

**CITY OF SNOHOMISH  
Snohomish, Washington**

**ORDINANCE 2364**

**AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON,  
ADOPTING ANNUAL DOCKETED CHANGES TO THE  
COMPREHENSIVE PLAN FOR 2018 RELATING TO LAND USE  
DESIGNATIONS, MAPS, AND UTILITY CONNECTION POLICY IN  
THE URBAN GROWTH AREA AND AMENDING ORDINANCE 2308, AS  
AMENDED**

**WHEREAS**, as one of the cities in Snohomish County, the City of Snohomish is required to adopt and regularly update a comprehensive plan pursuant to the Washington State Growth Management Act (GMA); and

**WHEREAS**, in 2015-2016 the City reviewed the Comprehensive Plan and development regulations to comply with the periodic update requirement under RCW 36.70A.130(4)(a) of the GMA, resulting in the City Council's adoption of Ordinance 2308 on March 15, 2016; and

**WHEREAS**, as allowed by the GMA the Comprehensive Plan was amended on October 5, 2019 with adoption of Ordinance 2317 and on June 18, 2018 with adoption of Ordinance 2336; and

**WHEREAS**, under the GMA, the City is authorized to amend its Comprehensive Plan on an annual basis; and

**WHEREAS**, as provided by Snohomish Municipal Code 14.15.020, on April 17, 2018 the City Council placed on the Final Docket the proposed amendments to the Comprehensive Plan to consolidate the Parks Land Use Designation with the Open Space Land Use Designation, to redesignate City-owned boat launch and Cady Park parcels to Parks, Open Space and Public, to amend Policy AN 1.11 to allow utility connections in the Urban Growth Area, and to split the Land Use Designation Map into two maps; and

**WHEREAS**, acting as the City of Snohomish SEPA Responsible Official, on August 8, 2018, the City Director of Planning & Development Services reviewed the proposed amendments to the Comprehensive Plan and issued a Determination of Non-significance (DNS). That determination was not appealed so it stands as issued; and

**WHEREAS**, public notice of the SEPA DNS and the public hearings for the proposed amendments were provided as required by law; and

**WHEREAS**, pursuant to SMC 14.15.070 and RCW 36.70A.106, on August 6, 2018, the City notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the Comprehensive Plan;

**WHEREAS**, the City has reviewed the proposed 2018 amendments to the Comprehensive Plan for internal consistency and concurrently so their cumulative effect could be ascertained; and

**WHEREAS**, on November 7, 2018, a public hearing on the proposed amendments was held by the Planning Commission, and all persons wishing to be heard were heard. After the hearing the Planning Commission recommended City Council approval of all of the proposed amendments; and

**WHEREAS**, on December 4, 2018, a public hearing on the proposed amendments was held by the City Council, and all persons wishing to be heard were heard.

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

**Section 1. Adoption of Recitals as Findings.** The City Council hereby adopts each of the recital paragraphs above as findings and hereby incorporates them by reference as though fully stated herein.

**Section 2. Adoption of Planning Commission Findings.** The Planning Commission findings, conclusions and recommendation as set forth in “Exhibit A” are hereby adopted and incorporated by reference, including but not limited to the findings that the amendments adopted by this Ordinance are:

- a. Internally consistent with the City of Snohomish Comprehensive Plan;
- b. Consistent with the Washington State Growth Management Act;
- c. Consistent with the Washington State Environmental Policy Act (Chapter 43.21C RCW); and
- d. In the interest of the public health, safety, and welfare of Snohomish residents.

**Section 3. Amendment of Annexation Policy AN 1.11.** Policy AN 1.11 is hereby amended to read as follows:

**AN 1.11: Utility service outside city limits.** The City should allow connection to the City’s utility systems for property located outside of City’s corporate boundary but within the City’s designated Urban Growth Area (UGA) provided:

- Conditions are imposed requiring support of future annexations of the properties where the connections are allowed; and
- Development being served by the utility connections is consistent with the City’s development standards.

This policy provides for the possibility but does not commit the City to providing utility service to any specific area outside the City’s corporate boundary but within its UGA.

**Section 4. Amendment of Table LU 3: Inventory of Land Use Designations.** Table LU 3: Inventory of Land Use Designations, is hereby amended to read as set forth in “Exhibit B” which is incorporated herein by this reference as though fully contained herein.

**Section 5. Amendment of “Public and Public Parks Land Uses” and “Open Space Land Use” sections of the Land Use Element.** The “Public and Public Parks Land Uses” and “Open Space Land Use” sections of the Land Use Element (pages 1:16 – 1:17) is hereby

amended to read as set forth in “Exhibit C” which is incorporated herein by this reference as though fully contained herein.

**Section 6. Amendment of Urban Conservancy Environment Policy UCE 8.1.** Policy UCE 8.1 is hereby amended to read as follows:

- UCE 8.1:** The Urban Conservancy Environment should be applied to areas that possess one or more of the following characteristics:
- Existing moderate-intensity land use where such uses are compatible with maintaining and restoring ecological functions of the shoreline.
  - Designated for a use by the City of Snohomish Comprehensive Plan other than for Single Family or Parks, Open Space & Public land uses.
  - Public services, utilities, and property access are available to accommodate moderate to high intensity urban development such as multi-family, commercial, and industrial development.
  - Undeveloped land not appropriate for the Rural Utility, Shoreline Residential, or Historic Riverfront designation.
  - Active agricultural, urban horticultural, or intensive recreational use.
  - Existing residential development density is low due to limitations such as buildable area, utility capacities, and vehicular access.

**Section 7. Amendments to the Land Use Designation Map.** The Land Use Designation Map is hereby amended as set forth in “Exhibit D” and “Exhibit E” which are incorporated herein by this reference as though fully contained herein in order to:

- Split the map into two maps – Rather than having one map showing the designations for both the City and the Urban Growth Area the map is split into two maps with one showing the land use designations for the areas within the incorporated City of Snohomish and one map showing the designations for the areas in the unincorporated Urban Growth Area; and
- Consolidate the “Parks Land Use Designation” and the “Open Space Land Use Designation” into a “Single Parks, Open Space & Public” Land Use Designation by eliminating the Parks and the Open Space designations and redesignating parcels with those designations as “Parks, Open Space & Public”, as shown in “Exhibit F” which is incorporated herein by this reference as though fully contained herein;
- Redesignate the City-owned boat launch and Cady Park parcels, as identified in the attached “Exhibit G”, to “Parks, Open Space & Public” from “Urban Horticulture” and “High Density Residential”, which is incorporated herein by this reference as though fully contained herein.

**Section 8. Severability.** If any section, subsection, sentence, clause, phrase, or word of this ordinance should be held to be invalid or unconstitutional by a court of competent

jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, phrase, or word of this ordinance.

**Section 9. Effective Date and Publication.** A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force and effect five days after its publication in the City's official newspaper.

**ADOPTED** by the City Council and **APPROVED** by the Mayor this 4th day of December, 2018.

CITY OF SNOHOMISH

By John T. Kartak  
John T. Kartak, Mayor

Attest:

Approved as to form:

By Pat Adams  
Pat Adams, City Clerk

By Grant K. Weed  
Grant K. Weed, City Attorney

Date of Publication: 12-8-18

Effective Date: 12-13-18

## **Snohomish Planning Commission Findings of Fact & Conclusions**

**Based on the review of the proposed amendments to the City of Snohomish Comprehensive Plan, the Planning Commission of the City of Snohomish makes the following Findings of Fact:**

1. As one of the cities within Snohomish County, the City of Snohomish is required to adopt and regularly update its comprehensive plan pursuant to the Washington State Growth Management Act (GMA) as codified in RCW 36.70A and under the Act the City may amend its Comprehensive Plan on an annual basis.
2. The City of Snohomish Comprehensive Plan was adopted on April 4, 1995, with the adoption of Ordinance 1777. With the adoption of Ordinance 1866, which went into effect Aug. 15, 1998, the City repealed Ordinance 1777 and revised its Comprehensive Plan, after a Final EIS was prepared and distributed for comment on Oct. 10, 1997, in order to reconcile differences with the Snohomish County Comprehensive Plan to bring the City's Comprehensive Plan into full compliance with the GMA.
3. On March 15, 2016, the City Council adopted Ordinance 2308 which updated the Comprehensive Plan in order to comply with the periodic update requirement under RCW 36.70A.130(4)(a) of the GMA.
4. On November 15, 2016 the City Council adopted Ordinance 2317 amending the Comprehensive Plan changing the land use designation for a specific site to High Density Residential from Business Park.
5. Through its annual docketing process, on April 17, 2018, the City Council held a public hearing to consider six City-initiated proposed Comprehensive Plan amendments. All six were placed on the Final Docket. Four of those proposals were scheduled to be considered concurrently for adoption in 2018 so their cumulative effect could be ascertained. The four proposals were to:
  - Merge the *Parks* and the *Open Space* land use designations into a single *Parks, Open Space & Public* land use designation.
  - Redesignate the City-owned boat launch site and Cady Park as *Parks, Open Space & Public*.
  - Amend annexation policy AN 1.11 to allow connection to City utility systems for property in the UGA if certain conditions are met.
  - Split the Land Use Designation Map into two maps – one that includes the City only and one that includes the Urban Growth Area only.
6. The City of Snohomish SEPA Responsible Official, the City Director of Planning & Development Services, reviewed the four proposed amendments to the Comprehensive Plan and issued a Determination of Non Significance (DNS) on Aug. 8, 2018. The determination was not appealed so stands as issued.
7. Pursuant to SMC 14.15.070 and RCW 36.70A.106, on Aug. 3, 2018 the City notified the Washington State Department of Commerce of the City's intent to adopt the proposed amendments to the Comprehensive Plan more than 60 days prior to final adoption
8. The City has reviewed the proposed 2018 amendments to the Comprehensive Plan for internal consistency

9. On Sept. 5, 2018 the Planning Commission reviewed and discussed the proposed Comprehensive Plan Amendments. On Nov. 7, 2018 the Planning Commission held a public hearing to consider the proposed amendments and after considering public testimony and staff's recommendation deliberated on the merits of the proposal, considered their cumulative impacts, then voted to recommend City Council approval of all four proposed amendments.

**Based on the foregoing Findings of Fact, the Snohomish Planning Commission hereby makes the following conclusions:**

1. The proposed Comprehensive Plan amendments are internally consistent with the goals and policies of the City of Snohomish Comprehensive Plan.
2. The proposed amendments are consistent with the Washington State Growth Management Act.
3. The proposed code amendments are consistent with the Washington State Environmental Policy Act (Chapter 43.21C RCW).
4. The proposed amendments will protect the public health, safety, and general welfare.
5. The proposed map amendments will improve the clarity of the Comprehensive Plan.
6. The proposed text amendment will allow extension of utility services in the City's UGA prior to annexation without allowing substandard development or hindering future annexation efforts.

Date: Nov. 7<sup>th</sup> 2018

By:   
Hank Eskridge, Planning Commission Chair

## Exhibit B

**Table LU 3: Inventory of Land Use Designations**

Land Use Designation	Incorporated		Urban Growth Area		Total	
	Acres	Percent	Acres	Percent	Acres	Percent
<b>Residential</b>						
Single Family Residential	809.4	33%	460	40%	1,269.4	35%
Low Density Residential	42	2%	0	0%	42	1%
Medium Density Residential	124	5%	0	0%	124	3%
High Density Residential	15.97	1%	0	0%	15.97	0%
<b>Commercial/Light Industrial</b>						
Commercial	112.6	5%	0	0%	112.6	3%
Business Park	259.1	11%	17.5	1%	276.6	8%
Neighborhood Commercial	0	0%	0	0%	0	0%
Airport Industry	0	0%	146.5	13%	146.5	4%
Industrial	220.2	9%	77.5	7%	297.6	8%
Historic Business	29.7	1%	0	0%	29.7	1%
Mixed Use	21.8	1%	0	0%	21.8	1%
Pilchuck District	57.7	2%	0	0%	57.7	2%
<b>Other</b>						
Parks, Open Space & Public	160.96	7%	10.2	1%	171.16	4%
Urban Horticulture	9.64	1%	22.1	2%	31.74	1%
Right of Way	540.5	22%	267.16	23%	807.5	22%
Open Water	62.2	3%	151.5	13%	213.7	6%
<b>Total</b>	<b>2,467.2</b>	<b>100%</b>	<b>1,152.2</b>	<b>100%</b>	<b>3,619.4</b>	<b>100%</b>

# Exhibit C

## **PARKS, OPEN SPACE & PUBLIC LAND USES**

**GOAL LU 8:** Provide adequate areas for public uses such as schools, parks, and other governmental uses where they are compatible with surrounding uses.

**POP 8.1: Park acquisition.** The City will attempt to buy, trade, receive in dedication, or receive in easement resources for sufficient open space and park property to meet the needs identified in the Parks Element.

**POP 8.2: Location of governmental functions.** Municipal governmental functions that are people-intensive should be located in desired activity nodes to stimulate human activity, new growth and investment.

**POP 8.3: Reuse of public facilities.** Encourage adaptive re-use of unused public facilities to serve new public purposes in the community, where economically feasible and functionally desirable.

**POP 8.4: Location of public facilities.** Public facilities should be located and designed to minimize negative impacts to adjacent properties and neighborhoods.

**POP 8.5 Essential public facilities.** Establish criteria and public processes to identify and evaluate essential public facilities.

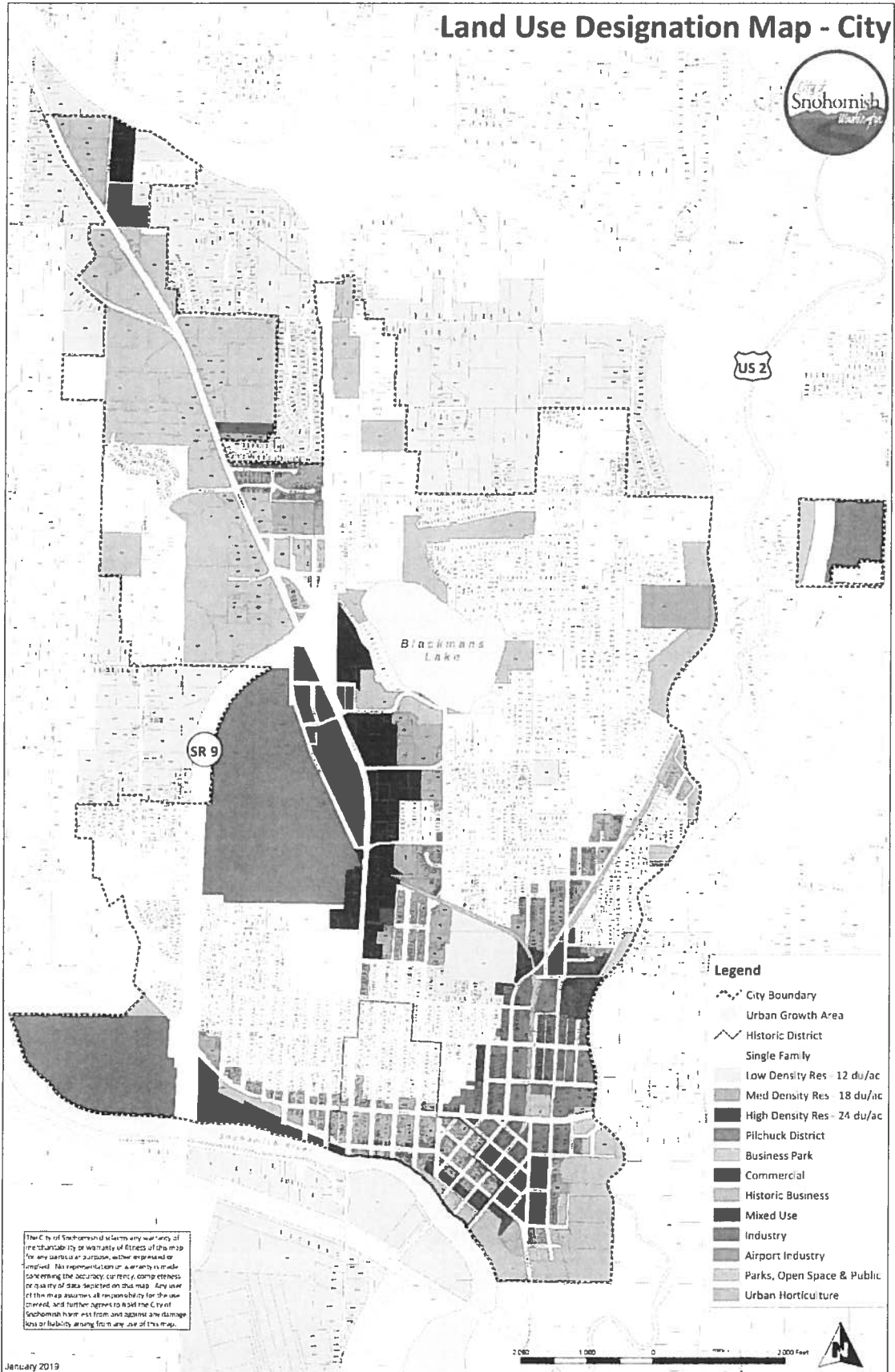
**POP 8.6: Public parks.** Public Parks shall be developed and maintained in accordance with the Parks Element.

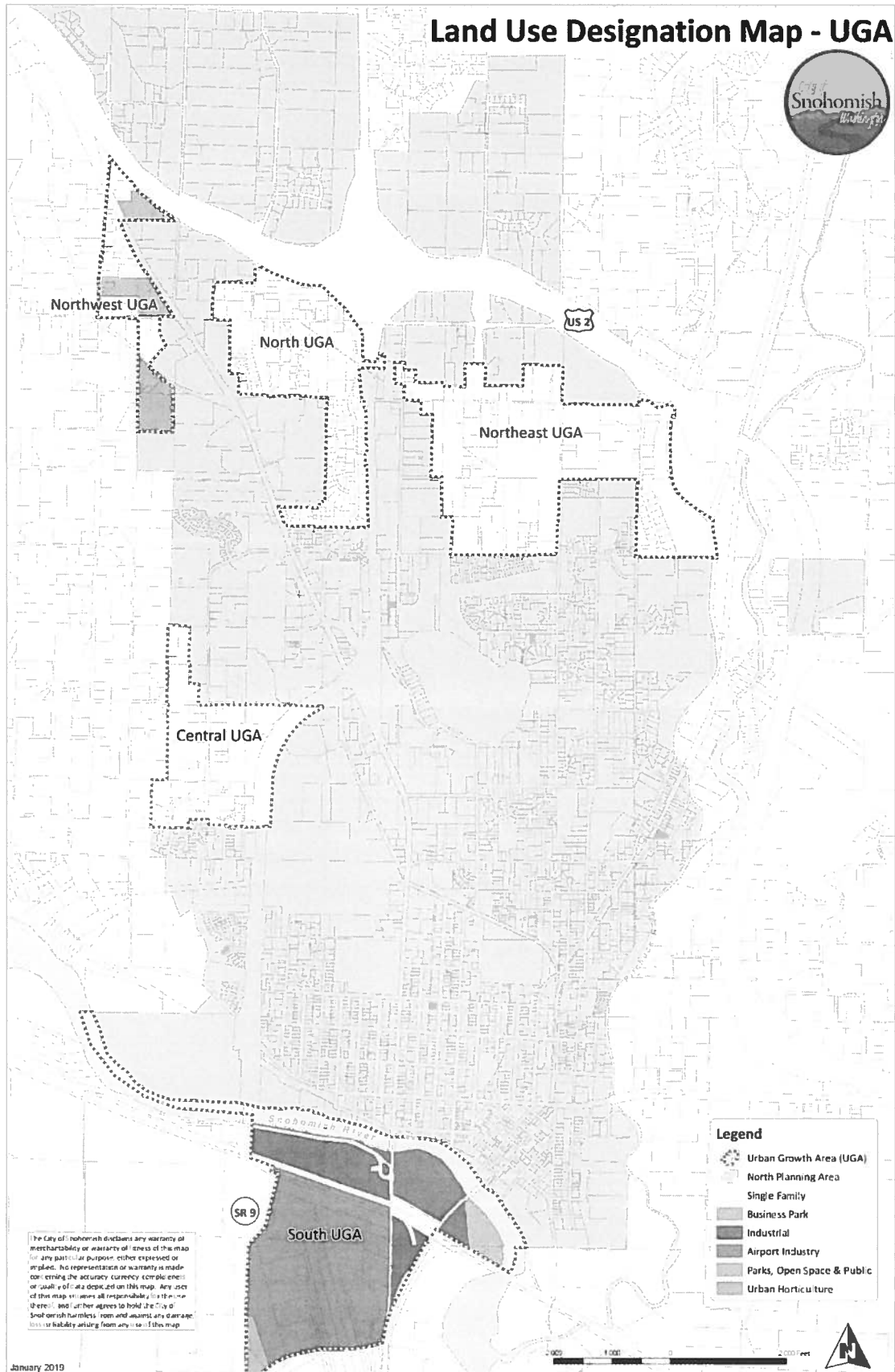
**GOAL LU 9:** Preserve lands inappropriate for development as natural and open space areas.

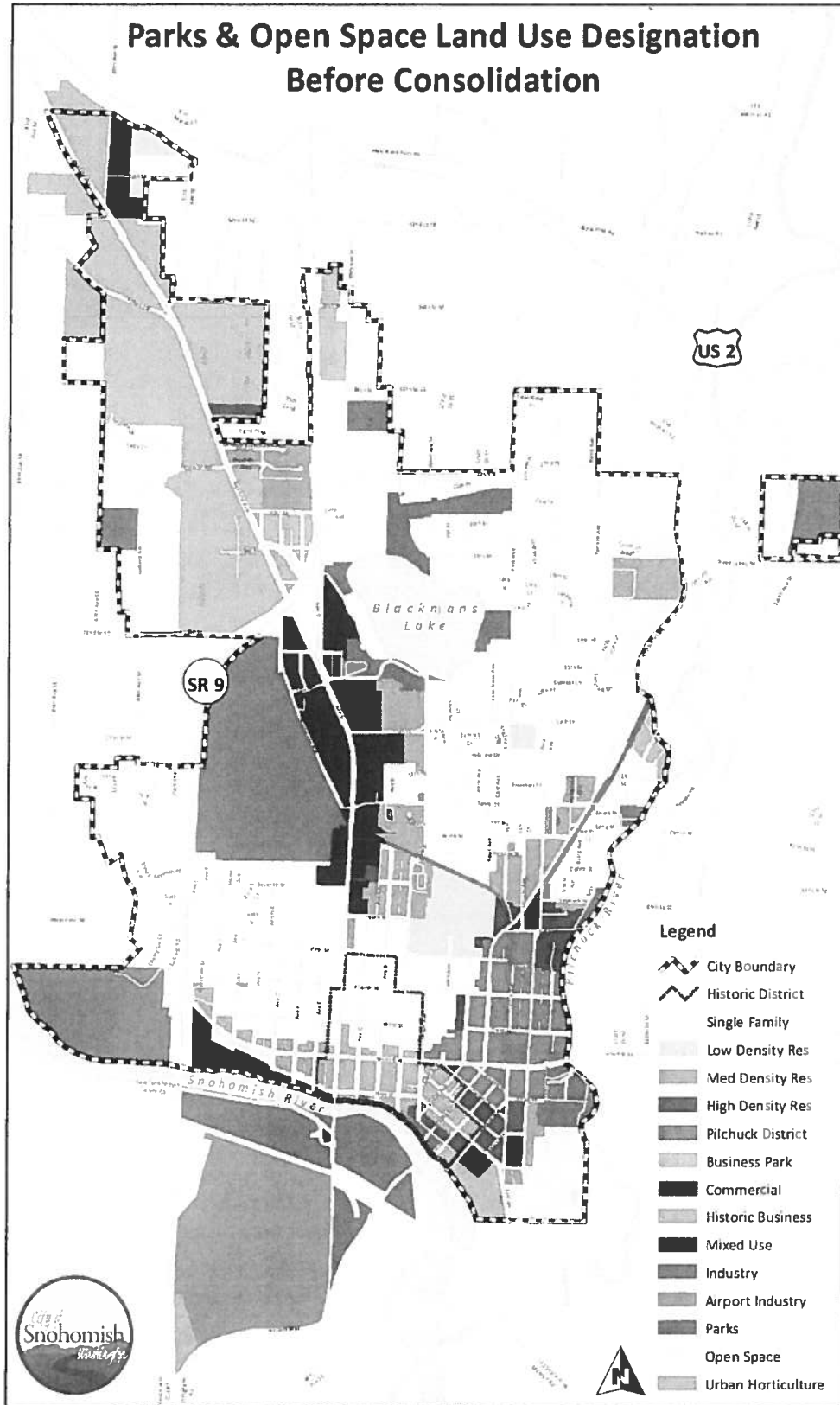
**POP 9.1: Parks, Open Space & Public designation.** The Parks, Open Space & Public designation identifies those areas that will not be developed for private uses, although low intensity recreational activities and other public uses may be allowed where consistent with the sensitivity of the site.



EXHIBIT D







# Parks, Open Space & Public Land Use Designation After Consolidation

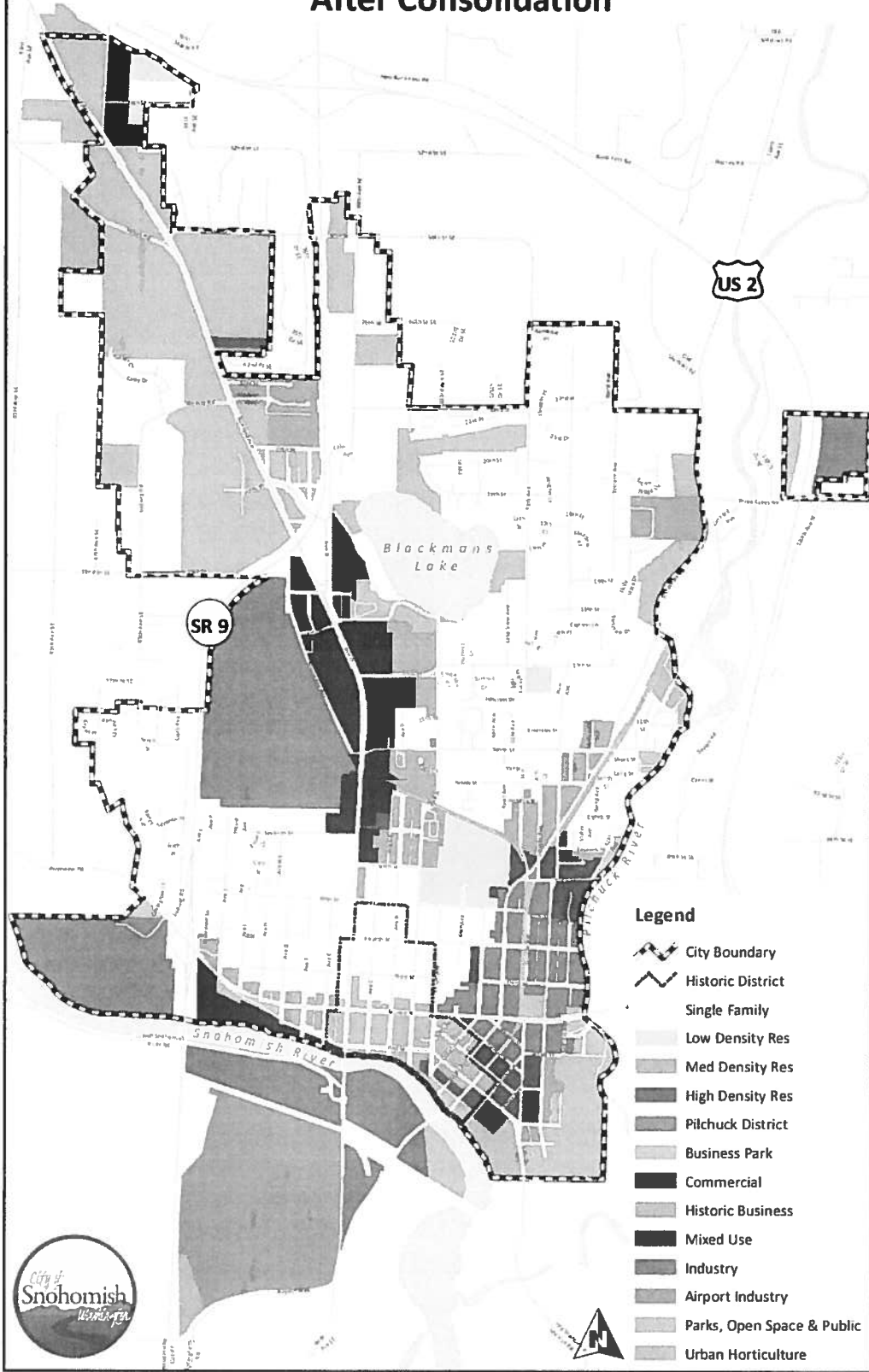
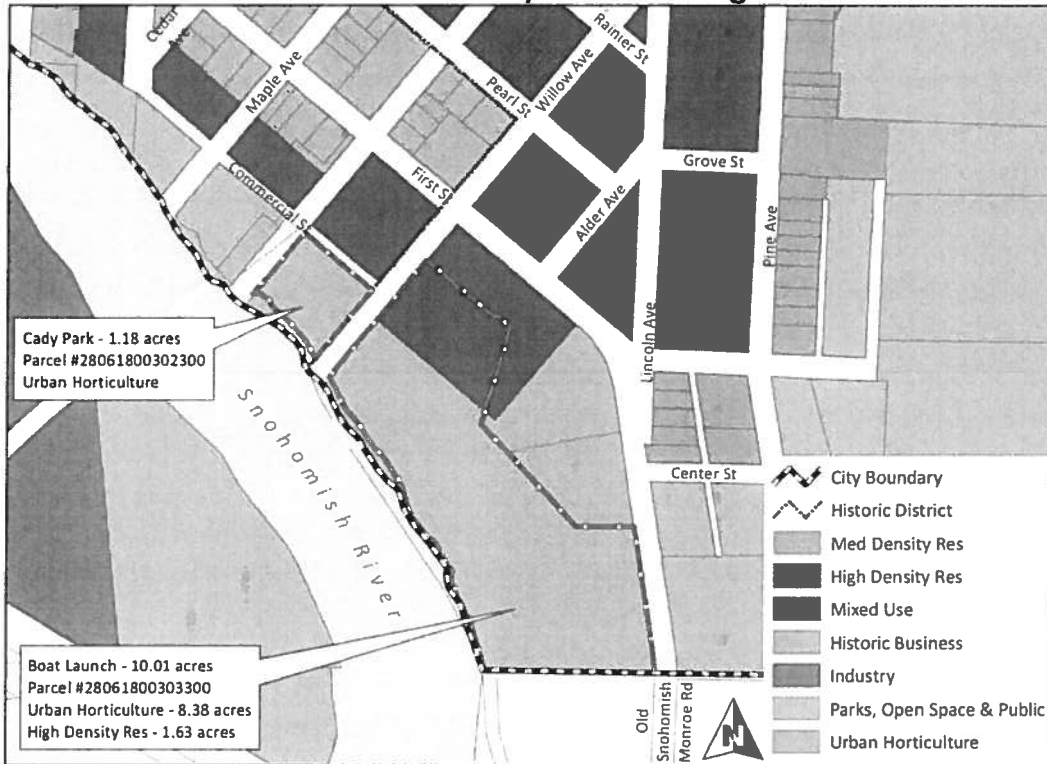
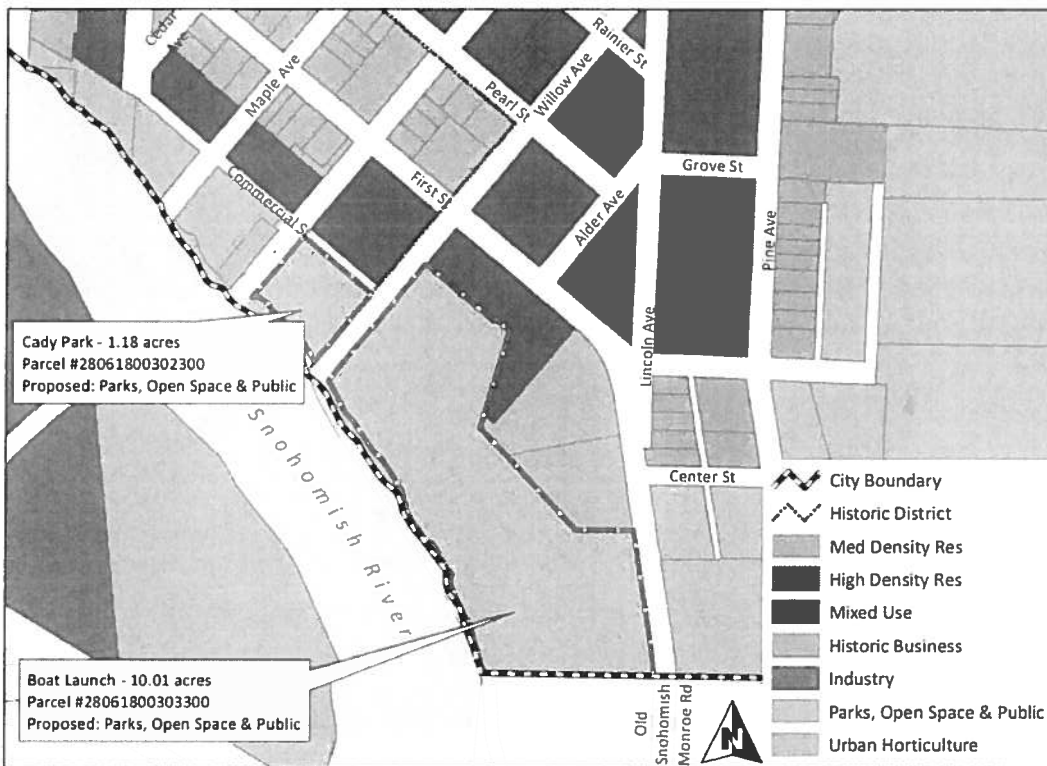


EXHIBIT G

Boat Launch & Cady Park Redesignation



Current Designation



New Designation

