

**CITY OF SNOHOMISH  
Snohomish, Washington**

**ORDINANCE 2019**

**AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON  
ESTABLISHING A NEW LAND USE DESIGNATION MAP.**

**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 for the purpose of accomplishing the above goals; and

**WHEREAS**, RCW 36.70A requires specific jurisdictions, including the City of Snohomish to adopt a comprehensive plan including several specific maps pursuant to its requirements; and

**WHEREAS**, the City prepared the necessary maps for inclusion within the early versions of the comprehensive plan using the best available map base information available at the time; and

**WHEREAS**, the City was able to acquire more accurate parcel map base map information from the Snohomish County Assessor's Office in 2000, which was based on a Geographic Information System (GIS); and

**WHEREAS**, the City annexed the property known as the Bickford Area Annexation to the City on December 3, 2002, which will be reflected on the new map; and

**WHEREAS**, there is a need for official action to accept the new Official Land Use Designation Map;

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

**Section 1.** Adoption. The City of Snohomish adopts **Exhibit A** entitled the Official Land Use Designation Map for the City of Snohomish, per RCW 35.63 and RCW 36.70A.070.

**Section 2.** The original signed copy of said Official Land Use Designation Map for the City of Snohomish shall be kept in the City Hall vault and copies of said map shall be displayed in the Snohomish City Hall and shall be made available for purchase.

PASSED by the City Council and APPROVED by the Mayor this 7th day of January 2003.

CITY OF SNOHOMISH

By \_\_\_\_\_  
Cameron M. Bailey, Mayor

ATTEST:

By \_\_\_\_\_  
Torchie Corey, City Clerk

APPROVED AS TO FORM:

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

The Limits of the City of Snohomish are defined as follows and shown in “Exhibit A”

(As of December 3, 2002):

Commencing at the Southwest corner of the Southeast quarter of Section 18, TWP 28 N, R6 E.W.M., the **point of beginning** of this legal description, **then** continue Westerly along South line of said Section 18 to its intersection with the North, or right, riverbank of the Snohomish River, **then** Northerly and Westerly along said North, or right, riverbank to the Northwest corner of the Tract described as Government Lot 3 in the Northwest quarter of Section 13, TWP 28N R5 E.W.M, said Northwest corner being on the North line of the South half of said Northwest quarter of Section 13, **then** Easterly on said North line to a point where said North line intersects the south margin of Second Street (a.k.a. Riverview Rd.) **then** along said south margin N45°14'34"W approximately 190' to a point where it intersects the extended west boundary line of the plat of the Covington Addition as platted in Snohomish County Records, Auditor's file Number 9901065006, **then** N4°20'26"E approximately 370' to the North boundary line of said Covington Addition, **then** S88°24'34"E along said North boundary extended to the East margin of State Route 9, **then** Northerly and along said East margin of State Route 9 to a point where it intersects with the West line of Panting's Addition as platted in Snohomish County Records, Book of Plats, Volume 2, Page 10, March 18, 1890, **then** Northerly along said West line to the Southeast corner of the Plat of Snohomish Business Park as recorded under Snohomish County Auditor's number 9801215003 **then** westerly along south line of said Plat of Snohomish Business Park to the SW corner of said Plat of Snohomish Business park , **then** Northerly along the west line of said plat to the Northwest corner of Lot 11 of the said Plat of Snohomish Business park, **then** easterly along North line of said Lot 11 to its intersection with the West margin of Bickford Avenue (A.K.A SR 2), **then** following such West margin in a Northwesterly direction to the point at which it intersects the South margin of

Weaver Road; **then** Westerly and Southerly along such margin to the point at which Weaver Road becomes 89<sup>th</sup> Ave SE; **then** South along the East margin of said 89th Ave SE to a point 153 feet North of the Southeast corner of the North 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of section 1, Township 28 North, Range 5 East, W.M. extended Easterly; **then** West 460 feet; **then** South 153 feet to the intersection with the South line of said North 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 28 North, Range 5 East, W.M.; **then** West along said South line to the intersection with the West line of said North 1/2 of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 28 North, Range 5 East, W.M.; **then** North along such West line thereof to the intersection with the south margin of Fobes Avenue (a.k.a. Fobes Road); then Northwesterly along said margin to the intersection of the prolongation of the most westerly line of Lot 3 of the Short Plat recorded under Snohomish County Auditor's number 8204050134; then Northeasterly along the westerly line of said Lot 3 to the northwest corner thereof; then Northwest along the westerly line of Lot 1 of said Short Plat to the most westerly corner thereof; then N01<sup>0</sup> 20' 22" W along the west line of Lot 1 as adjusted by the Boundary Line Adjustment recorded under Snohomish County Auditor's number 8612230197 to a point which intersects the north margin of 34<sup>th</sup> Street (A.K.A. 52<sup>nd</sup> Street SE); then East along said margin to a point which intersects the west margin of Bickford Avenue; then South along said margin to a point which intersects the North line of said Section 1; then East along the north line of said section to a point lying 495 feet East of the northwest corner of Government Lot 3 of said Section 1; then South 100 feet; then East 415.6 feet; then South to the most southwesterly corner of Lots 6 and 7 of the Plat of No Name Creek recorded in Volume 30 of the Book of Plats, Page 83, records of Snohomish County; then Easterly and Southerly following the boundaries of said Plat to its intersection with the north margin of 30<sup>th</sup> Street (A.K.A. John Jump Road, A.K.A. 56<sup>th</sup> Street SE); then East along said north margin of said road to its intersection with the westerly line projected northerly of the plat

of Wilkshire Lane, recorded in Volume 22 of Book of Plats, page 28, records of Snohomish County; then South along the west line of said plat of Wilkshire Lane and Wilkshire Lane Division 3 as recorded in Volume 26, page 107, of the Book of Plats, records of the Snohomish County; then continuing South to the intersection of the west line of lot 6 of the plat of Wilkshire Lane Division 4 as recorded in Volume 30, page 90, of the book of Plats, records of the Snohomish County and its intersection with the north line of Short Plat 267-70 projected easterly; then West along the north line of said Short plat and its easterly projection to it's intersection with the East margin of Bickford Ave; **then** South along said East margin of Bickford Ave to it's intersection with the South line of the Plat of Wilkshire Lane Division No. 4 as recorded in Volume 30 of Plats page 90, records of Snohomish County; **then** East along said South line projected to the East margin of State Highway 9; **then** South and Westerly along said East margin to it's intersection with the Northeast corner of Lot 8, Block 16 of said Panting's Addition, **then** Easterly along said North line extended to the Northeast corner of Lot 24, Block 15 of said Panting's Addition, **then** North to the Southeast corner of Lot 27, of said Block 15, **then** Easterly to the Northeast corner of Lot 10 of said Block 15 and continuing Easterly on the projected North line of said Lot 10 to the East line of the Northeast quarter of Section 12, TWP 28N, R5 E.W.M., **then** continuing along said projected North line to the Western shore of Blackman's Lake, **then** continuing Southeasterly along said West shore to the Northeast corner of Government Lot 3, Section 7, TWP 28N, R6 E.W.M., and continuing Easterly and Northerly, **then** Westerly along shore of said Blackman's Lake to a point which intersects the West line of the East half of Government Lot 7 in the Southwest quarter of the Southwest quarter of Section 6, TWP 28N, R6 E.W.M., **then** continuing along the north shore of Blackman's Lake to a point on a line parallel to and 73.08 feet west of said west line of East half of said Government Lot 7, **then** Northerly along said parallel line to the North line of the Southwest quarter of the Southwest quarter of the Southwest quarter of said Section 6, then Easterly 73.08 feet to the

West line of the East half of Southwest quarter of the Southwest quarter of said Section 6, **then** North along said West line to the North Right of Way Margin of 22<sup>nd</sup> Street (a.k.a. 64<sup>th</sup> Street S.E.), **then** East along said North margin to the West Margin of Park Avenue (A.K.A. 107<sup>th</sup> Avenue S.E.), **then** Northerly along said West margin to the North line of the South half of said Section 6, **then** Easterly on said North line to its intersection with the West line of the Northeast quarter of the said Southeast quarter of said Section 6, **then** Southerly to the Northwest corner of the Southeast quarter of said Southeast quarter of Section 6, **then** Easterly along the North line of said Southeast quarter of the Southeast quarter of said Section 6 to the West margin of the County Road (A.K.A. South Machias Road), **then** Southerly along said west margin to the North line of Section 8, TWP 28N, R6 E.W.M., **then** East along said North line to its intersection with the West margin of the former Burlington Northern Railroad (A.K.A. Northern Pacific Railroad) right-of-way, **then** Southwesterly along said right-of-way to its intersection with the east margin of said county road, **then** in a Southerly direction to a point where the centerline of said county road intersects the West section line of said Section 8, **then** North along said West Section line to the West margin line of said County Road, **then** Southerly along said West County Road margin line to the Southeast corner of Lot 6 of the Morgan Brothers Second Addition to Snohomish, as recorded in Snohomish County Records, Book of Plats, Volume 2, Page 90, **then** in a Southeasterly direction to a point where the South lot line extended of said Lot 6 of the Morgan Brothers Second Addition intersects with the centerline of the right-of-way of the abandoned Burlington Northern Railroad (A.K.A. N.P.R.R. and now known as the Centennial Trail) and the Old Mill Race, **then** continuing in a South and Easterly direction along said Old Mill Race to the West or right bank of the Pilchuck River, **then** South along said West riverbank to the South line of Pilchuck Park Recreation Area, as surveyed by Walter Crane, April 1974, **then** West along said South Park Boundary to a point approximately 660 feet East of the center section line of Section 18, TWP 28N, R6 E.W.M., said point of being on the East line of the West half of the

West half of said Southeast quarter of Section 18, **then** South along said East line to the South line of said Section 18, **then** West to the point of beginning and the end of this description.

**Also**, a non-contiguous parcel, the boundary of which is as follows:

**Beginning** at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 5, TWP 28N,R6 E.W.M. **then** Northerly along the east line of said Southeast quarter of the Southwest quarter to the North line of the said southeast quarter, then west along said North line to the west line of said southeast quarter, **then** southerly along said west line to the south line of said subdivision, **then** east along said south line to the point of beginning.

**Less** that parcel described as follows:

**Beginning** at the intersection of the North margin of Three Lakes Road and the west margin line of 123<sup>rd</sup> Avenue SE in the Southeast quarter of the Southwest quarter of Section 5, TWP 28N, R6 E.W.M., **then** Northerly along said West margin of 123<sup>rd</sup> Avenue SE for a distance of 325 feet, **then** westerly parallel to the said North margin of Three Lakes Road a distance of approximately 336 feet, **then** southerly and parallel to the said west margin of 123<sup>rd</sup> Avenue SE approximately 102 feet, **then** westerly parallel to said North boundary of Three Lakes Road approximately 398 feet, **then** southerly and parallel to said west boundary of 123<sup>rd</sup> Avenue SE approximately 250 feet to said North boundary of Three Lakes Road, **then** Easterly along said boundary to the point of beginning.

Situate in Snohomish County, Washington

Signed \_\_\_\_\_

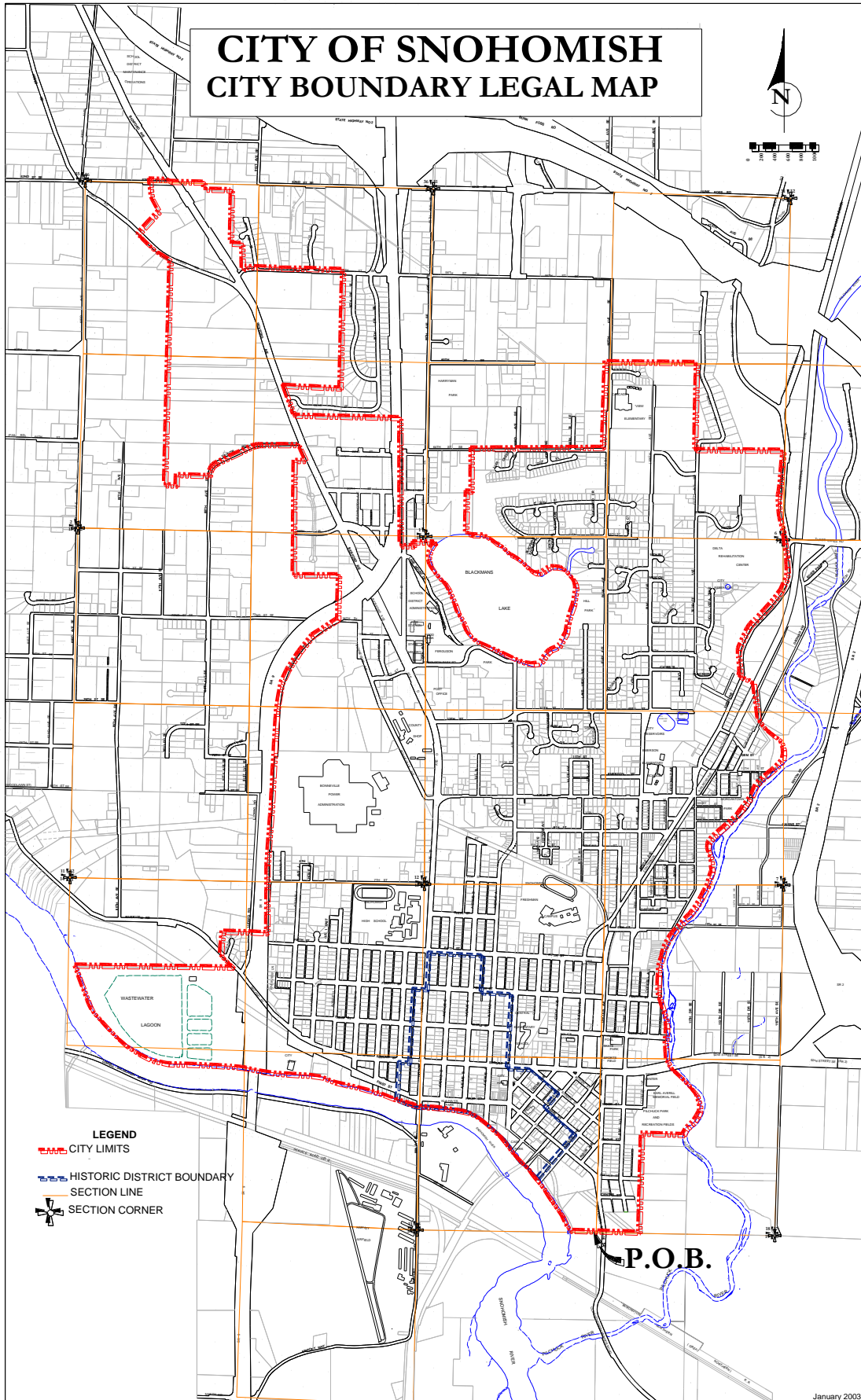
City Engineer

Date \_\_\_\_\_





# CITY OF SNOHOMISH CITY BOUNDARY LEGAL MAP



- LEGEND**
- CITY LIMITS
  - HISTORIC DISTRICT BOUNDARY
  - SECTION LINE
  - SECTION CORNER

P.O.B.