

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 1993

**AN ORDINANCE OF THE CITY OF SNOHOMISH,
WASHINGTON AMENDING THE COMPREHENSIVE PLAN AND
AMENDING ORDINANCE 1866 PURSUANT TO THE GROWTH
MANAGEMENT ACT.**

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 development environment, which fosters a sound economic and employment base; and

WHEREAS, RCW 35.63 authorizes cities to adopt a comprehensive plan including 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 Comprehensive Plan pursuant to the State Growth Management Act pursuant to Ordinance 1777 on April 4, 1995; and

WHEREAS, the City adopted its revised Comprehensive 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 Comprehensive Plan in order to provide consistency between the Comprehensive Plans of the County and those of the City; and

WHEREAS, Exhibit A reflects the amendments adopted by this ordinance and the amendments to the City's GMA Comprehensive Plan; and

WHEREAS, a Final Supplemental EIS was issued and distributed on November 17, 2001, pursuant to the State's Environmental Protection Act (SEPA); and

WHEREAS, the Snohomish Planning Commission held a public hearing on August 1, 2001, and City Council held public hearings on November 7, 2001, and

December 4, 2001, regarding the content of the amendments to the Comprehensive Plan;
and

WHEREAS, Exhibit A is consistent with the Growth Management Act (GMA) of 1990 and amendments thereto; 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 Comprehensive 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 the attached 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, 2002.

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 18th day of December 2001.

CITY OF SNOHOMISH

By _____
A. Douglas Thorndike, Mayor

ATTEST:

APPROVED AS TO FORM:

By _____
Torchie Corey, City Clerk

By _____
Grant Weed, City Attorney

Date of Publication: 12/22/01

Effective Date: January 1, 2002

Ordinance 1993
Exhibit A

Policies:

ED 4.1: Site identification - diversity

Work with other public agencies and private interests to identify and promote sites that can be suitably developed for a variety of local employment projects including business and industrial parks, office and professional centers, and specialized commercial and entertainment centers within each economic opportunity area.

ED 4.2: Site identification – scale

Work with other public agencies and private interests to identify and promote sites with a variety of development and enterprise sizes and scales including larger sites in the Bickford opportunity area compared with smaller, mixed use site opportunities within the Maple Avenue and Historic Business District economic planning areas.

ED 4.3: Site identification - capabilities

Work with property owners to determine the effective development capacity of sites having major employment center possibilities – particularly larger site opportunities within the Bickford economic opportunity area.

ED 4.4: Existing property revitalization

Assist with special planning and development efforts to reuse older buildings, redevelop vacant properties, and revitalize the economic opportunity areas – particularly in the Maple Avenue and Historic Business District.

ED 4.5: Economic opportunity area revitalization

Help structure local marketing efforts, physical improvements programs, parking and building improvements, special management organizations, and other actions that will realize revitalization opportunities within each economic opportunity area as a whole – particularly Avenue D, Maple Avenue, and the Historic Business District.

GOAL ED 5: EXPAND SOCIOECONOMIC OPPORTUNITIES

Policies:

ED 5.1: Training programs

Work with other public agencies and private interests, including the Snohomish County Economic Development Council (EDC), Snohomish School District, Chamber of Commerce, and others to develop employment and occupational training and advancement programs in language skills, computers, and other technical job placement skills.

ED 5.2: Daycare requirements

Work with other public agencies and private interests to develop daycare services and facilities for pre-school children, before and after school latch-key children, and special populations including elderly and handicapped adults to support working household members.

ED 5.3: Job opportunity listings

Work with other public agencies and private interests to create interactive and linked websites listing employment opportunities in local companies and businesses and for local residents.

ED 5.4: Income potential

Recruit business enterprises that will provide resident household working members employment wages at or above county median income levels.

ED 5.5: Job mobility

Identify and encourage existing and new activities that will reduce job deficiencies in occupational categories; provide horizontal (ability to change jobs at the same pay level) and vertical (ability to advance in the same job category) job mobility; increase per capita income; and reduce unemployment to acceptable levels.

GOAL ED 6: CREATE LOCAL ECONOMIC DEVELOPMENT CAPITAL

Policies:

ED 6.1: Small business development

Recruit and retain local business development opportunities, particularly for small start-up business concerns that may be owned or employ Snohomish residents.

ED 6.2: Investment capital and incubators

Promote the local use of special small business financing and management assistance programs. Help identify facilities that may be used for small business start-ups including older structures that may be suitably reused for business purposes.

ED 6.3: Financial programs

Help local private groups structure special improvement districts including parking and business improvement authorities, local improvement districts or other programs with which to manage and finance effective revitalization efforts – particularly within Avenue D, Maple Avenue, and the Historic Business District.

ED 6.4: Joint ventures

Participate in special public/private ventures including site assembly, marketing programs, request-for-proposal offerings, and other opportunities when such ventures provide public benefits and are appropriate to Snohomish's long range economic goals.

ED 6.5: Future development opportunities

Monitor proposed urban zoning designations and developments elsewhere within the Snohomish River Valley. Determine market requirements and potentials for surrounding area and regional commercial, office, and industrial uses - and protect Snohomish's interests in the allocation of future development

opportunities. Protect existing commercial and business developments within the Snohomish area from over-zoning.

GOAL ED 7: DEVELOP A SOUND FISCAL BASE

Policies:

ED 7.1: Site efficiencies

Determine the costs involved with providing sewer, fire and police protection, access roads, recreational areas, and other Snohomish services and amenities versus the public benefits that may be realized by the creation of local jobs and tax potentials.

ED 7.2: Site priorities

Rank possible sites within each economic opportunity area using a priority system that reflects the possible cost/benefits associated with providing Snohomish services. Allocate Snohomish services, sewer in particular, to sites that provide the greatest possible returns, unless private property owners can assist with the costs involved in extending or providing service.

ED 7.3: Revenue capture

Withhold Snohomish services, sewer in particular, unless potential property developers agree to annexation and the payment of local property or other revenue taxes, and associated road, school, and park impact fee assessments.

GOAL ED 8: ACHIEVE SELF-SUFFICIENCY

Policies:

ED 8.1: Job creation

Help create employment opportunities within the Snohomish economy to reduce the area's dependence on the Puget Sound economy, particularly for residents who now commute to other distant employment areas within Snohomish and King Counties.

ED 8.2: Base employment land allocations

Provide a suitable supply of commercial, retail, business, office, and industrial lands that will provide for all Snohomish area sustenance requirements and reduce commuting requirements to outside areas for base related employment opportunities.

ED 8.3: Sustenance requirements

Create local employment, shopping, and other urban service activities that will reduce Snohomish's dependence upon and local resident travel requirements outside of the area.

ED 8.4: Economic promotion(s)

Develop a marketing strategy for attracting tourists to Snohomish's historic business district. Develop a detailed strategy for marketing and promoting the development of Snohomish's industrial lands opportunities.

GOAL ED 9: MANAGE ECONOMIC DEVELOPMENT PLANNING

Policies:

ED 9.1: Economic coordination

Work with other public agencies and private interests, including the Snohomish County Economic Development Council (EDC), Snohomish School District, Chamber of Commerce, Washington State Departments, and others to coordinate the resources, programs, promotions, information tools, and other materials to recruit and successfully locate new business interests and supporting economic programs in Snohomish.

ED 9.2: Development procedures

Without sacrificing quality controls, simplify development procedures and processes to improve understanding, clarify intent, shorten time requirements, consolidate review methods and agents, and enhance the realization of quality development projects within Snohomish.

ED 9.3: GIS database

Complete development of a computer generated geographic information system that provides accurate and timely information for staff reviews, private project applications, and public information.

ED 9.4: Website

Work with other public and private agencies to create inter-linked internet website capabilities providing information on city development regulations and codes, parcel land use and zoning information, realtor listings and referrals, and other materials necessary for effective and timely development applications.

GOAL ED 10: IMPROVE THE QUALITY OF LIFE**Policies:****ED 10.1: Infrastructure**

Work with private property owners, neighborhood residents, and other interested public parties to determine requirements, create plans, and finance construction projects for traffic controls, roadways, sidewalks and streetscapes, stormwater, sewer, water, power, telecommunications, and other infrastructure enhancements.

ED 10.2: Urban design

Work with private property owners, neighborhood residents, and other interested parties to create sidewalks, streetscapes, landscaping, signage, architectural guidelines, and other design standards to guide the visual and aesthetic enhancement of public and private development projects – particularly within Avenue D, Maple Avenue, and the Historic Business District.

ED 10.3: Public facilities

Work with private property owners, neighborhood residents, and other interested parties to create a civic master plan integrating the library, school, parks, Centennial Trail, and other public facilities into the Maple Avenue economic planning area.

ED 10.4: Riverfront Trail

Complete development of the Riverfront Trail through the Historic Business District to the Centennial Trail and other park, recreation, historic, and community facility sites.