The City will not extend water or sewer service to any property located in the Urban Growth Boundary prior to annexation to the City.