

**Snohomish County Planning and Development Services
Docket XIX Initial Review and Evaluation of Docketing
Proposal to the GMA Comprehensive Plan
March 31, 2017**

Applicant: Northshore School District **File:** SW4 16-118842-DA

DESCRIPTION OF PROPOSAL

General Policy Plan (GPP) Future Land Use (FLU) Map Amendments: Proposed: Expansion of the SWUGA to add 31.2 acres and redesignate to Public/Institutional Use (P/IU)
Existing: Rural Residential (RR) with a portion of the site in Rural Urban Transition Area (RUTA)

UGA Expansion: Yes – SW UGA

Zoning: Proposed: R-9,600
Existing: R-5

GPP Policy Amendments No policy amendments proposed

SITE RELATED INFORMATION

Location: The SWUGA addition area (SW4) lies east of 35th Avenue SE and south of 188th St. SE and is adjacent to the Mill Creek Municipal Urban Growth Area (MUGA) to the west and adjacent to the Bothell MUGA to the south.

Existing Land Use: The SW4 site is part of the new North Creek High School campus which is scheduled to open in the fall of 2017. The site contains recently built outdoor athletic fields and sport courts to serve the high school students.

Adjacent Land Use: Directly west of the SW4 site is the new North Creek High School facility, within the SWUGA, consisting of three main structures, two-story in height, and totals 225,000 sq. ft. with a 1,600 student capacity. To the east is single family residential development on individual septic systems and located outside of the SWUGA. To the south is the Northshore School District’s Fernwood Elementary School within the SWUGA. To the north is single family residential development on sanitary sewer within the SWUGA.

Adjacent GPP FLUM Designations:

Adjacent plan designations consist of: West – Public/Institutional Use (P/IU) and Urban Medium Density Residential (UMDR); North – Urban Low Density Residential (ULDR); South - P/IU; and East – Rural-Residential (RR).

Site Characteristics including Critical Areas:

The topography is flat to moderate in gradient and developed with various outdoor athletic fields and sport courts. The very north portion of the site is within the North Creek drainage basin, while the remainder of the site is within the Little Bear Creek drainage basin. There are several wetlands within the south portion of the site.

Infrastructure:

The site is within the Alderwood Water and Wastewater District service area boundaries and would be eligible for sanitary sewer if the proposed addition area were added to the SWUGA. The district currently provide water service to the site.

Vehicle access to the site is via 188th St. SE, an existing minor collector on the north side of the site, 192nd St. SE, a new local road that connects west to 35th Ave SE, and 39th Ave. SE, an existing local road that was improved to provide access to the south to Jewell Road.

EVALUATION

PDS shall recommend to the county council that an amendment be further processed only if all of the following criteria are met, except as provided in SCC 30.74.040.

Initial Review and Evaluation Criteria (SCC 30.74.030(1)):

Criterion “a”: The proposed amendment is consistent with the countywide planning policies (CPPs), the multicounty planning policies (MPPs), the Growth Management Act (GMA), and other applicable state and federal laws.

Yes. The SW4 proposal by the Northshore School District to expand the SWUGA to include 31.2 acres, re-designate to Public/Institutional Use and rezone to R-9,600 is consistent with the GMA, the MPPs, and the CPPs.

GMA

The proposal was analyzed for consistency with the following UGA requirements in RCW 36.70A.110(2):

(2) Based upon the growth management population projection made for the county by the office of financial management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth

that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a national historical reserve. As part of this planning process, each city within the county must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other nonresidential uses.

The proposed UGA expansion is consistent with the requirement in RCW 36.70A.110(2) that the county must include sufficient area to accommodate a broad range of needs and uses to accompany the projected urban growth including institutional uses such as schools. The proposed SWUGA expansion area is entirely owned by the Northshore School District and is primarily developed as athletic fields and sports courts to serve the adjacent new North Creek High School facility, which is within the SWUGA.

The proposal was also analyzed for consistency with the following UGA requirements in RCW 36.70A.110(3):

(3) Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350.

Existing public facilities and services, including sewer and water services, within the UGA can be extended to serve the proposed UGA expansion, consistent with the requirements in RCW 36.70A.110(3).

MPPs

The proposal is consistent with the following MPP:

DP-39: Identify and create opportunities to develop parks, civic places and public spaces, especially in or adjacent to centers.

The proposal is consistent with MPP DP-39 which addresses the need to develop public spaces, in this case high school athletic fields and sports courts, in order to create more livable communities.

CPPs

The proposed SWUGA expansion and re-designation from RR to P/IU that is primarily developed as high school athletic fields and sport courts, is consistent with CPP DP-2 which establishes conditions for expansion of a UGA boundary.

DP-2 An expansion of the boundary of an individual Urban Growth Area (UGA) that results in a net increase of residential, commercial or industrial land capacity shall not be permitted unless:

- a. *The expansion is supported by a land capacity analysis adopted by the County Council pursuant to RCW 36.70A.110;*
- b. *The resulting additional population capacity within the Snohomish County composite UGA as documented by both City and County comprehensive plans does not exceed the total 20-year forecasted UGA population growth by more than 15 percent;*
- c. *The expansion otherwise complies with the Growth Management Act;*
- d. *Any UGA expansion should have the support of affected cities. Prior to issuing a decision on a UGA boundary change, the County shall consult with affected cities and give substantial weight to a city's position on the matter. If the County Council approves an expansion or contraction of a UGA boundary that is not supported by an affected city, it shall include in its findings how the public interest is served by the UGA expansion or contraction despite the objection of an affected city; and*
- e. *One of the following conditions is met:*

. . .

6. Schools (including public, private, and parochial), churches, institutions and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plans should be located in an urban growth area. In the event that it is demonstrated that no site within the UGA can reasonably or logically accommodate the proposed facilities, urban growth area expansions may take place to allow the development of these facilities provided that the expansion area is adjacent to an existing UGA.

The most relevant CPP for purposes of evaluating this proposal is DP-2. Although the purpose of this policy is to provide guidance for UGA expansion proposals that would result in a net increase of residential, commercial, or industrial capacity, one of the conditions (Condition “6”) that can be met for a UGA expansion applies to uses such as schools, churches and community facilities which do not increase residential, commercial or industrial capacity.

Criterion “a”: The P/IU future land use map designation in the GPP is applied to lands used or planned for public or institutional purposes. Lands designated P/IU are not intended to accommodate population or employment capacity within UGAs and, therefore, no land capacity analysis is required.

Criterion “b”: The proposed UGA expansion does not result in additional population capacity within the county composite UGA, therefore, the 15% population safety factor does not apply.

Criterion “c”: The proposed UGA expansion is consistent with requirements of the GMA as described in this report.

Criterion “d”: The proposed UGA expansion is adjacent to the city of Bothell’s and the city of Mill Creek’s municipal urban growth areas (MUGAs). Bothell and Mill Creek will be notified of the SW4 docket proposal as required by the public participation procedures in Chapter 30.74 SCC in advance of a county council public hearing to consider the SW4 proposal for placement on Final Docket XIX. Consultation with both Bothell and Mill

Creek will occur in advance of a final County Council decision on the SWUGA boundary change proposal, if the SW4 proposal is placed on Final Docket XIX.

Condition “6”: The SW4 proposal is consistent with Condition No. 6 of CPP DP-2(d) for expansion of an individual UGA since the UGA expansion area consists entirely of property owned and developed by the Northshore School District. The proposed expansion area is a logical location for inclusion in the SWUGA as it is an integral part of the adjacent North Creek High School facility, which is located inside the SWUGA. The proposed expansion area contains athletic fields and facilities which primarily serve the student population that attends North Creek High School, which is located in the SWUGA.

Criterion “b”: Any proposed change in the designation of agricultural lands, forest lands, and mineral resource lands is consistent with the designation criteria of the GMA and the comprehensive plan.

N/A. This criterion is not applicable. The proposal will not change any GMA resource lands designation.

Criterion “c”: If the proposed amendment has been reviewed by the planning commission or county council as part of a previous proposal, circumstances related to the current proposal have significantly changed and support a plan or regulation change at this time.

N/A. This criterion is not applicable. The SW4 proposal has not been previously reviewed by the planning commission or county council as part of a previous proposal.

Criterion “d”: If the next docket cycle to be set is limited to minor amendments by SCC 30.74.015(2)(a), the proposal satisfies all of the following conditions:

N/A. This criterion is not applicable to the proposal since Docket XIX, the next docket cycle to be set, is scheduled for processing of both major and minor amendments according to SCC 30.74.015(2)(c).

Initial Review of Rezone Requests (SCC 30.74.040):

(1) The rezone request is for an implementing zone consistent with a concurrent proposed amendment to the future land use map that meets the criteria of SCC 30.74.030.

Yes. Since the rezone request is for an implementing zone consistent with the concurrent proposed future land use map amendment that meet the criteria of SCC 30.74.030, the proposed rezone is consistent with this criterion.

(2) Public facilities and services necessary for development of the site, as defined in applicable capital facilities plans, are available or programmed to be provided consistent with the comprehensive plan and development regulations as determined by applicable service providers.

Yes. Public facilities and services including sewer and water are available to the proposal site. The proposal site is within the Alderwood Water and Wastewater District which would provide the sewer and water services.

(3) Site plan approval would not be required concurrent with the rezone under chapters 30.31A, 30.31B, or 30.31F SCC.

Yes. A site plan approval would not be required concurrent with the rezone under chapters 30.31A, 30.31B, or 30.31F SCC.

Summary of Consistency with Review Criteria

Consistent with Initial Docket Review Criteria: SCC 30.74.030(1)				Consistent with Rezone Criteria: SCC 30.74.040		
"a"	"b"	"c"	"d"	"1"	"2"	"3"
Y	N/A	N/A	N/A	Y	Y	Y

Recommendation:

According to SCC 30.74.030 and 30.74.040, PDS is required to recommend to the county council that proposed docket amendments be further processed only if all of the initial review and evaluation criteria are met. The SW4 docket proposal by the Northshore School District **does** meet all of the initial review and evaluation criteria; therefore, PDS recommends that the proposal be further processed.