



Snohomish County Docket Application

PLANNING & DEVELOPMENT SERVICES

APPLICANT INFORMATION

Name

Address

Phone (main) Phone (cell)

Fax E-mail

CONTACT/CONSULTANT INFORMATION

Name

Address

Phone (main) Phone (cell)

Fax E-mail

GENERAL INFORMATION

Did you attend a pre-application meeting? Yes No

Has this proposal been previously submitted? Yes No

If previously submitted - which Docket cycle(s) or year(s)?

Complete this section if you are proposing Comprehensive Plan Map Amendments (Future Land Use (FLU) Map and Zoning Map Changes)

General location of property

Total acreage of proposal

List the 14-digit tax parcel ID# for each property of the proposal: (Example: 444444 - 444 - 444 - 44) *Attach a separate page if necessary*

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Is the proposal area located within an Urban Growth Area (UGA)?	<input type="radio"/> Yes <input checked="" type="radio"/> No	If proposal is located in an Urban Growth Area (UGA), which one?	
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What is the existing comprehensive plan designation of the property?	Rural, Rural-Urban Transition Area (RUTA)
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What is the <i>proposed</i> comprehensive plan designation of the property?	UGA for City of Snohomish. See attached.
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What is the existing zoning of the property?	R-5
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What is the <i>proposed</i> zoning of the property?	R-5, until annexation agreements can be developed or until annexation occurs. Snohomish is not seeking a zoning change at this time. If preferred by the County, zoning could be changed from R-5 to Other Land Use.
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Complete this section if you are proposing a policy or code amendment

Proposed Policy Amendment	None proposed at this time. It may be prudent to amend GPP LU 1.C.5 to allow the deferral of implementing zoning until planning is complete and until annexation occurs.
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Proposed Code Amendment	None proposed at this time.
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Please answer questions 1-7 as they apply to your proposal

1. Why is the amendment being proposed?	<p>The County's UGA for Snohomish has a deficiency of larger parcels within the UGA to accommodate commercial or industrial growth projected for the Snohomish UGA (CPP UG-14.d.4). The City of Snohomish is experiencing a rapid depletion of viable commercial and industrial properties, due primarily to: a) streams and wetlands (and their buffers); b) floodplains; c) utility transmission easements; d) parcel size; e) irregular parcel shape; f) poor vehicular access; and g) poor visibility. See inventory of larger commercial and industrial parcels, Document 8.1.</p> <p>The City of Snohomish's strategic plan, <i>Imagine Snohomish: Promoting Vitality and Preserving Character</i>, includes long-range fiscal analysis for the City (provided as Document 8.5). That analysis demonstrates that municipal operating expenses will exceed operating revenues by the year 2019 (see page 29). It is incumbent upon the City to secure reliable sources of sales tax revenue. Without additional commercial and industrial property added to the UGA, the City of Snohomish will not be capable of providing basic public services.</p>
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2. How is the proposed amendment consistent with the Growth Management Act (GMA) - RCW 36.70A?

Response provided as Document 3.2.

3. How is the proposed amendment consistent with the Countywide Planning Policies (CPPs)?

Response provided as Documents 3.3 and 3.4.

4. How is the proposed amendment consistent with the goals, objectives, and policies of the county's General Policy Plan (GPP)?

Response provided as Document 3.5.

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5. If this proposal was previously reviewed by the County Planning Commission or the County Council, what circumstances have significantly changed to justify this review?

This application has some similarity to, but is distinct from, SNO 1 (Dockets XII and XIII). This application differs from SNO 1 in that:


- a) Land area proposed for inclusion within the UGA is 638 acres;
- b) This UGA expansion request is necessitated by, and based upon, a deficiency of larger commercial and industrial parcels within the Snohomish UGA;
- c) The three-party mediation for the RUTA that was requested by the Snohomish County Council has been completed; and
- d) The City of Snohomish is the sole applicant.

6. List all buildings and land uses present on the site and on adjacent properties.

As outlined in Attachment B, the 638 acres proposed for inclusion within the City's UGA contain a variety of buildings and land uses. The predominant structure type and land use is single family. There are also schools, churches, businesses, highways, and open spaces.

7. How would this proposed map amendment be compatible with neighboring properties?

Properties to the south are designated "Urban" and included in the City's UGA. Properties to the west are rural and subject to flood hazards, and are buffered from the NPA by US-2. Properties to the north and east are largely developed with single family subdivisions, large-lot homesites, and a mixture of non-residential land uses. Urban development within the NPA will include design features based upon low-impact development, sustainability, walkability, transit-oriented development, neo-traditional urban design, and aesthetic design standards. Careful land use planning derived from extensive public participation will promote land use compatibility with surrounding land uses. The proposal would lead to the creation of employment opportunities and shopping opportunities for residents of the surrounding area (thereby reducing vehicle miles traveled).



Signed By

Date

10/30/09

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Document 7.1

Acknowledgement of the Cost of Environmental Review and Studies

As required by Snohomish County Code (SCC) 30.74.070, any person with a proposal on the final docket shall pay the cost of environmental review and studies under SEPA for proposed amendments with probable significant adverse environmental impacts that have not been previously analyzed, as required under chapter 30.61 SCC. The person may contribute to the cost of other studies required by existing plan policies or development regulations in order to facilitate the preparation of these studies in a timely manner. The person may, at his or her own expense and to the extent determined appropriate by the responsible official, provide additional studies or other information.

Please sign and date below, in acknowledgement of the potential costs of an environmental review:


Signed By _____

Date 10/30/09

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Notarized Acknowledgement of ~~Property Ownership~~ for Docket Proposal

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Larry Bauman

_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that (his/her/their) are ~~the owner(s) of property per attached legal description within said docket proposal site.~~ authorized to submit this application on behalf of the City of Snohomish.

Applicant(s) Signature(s)

Larry Bauman
Signed By

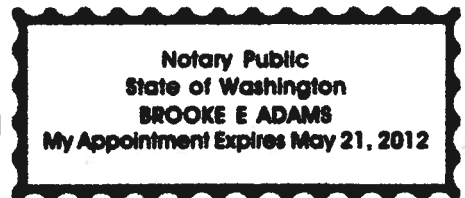
Signed By

Date 10/30/09

Notary Information

Broke Adams
Signed By

(print name) Broke Adams Eadem
(Seal or stamp) NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON



My appointment expires: 5/21/2012

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Document 7.2

Acknowledgement of Comprehensive Plan Amendment Docket Fees

As required by Snohomish County Code 30.86.700, an applicant is responsible for payment of non-refundable fees to process a docketed comprehensive plan amendment proposal. An initial review fee of \$1,555.00 must be paid at the time the docket application is submitted to Snohomish County PDS. A final review fee of \$2,275.00 is required if the proposed amendment is placed on the final docket by the County Council.

Payment of the initial review fee does not guarantee that the proposal will be placed on the final docket by the County Council. If the proposal is placed on the final docket for further processing, payment of the final review fee does not guarantee that the proposal will be approved by the County Council.



Signed By

Date

10/30/09