



**Snohomish County**

Planning & Development Services

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**MEMORANDUM**

To: Snohomish County Planning Commission  
Greg Morgan, Planning Commission Secretary

From: David Killingstad, Principal Planner

Date: March 12, 2009

Subject: Staff Report for the proposed ordinance titled:

RELATING TO THE GROWTH MANAGEMENT ACT, ADOPTING ZONING MAP AMENDMENTS TO IMPLEMENT A NEW ZONING CLASSIFICATION FOR THE URBAN CENTER COMPREHENSIVE PLAN DESIGNATION

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This staff report is provided for your review for the briefing on March 24, 2009. Attached is a copy of the draft ordinance referenced above.

Staff recommends approval of the ordinance which will rezone properties designated Urban Center on the future land use map to the new Urban Center zone.

**Background**

The General Policy Plan (GPP) designates several urban centers on the future land use map. The Urban Center plan designation is implemented with the Planned Community Business (PCB) and Business Park (BP) zones. These two zones also implement the Urban Commercial and Urban Industrial plan designations respectively.

In order to achieve greater consistency with the plan a new zoning classification, Urban Center, is proposed. This new zone implements the Urban Center comprehensive plan designation. The new zone allows a broad range of uses consistent with pedestrian-oriented development and transit-oriented development. The zone also allows enactment of development regulations to guide new development and redevelopment of properties designated urban center on the future land use.

To encourage the development of urban center projects, the county is proposing to rezone properties currently designated Urban Center on the future land use map. There two manufactured home parks located in urban centers that will not be rezoned as they are under the interim emergency Mobile Home Park zone. The county will also not be rezoning the OPUS

Northwest property located north of 164<sup>th</sup> St SW and west of Newberry Square. The total proposed to be rezoned is 1,376 acres.

### **Listing of Proposed Code Amendments**

The amendments adopt a county initiated areawide rezone to implement the Urban Center plan designation. The amendments are listed in the following sections of the proposed ordinance:

Sections 1, 2 and 3. Recitals, Findings of Fact and Conclusions.

Section 4. The county council adopts the area-wide rezones as mapped in Exhibit A attached to the ordinance.

Section 5. Establishes a 60-day delayed effective date from the date of adoption.

Section 6. Provides a standard severability and savings clause.

### **Consistency with the Growth Management Act, Snohomish County Comprehensive Plan and General Policy Plan (GPP)**

The Growth Management Act (GMA) requires consistency between the Comprehensive Plan and implementing development regulations. The UDC is consistent with the adopted Comprehensive Plan. The county's comprehensive plan assumes that a significant portion of the 20 year population and employment growth allocated to the southwest urban growth area will occur in Urban Centers. General Policy Plan Goal 3 and the objectives and polices contained therein support the proposed rezone. Also, the multi-county planning policies also encourage the development of urban centers within the Puget Sound region to accommodate future population and employment growth.

There is strong policy support at all levels within the region for urban centers. The proposed ordinance would be consistent with these policies.

### **Can the Desired Outcome be Achieved by a Code Interpretation or Rule?**

No, a code interpretation or rule cannot address the intent of this proposal.

### **Review of existing code interpretations, rules, policies and procedures**

The Department of Planning and Development Service does not have any code interpretations, rules or procedures specifically related to this proposal.

### **Implementation Concerns/Issues**

An implementation plan is being developed in accordance with the Code Development Business Process model. It will include provisions that relate to:

- Revisions to the official zoning maps
- Revisions to the county web application for accessing property zoning information
- Revisions to applicable brochures/handouts and information posted to the county's web site
- Staff training

### **Are Associated or Additional Amendments Necessary?**

The proposal does not create the need for any additional amendments beyond those contained in the ordinance.

### **What is the implication of doing nothing?**

Property owners interested in development will be unable to proceed due zoning that would not allow them to utilize the proposed new urban center regulations. Expected population and employment capacity would be less and may require revisiting urban growth area boundaries. Support for recent transit initiatives including Community Transit's bus rapid transit and Sound Transit's regional bus service could be set back. Lastly, opportunities to reduce greenhouse gas emissions would be more limited.

### **State Environmental Protection Act (SEPA)**

SEPA is required for these amendments to the Unified Development Code. A Determination of Nonsignificance (DNS) will be issued on April 14, 2009, with a comment deadline of April 27, 2009. State agencies will be notified of the potential adoption of a proposed ordinance at the same time.

### **Staff Recommendation:**

Staff recommends approval of the proposed ordinance.

### **Attachments**

Proposed ordinance