

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 22-092

REFERRING FUTURE LAND USE MAP, ZONING MAP, AND POLICY CHANGES
RELATED TO THE DARRINGTON URBAN GROWTH AREA TO THE
SNOHOMISH COUNTY PLANNING COMMISSION AND THE DEPARTMENT OF
PLANNING AND DEVELOPMENT SERVICES FOR CONSIDERATION DURING
THE 2024 COMPREHENSIVE PLAN UPDATE

WHEREAS, the County Council wishes to obtain a recommendation from the Snohomish County Planning Commission regarding a proposed expansion of the Darrington Urban Growth Area, including changes to the Future Land Use Map (FLUM), official zoning map, and policies in the General Policy Plan (GPP); and

WHEREAS, FLUM, zoning map, and policy changes during comprehensive plan updates are Type 3 legislative actions pursuant to Chapter 30.73 SCC; and

WHEREAS, SCC 30.73.040 provides that the Planning Commission shall hold a public hearing on a Type 3 proposal referred to it by the county council within 90 days or within a time specified by the County Council; and

WHEREAS, RCW 36.70A.130 requires that the next periodic review of the GMACP be complete by June 30, 2024; and

WHEREAS, Planning and Development Services (PDS) is the lead department for the 2024 Update project and PDS may need to seek and receive input on the proposed policy amendments from other county departments; and

WHEREAS, the County Council is open to input from PDS and other departments on any issue or idea related to the proposal;

NOW, THEREFORE ON MOTION, the County Council hereby refers the potential changes, as detailed and attached as "Exhibit A", to the Department of Planning and Development Services (PDS) for input as follows:

1. Pursuant to Chapters 2.08 and 30.73 SCC, the County Council refers the potential code revisions to the Director of PDS as both the head of the lead department and as acting in the capacity of Secretary to the Snohomish County Planning Commission for its review, consideration, and a recommendation to the Council.

2. The County Council understands that the proposed amendments may require refinements for consistency of phrasing with other policies or statutes; PDS or other departments may also suggest other types of improvements. The intent of this motion is to consider expansion of the Darrington UGA in Alternative 3 for the 2024 update. This expansion is to include Whitehorse Park and the north part of the Hampton Mill site so that annexation by the Town of Darrington may be possible. Exhibit A to this motion includes details.
3. The County Council does not specify a date for a response and instead requests that the Planning Commission hold a public hearing and make its recommendation on the proposed policies back to the County Council as part of the commission's overall consideration of the 2024 Update.

DATED this _____ day of _____, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

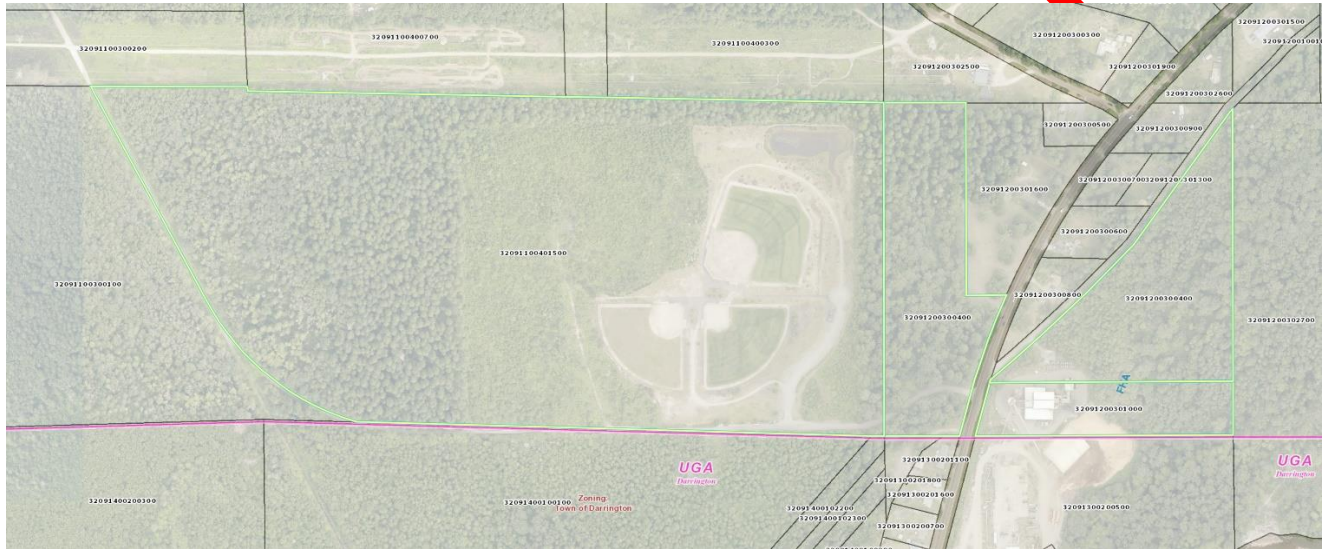
ATTEST:

Asst. Clerk of the Council

What is the proposed amendment?

Expand the Darrington UGA to include Whitehorse Park and the north part of the Hampton Mills sites for a total expansion of approximately 107.33 acres of parcel area plus additional right-of-way area to be determined by PDS as appropriate to include in the UGA for future annexation. This action would involve changes to the FLUM, Zoning Map, and potentially to policy language in the General Policy Plan (GPP).

Figure 1: Parcels discussed below are highlighted in green



Whitehorse Park

- Approximately 82.36 acres (parcel 32091100401500)
- Proposed FLUM designation: Public/Institutional Use (P/IU)
- Proposed Zoning: R-12,500 (or R-9,600, see below)
- Countywide Planning Policies (CPPs): UGA expansion for community facilities such as parks is allowed by CPP DP-2.e.6
- GPP Policy Consideration: The P/IU designation does not currently authorize R-12,500 zoning associated with UGA expansion

The Park and Recreational Element (PRE) of the comprehensive plan identifies Whitehorse Park as a community park. In describing such parks, the PRE says that

Community Parks provide the setting for community activities and provide recreational opportunities for both children and adults. [...] Community Parks are typically located in incorporated areas, UGAs, or in areas expected to become UGAs at some point[...] Community Parks are generally considered to serve residents residing within a 5-mile radius.

The Town of Darrington had included addition of Whitehorse Park as part of their request for a UGA swap in proposal DR1 in Docket XXI. In its proposal, Darrington requested a P/IU designation and R-12,500 zoning for the park. However, the GPP does not currently authorize R-12,500 zoning for use in this circumstance. With bolding added, the subsection (2) of the GPP description for the P/IU designation says:

Subsection (2) Use of P/IU designation in conjunction with a UGA expansion.

All residential, commercial, or industrial UGA expansions are subject to the requirements of LU 1.A.10. Institutional UGA expansions are allowed subject to the requirements of LU 1.A.10, provided that the land added to a UGA is designated P/IU concurrent with or prior to the UGA expansion. Subsequent re-designations of land added to a UGA under the P/IU designation are subject to the applicable requirements of LU 1.A.10 for residential, commercial, or industrial UGA expansions. **Where land added to a UGA is designated P/IU, the implementing zone will be R-7,200, R-8,400, or R-9,600.** When applied to land designated P/IU concurrent with or prior to a UGA expansion, these implementing zones shall allow only churches, schools, parks, government buildings, utility plants and other government operations or properties unless the land is re-designated to urban commercial, residential, or industrial in compliance with the UGA expansion requirements of LU 1.A.10.

This motion requests PDS to consider amending the bolded sentence above from the GPP to include the R-12,500 zoning requested by Darrington. If there is reason not to amend the GPP language, then this motion would propose R-9,600 zoning for Whitehorse Park.

Hampton Mills

- Approximately 24.97 acres (parcels 32091200300400 and 32091200301000)
- Proposed FLUM designation: Urban Industrial
- Proposed Zoning: Heavy Industrial
- Countywide Planning Policies: CPP DP-2.e.5 authorizes UGA expansion to correct demonstrated mapping errors

Hampton Lumber Mills, Inc., owns a large mill site that the UGA and incorporated area of Darrington splits. Several mill buildings date to the 1940s, although a mill may have been operating at this location even longer. From 1980, zoning for almost the entirety of the mill site was Heavy Industrial (HI) (rezone R59-80). In 1995, the urban growth area was established following section lines. This boundary split the mill property, designating 24.97 acres outside the UGA as Rural Industrial and 358.44 acres of the mill property was inside the UGA as Urban Industrial. Adoption of the UGA also made the HI zoning outside the UGA a non-conforming zone. In 1999, as part of an area-wide rezone to address non-

conforming commercial and industrial zones outside UGAs, the HI zoning outside the UGA became Rural Industrial (RI) (Ord. 99-076). In 2000, Darrington annexed the 358.44 acres of the mill in its UGA. In 2003, zoning on the the part of parcel 32091200300400 east SR-530 changed to Rural Industrial, consistent with the plan designation (rezone 03-106811, note that the west part of the parcel was already RI-zoned). Current mill operations include a building and conveyor systems split by the UGA and town limits.

Countywide Planning Policy DP-2.e.5 allows UGA expansion to “correct a demonstrated mapping error” and includes a footnote that reads

The type of errors that this policy intends to correct are cases where the UGA line incorrectly bisects an existing building or parcel, where it inadvertently and incorrectly follows an arbitrary feature such as a section line, or where the boundary is on the wrong side of a right-of-way that is expected to be annexed by a city.

This motion notes that the current UGA line may be an inadvertent mapping error since it follows a section line that splits parcels under long-standing common ownership.

This motion also notes that the current RI zoning in this area does not cover the full right-of-way for SR-530. Therefore, a UGA expansion that follows current zoning lines might not take in the entire right-of-way that would be expected to be annexed by Darrington. This motion request PDS to propose in Alternative 3 a boundary for the UGA and zoning in this area that includes appropriate consideration of rights-of-way and future annexation.

NO ACTION