

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



CO00019552

AMENDED ORDINANCE NO. 99-076
ADOPTING COUNTY INITIATED AREA-WIDE REZONE
RELATING TO COMMERCIAL AND INDUSTRIAL USES
WITHIN RURAL AREAS
PURSUANT TO CHAPTER 32.07 SCC

WHEREAS, RCW 36.70A.130 and .470 direct counties planning under the Growth Management Act (GMA) to adopt procedures for interested persons to propose amendments and revisions to the comprehensive plan or development regulations; and

WHEREAS, the Snohomish County Council adopted Revised Motion 96-389 setting the 1996 final docket of proposed amendments to the comprehensive plan and development regulations, including direction to the Department of Planning and Development Services (PDS) to prepare plan text and county code amendments to provide a general policy and regulatory framework concerning rural commercial development; and

WHEREAS, PDS completed final review and evaluation of the 1996 final docket, including proposed rural commercial and industrial land use policy and plan map amendments and forwarded a recommendation to the Snohomish County Planning Commission; and

WHEREAS, the planning commission held hearings on the 1996 final docket, including the rural commercial and industrial plan and code amendments, on November 25, 1997, December 16, 1997, January 27, 1998, February 24, 1998, March 10, 1998, and April 21, 1998, and forwarded a recommendation to the county council; and

WHEREAS, the county council adopted Ordinances 98-119 and 98-121 relating to map and text amendments to the GMA Comprehensive Plan and development regulations for Rural Freeway Service and Rural Industrial plan designations and Rural Business (RB), Rural Freeway Service (RFS) and Rural Industrial (RI) zones; and

WHEREAS, the amended plan policies direct the county to rezone all existing commercial and industrial zones in rural areas to either the RB, RFS or RI zones; and

WHEREAS, PDS forwarded a proposed area-wide, county initiated rezone to implement these newly created plan map designations, plan policies and development regulations to the planning commission; and

WHEREAS, the planning commission held hearings on June 22nd and July 27th, 1999 on these proposed rezones and forwarded a recommendation to the county council; and

WHEREAS, the county council conducted hearings on September 29, 1999 and October 27, 1999 to consider the planning commission's recommendation, the entire hearing record, and written and oral testimony submitted during the council hearings.

NOW, THEREFORE, BE IT ORDAINED:

Section 1: The Snohomish County Council makes the following findings of fact and conclusions:

- A. The GMA requires the county to adopt development regulations, including a zoning map, that are consistent with the county's adopted GMA Comprehensive Plan.
- B. The recommended rezone action would rezone a total of approximately 358.5 acres in rural areas from various commercial and rural zones to the Rural Business, Rural Freeway Service, or Rural Industrial zone. The location of the areas to be zoned are shown on one map titled "County Initiated Rezones - Rural Business, Rural Freeway Service, and Rural Industrial - West Portion, with Insets" (attached as Exhibit A). The areas to be rezoned are also shown for each affected parcel on a set of more detailed quarter section maps titled "1999 County Initiated Rezones - Rural Business, Rural Freeway Service, and Rural Industrial, Parcel Map Atlas, February, 1999" (attached as Exhibit B).
- C. The approximate acreage for each recommended zoning change is listed in the following table:

Zoning Changes	
Rezone	Approximate Acreage *
CB to RB	21
PCB to RB	8
NB to RB	37
GC to RB	14
FS to RFS	48
NB to RFS	17
LI to RI	156
HI to RI	55
R-5 to RB	2.5
TOTAL ACREAGE	358.5

* Acreage calculated according to zone boundaries as required by SCC 18.12.060, which establishes zone boundary lines as the centerlines of streets, public alleys, parkways, waterways, or railroad right-of-way lines.

- D. The area-wide rezone includes several properties that previously had a commercial or industrial zone with a contract, conditions, or a concomitant agreement as shown in the following table:

Old Rezone File Number	Location	Old Zone	New Zone
R 23(5-72)	East of Monroe	NB with contract	RB with contract
8510219	Heichel's Corner	NB with conditions	RB with conditions
8912524	SR-92/Getchell Rd.	NB with conditions	RB with conditions
9112388	Startup	CB with conditions	RB with conditions
9209131	SR-92/Getchell Rd.	NB with conditions	RB with conditions
R 24-71	Startup	LI with bond	RI with bond
R 20-80	Smith Island	LI with conditions	RI with conditions
8303069	SR 9/Maltby Rd.	CB with conditions	RB with conditions
8309223	Index	NB with conditions	RB with conditions
8401010	Hartford	LI with conditions	RI with conditions
8501022	Hartford	LI with conditions	RI with conditions
8711511	SR-9/32nd St. SE	PCB with cond.	RB with conditions

- E. William Guimont provided written and oral testimony to the County Council relating to his property ownership at the northwest quadrant of the intersection of Highway 9 and Maltby Road (Tax Parcels 4-022, 4-023, and 4-031). The eastern half of parcel 4-022 (2.5 acres), the entirety of 4-023 and the entirety of 4-031 are currently zoned Commercial Business and are proposed for rezone to Rural Business. The western half of parcel 4-022 (2.5 acres) is currently zoned Rural-5 Acre. Mr. Guimont testified that he has received notification from the State as to a road widening project along SR-9 that will result in the State taking some of his property frontage, thus diminishing the amount of his ownership of Rural Business zoned property. The council finds that the proposed rezone to Rural Business should include the entire 5 acres of Tax Parcel 4-022. Rezoning of the entire site would eliminate dual zoning on a single parcel, and would make the zoning consistent for all three parcels owned by Guimont at that intersection.
- F. The subject rezone of these properties to the RB or RI zones does not affect any of the conditions, contracts or concomitant agreements associated with these zones. However, if any of the conditions or agreements would result in less restrictive requirements than those contained in the RB or RI zones, the requirements of the zone shall prevail.

- G. The area-wide rezone makes the zoning map in rural commercial areas consistent with the corresponding Rural Freeway Service and Rural Industrial designations shown on the Future Land Use Map of the GMA Comprehensive Plan, as amended as part of the 1996 docket.
- H. The area-wide rezone makes the zoning map consistent with Policies LU 6.F.6, LU 6.G.3, and LU 6.H.3 of the GPP.
- I. The area-wide rezone implements the GMA Comprehensive Plan and are consistent with the provisions of the GMA.
- J. The area-wide rezone to the Rural Business, Rural Freeway Service, and Rural Industrial zones specifically meets the requirements of GMA for development in rural areas by
 - (a) reducing the development potential in rural commercial and industrial areas to make future development compatible with other rural uses,
 - (b) maintaining a level of rural character outside of urban growth areas consistent with the requirements of the GMA's rural element (RCW 36.70A.070(5)),
 - (c) containing or otherwise controlling rural development consistent with GMA requirements,
 - (d) limiting developments on the subject sites so that they are consistent with GMA requirements that allow only limited rural development that protects the rural character, and
 - (e) maintaining visual compatibility of rural commercial and industrial uses with adjacent and nearby rural residential uses through the use, setback, height, building size, use size, zoning area size, landscaping, and buffering requirements of the new rural commercial and industrial zones.
- K. The county council concludes that the area-wide rezones bear a substantial relationship to the public health, safety and welfare.
- L. The Draft Supplemental Environmental Impact Statement (DSEIS) (October 7, 1997) to the Final Environmental Impact Statement (FEIS) for the Snohomish County Comprehensive Plan was prepared for the proposed amendments to satisfy the State Environmental Policy Act (SEPA) requirements. A Final Supplemental Environmental Impact Statement (FSEIS) was issued on July 10, 1998 for the proposed amendments. (The FSEIS describes the proposed comprehensive plan and development regulation amendments and analyzes their impacts.)
- M. The amendments are within the scope of analysis contained in the FSEIS and result in no new significant adverse environmental impacts. The DSEIS and FSEIS perform the function of keeping the public apprised of the refinement of the original comprehensive plan proposal by adding new information.
- N. The SEPA requirements with respect to this proposed action have been satisfied by this document.

- O. The public was notified of the public hearings held by the planning commission and the county council by means of published legal notices in The (Everett) Herald and local newspapers. The county also sent notices to taxpayers of record and site addresses as required by SCC 18.73.050. The notices were sent and published as required by Snohomish County Code, applicable state law and the bylaws of the planning commission.
- P. The proposal has been broadly disseminated and opportunities have been provided for written comments and public hearing after effective notice.

Section 2: The county council bases its findings of facts and conclusions on the entire record of the planning commission and the county council, including all testimony and exhibits.

Section 3: Based on the foregoing findings and conclusions, the county council hereby adopts the area-wide rezones as mapped in the following documents which are attached hereto and incorporated by reference into this ordinance as if set forth in full:

- A. County Initiated Rezones, Rural Business, Rural Freeway Service, and Rural Industrial - West Portion, with Insets incorporated (Exhibit A, map), and
- B. Assessor maps showing the rezones (Exhibit B, maps).

Section 4: The county council instructs the Department of Planning and Development Services to revise the zoning maps in accordance with the maps adopted in Section 3 and further directs the department to retain the previous rezone file numbers listed in Section 1.D. for each of these properties on the official zoning maps of the county.

Section 5: Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

Passed this 27th day of October, 1999.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chair

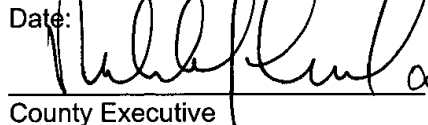
ATTEST:


Clerk of the Council, *asst.*

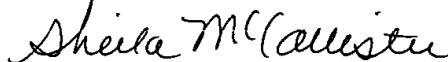
- APPROVED
- VETOED
- EMERGENCY

Approved as to form:

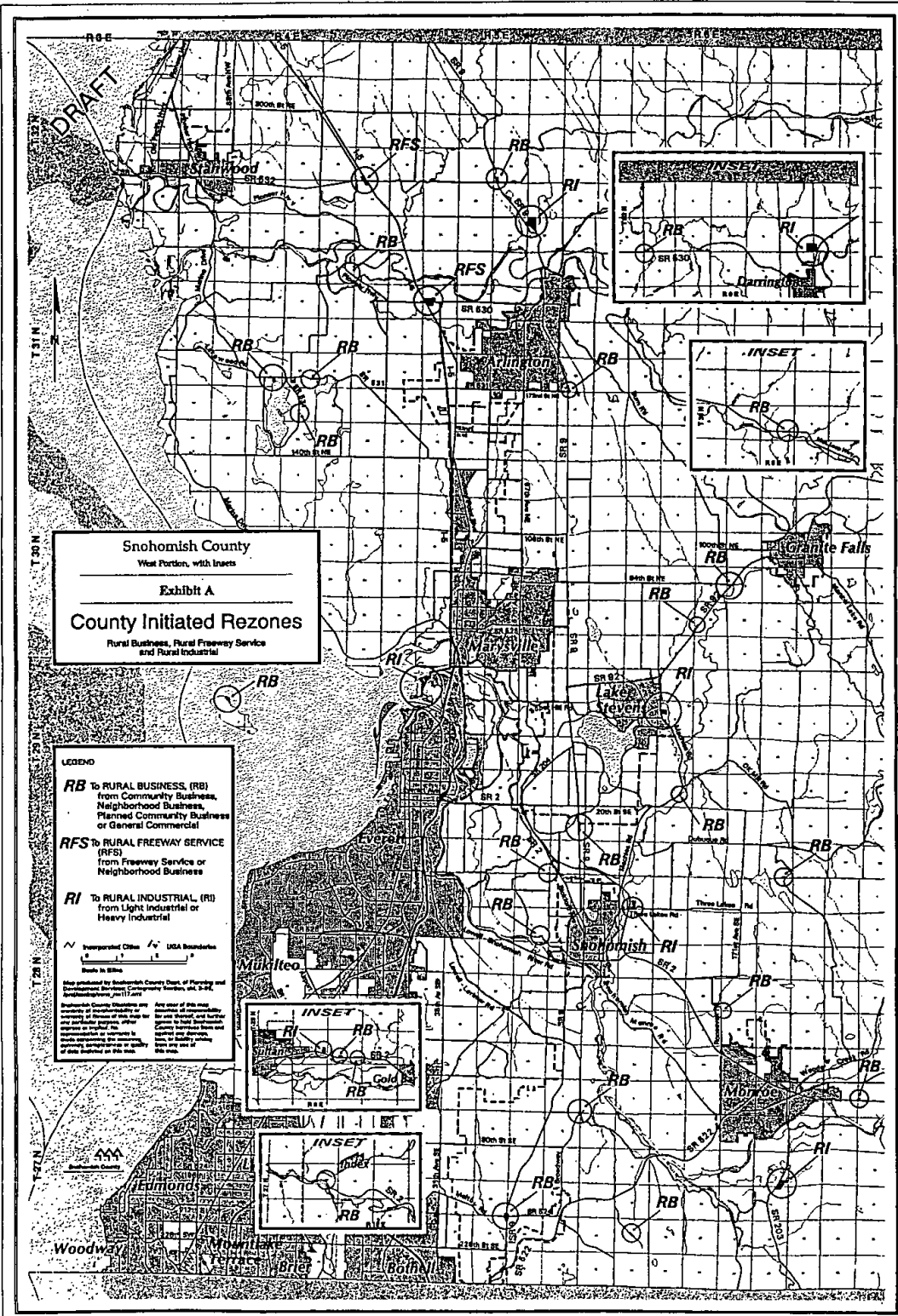
Deputy Prosecuting Attorney

Date:  Oct 29, 1999
County Executive

ATTEST:



Clerk of the Council



Snohomish County
West Portion, with Inlets
Exhibit A
County Initiated Rezones
Rural Business, Rural Freeway Service
and Rural Industrial

LEGEND

RB To RURAL BUSINESS, (RB) from Community Business, Neighborhood Business, Planned Community Business or General Commercial

RFS To RURAL FREEWAY SERVICE (RFS) from Freeway Service or Neighborhood Business

RI To RURAL INDUSTRIAL, (RI) from Light Industrial or Heavy Industrial

~ Unimproved Cities ~ LSA Boundaries
0 1 2 Miles to 2 Miles

This map published by Snohomish County Dept. of Planning and Development Services, 10000 Highway 101, Everett, WA 98203. It is a reproduction of the original map prepared by the Snohomish County Dept. of Planning and Development Services, 10000 Highway 101, Everett, WA 98203. It is a reproduction of the original map prepared by the Snohomish County Dept. of Planning and Development Services, 10000 Highway 101, Everett, WA 98203. It is a reproduction of the original map prepared by the Snohomish County Dept. of Planning and Development Services, 10000 Highway 101, Everett, WA 98203.

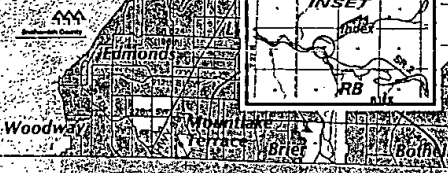
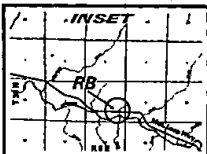
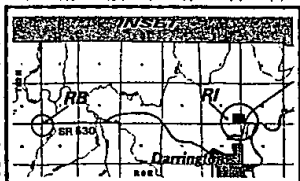
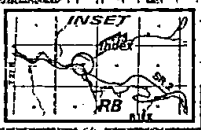
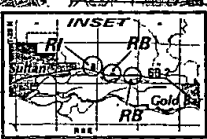
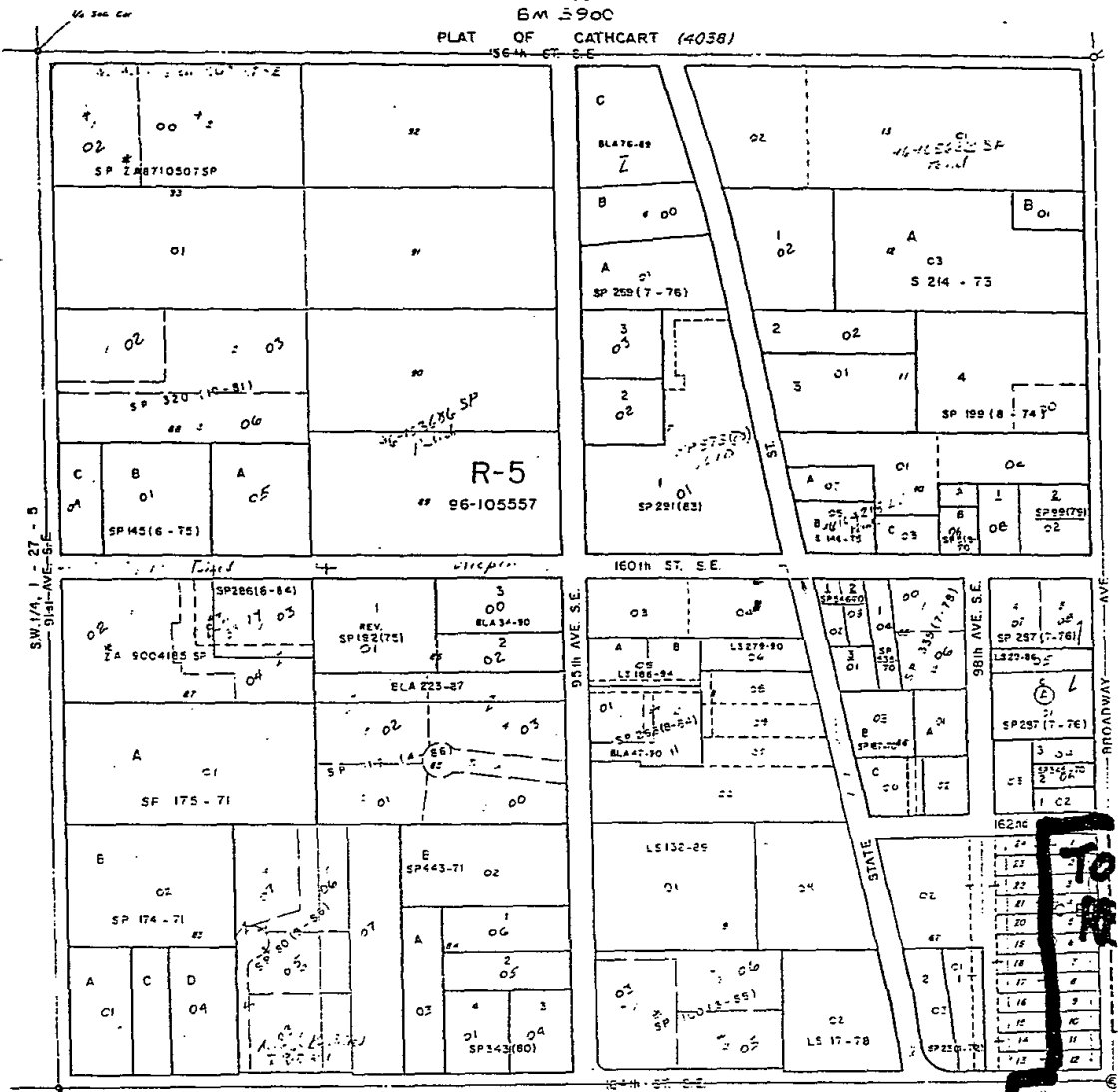


EXHIBIT B

County Initiated Rezones
Rural Business, Rural Freeway Service, and Rural Industrial

Assessor Maps

1 * 200
 BM 5900
 PLAT OF CATHCART (4038)
 56' x 57' x 58'



S.W. 1/4, 1 - 27 - 5
 91st AVE. S.E.

95th AVE. S.E.

98th AVE. S.E.

BROADWAY AVE.

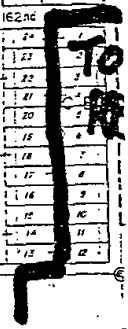
N.E. 1/4, 12 - 27 - 5

NOTES
 This is not a survey, it is a parcel map
 used for location of property C-4
 22.M. April, '70

1/4 Sec. Cor
 HISTORICAL NAME ——— | |
 ROAD DESIG LIMITS ———> ———>

Scale 1" = 200'
 Zone
 Area
 S.F.

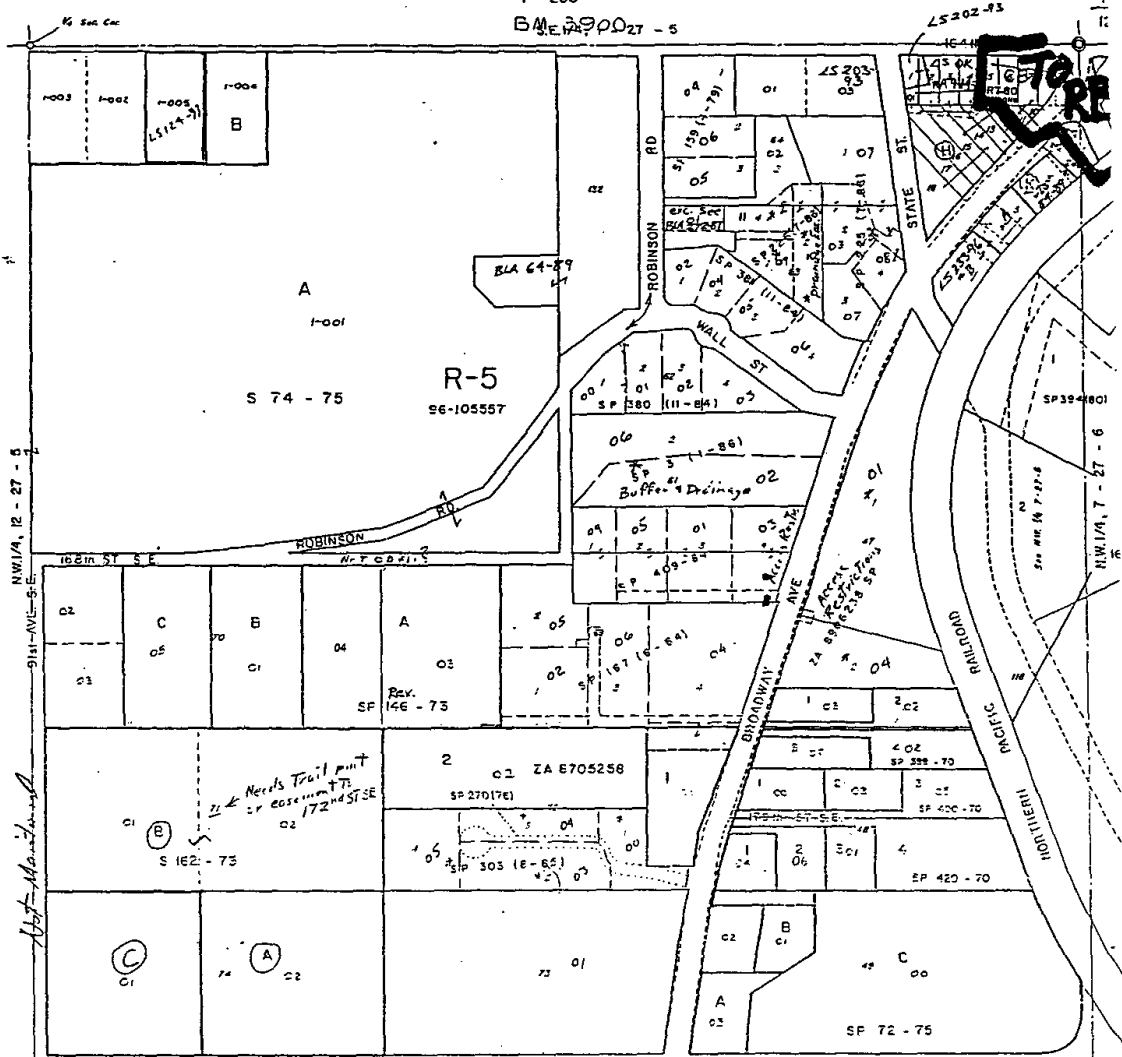
S.E. 1/4, 1 - 27 - 5



1" = 200'

B.M. 27027 - 5

LS 202-43



West Main Street

91st

1/4 Sec. C&C

HISTORICAL NAME - ()
ACAD DESIG LIMITS →

PLAT OF CATHCART (2036) S.E. 1/4, 12 - 27 - 5

NOTE:
This is not a survey. It is a control map used for location of property only
R.A.M. April, '71

C.M.C. COMP PLAN
COMP PLAN SITE SENSITIVE SECTION

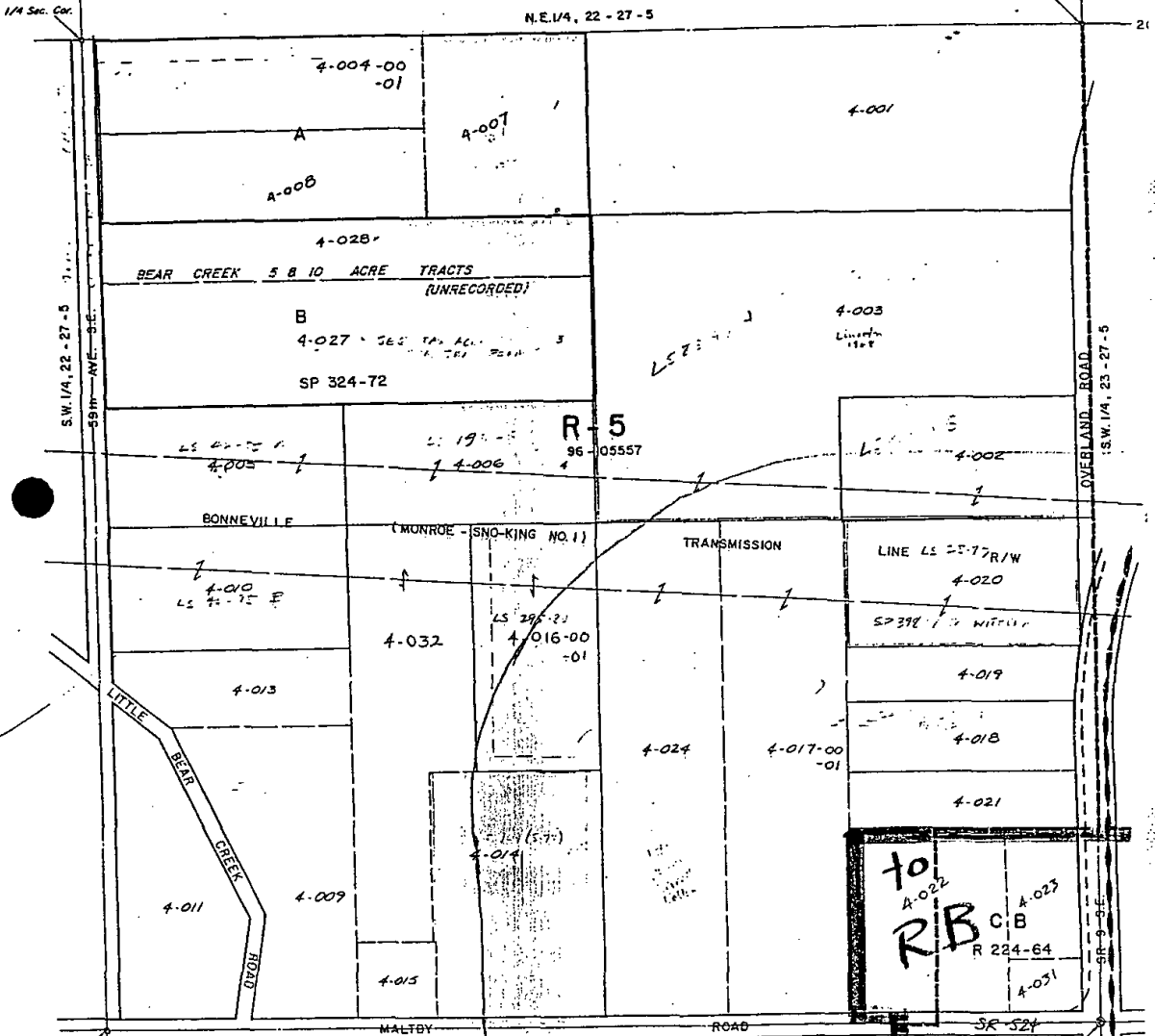
Scale 1" = 200'

N.E. 1/4, 12 - 27 - 5

Zon
Ann

BM 3800

N.E. 1/4, 22 - 27 - 5



NOTE:
 This is not a survey. It is a parcel map
 used for location of property only

K.W.U. July 71

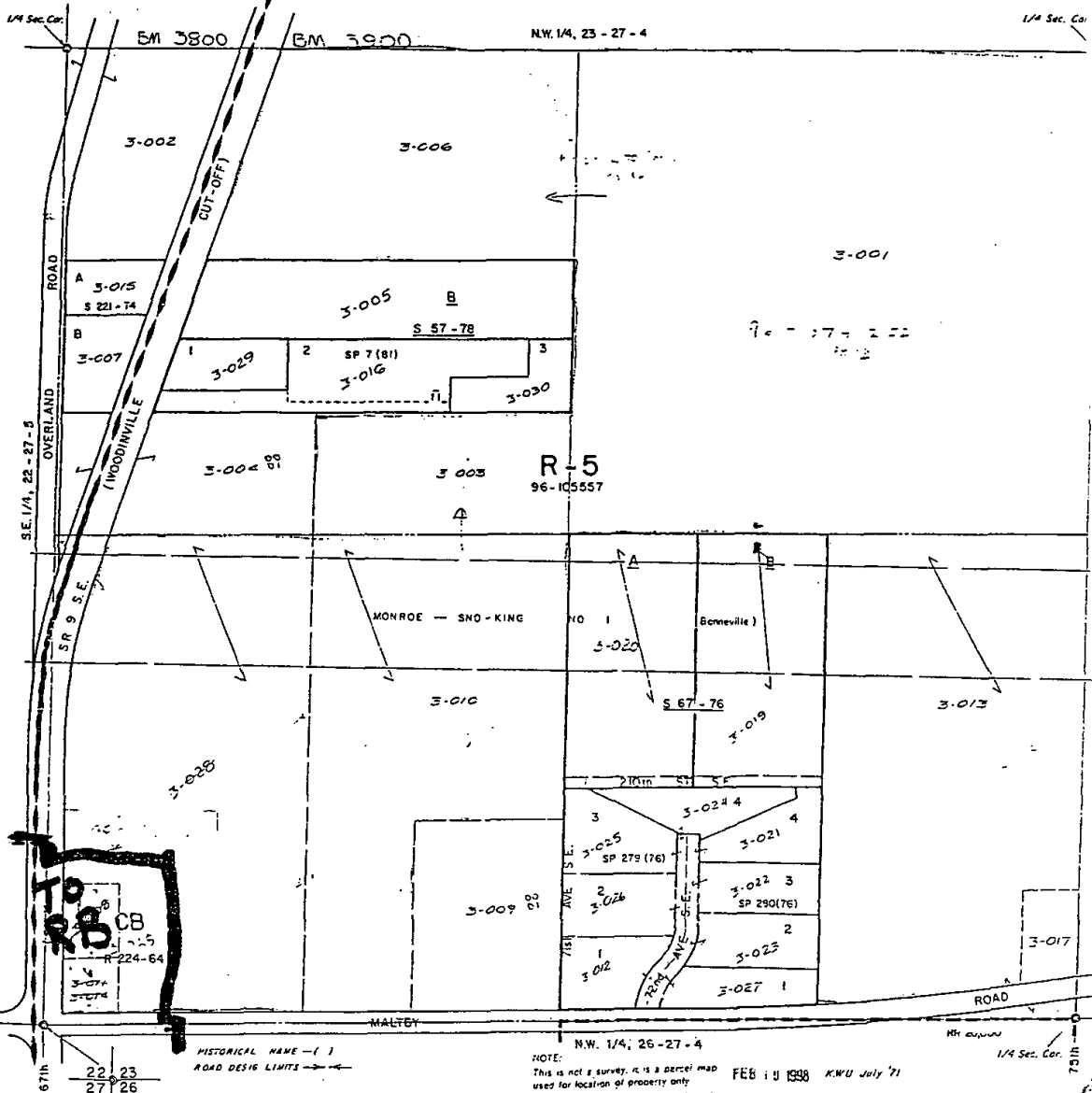
22 23
 27 26
 67 1/2

HISTORICAL NAME ()
 ROAD DESIG LIMITS ()
NORTH CREEK C.P.
COMP PLAN SITE SENSITIVE SECTION

Scale 1" = 200'
S.E. 1/4, 22 - 27 - 5



1" = 200'



COMP PLAN SITE SENSITIVE SECTION
 C.M.C. COMP PLAN

S.W. 1/4, 23 - 27 - 5

67th 22 23 27 26

HISTORICAL NAME - ()
 ROAD DESIGN LIMITS → →

N.W. 1/4, 26-27-4

NOTE:
 This is not a survey, it is a parcel map
 used for location of property only

FEB 10 1998 KWU July '71

Scale 1" = 200'

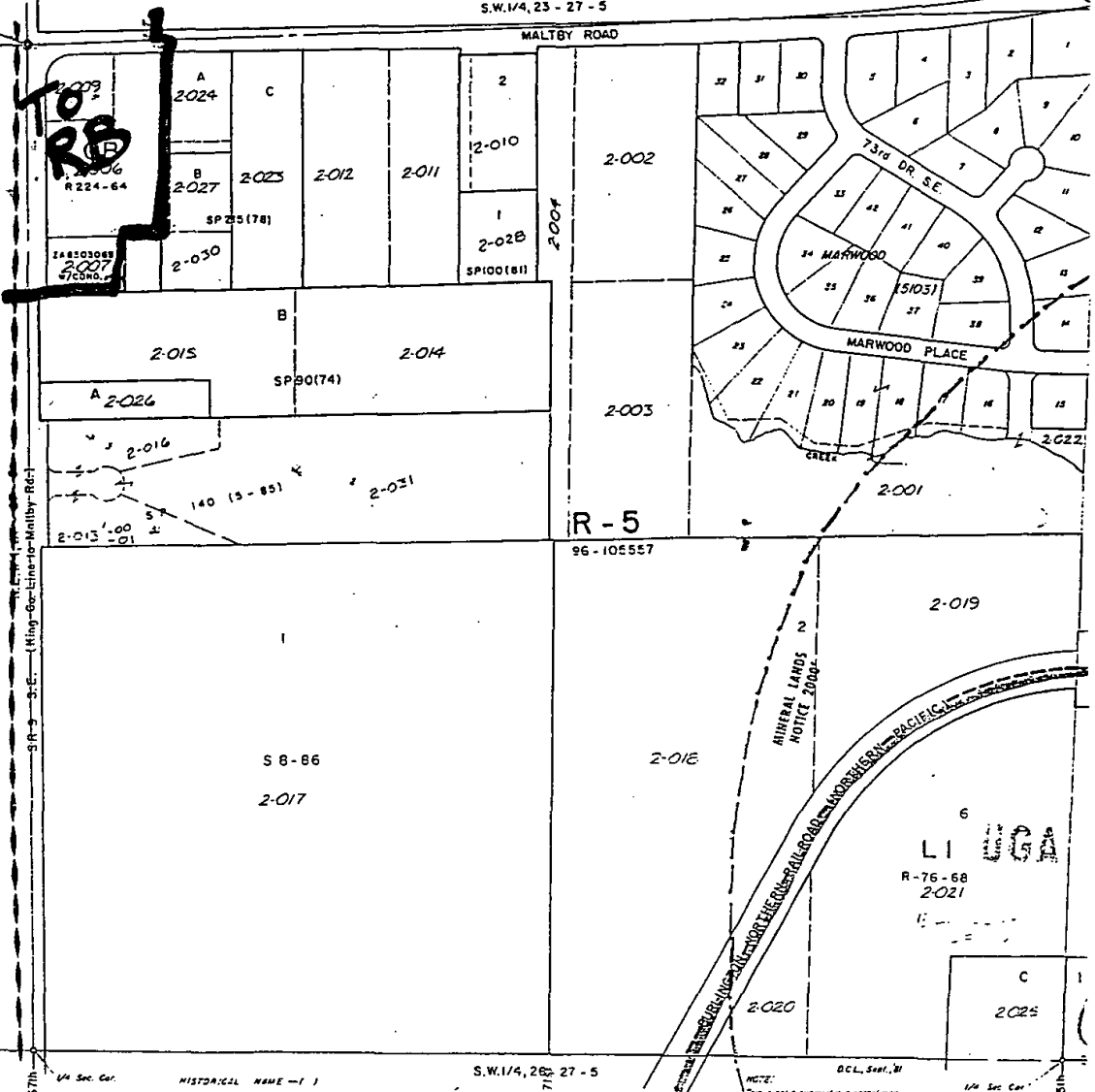
1/4 Sec. Cor. 75th

22 23
27 26

BM 3900

S.W.1/4, 23 - 27 - 5

MALTBY ROAD



COMP PLAN SITE SENSITIVE SECTION
C.M.C. COMP PLAN

ftb . u 1998 Scale 1" = 200'
N.W.1/4, 26 - 27 - 5

67th St - King - Co. Line - Maltby - Rd -

67th 1/4 Sec. Cor.

HISTORICAL NAME - ()
ROAD DESIGN LIMITS

S.W.1/4, 26 - 27 - 5

NOTE:
This is not a survey or a parcel map
use for location of property only.

D.C.L. SH. 31
1/4 Sec. Cor.

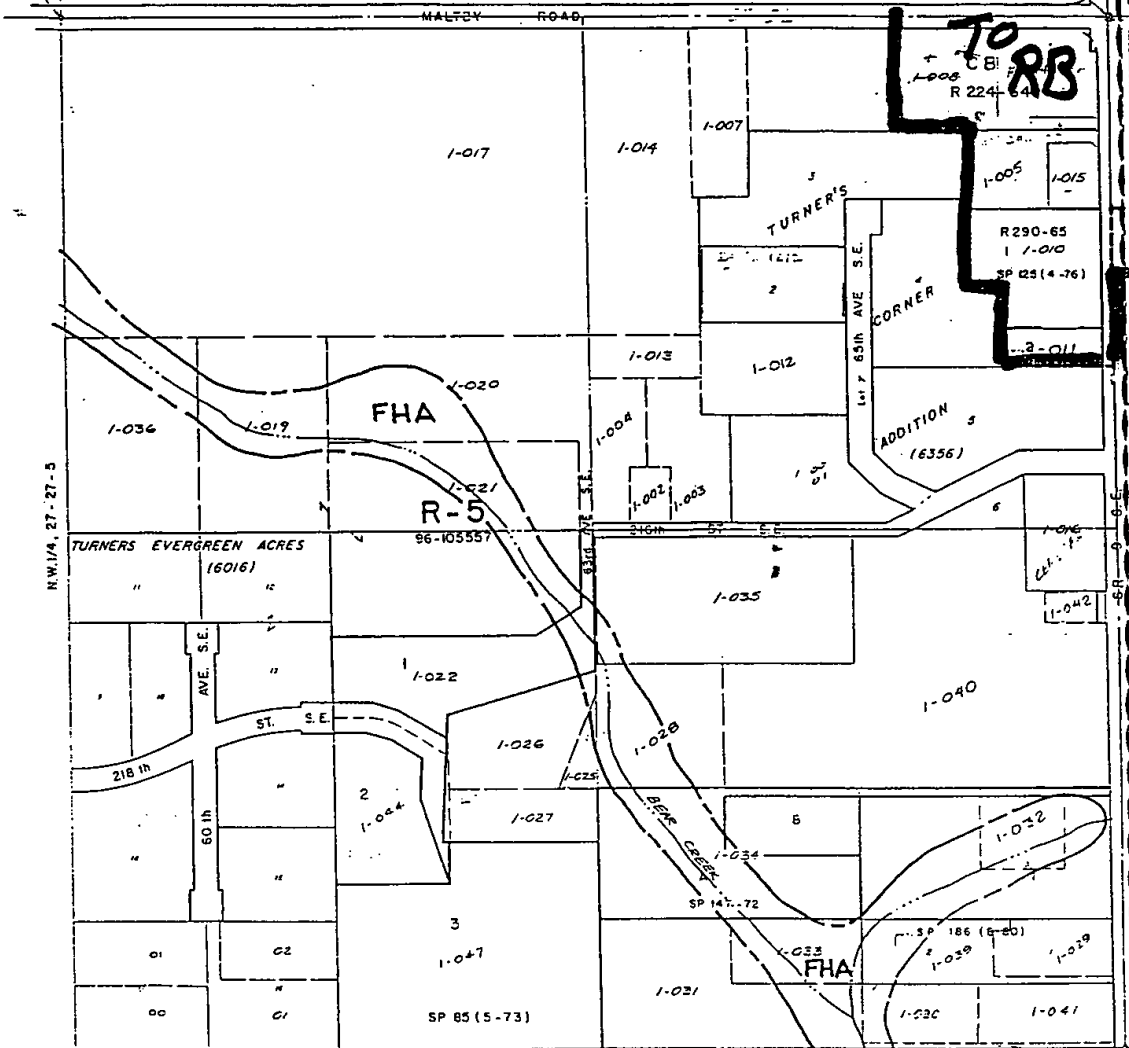
Zone
Area

N.W. 1/4, 27 - 27 - 5

S.E. 1/4, 22 - 27 - 5

27 26

MALBY ROAD



N.W. 1/4, 27 - 27 - 5

TURNERS EVERGREEN ACRES (16016)

96-105557

SP 85 (5-73)

R 224-64
R 290-65
SP 25 (4-76)

ADDITION (6356)

SP 186 (6-20)

1/4 Sec. Cor. HISTORICAL NAME - () ROAD DESIG LIMITS

FHA
NORTH CREEK C.P.
COMP PLAN SITE SENSITIVE SECTION

S.E. 1/4, 27 - 27 - 5

GENERALIZED FLOOD HAZARD AREAS ARE REPRESENTED. FOR SPECIFIC INFORMATION, SEE STUDY: C-2M, 0490B

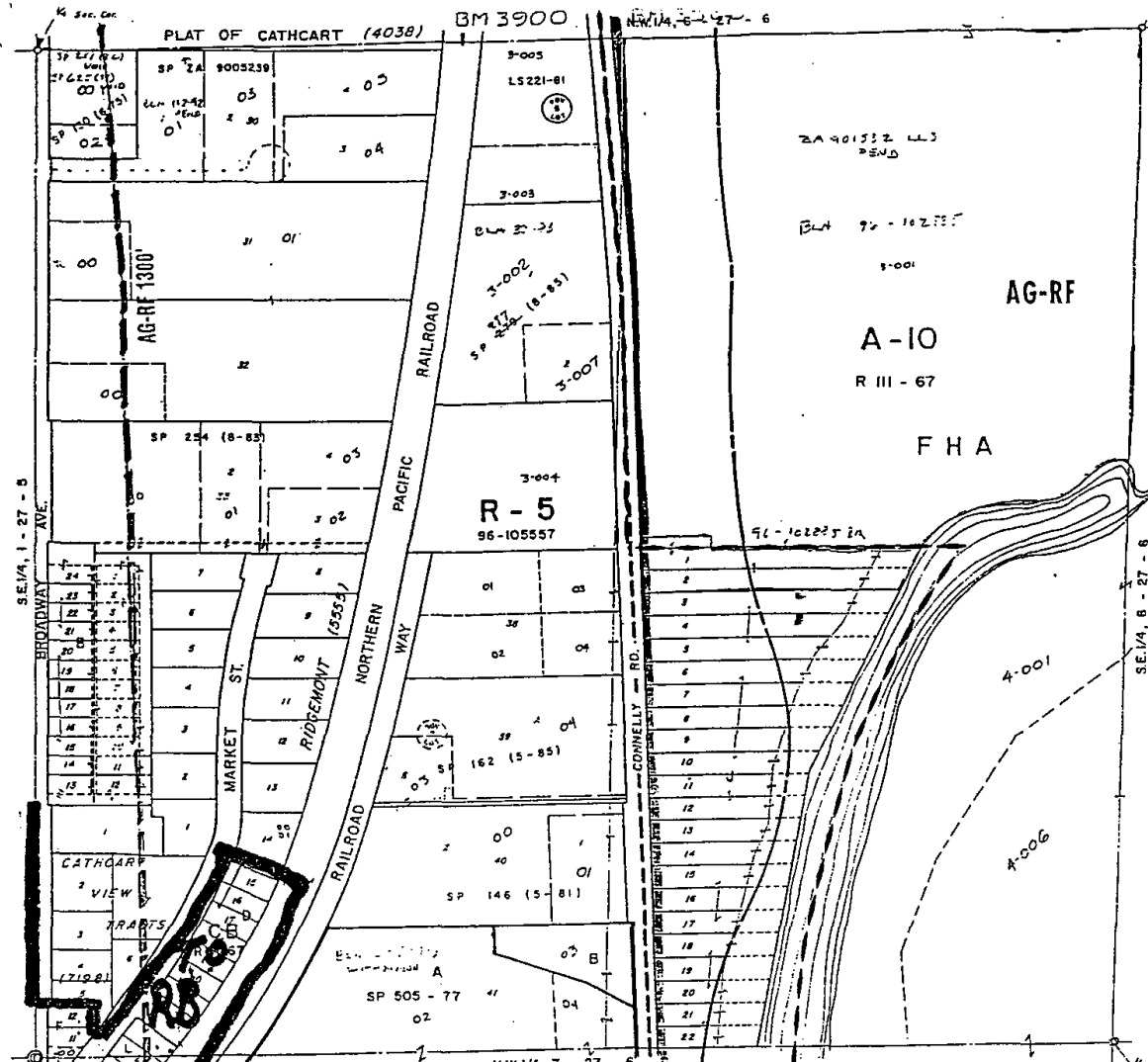
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K.W.U. May 77

FEB 10 1998

Scale 1" = 200'

N.E. 1/4, 27 - 27 - 5



HISTORICAL NAME ()
 ROAD DESIG LIMITS →
 FHA BDY ————
 E-2-6-497-11

COMP PLAN SITE SENSITIVE SECTION
 SHORELINE ENVIRONMENT
 AG PRESERVATION
 SNO-LK. STEVENS C.P. ^ C.M.C. COMP PLAN

NOTE:
 This is not a survey, it is a parcel map
 used for location of property only
 R.M. Harris, 77

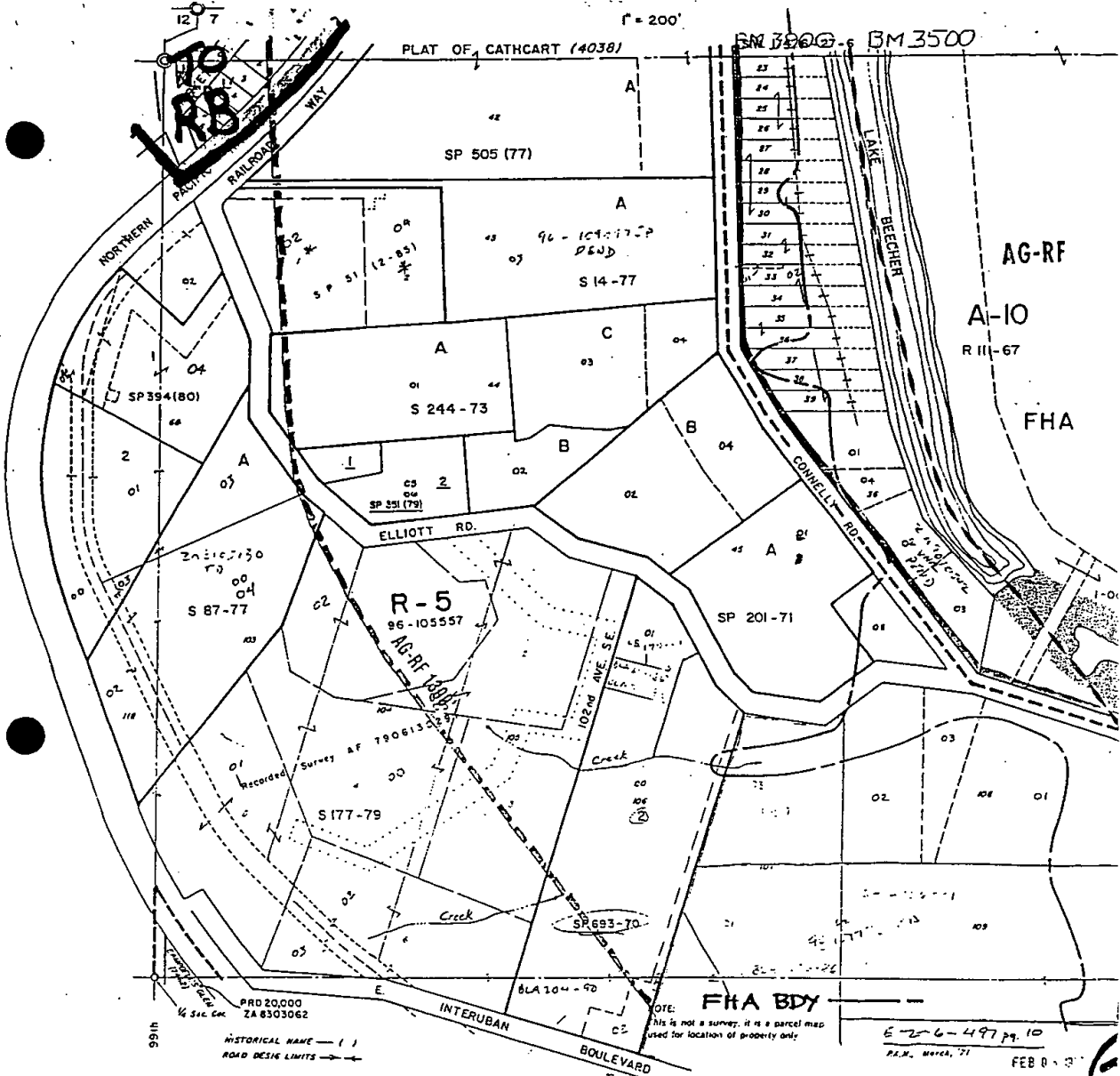
18

FEB 06 1957

Scale 1" = 200'

Zoning Annex

S.W. 1/4, 6 - 27 - 6



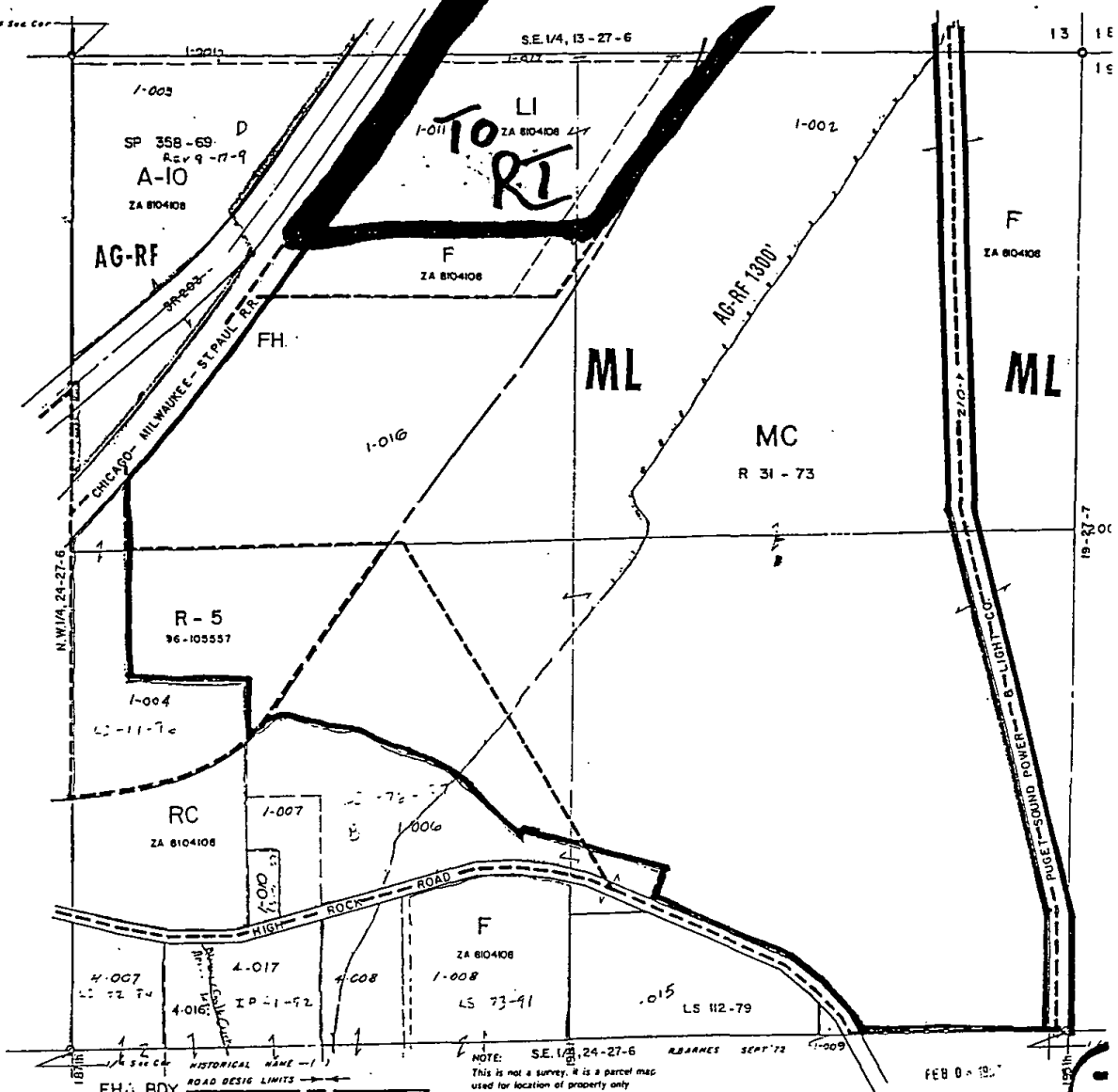
COMP PLAN SITE SENSITIVE SECTION
 C.M.C. COMP PLAN
 SHORELINE ENVIRONMENT

AG PRESERVATION

N.W. 1/4, 7 - 27 - 6

BM 3100

1/4 Sec. Cor.



COMP PLAN SITE SENSITIVE SECTION
 SHORELINE ENVIRONMENT
 AG PRESERVATION SKYKOMISH VALLEY C.P.

NE. 1/4, 24 - 27 - 6

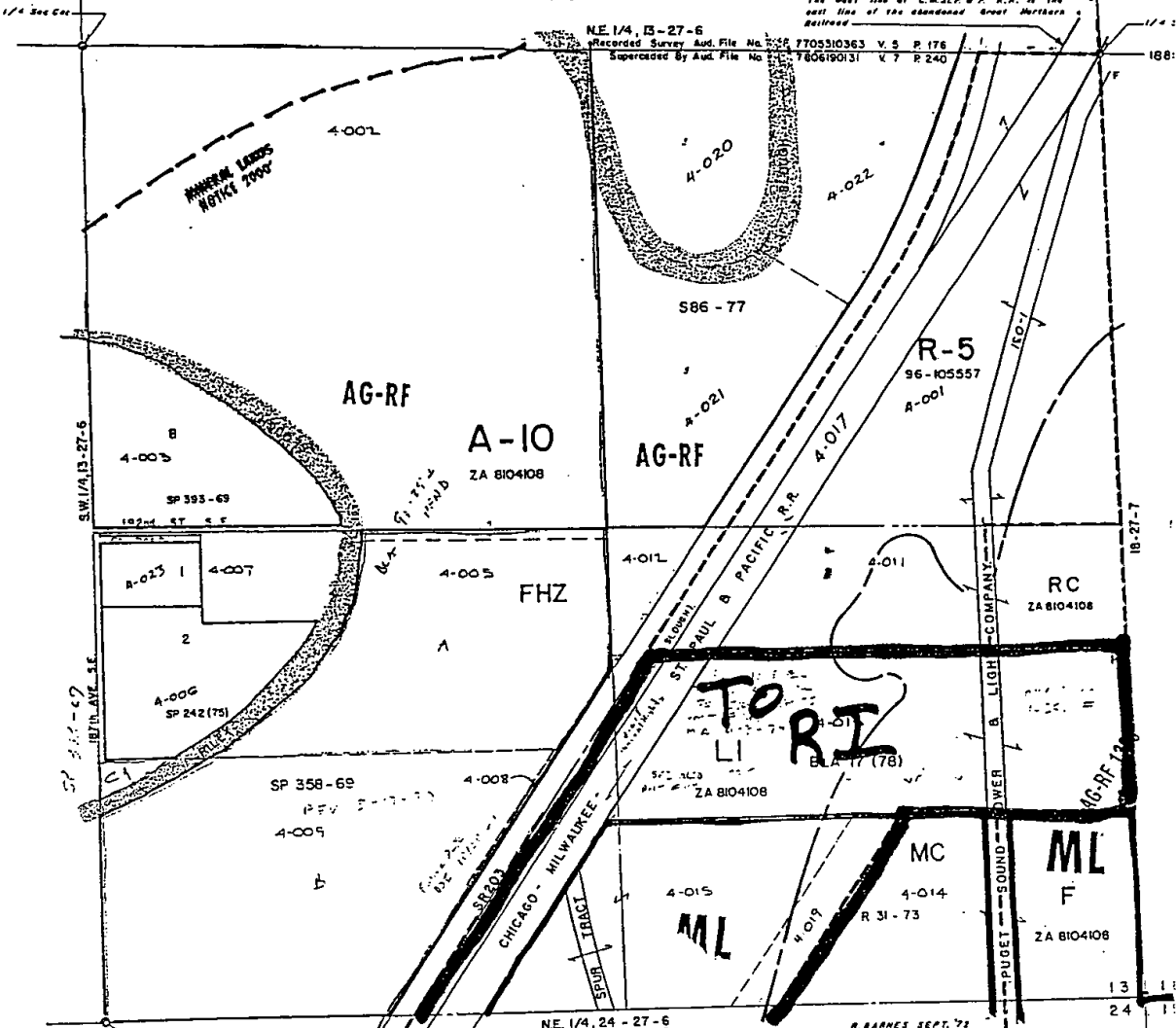
Scale 1" = 200'

1" = 200'
S.M. 3100

The west line of C.M.S.P. & P. R.R. is the
east line of the abandoned Great Northern
Railroad

NE 1/4, 13-27-6

Recorded Survey And. File No. 7705310363 V. 5 P. 176
Superseded By And. File No. 7806190131 V. 7 P. 240



COMP PLAN SITE SENSITIVE SECTION
SHORELINE ENVIRONMENT
AG PRESERVATION
SKYKOMISH VALLEY C.P.

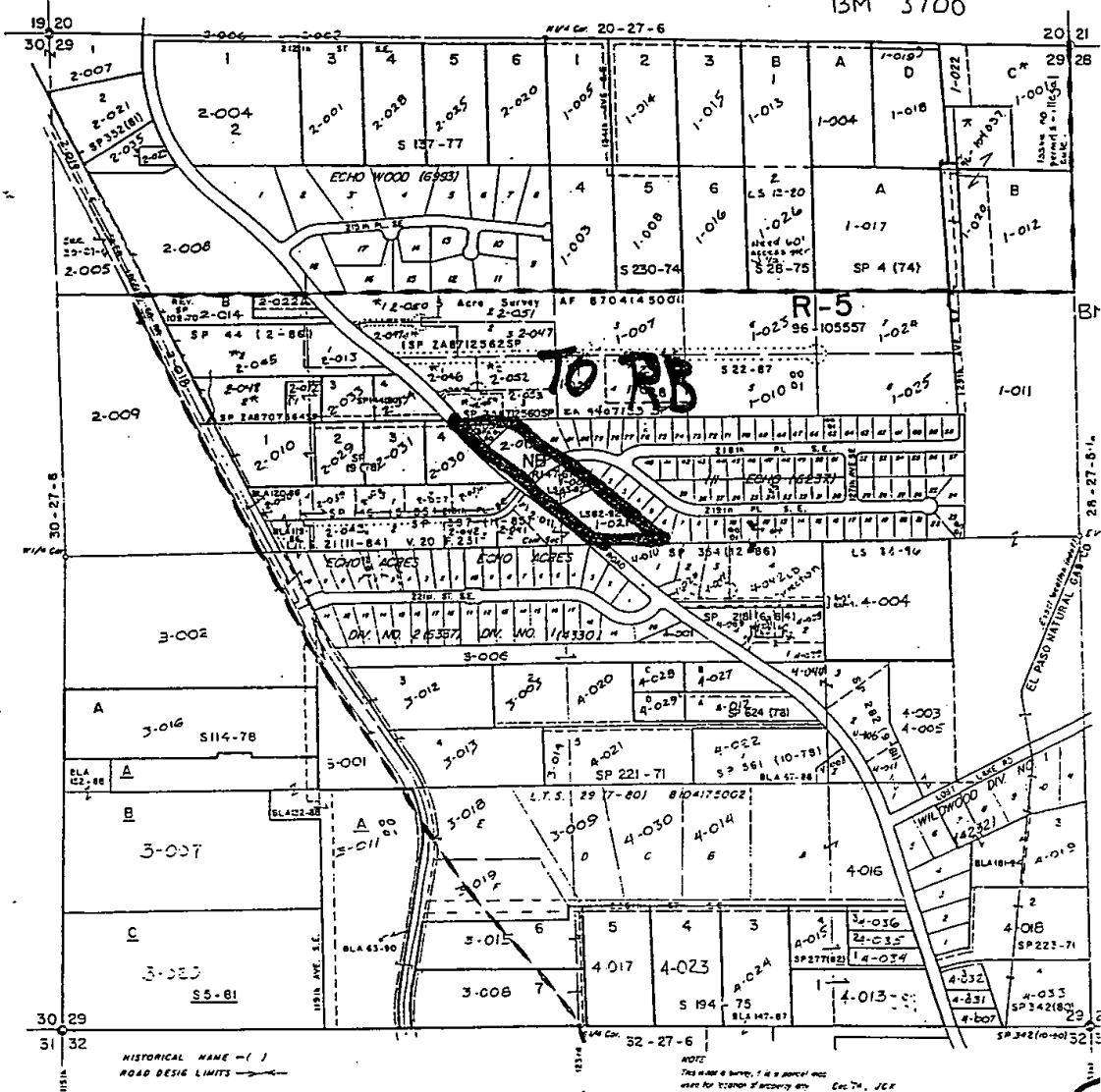
GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
 8-2-6-488-2-4

NOTE:
 This is not a survey, it is a parcel map
 used for location of property only

FEB 06 1981

Scale 1" = 200'

S.E. 1/4, 13 - 27 - 6



HISTORICAL NAME - ()
ROAD DESIGN LIMITS - - - - -

NOTE:
This is not a survey. It is a parcel map
used for location of security etc. E.C. 74, J.C.R.

C.M.C. COMP PLAN

COMP PLAN SITE SENSITIVE SECTION

Scale 1" = 400'

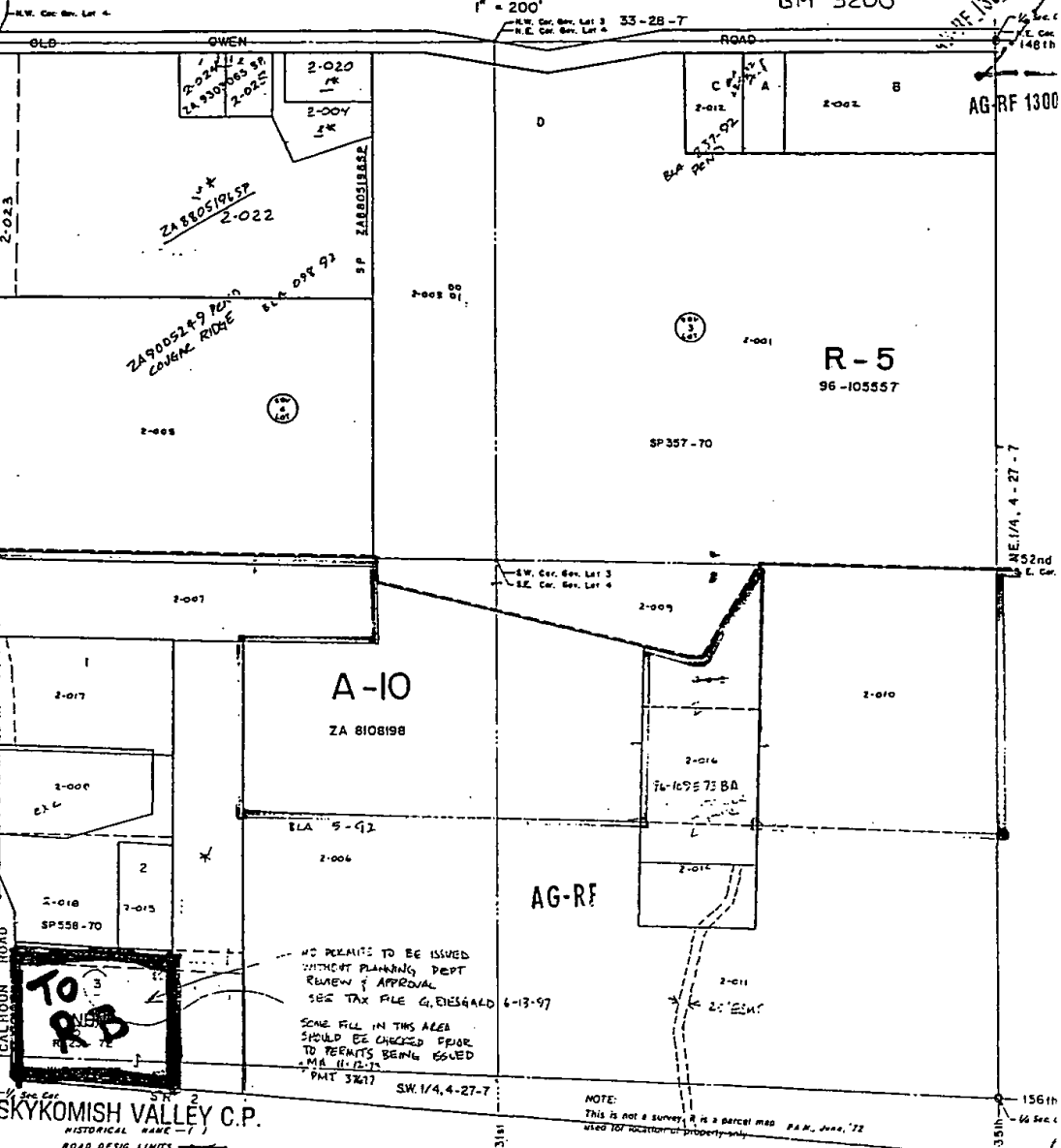
29 - 27 - 6 6'57"



N.W. 1/4, SEC. 4, T.27N., R.7E.

BM 3200

32 | 33
5 | 4



R/U
TA

227 1/2 Sec. Cor.
KYKOMISH VALLEY C.P.
HISTORICAL NAME - 1
ROAD DESIGN LIMITS

AG PRESERVATION
SHORELINE ENVIRONMENT
COMP PLAN SITE SENSITIVE SECTION

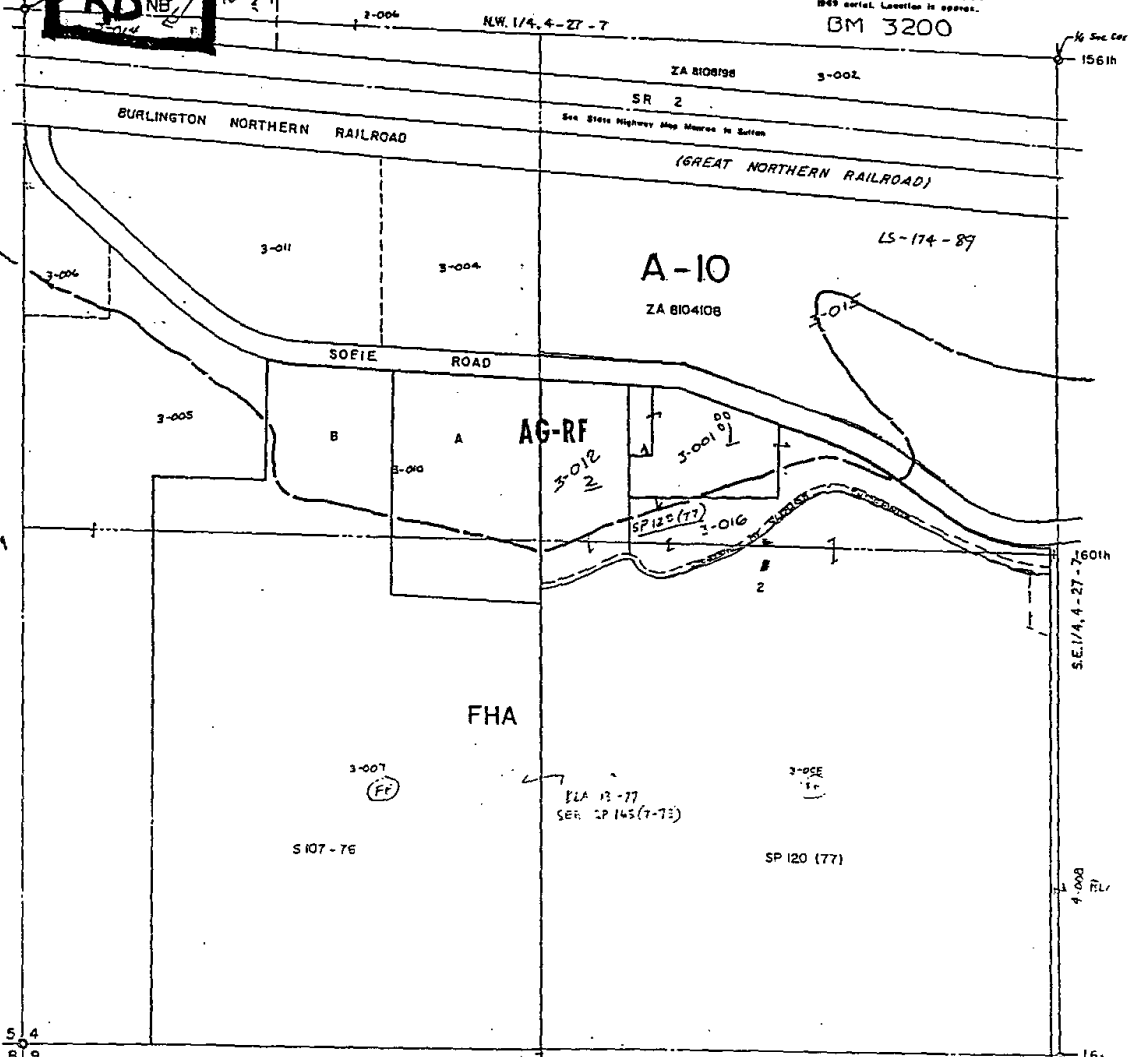
Scale 1" = 200'
N.W. 1/4, 4 - 27 - 7

To RB

NO PERMITS TO BE ISSUED WITHOUT PLANNING DEPT. REVIEW & APPROVAL

1" = 200'

Form Staff Road was drawn from 1969 aerial. Location is approximate.
BM 3200



FHA BODY ROAD DESIGN LIMITS

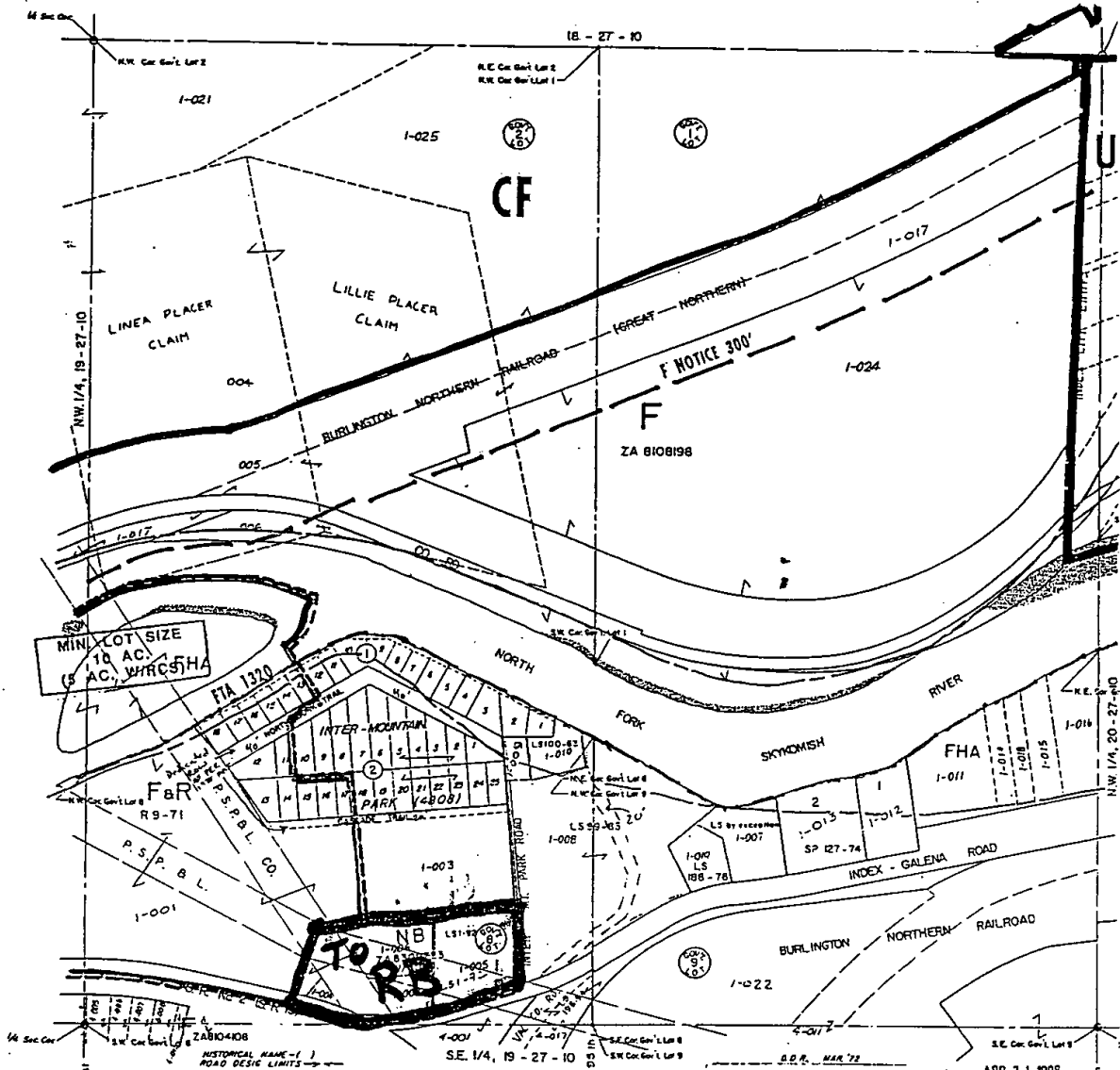
SKYKOMISH VALLEY C.P.
SHORELINE ENVIRONMENT
COMP PLAN SITE SENSITIVE SECTION
CONSERVATION

NOTE: 2/27/77
This is not a survey, it is a parcel map used for location of property only

Scale 1" = 200'
S.W. 1/4, 4 - 27 - 7

16

MAR



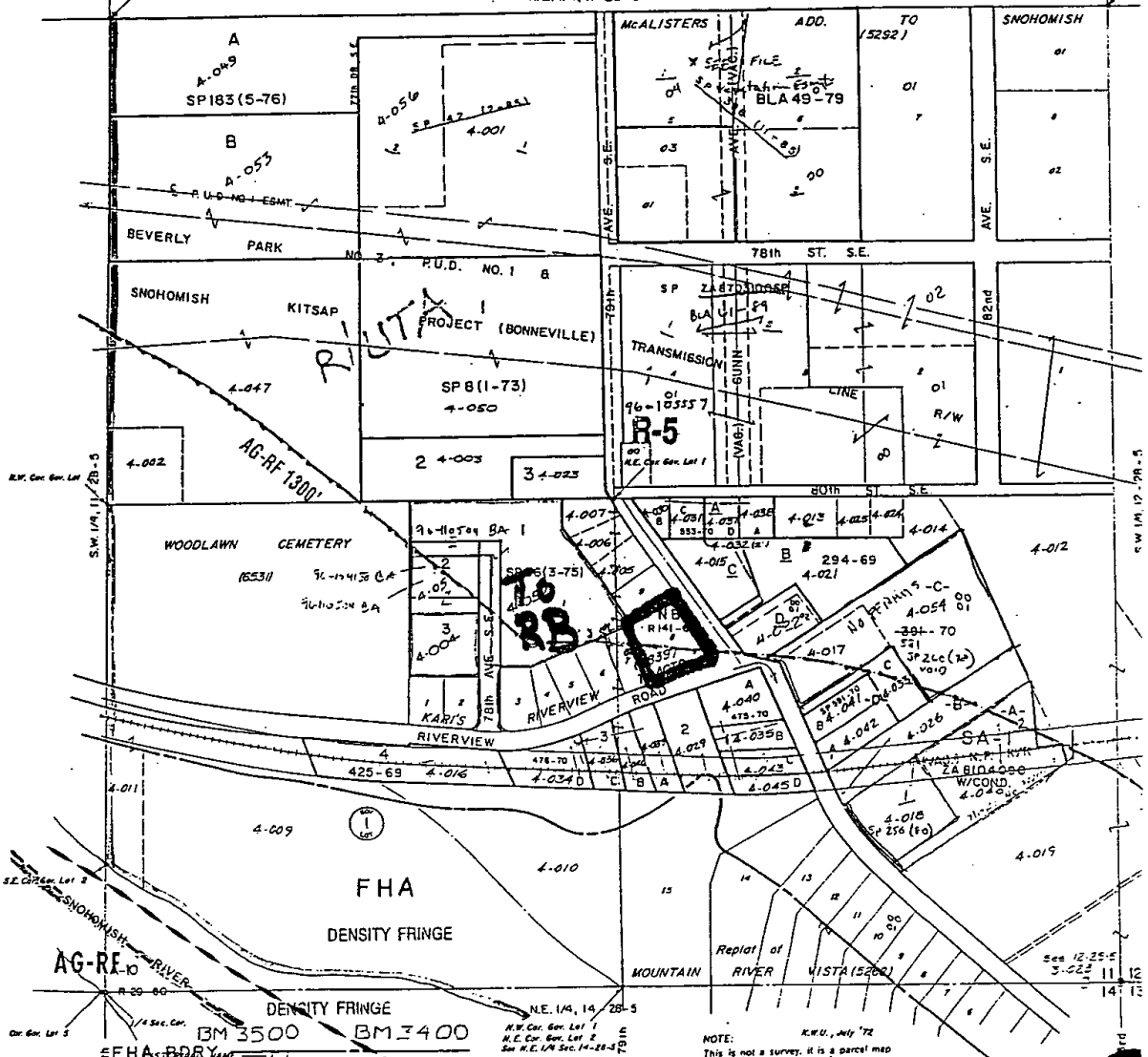
SKYKOMISH VALLEY C.P.
 COMP PLAN SITE SENSITIVE SECTION
 SHORELINE ENVIRONMENT

GENERALIZED ROAD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
 E-2-6-509 p.1

NOTE:
 This is not a survey, it is a parcel map
 used for location of property only

APR 21 1998
 Scale 1" = 200'

N.E. 1/4, 19 - 27 - 10



SHORELINE ENVIRONMENT
SNO-LK. STEVENS C.P.

N.E. 1/4, 14, 28-5
N.W. Cor. Sec. Lot 1
N.E. Cor. Sec. Lot 2
See N.E. 1/4 Sec. 14-28-5
GENERALIZED FLOOD HAZARD
AREAS ARE REPRESENTED. FOR
SPECIFIC INFORMATION, SEE
STUDY:
E-2-G-497 p. 8

NOTE:
This is not a survey, it is a parcel map
used for location of property only

FEB 01 1996

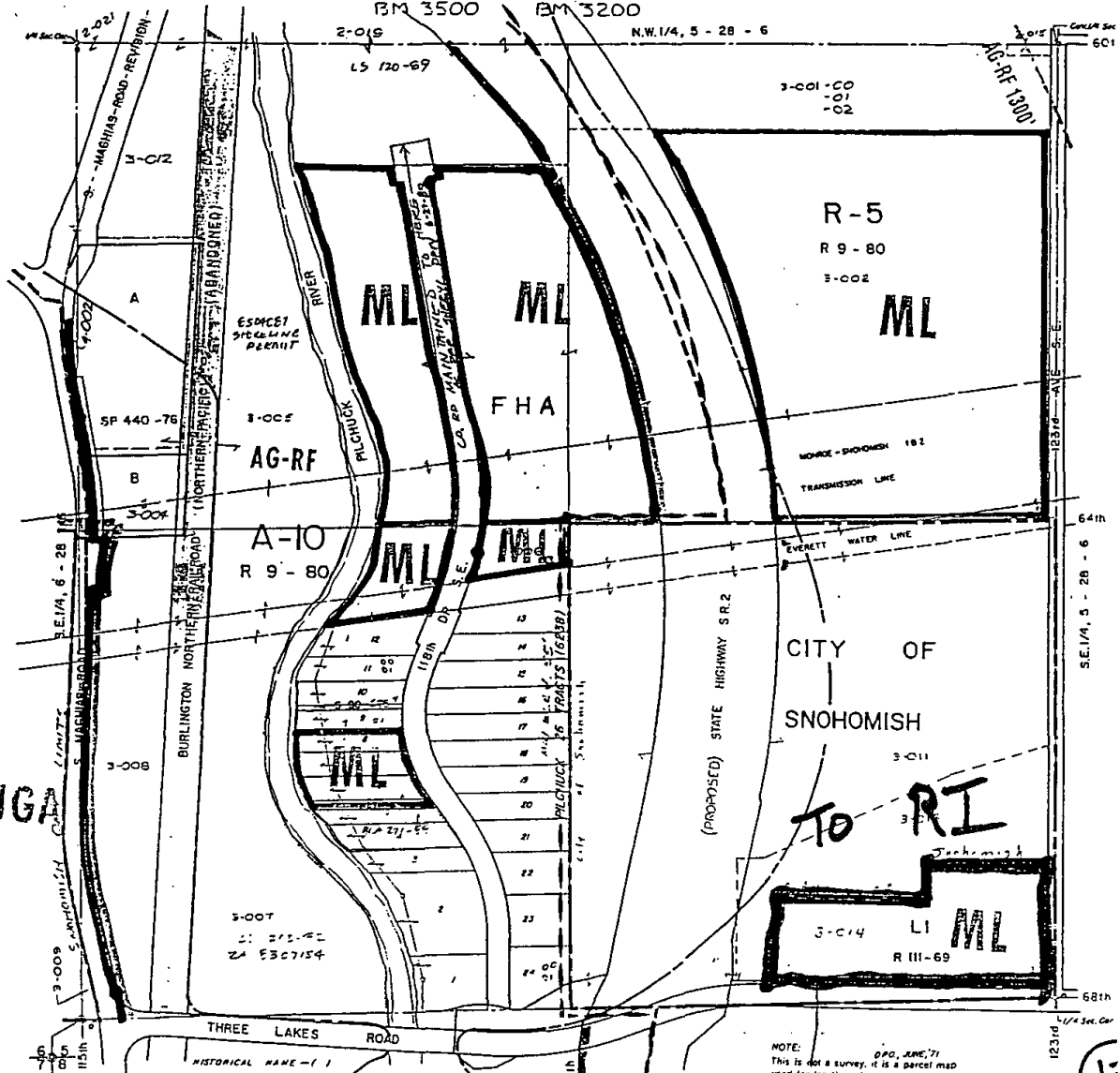
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S.E. 1/4, 11-28-5

21

BM 3500 BM 3200

N.W. 1/4, 5 - 28 - 6



UGA

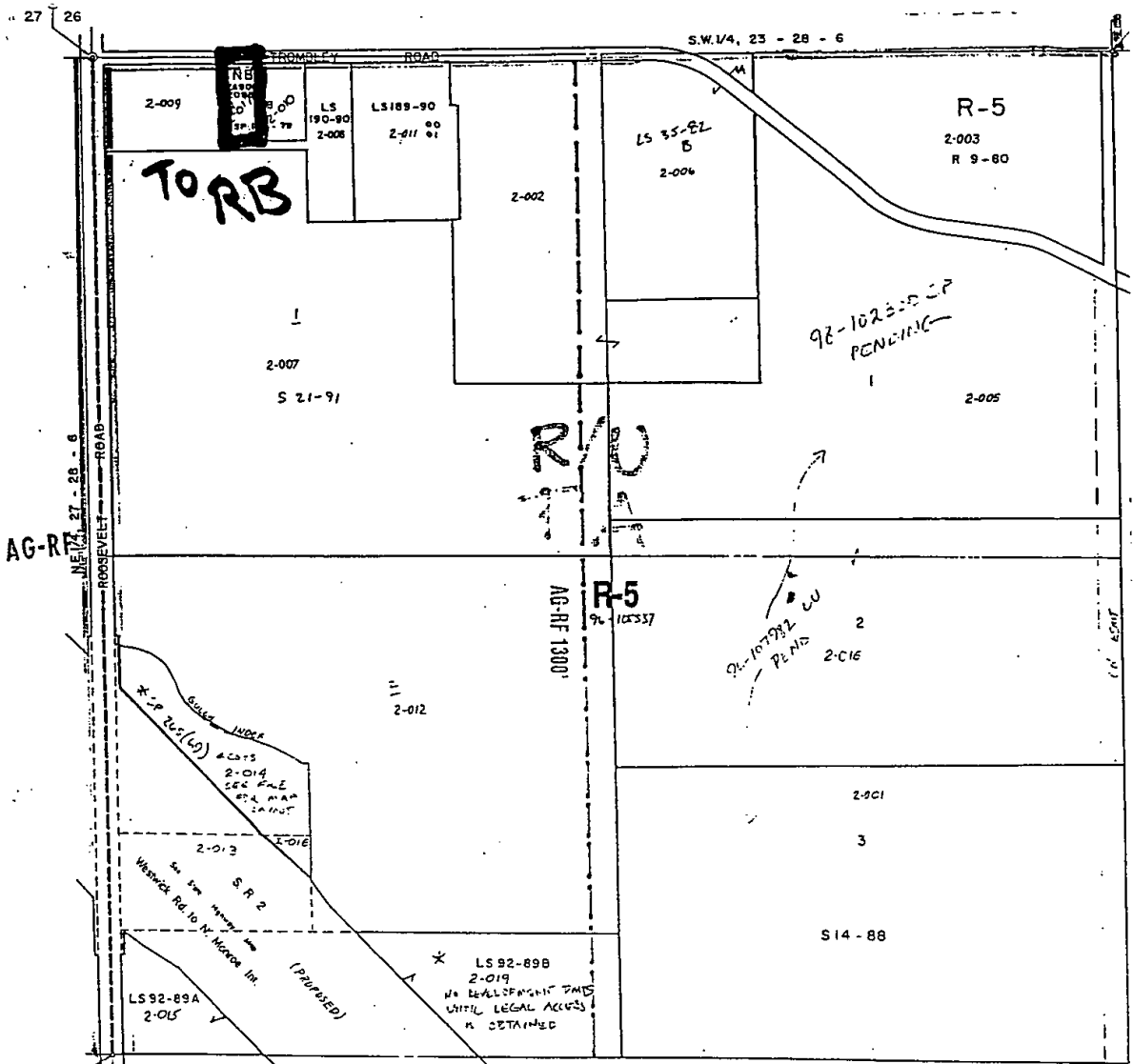
SNO-LK. STEVENS R.P.
 SHORELINE ENVIRONMENT
 AG PRESERVATION
 COMP PLAN SITE SENSITIVE SECTION

SNOHOMISH COUNTY
 CENTENNIAL TRAIL
 SNO. CO. PARKS DIVISION
 NON-AUTHORIZED ACCESS ONLY

NOTE: D.P.C., S.M.C., P.
 This is not a survey. It is a parcel map
 used for location of property only
 FEB 12 1998

GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
 # 2-6-476 p.2
 Scale 1" = 200'
 S.W. 1/4, 5 - 28 - 6

60'
 60'
 64th
 68th
 1/4 Sec. Cor
 1231d



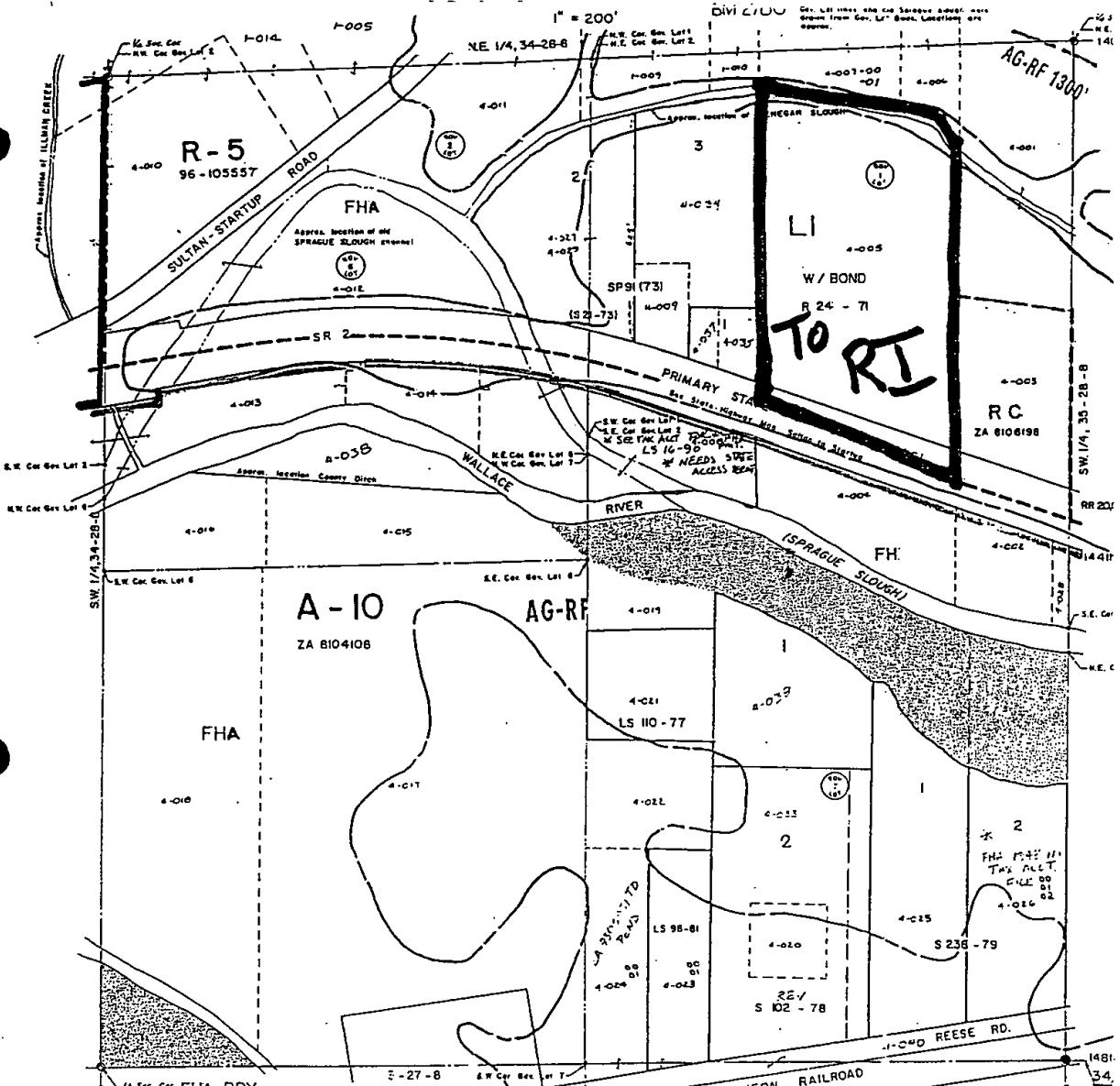
HISTORICAL NAME ()
ROAD DESIG LIMITS →

SNO-LK. STEVENS C.P.
SKYKOMISH VALLEY C.P.
COMP PLAN SITE SENSITIVE SECTION

NOTE: D. & P. APR. 57
This is not a survey, it is a parcel map
used for location of property only

FEB 19 1958
Scale 1" = 200'

N.W. 1/4, 26 - 28 - 6



AG PRESERVATION
 SHORELINE ENVIRONMENT
 COMP PLAN SITE SENSITIVE SECTION

SKYKOMISH VALLEY

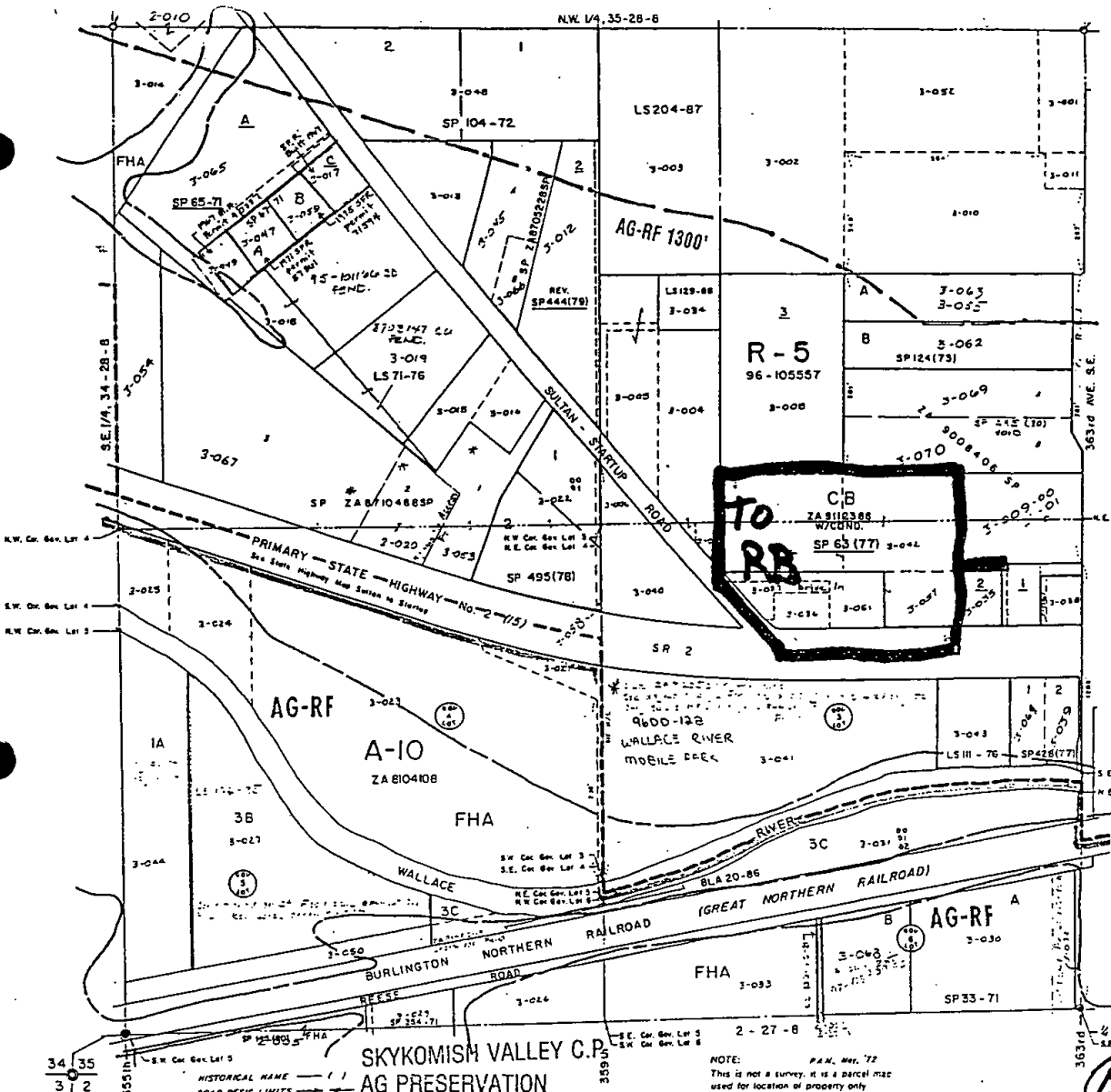
REPLACES FLOOD HAZARD
 AREAS ARE REDESIGNED FOR
 SPECIFIC INFORMATION, SEE
 STUDY.
 E-2-6-502

BURLINGTON NORTHERN RAILROAD
 (GREAT NORTHERN RAILROAD)

NOTE: This is not a survey, it is a parcel map used for location of property only.
 Scale 1" = 200'
 S.E. 1/4, 34 - 28 - 8

MAR 18 1998

4



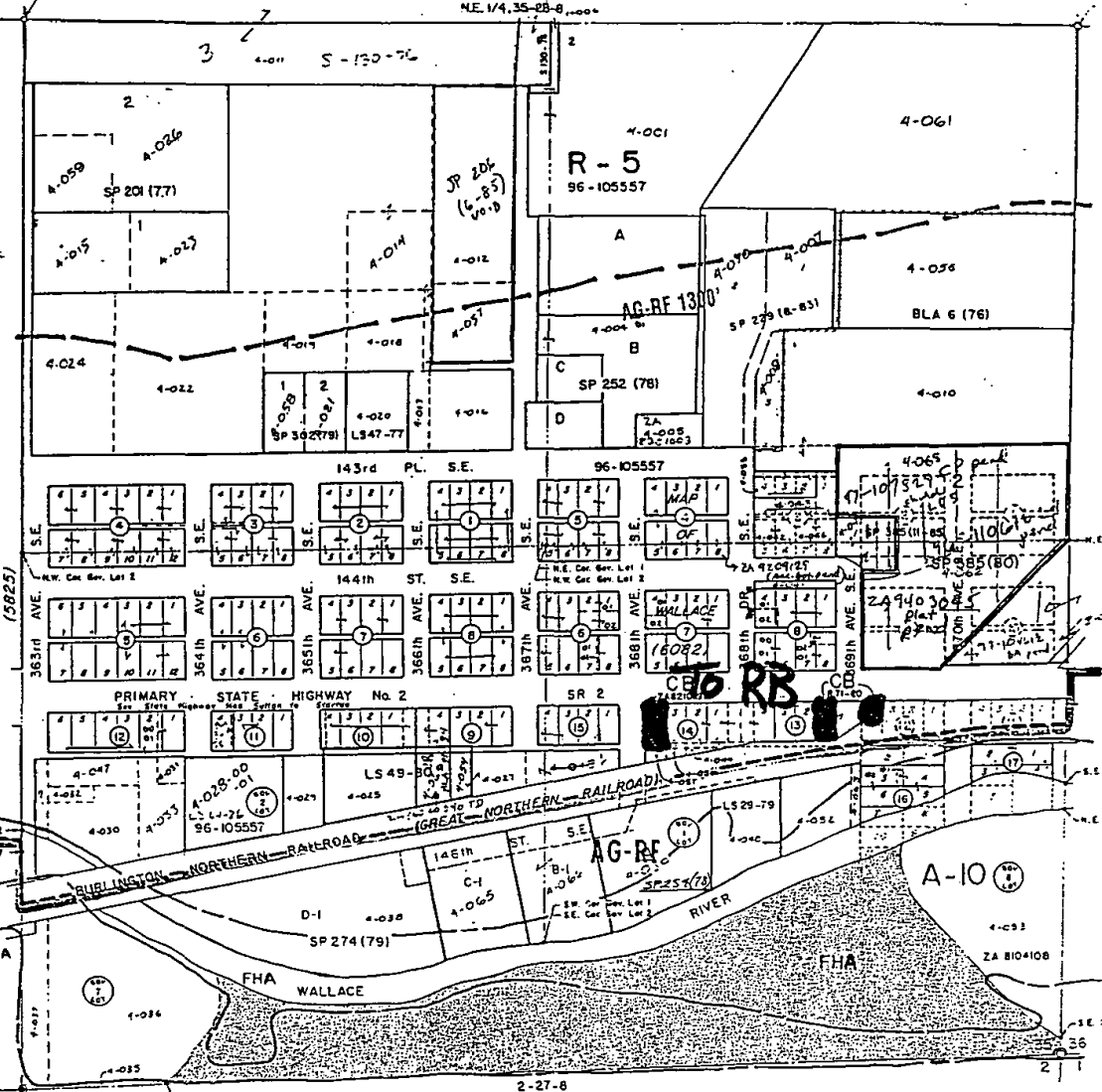
GENERALIZED FLOOD HAZARD AREAS ARE REPRESENTED FOR SPECIFIC INFORMATION, SEE STUDY: E-2-6-562

SKYKOMISH VALLEY C.P.
 AG PRESERVATION
 SHORELINE ENVIRONMENT
 COMP PLAN SITE SENSITIVE SECTIONS

NOTE: P.A.M. Mar. 72
 This is not a survey, it is a parcel map used for location of property only

Scale 1" = 200'
 S.W. 1/4, 35 - 28 - 8

SPARLINGS FIRST ADD TO WALLACE (5825)



SKYKOMISH VALLEY C.P.
 COMP PLAN SITE SENSITIVE SECTION
 SHORELINE ENVIRONMENT
 AND DEGRADATION

NOTE: P.A.M. Map '72
 This is not a survey, it is a parcel map
 used for location of property only

GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED ON
 THIS INFORMATION, SEE
 STUDY.
 E-2-6-502

MAR 18 1998

Scale 1" = 200'

S.E. 1/4, 35 - 28 - 8

FHA BODY
 HISTORICAL NAME
 ROAD DESIGN LIMITS

16 Sec. Con.
 S.W. Con. Sec. Lot 7

S.W. Con. Sec. Lot 1
 N.W. Con. Sec. Lot 1

PRIMARY STATE HIGHWAY No. 2
 SR 2

363rd AVE.
 364th AVE.
 365th AVE.
 366th AVE.
 367th AVE.
 368th AVE.

143rd PL. S.E.
 144th ST. S.E.

4-024
 4-022
 4-019
 4-018
 4-017
 4-016

4-026
 4-015
 4-014
 4-012
 4-011

4-001
 R-5
 96-105557

4-061
 4-056
 BLA 6 (76)
 4-010

3
 S-130-76

2

363rd

1-034
 1-035

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 4-024
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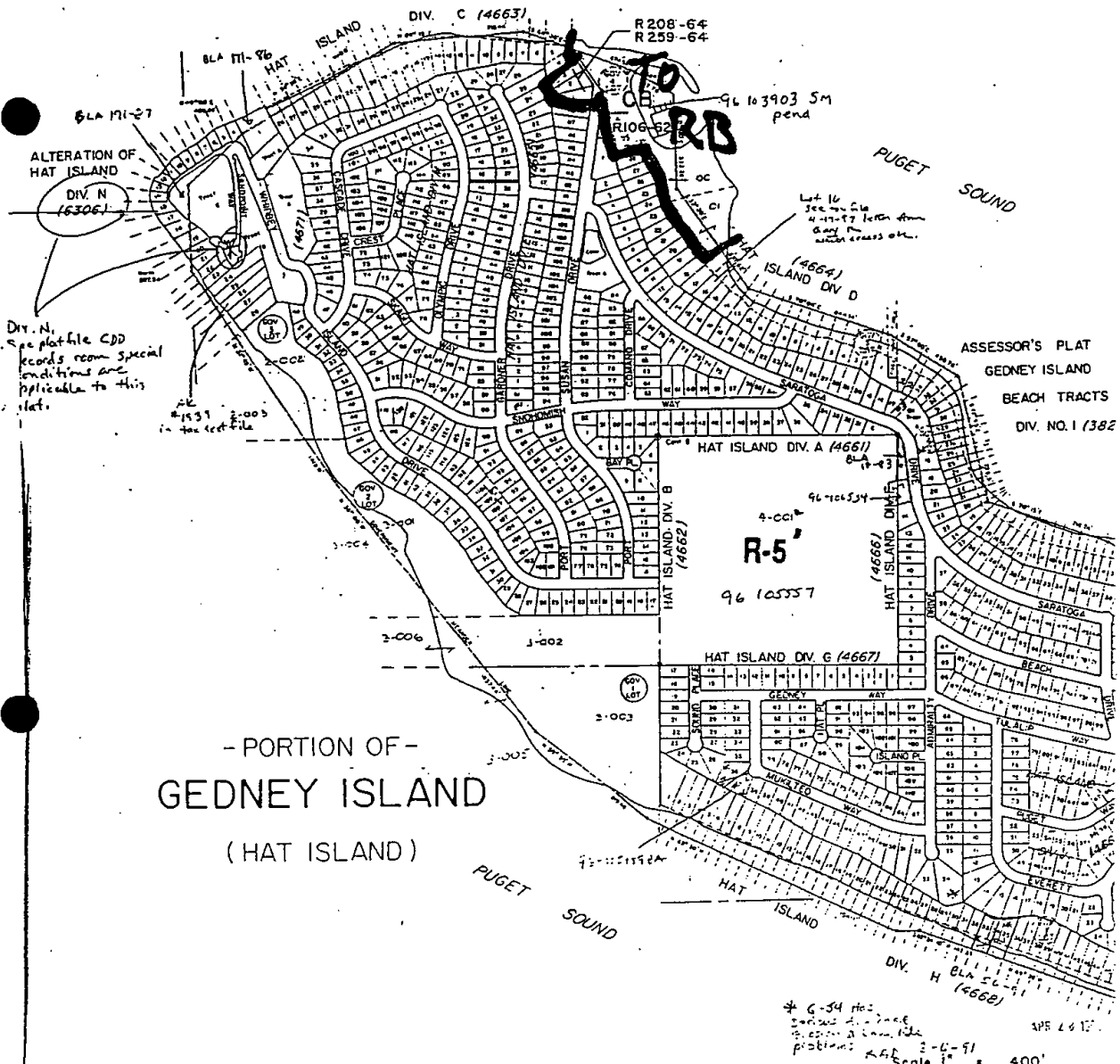
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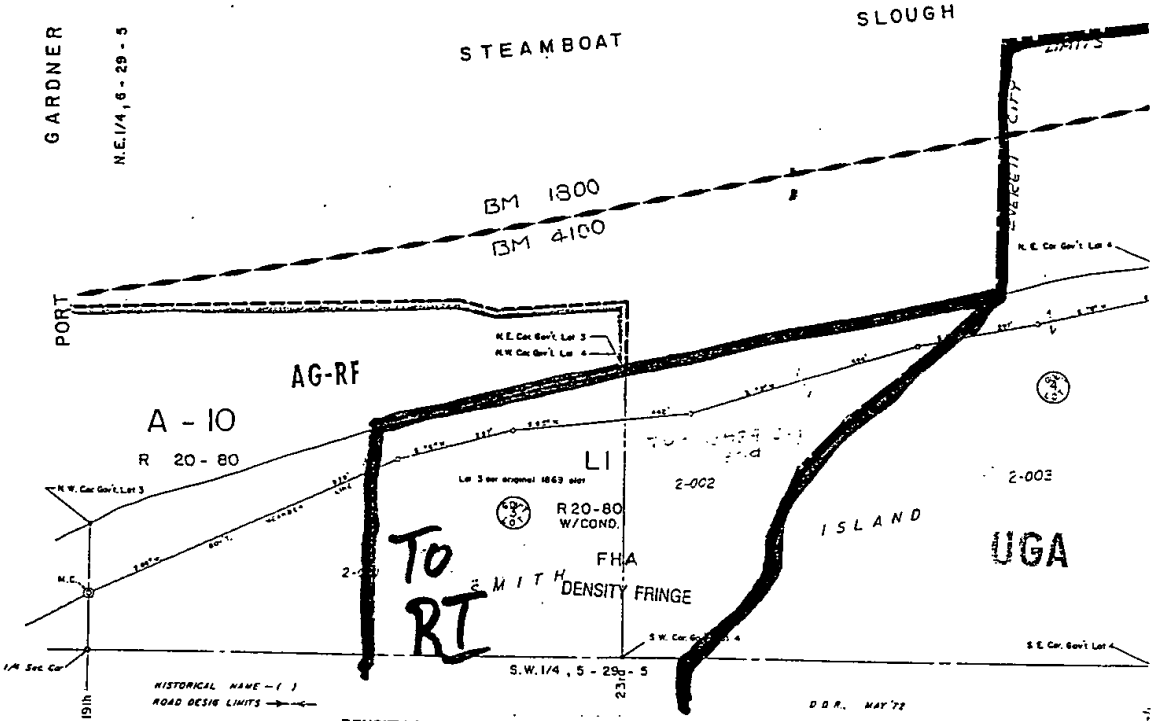
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 4-007
 4-006
 4-005
 4-004
 4-003
 4-002
 4-001



BAY

GARDNER

N.E. 1/4, 6 - 29 - 5



STEAMBOAT SLOUGH

STEAMBOAT SLOUGH

PORT

AG-RF

A - 10

R 20 - 80

TO RT

R 20-80 W/COND.

LI

2-002

ISLAND

UGA

NOTE:
 This is not a survey, it is a parcel map
 used for location of property only

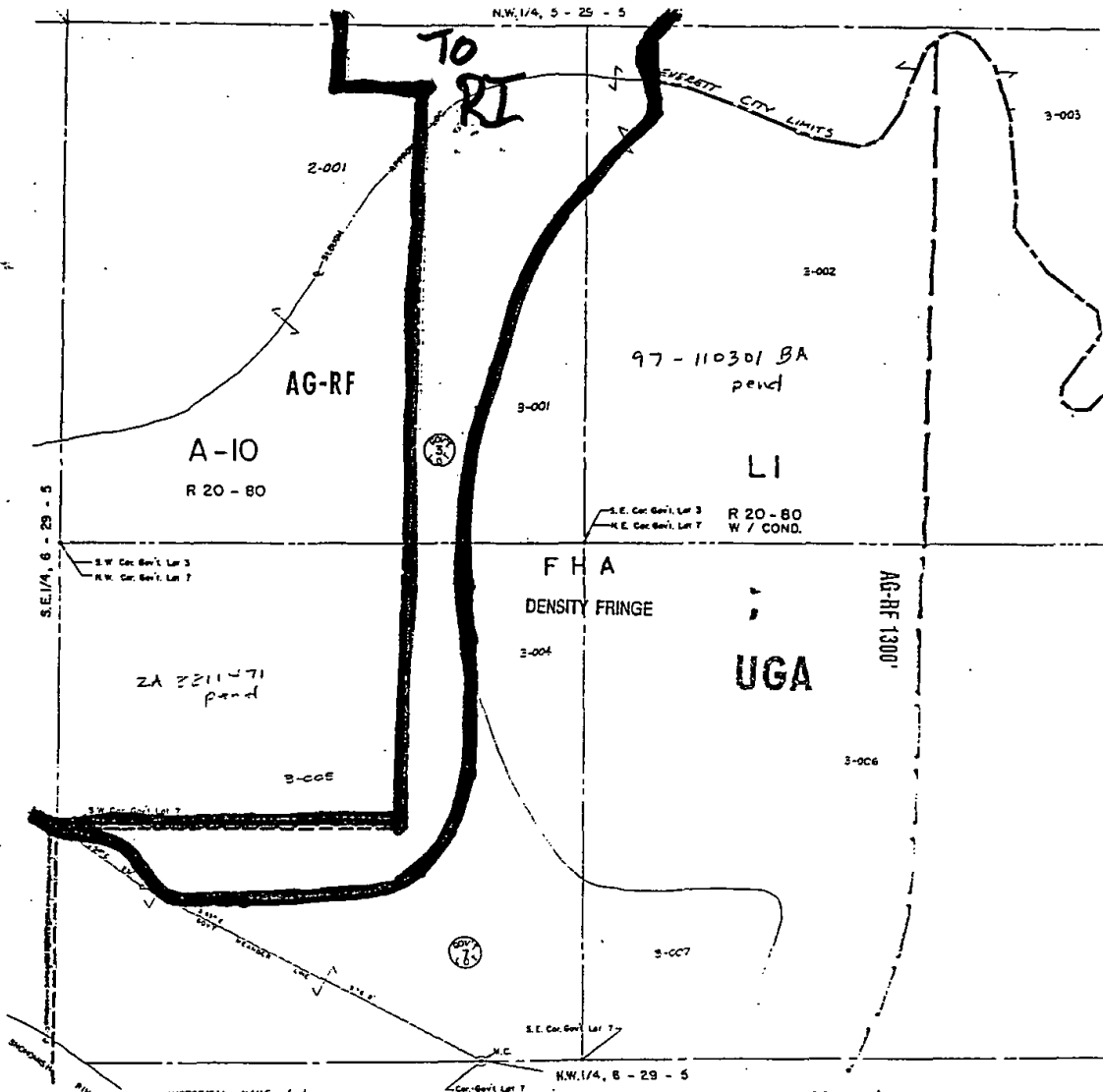
GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED. FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
 E-2-C-497.1

D.D.R. MAY 72

APR 23 1988

Scale 1" = 200'

N.W. 1/4, 5 - 29 - 5



N.W. 1/4, 5 - 29 - 5

To RI

EVERETT CITY LIMITS

3-003

2-001

3-002

AG-RF

97-110301 BA pend

3-001

A-10
R 20-80

LI

S.E. Cor. Gov't Lot 3
N.E. Cor. Gov't Lot 7
R 20-80
W / COND.

S.E. 1/4, 6 - 29 - 5

S.W. Cor. Gov't Lot 3
N.W. Cor. Gov't Lot 7

FHA
DENSITY FRINGE

AG-RF 1300'

ZA 3211471 pend

UGA

3-004

3-006

3-005

3-007

3-008

S.E. Cor. Gov't Lot 7

N.W. 1/4, 6 - 29 - 5

SHOONAN RIVER

HISTORICAL NAME - I
ROAD DESIGN LIMITS

D.D.A. MAY 72

APR 23 1998

DENSITY FRINGE

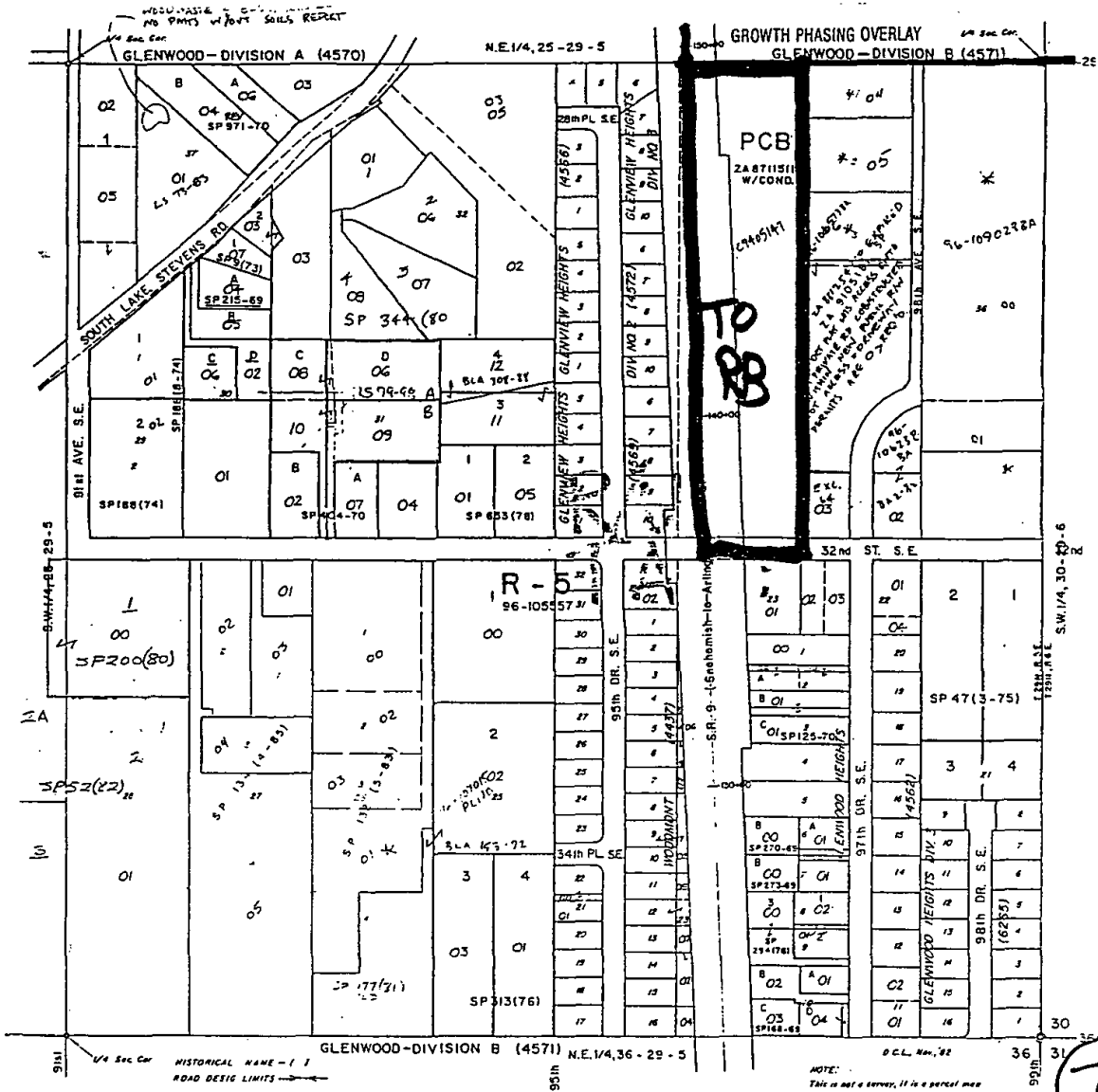
NOTE:
This is not a survey. It is a parcel map
used for location of property only.

GENERALIZED FLOOD-HAZARD
AREAS ARE REPRESENTED FOR
SPECIFIC INFORMATION, SEE
STUDY:
E-2-6-19723

Scale 1" = 200'

S.W. 1/4, 5 - 29 - 5

(2)

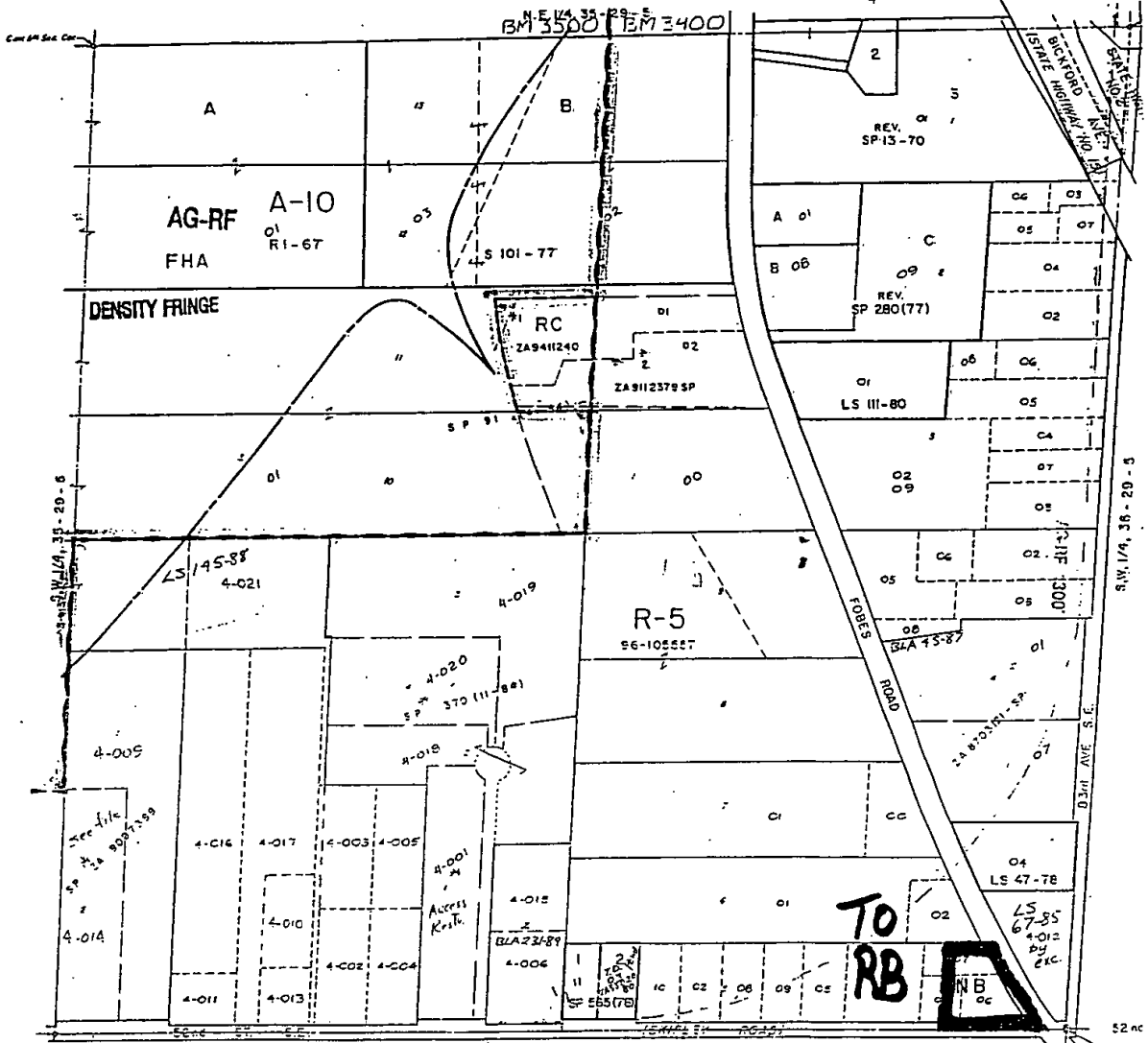


SNO-LK. STEVENS C.P.

NOTE:
This is not a survey, it is a parcel map
used for location of property only

FEB 26 '11
Scale 1" = 200'

S.E. 1/4, 25 - 29 - 5



HISTORICAL NAME ()
 ROAD DESIGN LIMITS ()
 FEMA BOY
 SNO-LK, STEVENS C.P.
 AG PRESERVATION
 SHORELINE ENVIRONMENT

GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION SEE
 STUDY:
 FIRM 034015
 E-26-497p.6

N.E. 1/4, 35-29-5 PEACE DALE ACREAGE TRACTS (5417)
 DENSITY FRINGE

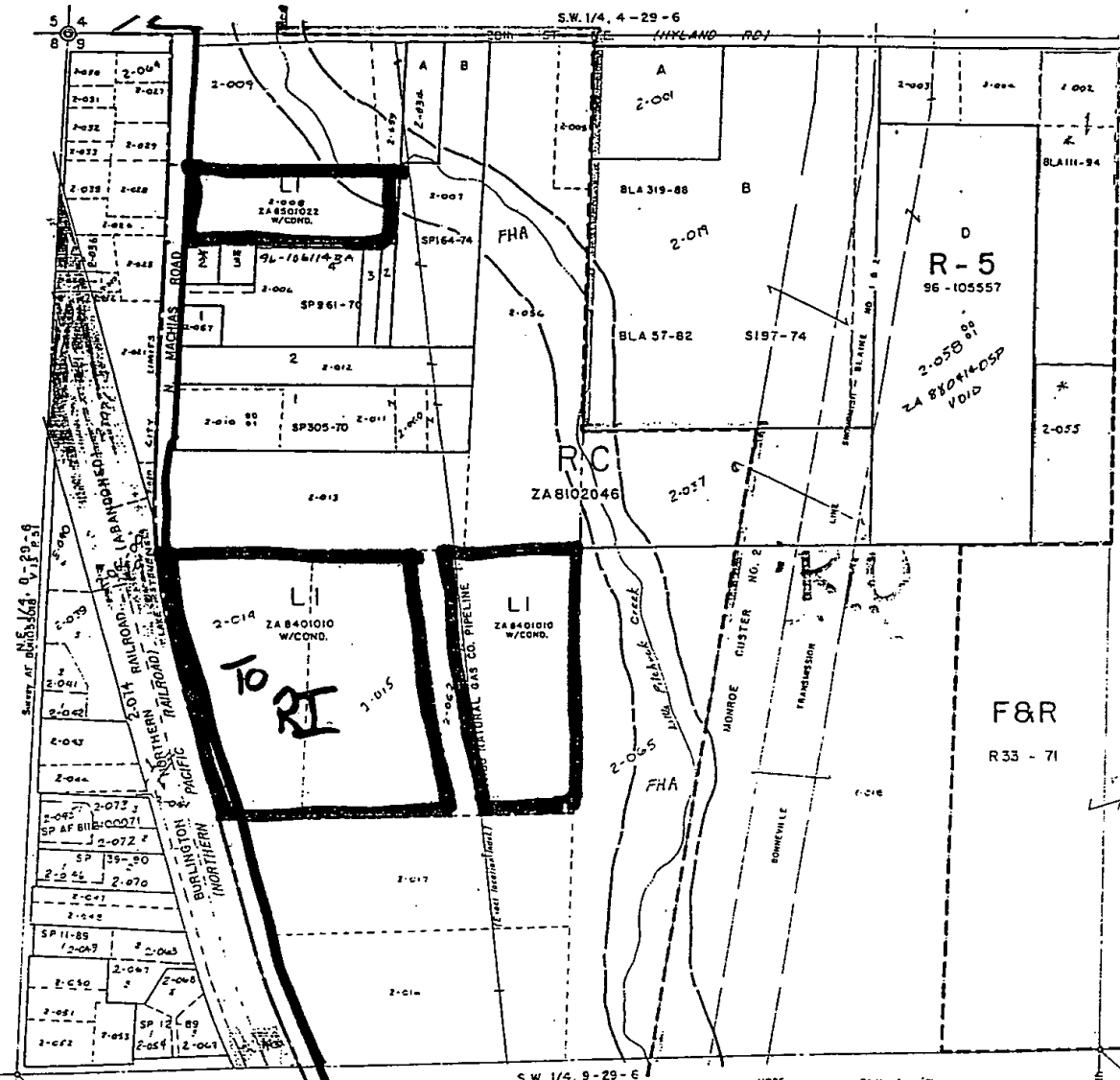
NOTE:
 This is not a survey, it is a parcel map
 used for location of property only

Scale 1" = 200'
 S.E. 1/4, 35 - 29 - 5 3/57

= U6A

1" = 200'

BM 2200



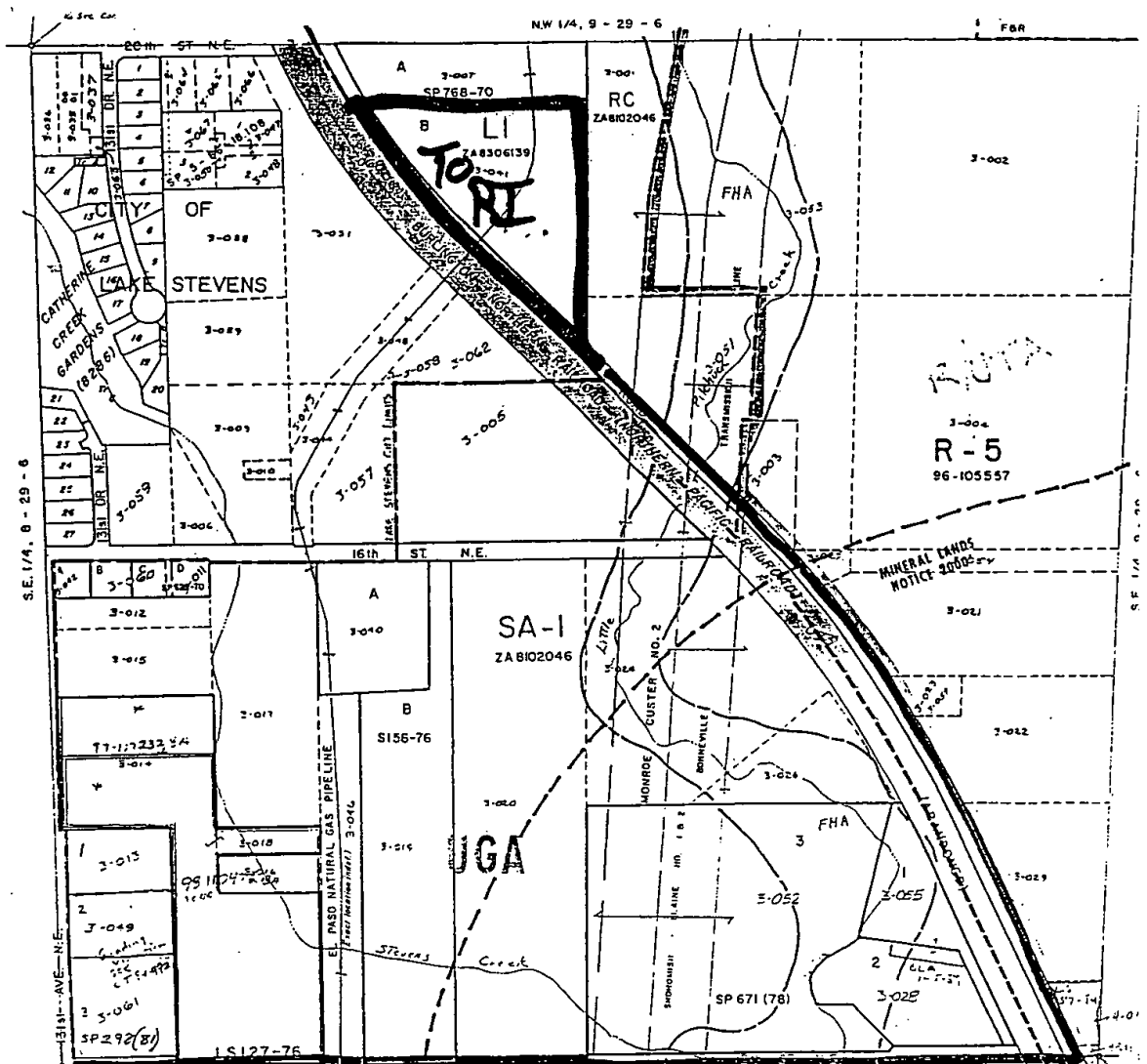
Survey of NE 1/4, 9-29-6
 City of Snohomish
 1955

16 Sec. Co. FHA
 HISTORICAL NAME ()
 ROAD DESIGN LIMITS
SNO-LK. STEVENS C.P.
SHORELINE ENVIRONMENT

SNOHOMISH COUNTY
CENTENNIAL TRAIL
SNO. CO. PARKS DIVISION
 NON-AUTHORIZED ACCESS ONLY

NOTE: P.M., Sec. 71
 This is not a survey, it is a parcel map
 GENERALIZED FLOOD MARKING for location of property only
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
 FROM 355B
 FEB 19 1955

Scale 1" = 200'
NW 1/4 9-29-6



FHA BODY
 HISTORICAL NAME ——— ()
 ROAD DESIG LIMITS ———

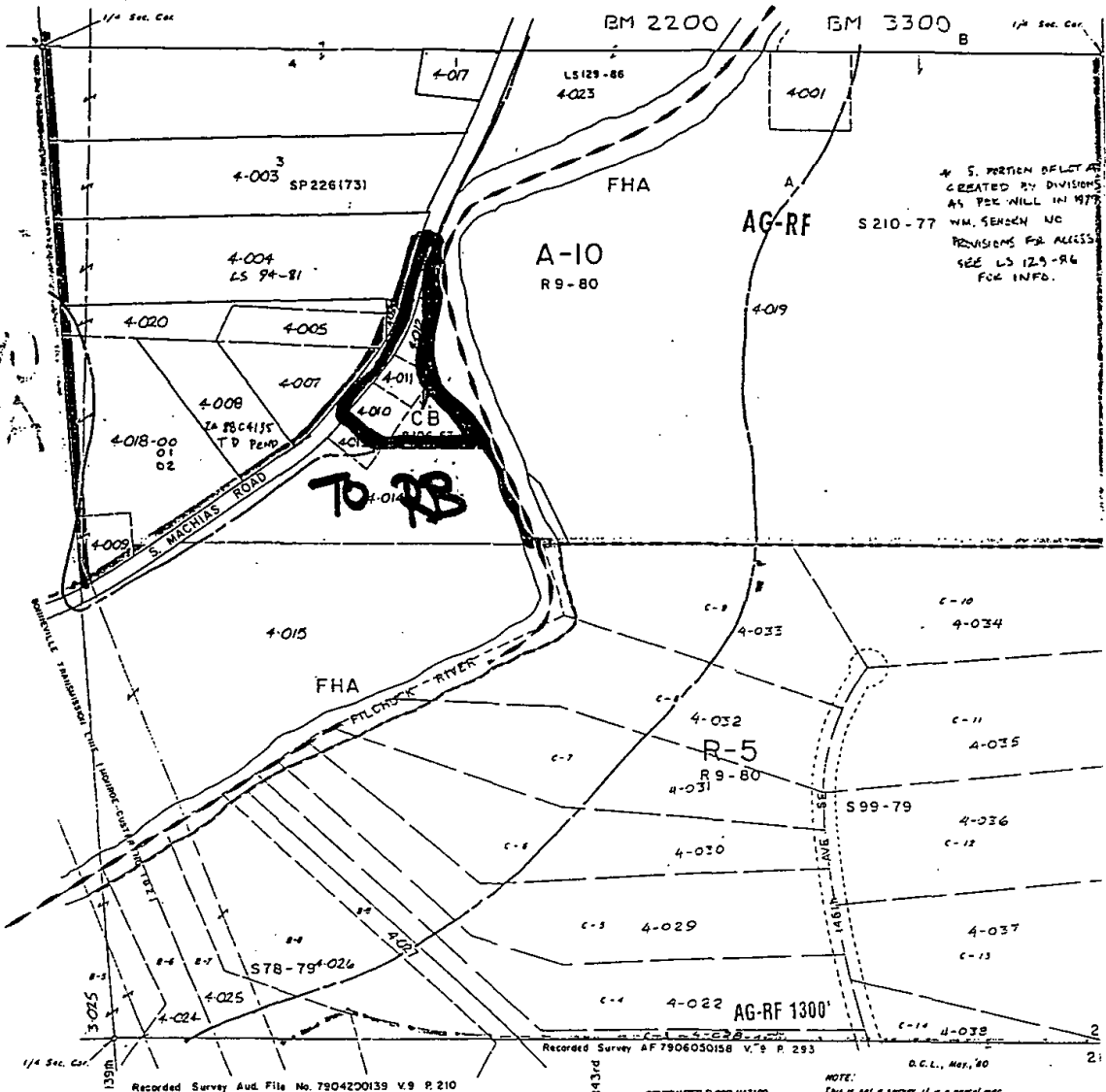
GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION, SEE
 STUDY.
FIRM 0335B

NOTE:
 This is not a survey. It is a parcel map
 used for location of property only.

**SHORELINE ENVIRONMENT
 SNO-LK. STEVENS C.P.**

**SNOMISH COUNTY
 CENTENNIAL TRAIL
 SNO. CO. PARKS DIVISION
 NON-MOTORIZED ACCESS ONLY**

FEB 19 1996
 Scale 1" = 200'
S.W. 1/4, 9 - 29 - 6



4. 5. PORTION DELETED
 CREATED BY DIVISION
 AS PER WILL IN 1975
 WM. SENSEN NO
 PROVISIONS FOR ACCESS
 SEE LS 129-96
 FOR INFO.

DR
 FA

TO RB

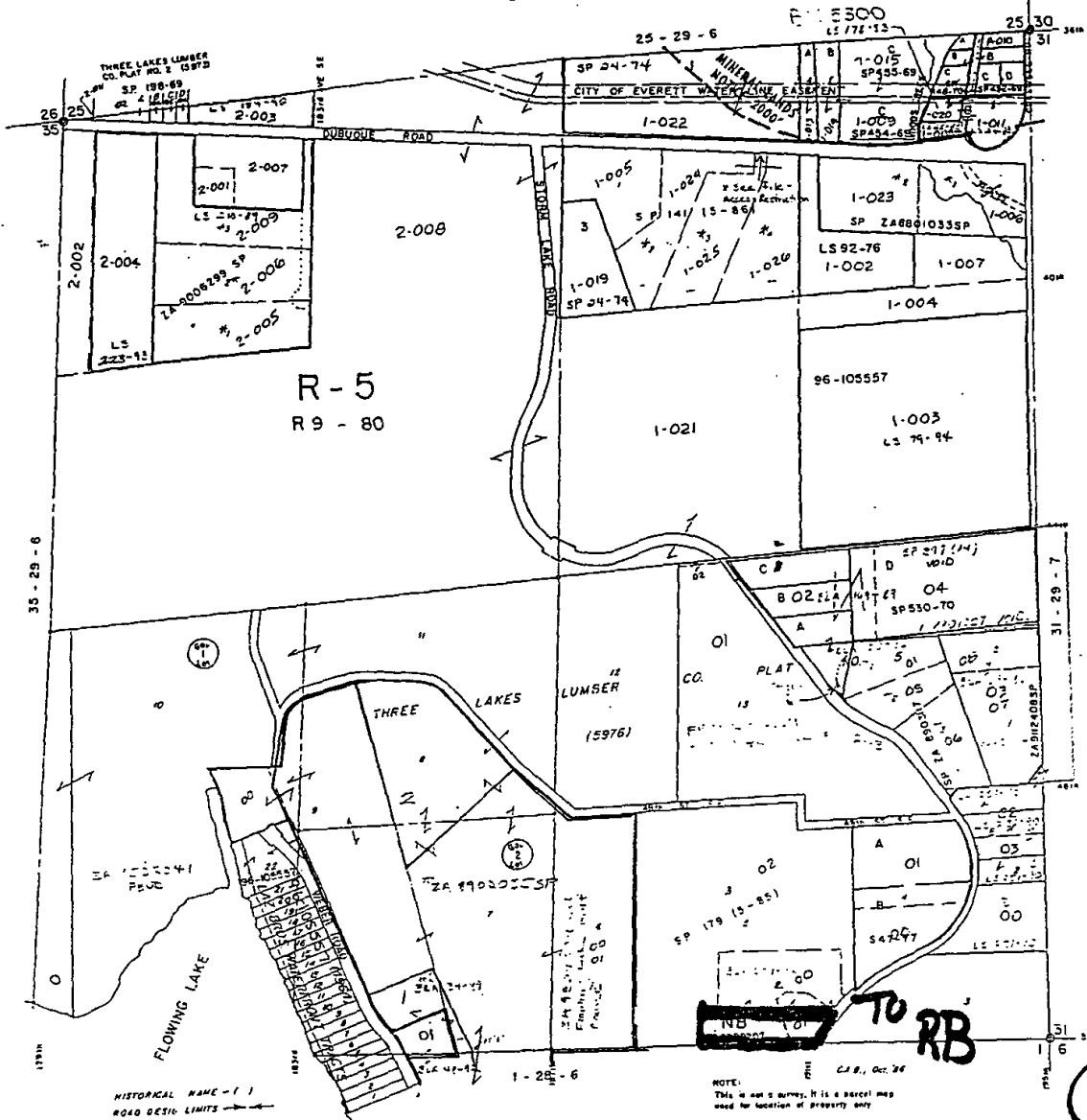
Recorded Survey Aud. File No. 7904200139 V.9 P.210
 HISTORICAL NAME - 1
 ROAD DESIGN LIMITS
 FHA B'DY
 SNO-LK. STEVENS C.P.
 SHORELINE ENVIRONMENT
 COMP PLAN SITE SENSITIVE SECTION

DARRINGTON C.P.
 AG PRESERVATION

NOTE:
 GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED. FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
 E-2-6-498-3.4
 D.C.L., May, '80

FEB 26 1985
 Scale 1" = 200'
 S.E. 1/4, 21 - 29 - 6

SCALE 1" = 400'



Scale 1" = 400'

36 - 29 - 6

6

22 | 23

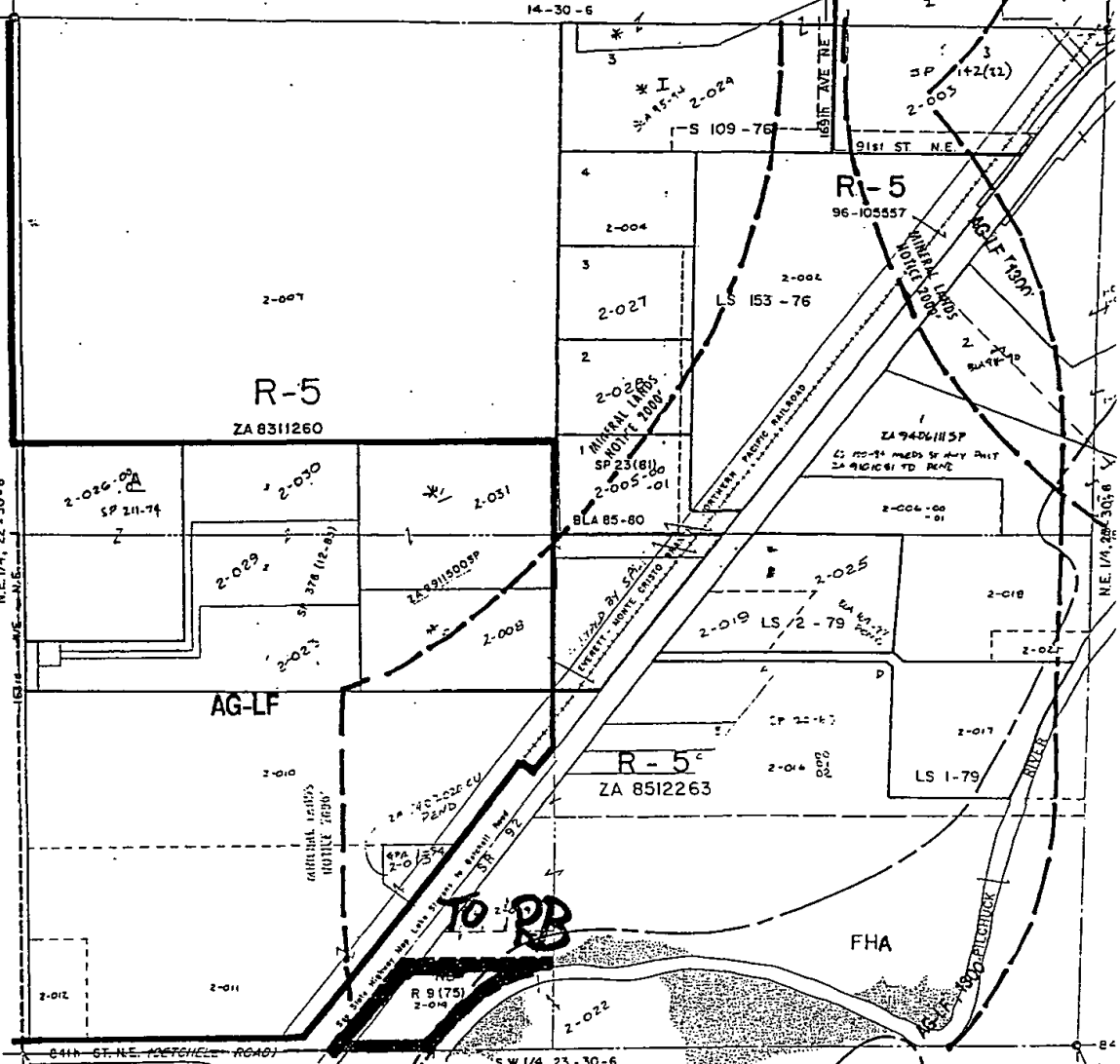
1" = 200'

BM 1400

14-30-6

N.E. 1/4, 22-30-6

N.E. 1/4, 22-30-6



1/4 Sec Cont
FHA BODY

GRANITE FALLS C.P.
 AG PRESERVATION
 COMP PLAN SITE SENSITIVE SECTION

HISTORICAL NAME - ()
ROAD DESIG LIMITS

GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION. SEE
 STUDY:
E-2-6-498 p.6

NOTE: P.A.M., July, '72
 This is not a survey. It is a parcel map
 used for location of property only.

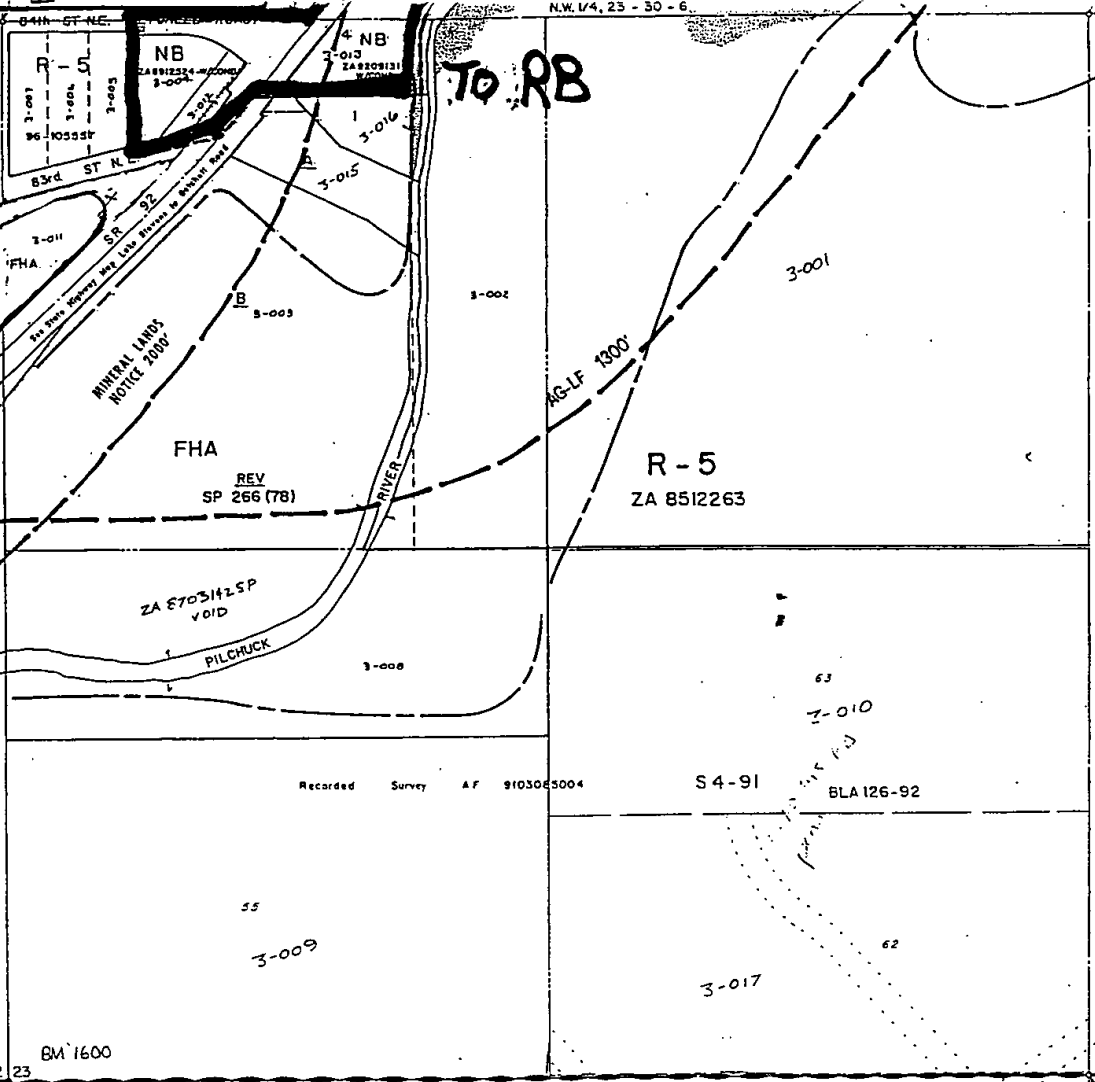
Scale 1" = 200'

N.W. 1/4, 23 - 30 - 6

Zoning
Area

AG-LF

N.W. 1/4, 23 - 30 - 6



GRANITE FALLS C.P.
 AG PRESERVATION
 COMP PLAN SITE SENSITIVE SECTION

FHA BOY
 HISTORICAL NAME - ()
 ROAD DESIG LIMITS

GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED. FOR
 SPECIFIC INFORMATION SEE
 STUDY:
 E-2-6-498 p.6

NOTE:
 P.A.M., July, '78
 This is not a survey. It is a parcel map
 used for location of property only.

Scale 1" = 200'

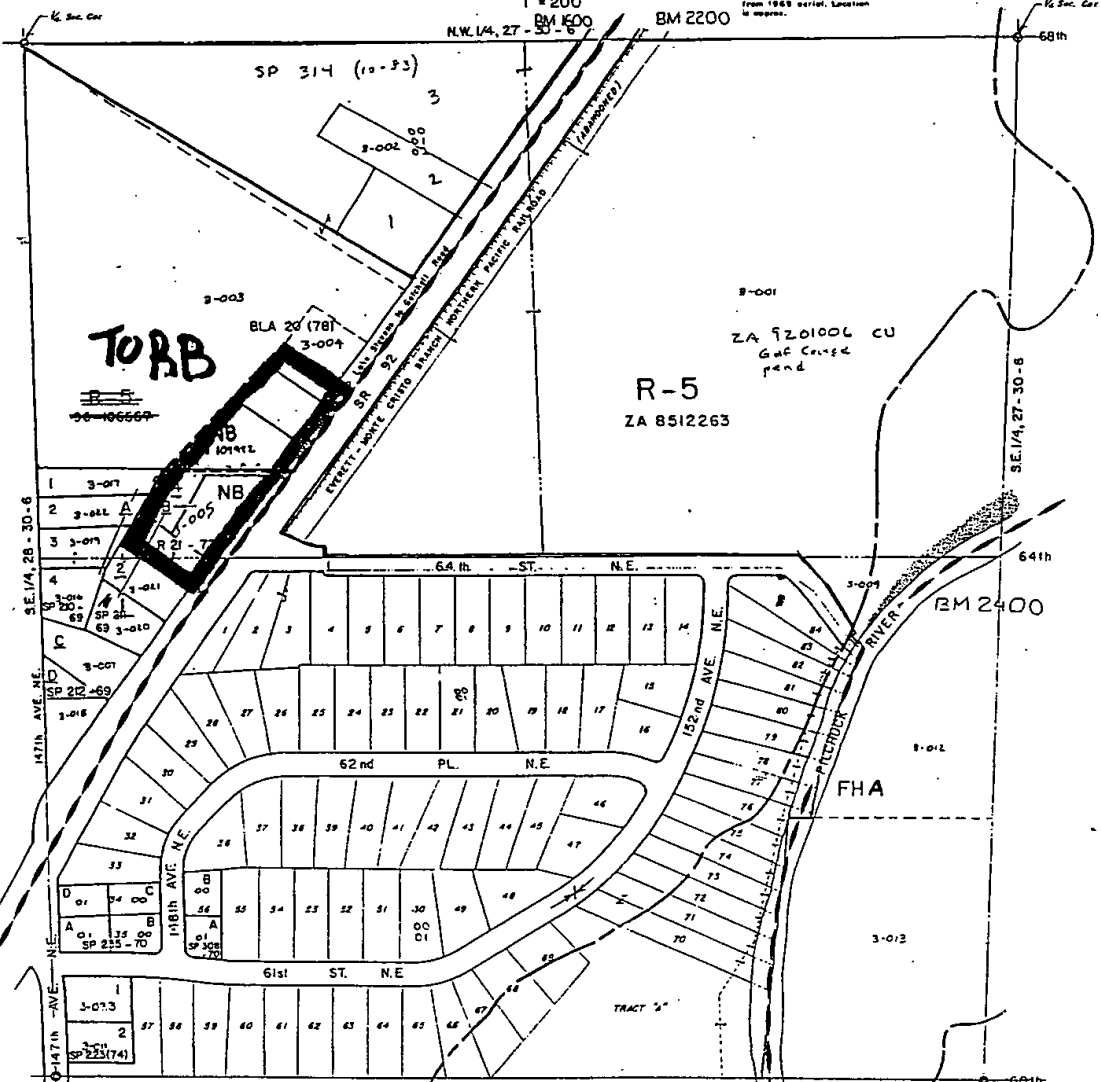
S.W. 1/4, 23 - 30 - 6

Zoning
 Annex

S.W. 1/4, SEC. 27, T.30N, R.0E.

1" = 200'

Pittcock River was drawn from 1983 aerial. Location is approximate.



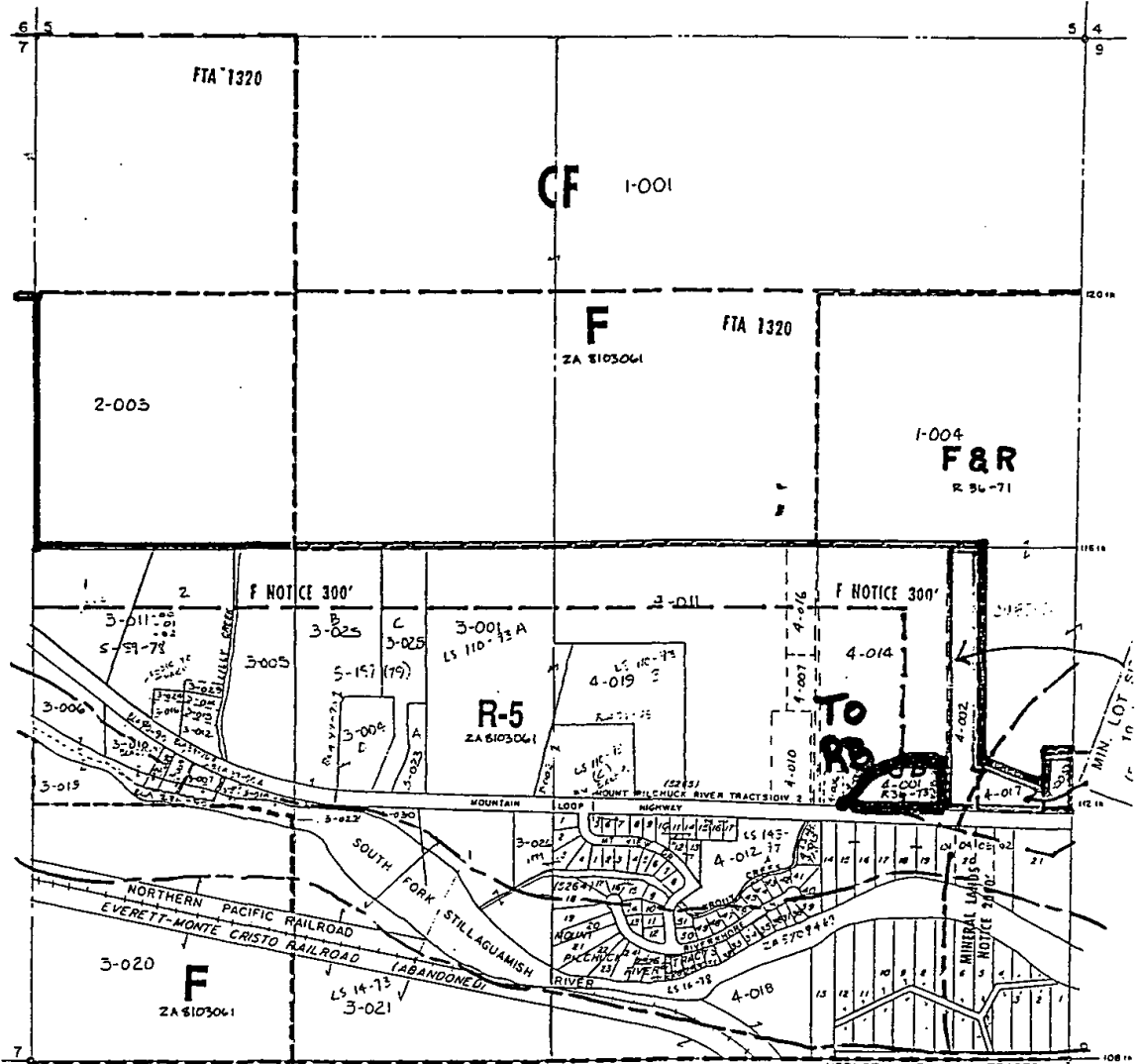
COMP PLAN SITE SENSITIVE SECTION
 SHORELINE ENVIRONMENT
 GRANITE FALLS C.P.

NOTE:
 This is not a survey, it is a parcel map
 used for location of priority only

Scale 1" = 200'
 S.W. 1/4, 27 - 30 - 6

Zoning 6/92
 Annex

42



HISTORICAL NAME - I.I.
ROAD DESIG LIMITS

GRANITE FALLS C.P.
SHORELINE ENVIRONMENT
COMPLAN SITE SENSITIVE SECTION

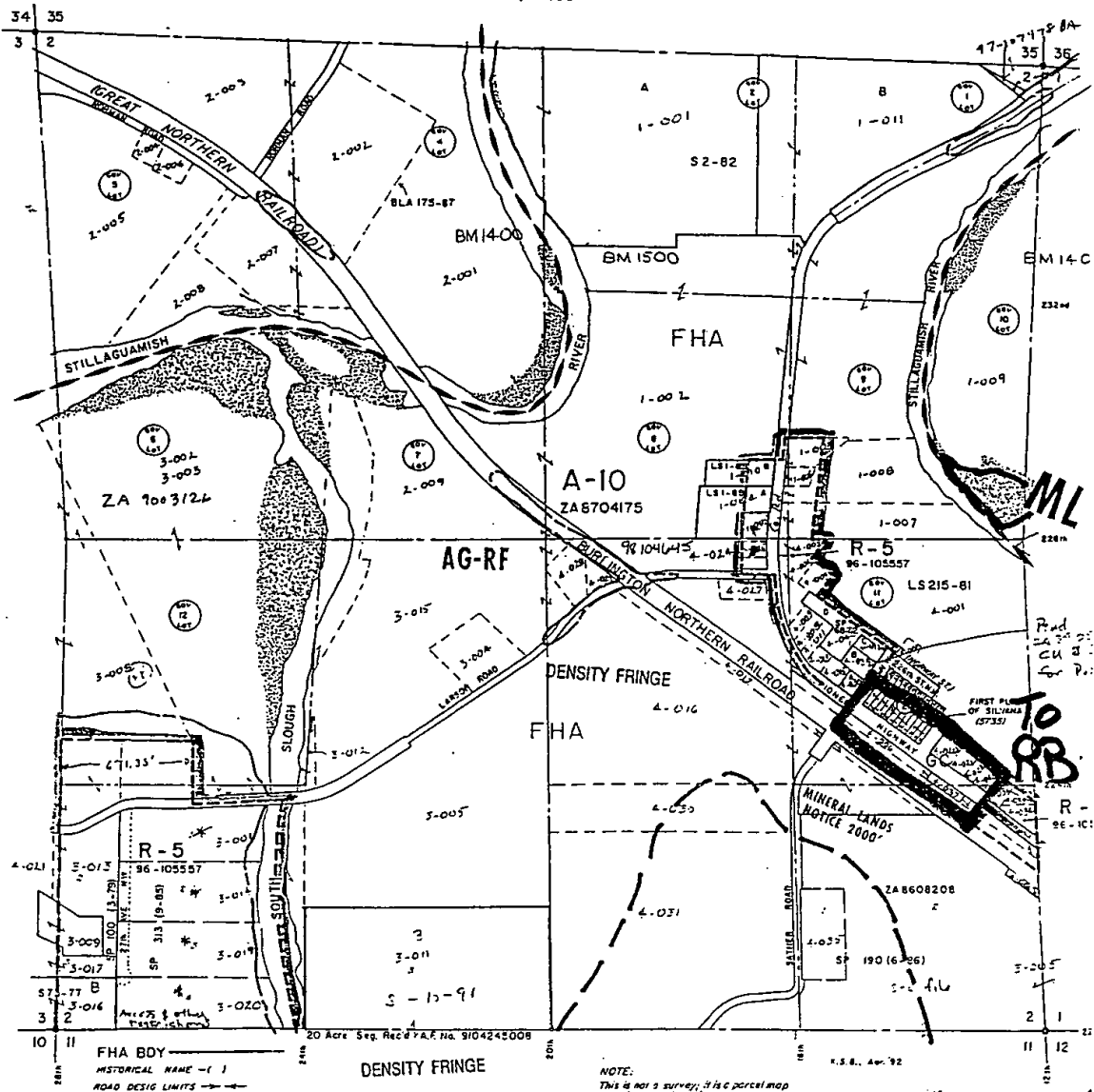
GENERALIZED FLOOD HAZARD
AREAS ARE REPRESENTED FOR
SPECIFIC INFORMATION, SEE
STUDY.
E-2-10-140 p. 5

NOTE:
This is not a survey, it is a parcel map
used for location of property only.

VERLOT RIVERFRONT TRACTS (6047)

S. K. S., March, '91

8 - 30 - 8



COMP PLAN SITE SENSITIVE SECTION
SHORELINE ENVIRONMENT
AG PRESERVATION NORTHWEST C.P.

GENERALIZED FLOOD HAZARD
AREAS ARE REPRESENTED. FOR
SPECIFIC INFORMATION, SEE
STUDY:
E-2-70-138-2 C.17

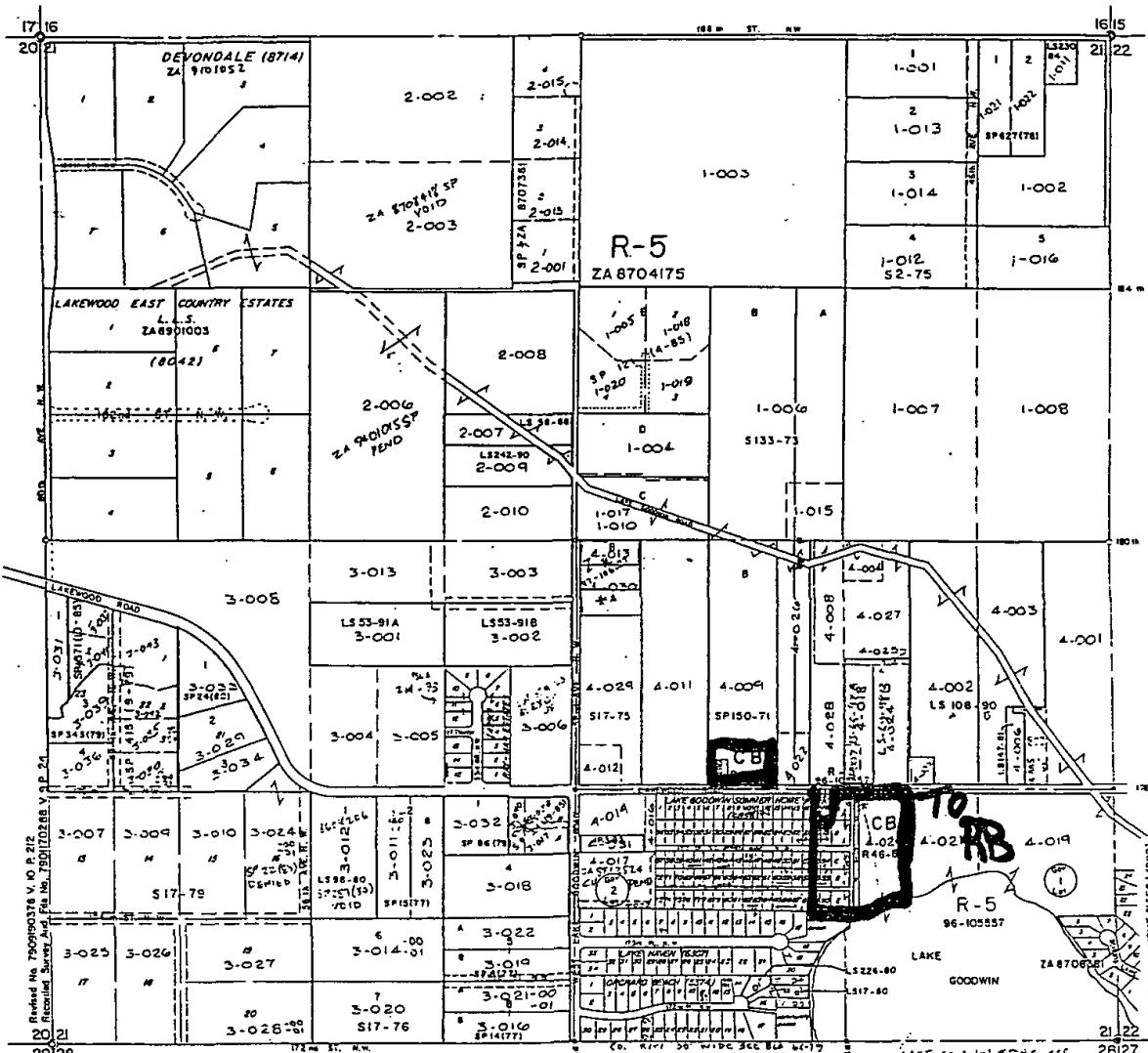
NOTE:
This is not a survey; it is a parcel map
used for location of property.

Scale 1" = 400'

2 - 31 - 4

MAR 11 1953

(2)



Revised No. 75090374 V. 10, P. 212
 Final Survey And File No. 750110288 V. 10, P. 24

NORTHWEST CORNER
 SHORELINE ENVIRONMENT
 COMP PLAN SITE SENSITIVE SECTION

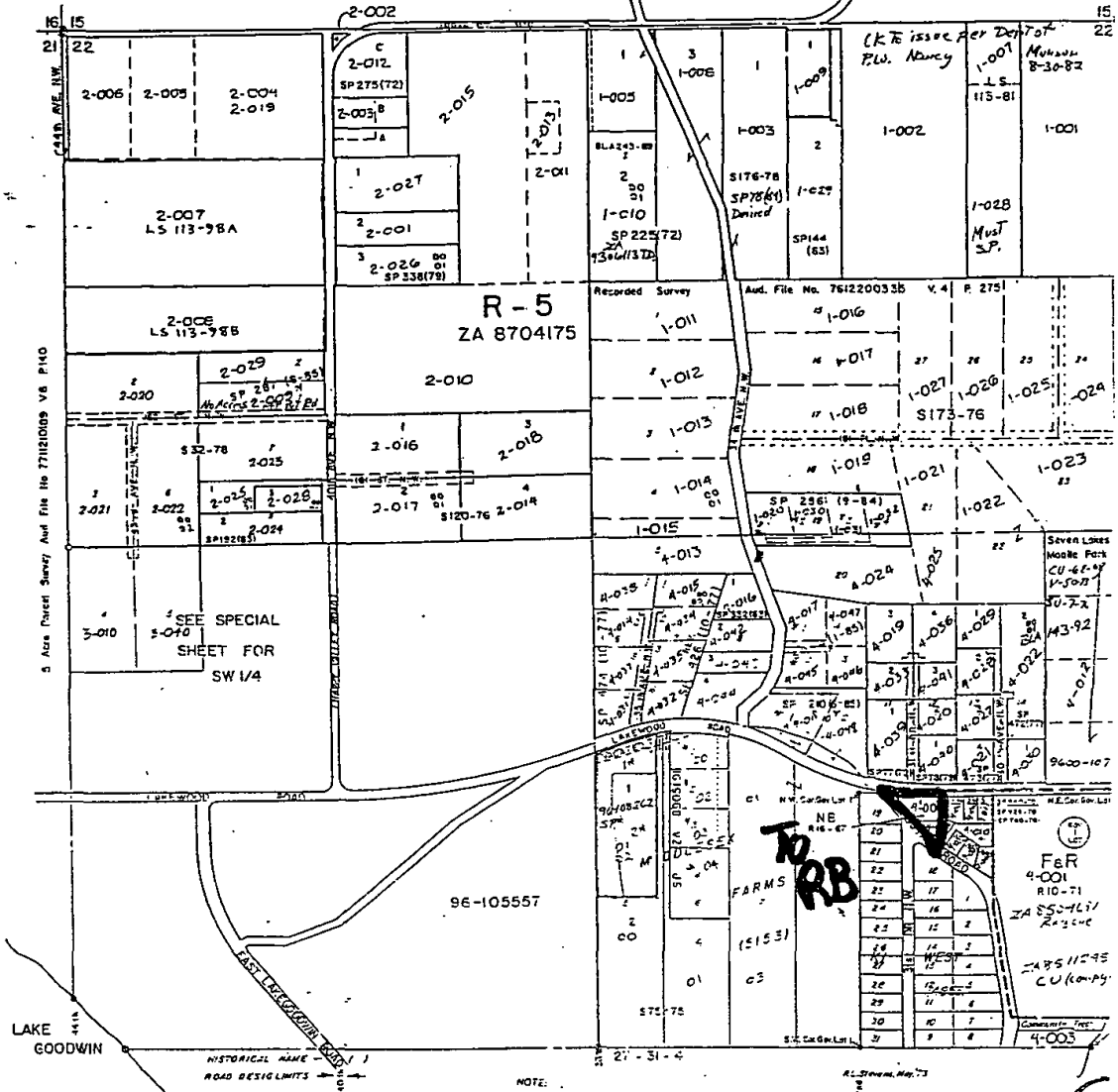
NOTE:
 C.E.M., MAY '80
 LAKE GOODWIN STORE SEE
 TAX ROLL FILE 4-026 FOR ?
 AND PERMIT APPLICATIONS ?
 THESE ARE EXTRACTED FROM
 C. LAD-1522 2-2-80

Scale 1" = 400'

21 - 31 - 4

SCALE 1" = 400'

BM 1500



NOTE:
 This is not a survey, it is a cancel map
 used for location of property only

Scale 1" = 400'

22 - 31 - 4 3/18

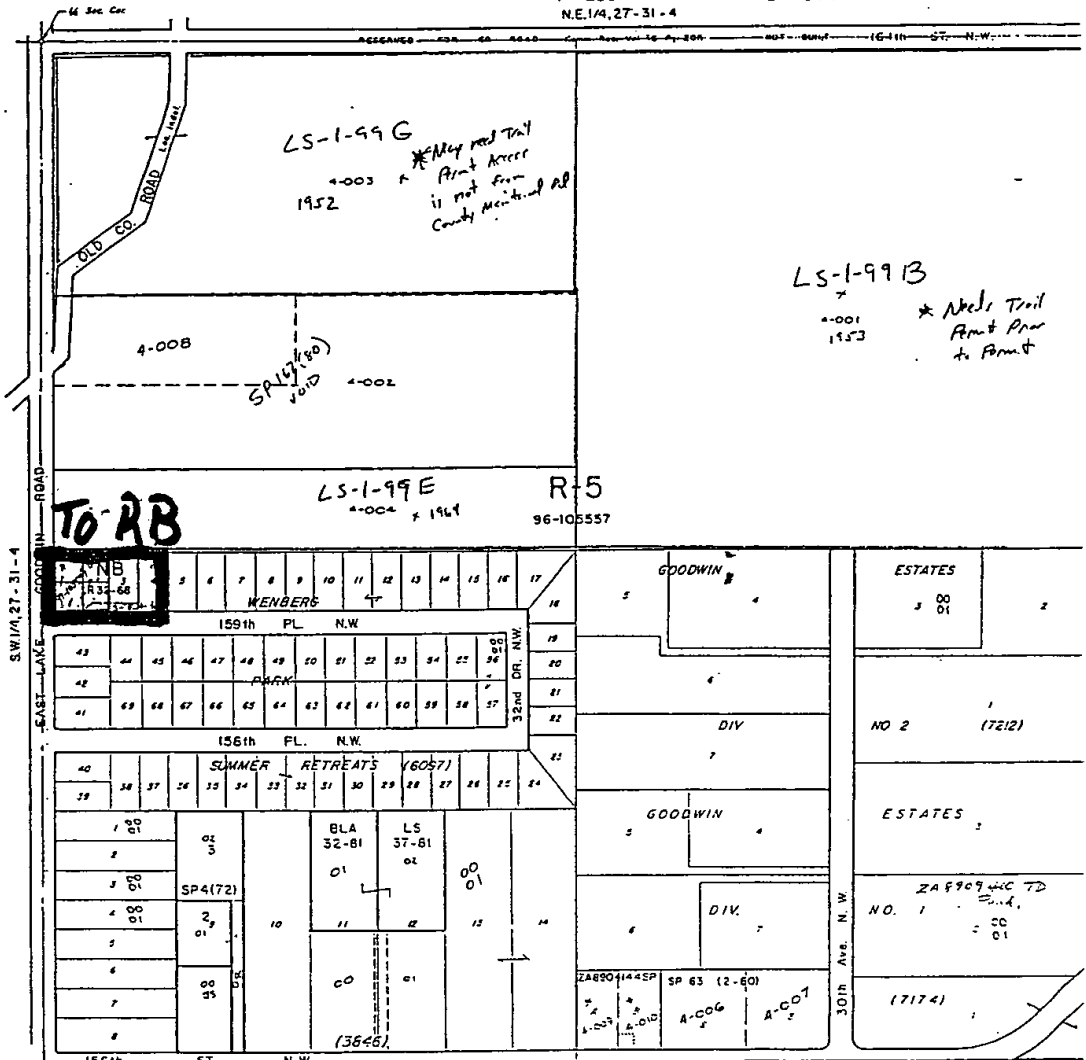
4

S.E. 1/4, SEC. 27, T. 31 N., R. 4 E.

1" = 200'

BM 1500

N.E. 1/4, 27-31-4



ASSESSOR'S PLAT OF WICKLUND LAKE GOODWIN TRACTS N.E. 1/4, 34 - 31 - 4

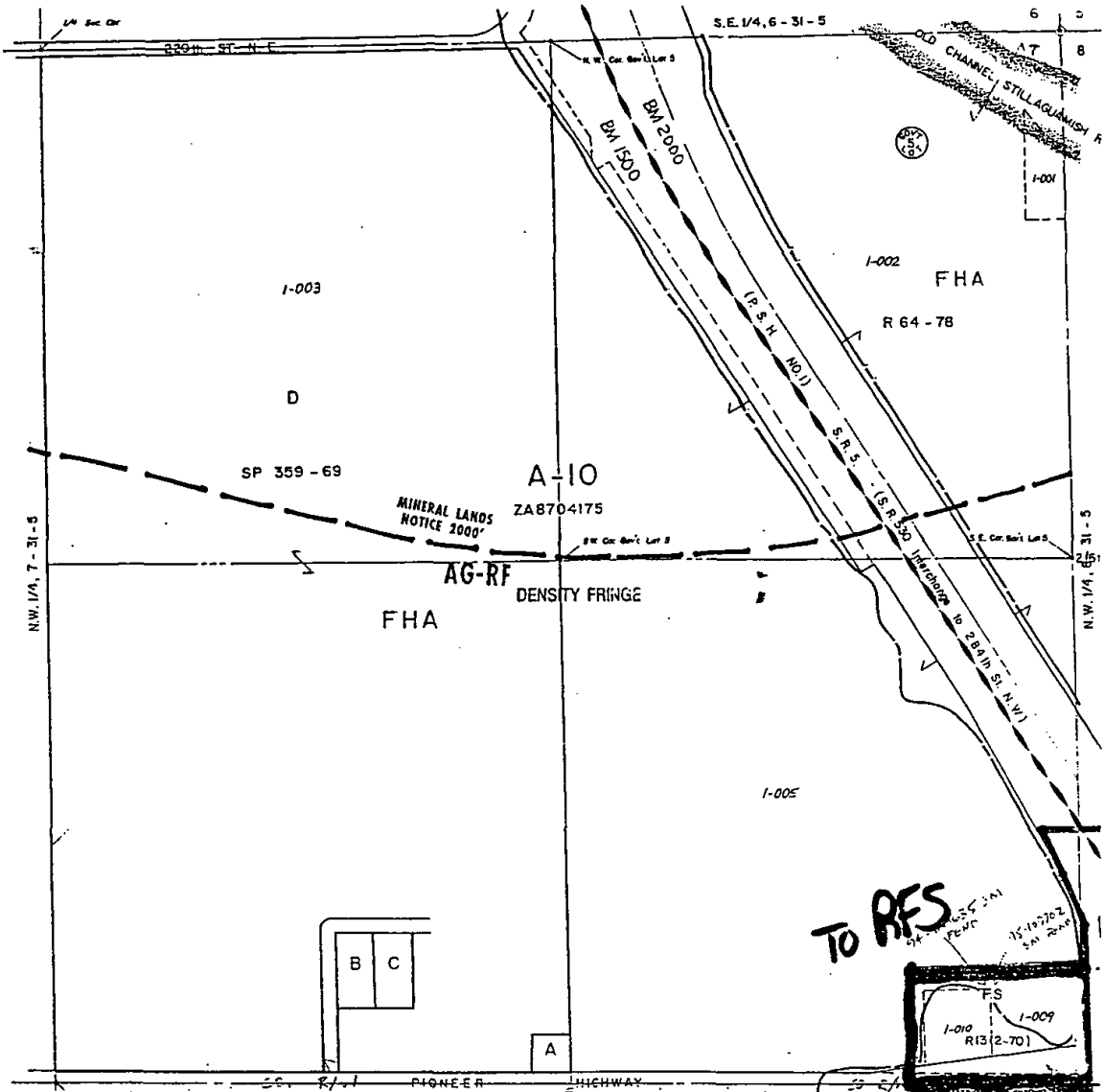
1/4 Sec. Cor. HISTORICAL NAME - () ROAD DESIGN LIMITS

NOTE: This is not a survey, it is a parcel map used for location of property only. PAR. 111, '73

NORTHWEST C.P. SHORELINE ENVIRONMENT COMP PLAN SITE SENSITIVE ZONING

Scale 1" = 200'

S.E. 1/4, 27 - 31 - 4



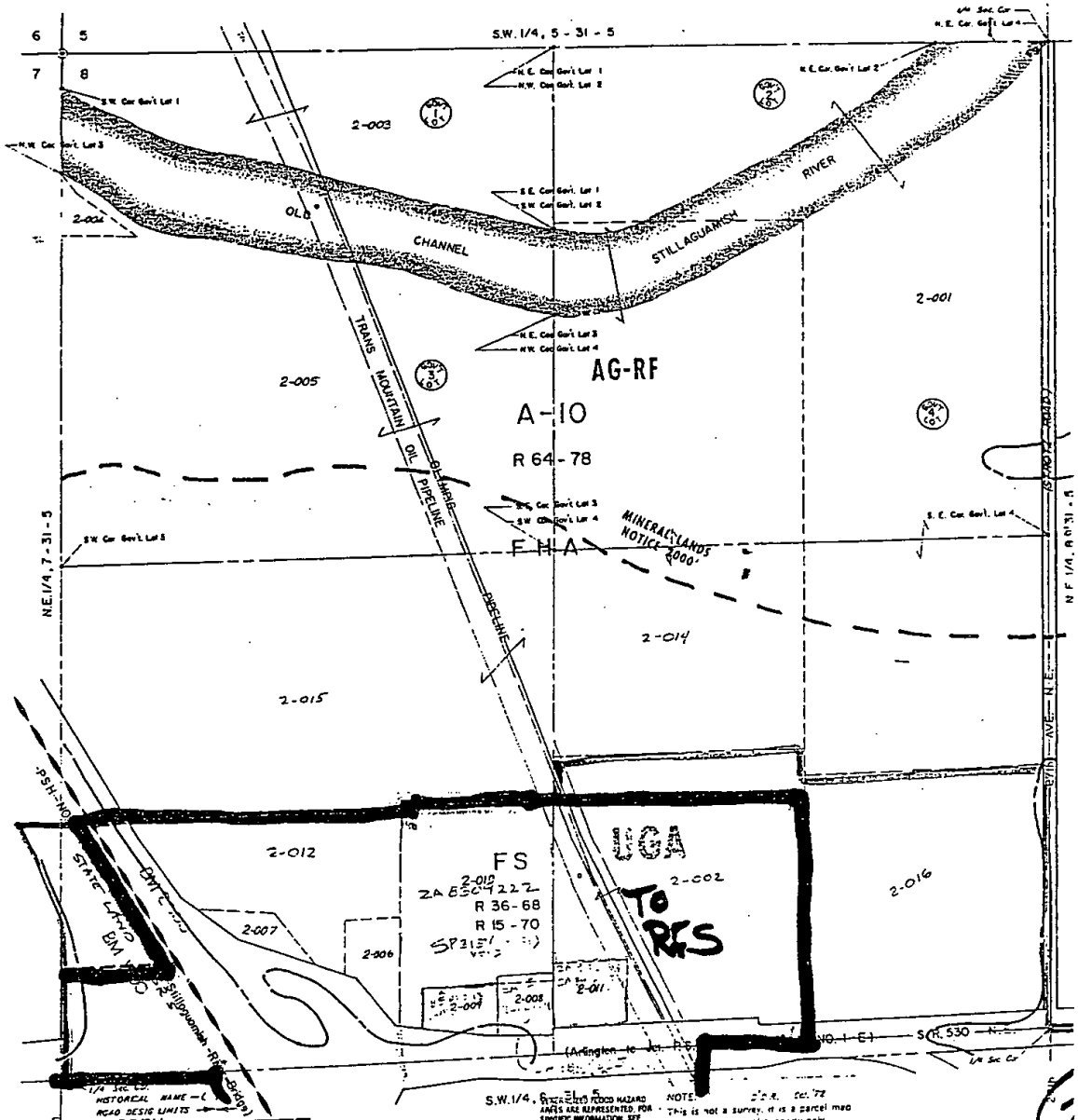
1/4 Sec. Cor. HISTORICAL NAME - 1)
 E. FHA BDRY.
 ARLINGTON C.P. NORTHWEST C.P.
 AG PRESERVATION
 SHORELINE ENVIRONMENT
 COMP PLAN SITE SENSITIVE SECTION

S.E. 1/4, 7 - 31 - 5
 GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED FOR
 SPECIFIC INFORMATION. SEE
 STUDY:
 E-2-10-138 p 78
 FIRM 0040B

NOTE: D.R.A., Oct 72
 This is not a survey, it is a parcel map
 used for location of property only.

Scale 1" = 200'

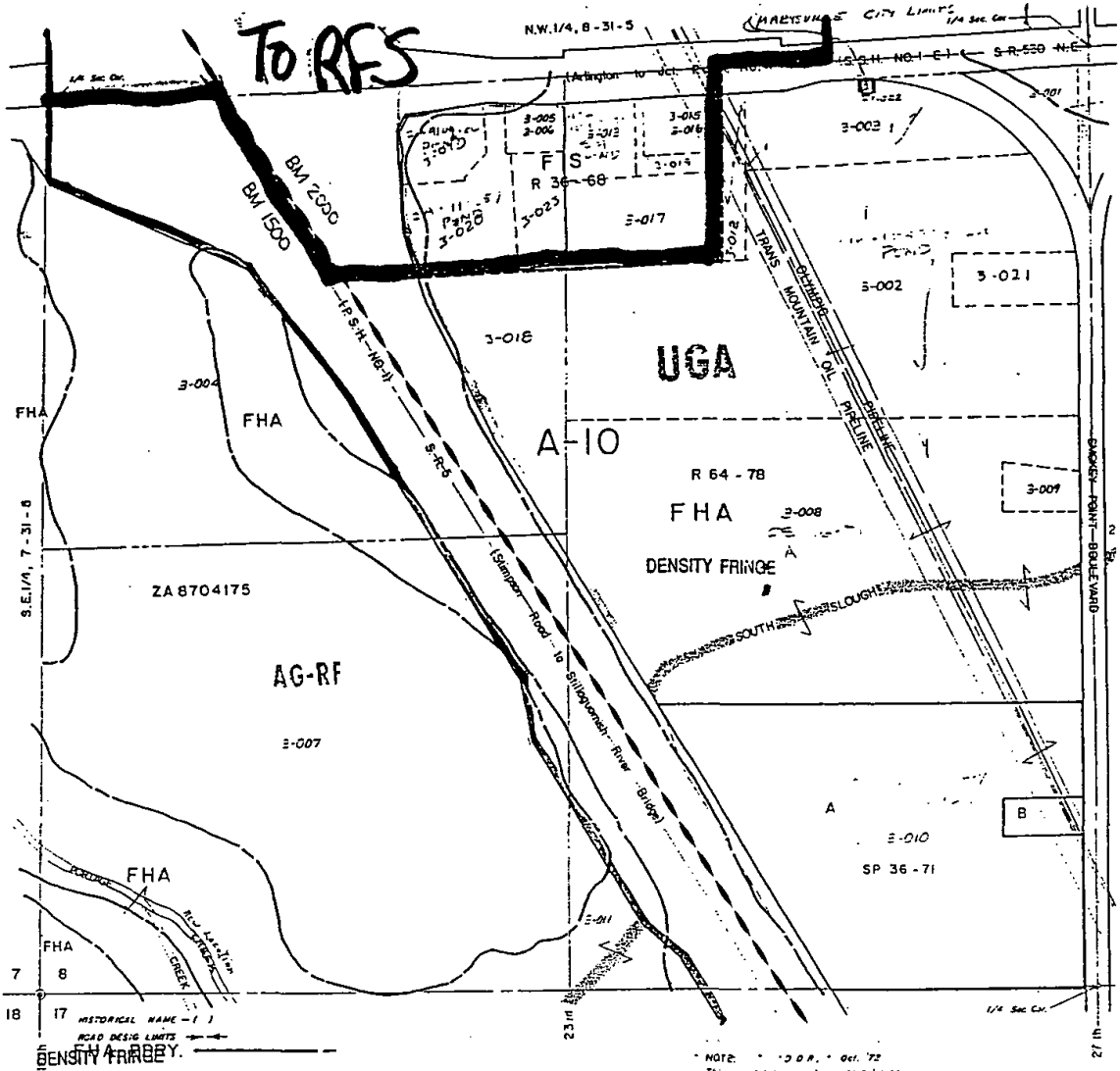
DENSITY FRINGE N.E. 1/4, 7 - 31 - 5



1/4 SEC. 15
 HISTORICAL NAME - L
 ROAD DESIGN LIMITS
 1/4 SEC. 15
 STATE LINDEN BAY
 STILLAGUAMISH RIVER CHANNEL
 AG PRESERVATION
 SHORELINE ENVIRONMENT
 COMP PLAN SITE SENSITIVE SECTION

ARLINGTON C.P.
 NORTHWEST C.P.
 S.W. 1/4, 5 - 31 - 5
 N.W. 1/4, 8 - 31 - 5

S.W. 1/4, 8 - 31 - 5
 FEDERAL FOOD HAZARD
 MAPS ARE REPRESENTED FOR
 STUDY
 5355-1-100-8
 NOTE: This is not a survey. It is a parcel map used for location of property only.
 Scale 1" = 200'



ARLINGTON C.P.
 NORTHWEST C.P.
 AG PRESERVATION
 SHORELINE ENVIRONMENT
 COMP PLAN SITE SENSITIVE SECTION

GENERALIZED FLOOD HAZARD
 AREAS ARE REPRESENTED. FOR
 SPECIFIC INFORMATION, SEE
 STUDY:
53553-1-0240E

S.W. 1/4, 8 - 31 - 5

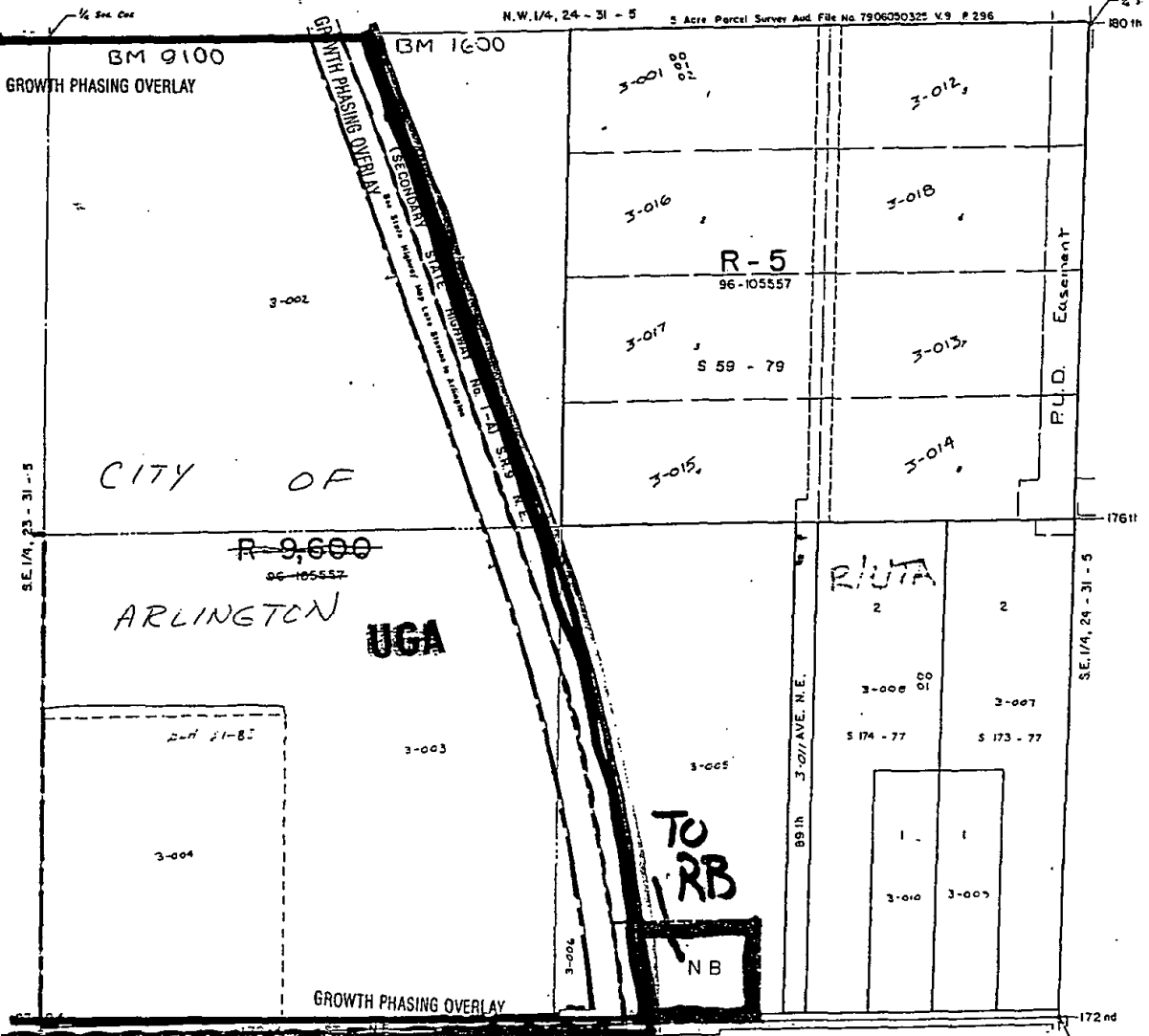
Scale 1" = 200'

NOTE: "D.D.R." Oct. '72
 This is not a survey, it is a parcel map
 used for location of property only

2

1" = 200'

N.W. 1/4, 24 - 31 - 5 5 Acre Parcel Survey And File No 7906030325 V.9 P.296



HISTORICAL NAME - ()
ROAD DESIGN LIMITS -><

ARLINGTON C.P.

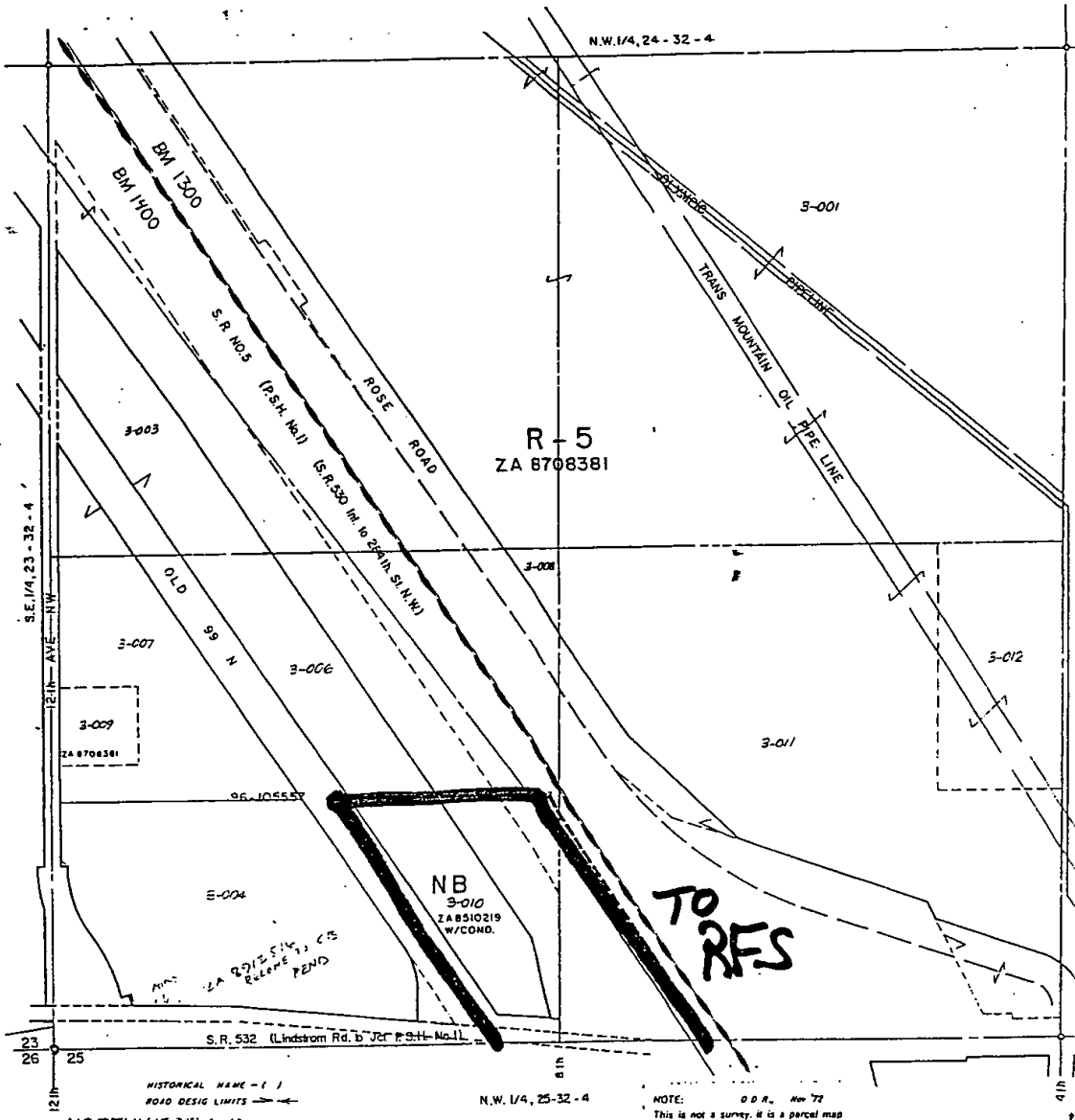
NOTE: P.A.M. Aug. 72
This is not a survey, it is a parcel map
used for location of property only.

Mar 11 1972

Scale 1" = 200'

S.W. 1/4, 24 - 31 - 5

(6)



NORTHWEST C.P.
 COMP PLAN SITE SENSITIVE SECTION

NOTE: D.D.R. No 72
 This is not a survey. It is a parcel map
 used for location of property only

Scale 1" = 200'

S.W. 1/4, 24 - 32 - 4

HISTORICAL NAME - ()
 ROAD DESIG LIMITS →

N.W. 1/4, 25-32-4

S.E. 1/4, 23 - 32 - 4

N.W. 1/4, 24 - 32 - 4

R - 5
 ZA 8708381

NB
 3-010
 ZA 8510219
 W/COND.

TO RES

S.R. 532 (Lindstrom Rd. to Jct P. 9.H. No. 1)

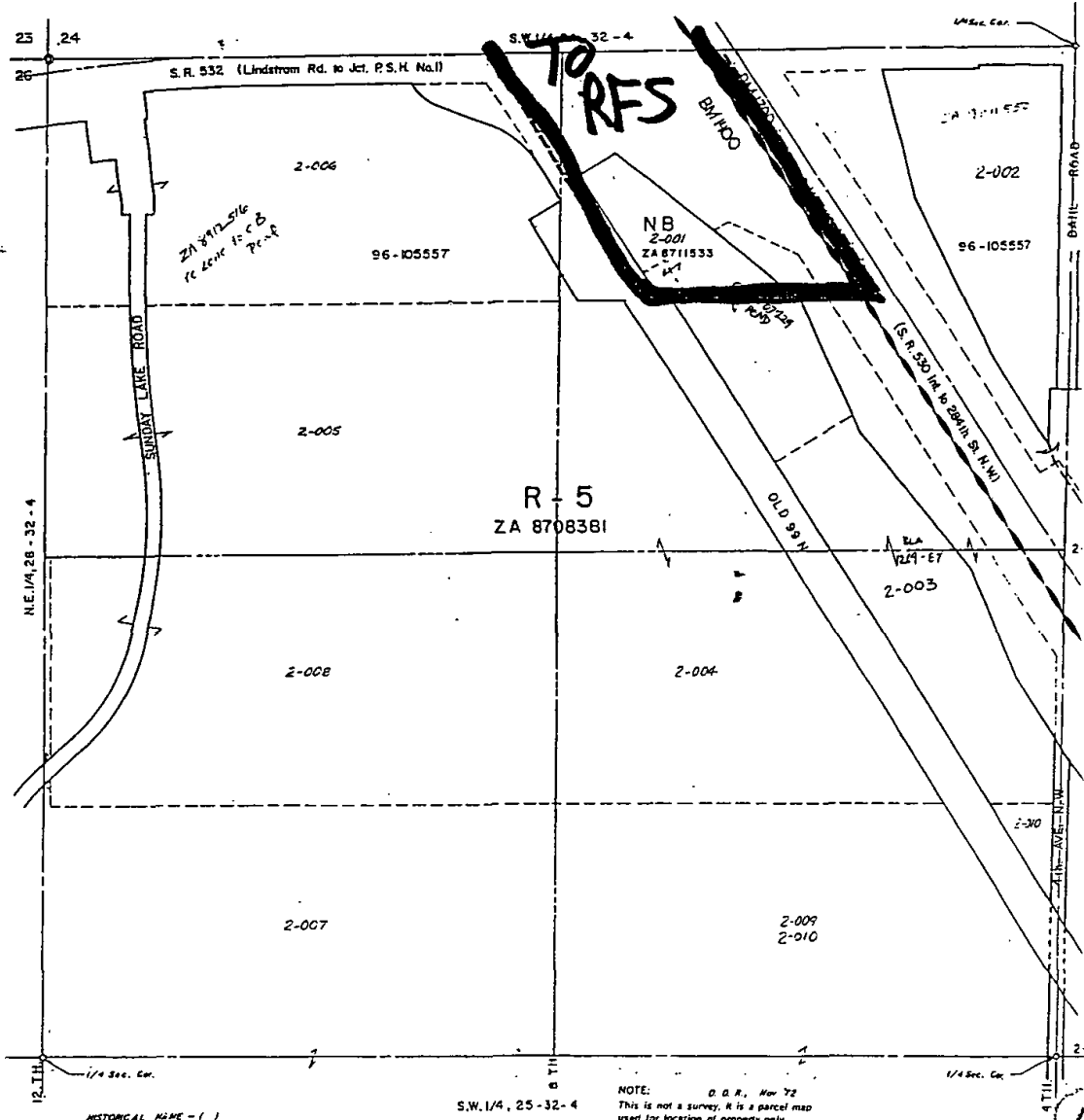
3-009
 ZA 8708381

LA 8912514, 8912515
 Release to CS
 PEND

23
 26

41th

435 112

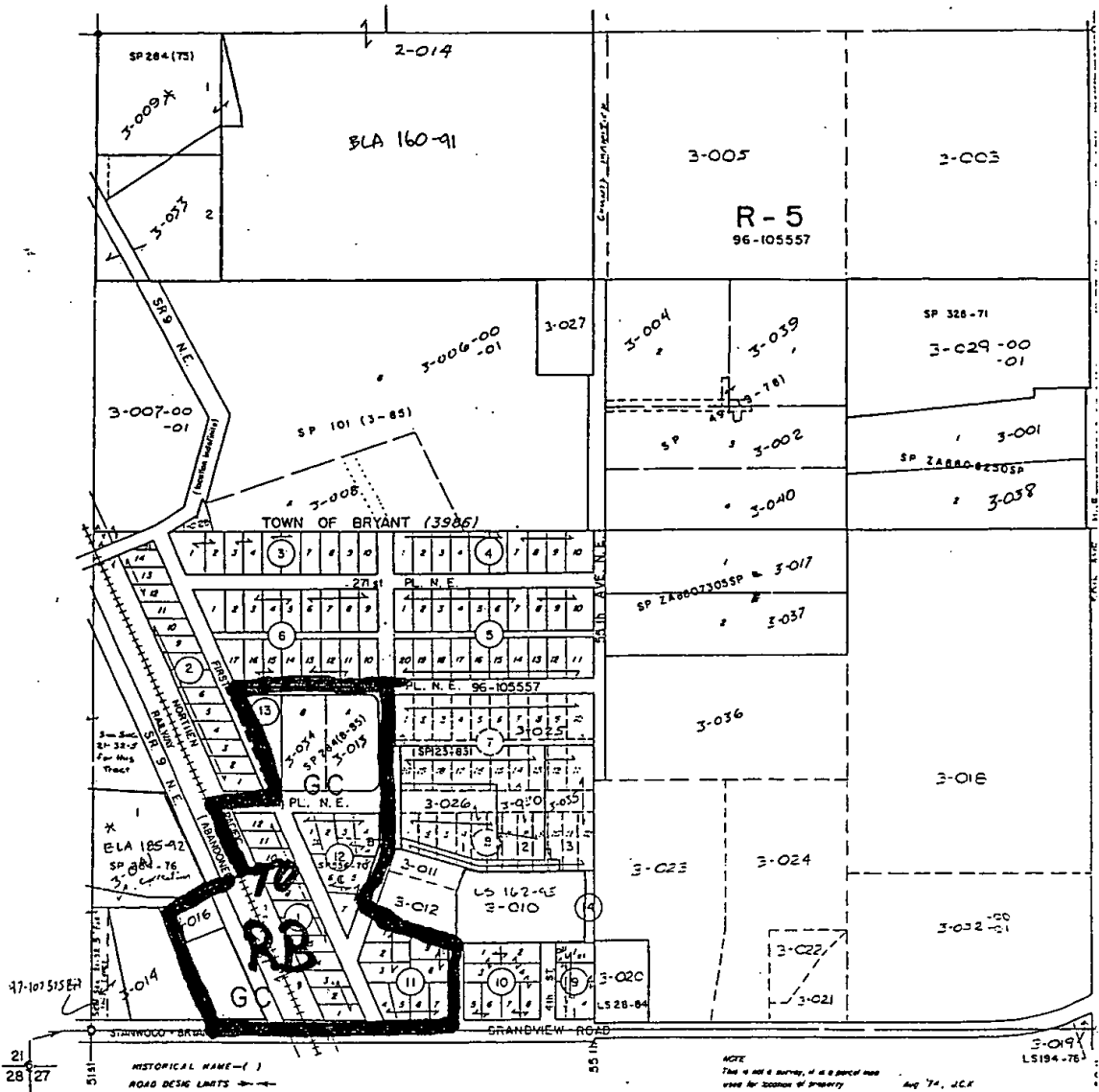


HISTORICAL NAME - ()
 ROAD BESS LIMITS
 NORTHWEST C.P.
 ARLINGTON C.P.
 COMP PLAN SITE SENSITIVE SECTION

S.W. 1/4, 25-32-4

NOTE: D. B. R., Nov '72
 This is not a survey, it is a parcel map
 used for location of property only

Scale 1" = 200'
 N.W. 1/4, 25 - 32 - 4
 MAR 01 1956



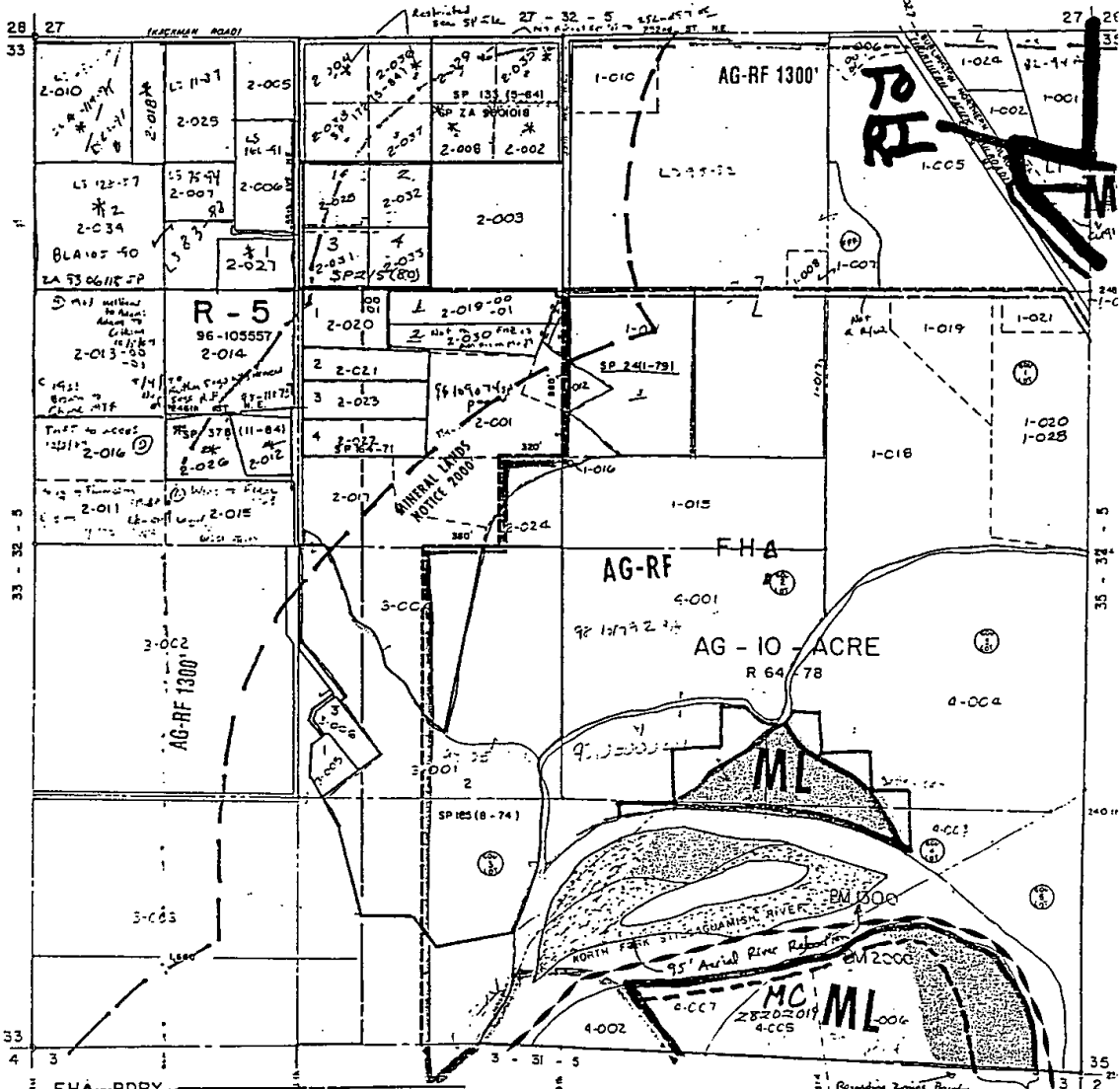
ARLINGTON C.P.

SW/4 22 - 32 - 5

Scale 1" = 200'

221

MAR 19 E



FHA ROAD DESIGN LIMITS

**ARLINGTON C.P.
SHORELINE ENVIRONMENT
AG PRESERVATION**

NOTE:
This is not a survey, it is a parcel map
used for location of property only

Regarding Zoning Boundary
Refer to R.E. DeGroot
Notes, 2A Flats
Gov. Lot 100
River was shown from
1974 aerial

95' Aerial Photo Reduction
MAR 29 1998

Scale 1" = 400'

34 - 32 - 5

27 26
34

S.W. 1/4, 26 - 32 - 5

To RI

EL PASO NATURAL GAS CO. PIPELINE
(Cross location only)

FHA

91092852U

2-002

LI

R 37-73

ML

R 58-68
2-007

2-001

2-003

2-008

ELA 91-9C
PEND

R-5
96-105557

R128-67

AG-RF 1300'

248th

2A 9210152TD
PEND.
2-000
20'

2-009

2-005

A

56-75

N.E. 1/4, 34 - 35 - 5

LS 4-79

R-5
96-105557

SP 100

(4-84)

B

(SEC)

STATE HWY. 1-A1

SP-9 NE

AG-RF AG - 10.4 ACRE

FHA

R 64-78

2-004

7-015

LAKE ARMSTRONG ROAD

MC

1/4 Sec. Cor.

S.W. 1/4, 35 - 32 - 5

C.E. McHARRY Aug 78

67th

FHA BOY

HISTORICAL NAME - ()

POSS. OF OLD LIMITS -

ARLINGTON C.P.
AG PRESERVATION
SHORTLINE ENVIRONMENT

NOTE:

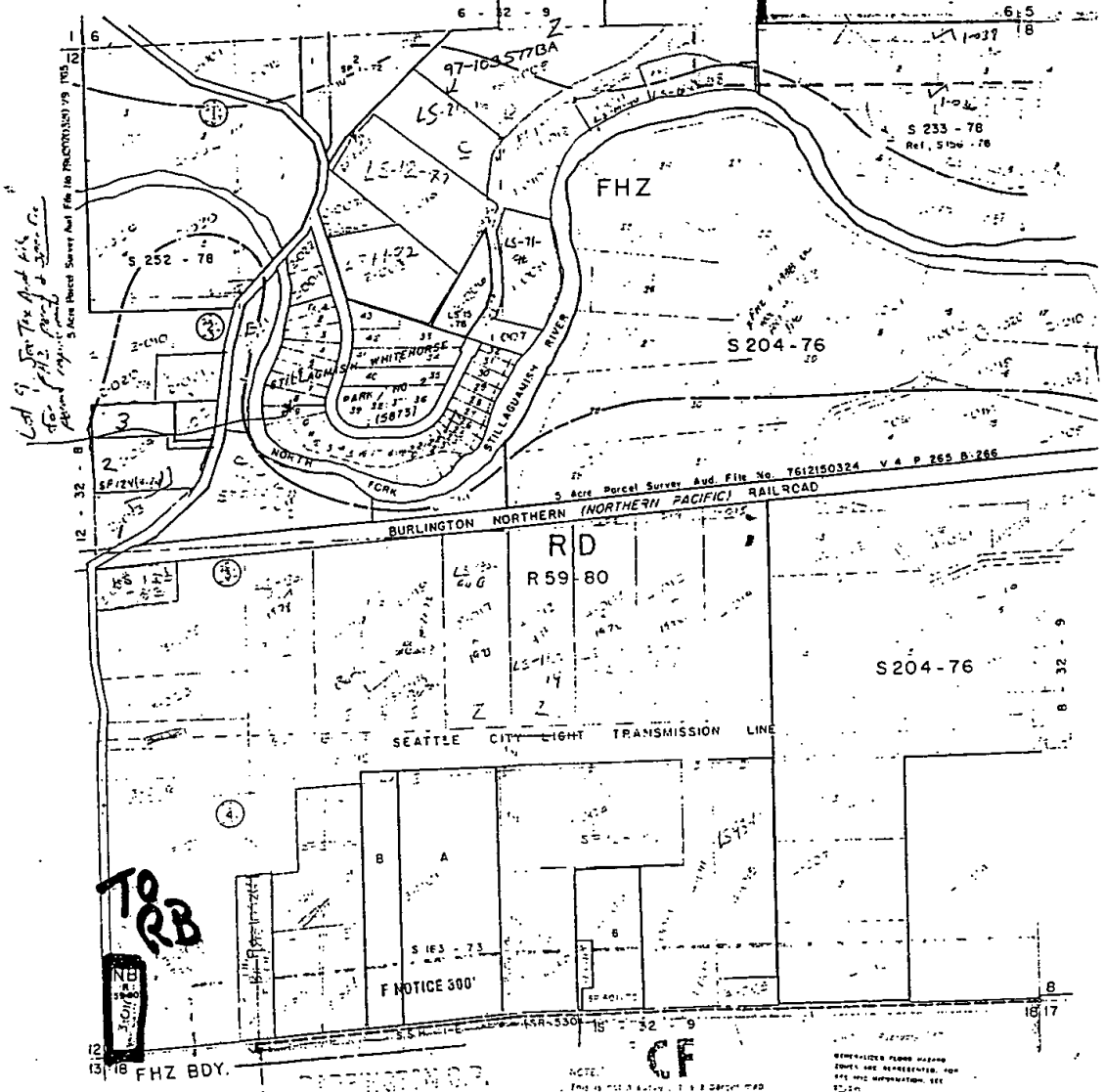
GENERALIZED FLOOD HAZARD
AREAS ARE REPRESENTED FOR
SPECIFIC INFORMATION. SEE
E-2-10-137 p. 10
FROM 00408

This is not a survey. It is a parcel map
used for location of property only.

Scale 1" = 200'

N.W. 1/4, 35 - 32 - 5

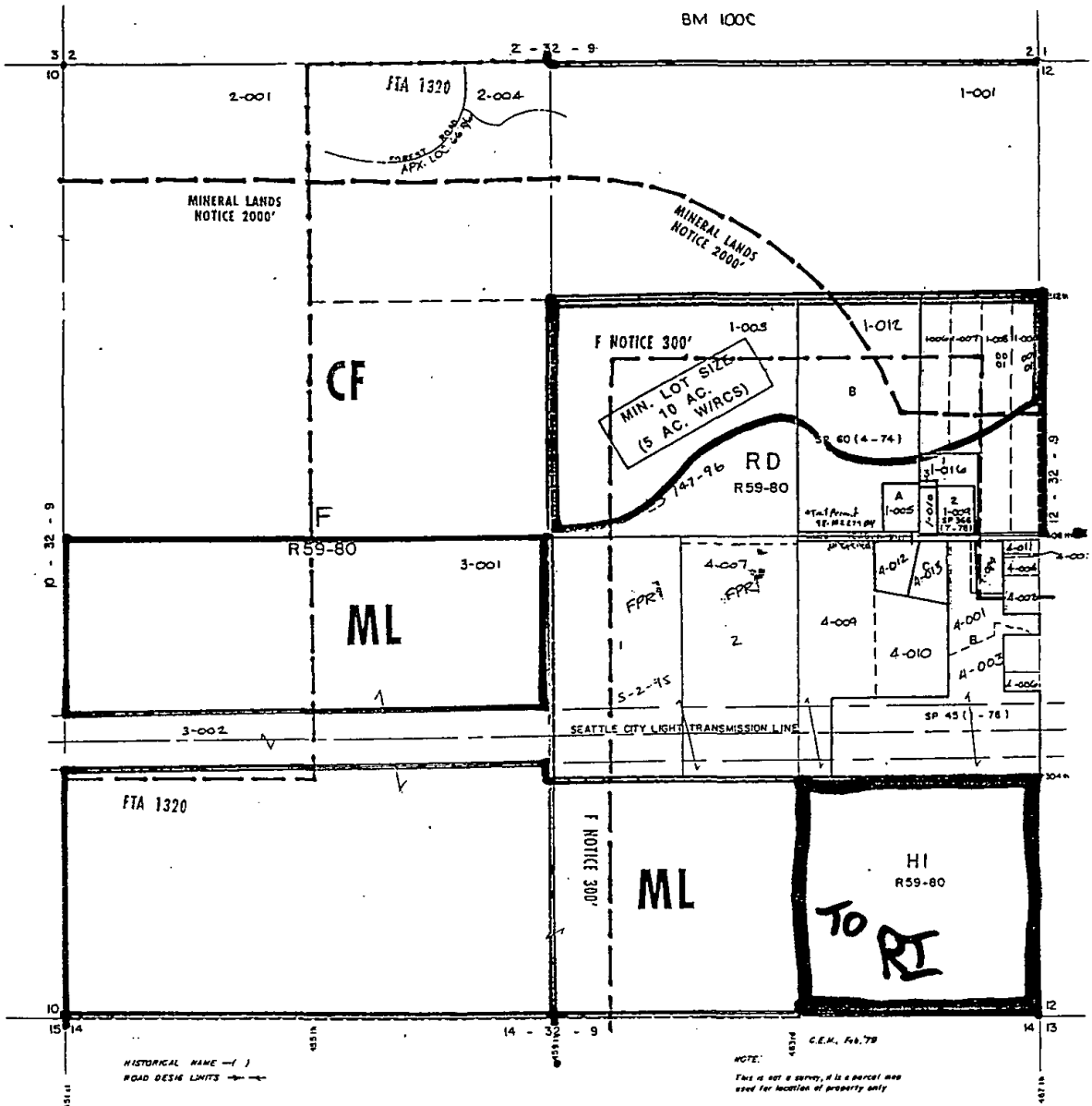
457



SHORELINE ENVIRONMENT

Scale 1" = 400'
7 - 32 - 9

Z - 32 - 9



P - 32 - 9

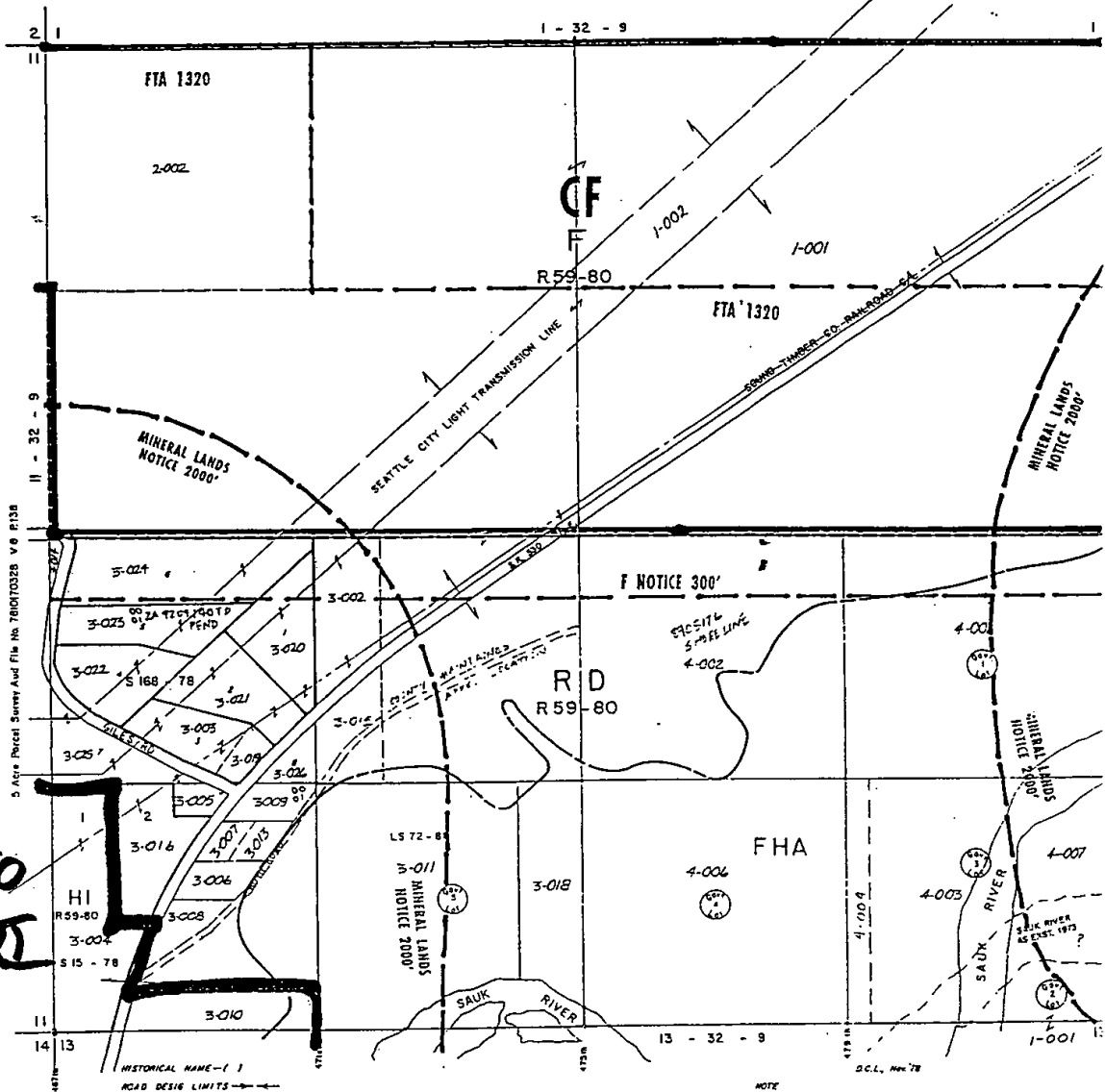
HISTORICAL NAME ()
ROAD DESIG LIMITS →

DARRINGTON C.P.

NOTE:
This is not a survey, it is a parcel map
used for location of property only

Scale 1" = 400'

11 - 32 - 9



**TO
RE**

DARRINGTON C.P.
SHORELINE ENVIRONMENT

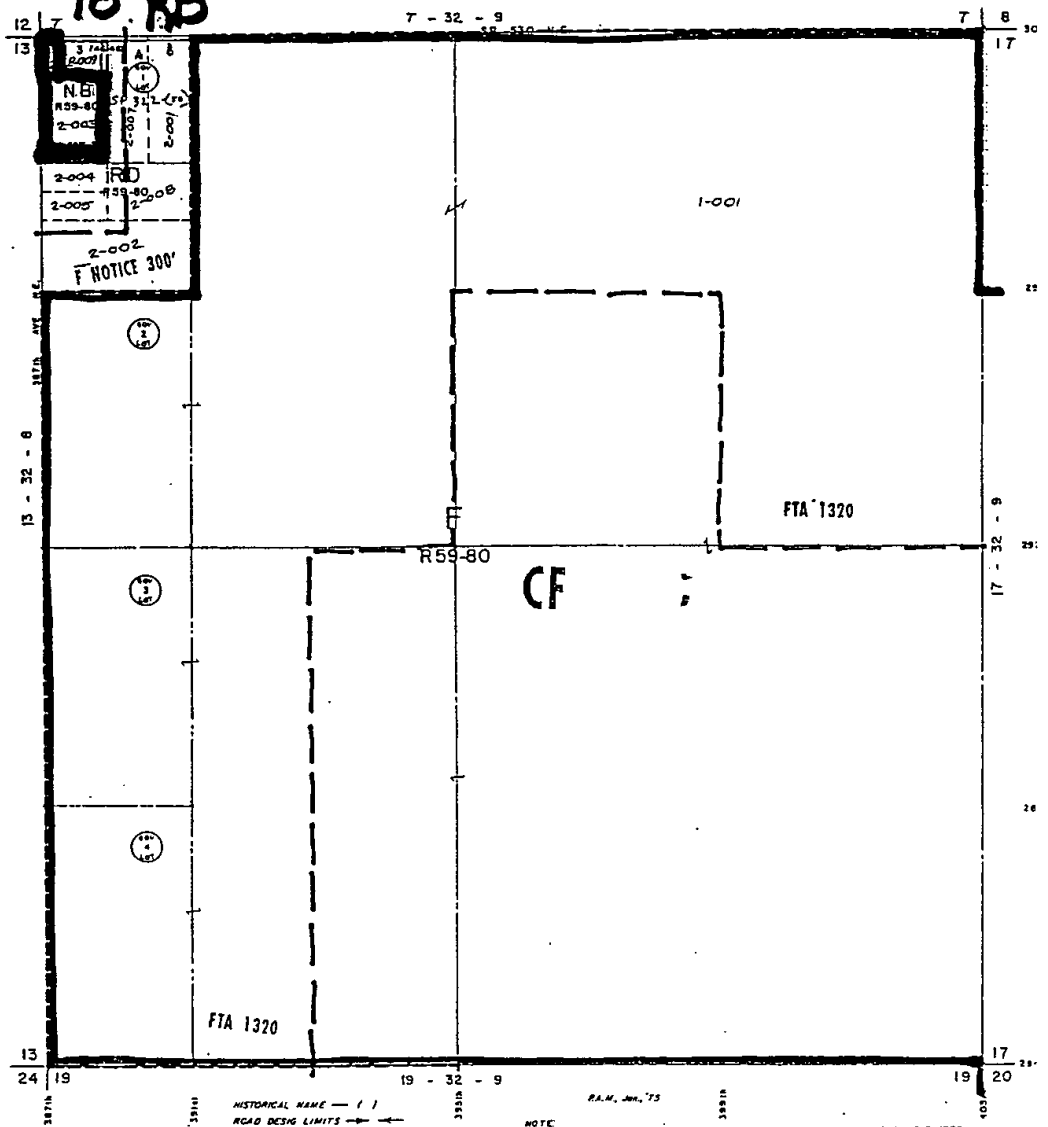
Scale 1" = 400'
12 - 32 - 9

To RB

1" = 400'

BMI 1000

7 - 32 - 9



DARRINGTON C.P.

R.A.H., Jun. '75

NOTE:
This is not a survey, it is a parcel map
used for location of property only.

MAY 22 1998

Scale 1" = 400'

18 - 32 - 9