

**CITY OF SNOHOMISH  
Snohomish, Washington**

**RESOLUTION 1238**

**A RESOLUTION OF THE CITY OF SNOHOMISH REGARDING  
ADJUSTMENT OF THE CITY'S URBAN GROWTH AREA BOUNDARY  
AND SEEKING SUCH ADJUSTMENT THROUGH APPLICATION TO  
SNOHOMISH COUNTY'S COMPREHENSIVE PLAN AMENDMENT  
PROCESS KNOWN AS DOCKET XV**

**WHEREAS**, Resolution 1224 passed by the City Council on February 3, 2009 identifies certain properties north of the City's current Urban Growth Area (UGA) as the City's North Planning Area; and

**WHEREAS**, Ordinance 2175 adopted by the City Council on September 15, 2009 amended the City of Snohomish Comprehensive Plan to incorporate the North Planning Area; and

**WHEREAS**, Resolution 1235 passed by the City Council on July 7, 2009 designates the North Planning Area as a future Revitalization Area to be eligible for future Local Revitalization Financing; and

**WHEREAS**, in 2008, the City Council and the Planning Commission jointly hosted three community meetings that facilitated the preparation of a "Common Themes" future land use plan by property owners and residents of a portion of the North Planning Area (NPA); and

**WHEREAS**, the Common Themes Map advocates Smart Growth and Neo-Traditional land use planning and incorporates strategies for mixed use, transit oriented development, walkability, low impact development, protection of critical areas, family-wage jobs, physical activity, and economic and ecological sustainability; and

**WHEREAS**, through its strategic planning process, the City of Snohomish has determined that municipal operating expenses are expected to exceed operating revenue in approximately 2019; and

**WHEREAS**, through ongoing land use planning and permit review, the City of Snohomish has determined that commercial and industrial properties within the UGA, due to the presence of critical areas and other factors, cannot generate sufficient tax revenue to sustain the City's financial future; and

**WHEREAS**, it is generally accepted that rural lands near the intersection of SR-9 and US-2 will someday be urbanized and that such urbanization would be consistent with the Washington State Growth Management Act principal of concentrating urban growth where urban facilities and services are available;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SNOHOMISH, WASHINGTON AS FOLLOWS:**

1. The recitals and provisions contained within City of Snohomish Resolutions 1145, 1165, 1201, 1224, and 1235 are incorporated herein by reference.

2. The City Manager is authorized to prepare and submit an application to Snohomish County's Docket XV, including an initial application fee of \$1,555 in 2009 ~~and a second application fee of \$2,275 in 2010.~~ (see approved motion)

3. The Docket XV application shall seek expansion of the City's UGA boundary to align with the City's North Planning Area boundary as established by Resolution 1224 and Ordinance 2175, and attached hereto as Exhibit A. The purpose of the Docket XV application shall be to compensate for a shortage of large, buildable commercial and industrial parcels within the City's existing UGA.

**PASSED** by the City Council and **APPROVED** by the Mayor this 6<sup>th</sup> day of October, 2009.


CITY OF SNOHOMISH

By   
RANDY HAMLIN, MAYOR

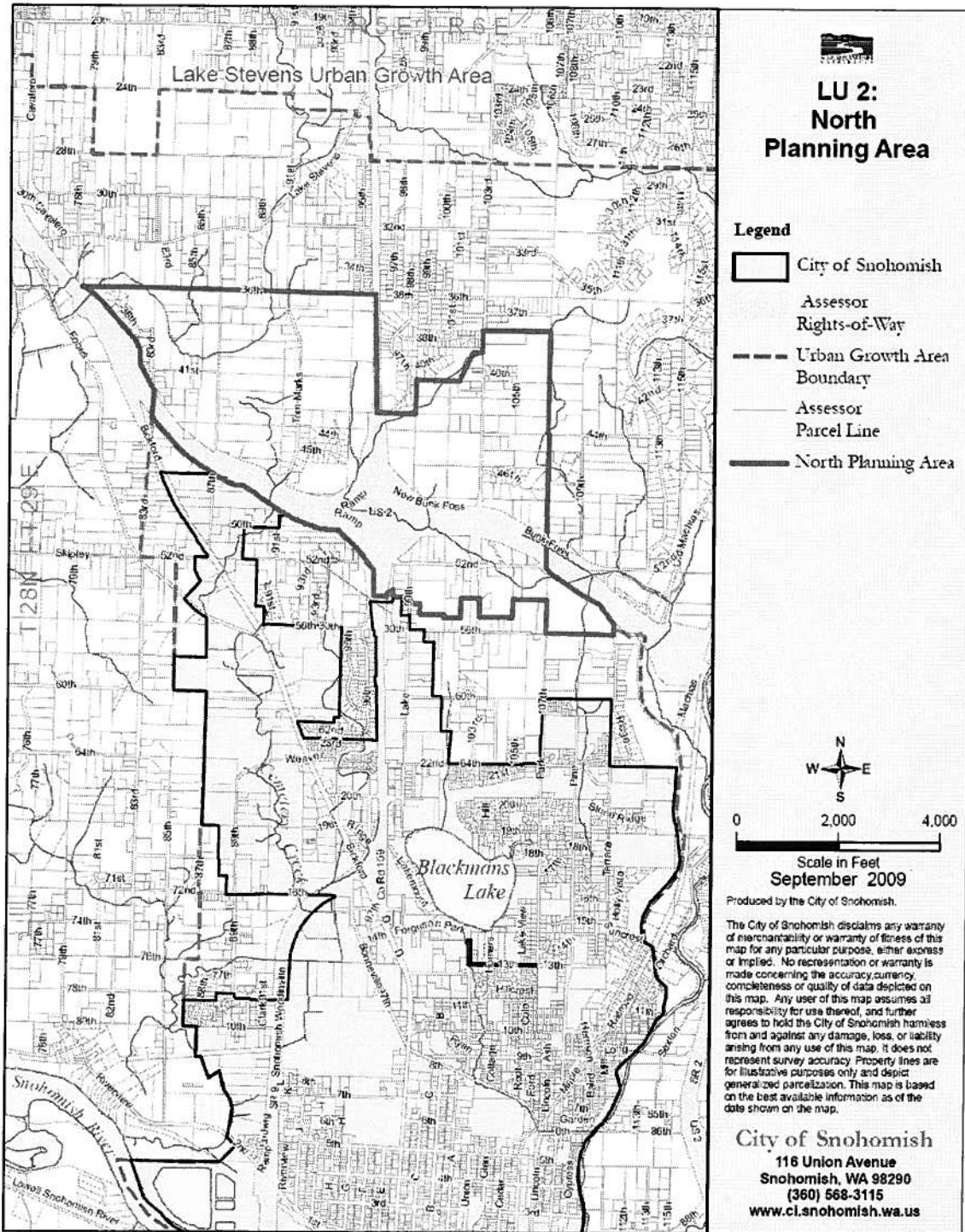
Attest:

By   
TORCHIE COREY, CITY CLERK

Approved as to form:






By   
ANDREW LANE, SPECIAL COUNSEL

# EXHIBIT A



## LU 2: North Planning Area

### Legend

-  City of Snohomish
-  Assessor Rights-of-Way
-  Urban Growth Area Boundary
-  Assessor Parcel Line
-  North Planning Area



0 2,000 4,000

Scale in Feet  
September 2009

Produced by the City of Snohomish.

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City of Snohomish

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