

**EXHIBIT 2**  
**AMENDMENTS TO DESIGNATION**  
**BOUNDARY DESCRIPTIONS AND MAPS**

wetland group for Water Quality and Wildlife Attributes<sup>3</sup> were designated Urban Conservancy. In addition, the Urban Conservancy designation was applied to wetlands above Port Gardner Bay, a wetland in the floodplain in the Delta Yard, the “Spane” wetland mitigation site in the Marshland area, the wetland area along the Snohomish River east of Rotary Park, and two planned tidal restoration sites (the Port of Everett’s Union Slough property and the remnant tidal channel at Langus Riverfront Park). The Urban Conservancy – Recreation designation encompasses the protection and restoration of ecological resources and the provision of public access, but also provides for active recreation facilities.

Figure 4.1 shows all of the shoreline designations within Everett and Everett’s urban growth boundary. The remainder of this Section provides details for each environment, including the purpose of the environment, classification criteria, management policies, the areas designated, and more detailed maps for each area. In the event of a mapping error, the City will rely upon common boundary descriptions and the criteria contained in chapter 173-22 WAC pertaining to shorelands and wetlands, as amended, rather than the incorrect or outdated map. Any areas within shoreline jurisdiction that are not mapped and/or designated are automatically assigned the category of the contiguous shoreline environment designation until the shoreline can be redesignated through a master program amendment. In addition, any property shown in shoreline jurisdiction that does not meet the criteria for shoreline jurisdiction (e.g., is more than 200 feet from the ordinary high water mark or floodway, is no longer in floodplain jurisdiction as documented by a Letter of Map Revision from FEMA, and does not contain associated wetlands) shall not be subject to the requirements of this Shoreline Master Program. Note that the actual location of the ordinary high water mark, flood plain boundaries, and wetland boundaries must be determined at the time a development is proposed.

Note: The maps provided here may change after FEMA’s analysis of Everett’s floodplain boundaries and regulations. (Everett has the option of including “floodplains” in shoreline jurisdiction. However, shoreline jurisdiction extends to 200 feet beyond the “floodway” boundary. If FEMA changes Everett’s boundaries, shoreline jurisdiction may change.)

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<sup>3</sup> Figure 4.3 in the 1997 Snohomish Estuary Wetland Integration Plan.

## 4.3 Urban Deep Water Port

### Purpose

To provide areas for large scale water-dependent industries, port facilities, and supporting services that require proximity to navigable waters that can accommodate deep draft ocean-going vessels, and to ensure optimum use of shorelines that are presently industrial in nature while protecting and restoring ecological functions.

### Classification Criteria

1. Areas proximate to navigable channels approximately 25' MLLW or greater in depth, with arterial roadway and/or rail services, and with sufficient space to support water-dependent or water-related industrial activities.
2. Areas currently developed with water-dependent and water-related industrial use, military use, and support facilities.

### Area Designated (See Figure 4.2, 4.10)

~~That area in Section 25, Township 29 North, Range 4 East, W.M. contained within the following lines and a line located 200 feet landward from the ordinary high water mark. Beginning at a point 200 feet from the ordinary high water mark in a straight line with the fence separating the Port of Everett South Terminal from the public access beach to the south, then following the fence line to the northwest corner; thence North 49°36'22" West to the State Outer Harbor Line; thence following the Washington State Outer Harbor Line along the west side of the Port of Everett South Terminal, within the East Waterway and south of the Naval Station Everett piers; then on the west side of Naval Station Everett following the Washington State Side Harbor line; then the west boundary of Parcel F1, the west boundary of the Land Use and Occupancy Area, the northern boundary of the Land Use and Occupancy Area, and the northern boundary of Parcel D1 to a point 200 feet landward of the ordinary high water mark as shown on the Record of Survey for US Navy recorded under Snohomish County Auditor's File No. 200811125002. line perpendicular to the shoreline 200 feet northeast of Pigeon Creek and continuing north to the north boundary of the US Navy base. The waterward boundary is the outer harbor line/pierhead line. The landward boundary is a line 200 feet from the ordinary high water mark.~~

### Vision Statement

This area shall be reserved for water-dependent marine commerce and heavy industry, military use, and supporting activities. Because of the nature of these activities, public access may be provided elsewhere, consistent with the plan for creating a comprehensive system of publicly accessible sites and trails.

4. **Langus Riverfront Park (See Figure 4.19):** The cutoff tidal channel below the ordinary high water mark.
5. **Ferry Baker Island and Weyco Island in the Snohomish River (See Figure 4.19):** All of Ferry Baker Island and Weyco Island above the ordinary high water mark. (Ordinance 3053-08, effective 12-24-09)
6. **City-owned parcel located southwest of Weyco Island and north of I-5 (See Figure 4.19):** That area owned by the City of Everett contiguous to the west bank of the Snohomish River in the SW-1/4 of Section 16-29-5 (parcel number 1629 053 002 00) within 200 feet of the OHWM or 200 feet of the floodway, whichever is further inland. (Ordinance 3053-08, effective 12-24-09)
7. **Simpson Site (Figure 4.14):** Bigelow Creek and the Category 1 wetlands and their buffers required by the SMP, along with the riparian corridor along the entire east edge of the property required by the SMP.

The waterward boundary is the ordinary high water mark of the Snohomish River provided that any portion of the northern Category 1 wetland between the OHWM and the Aquatic Conservancy area is also Urban Conservancy. The western boundary for the northern Category 1 wetland and Bigelow Creek is the line that corresponds to the existing west edge of the Burlington Northern right-of-way and any wetlands that extend beyond the west edge of the right-of-way. Interior boundaries are the edge of the buffers adjacent to Bigelow Creek and the Category 1 wetlands required by the SMP. The western/interior boundary for the riparian corridor along the River is 200 feet from the floodway, or 200 feet from the OHWM, or the buffer required by the SMP for the wetlands in the corridor, whichever is further west. (*Ordinance 3053-08, effective 12-24-09*)

#### **Vision Statement**

The Category 1 wetlands and the riparian corridor on the Simpson site will be for conservation, except for transportation and utility access. The riparian corridor along the river will be preserved with public access including a trail.

8. **East of Rotary Park and north of Lowell-Larimer Road (See Figure 4.20):** The waterward boundary is the ordinary high water mark. The southern boundary is the north edge of the Lowell – Snohomish River Road. The west boundary is Rotary Park. The east boundary is the City limit.
9. **Portions of the Marshland Site (See Figure 4.20):** The Spane wetland mitigation site; the forested wetlands in 1997 SEWIP AUs numbered 193, 196, 202; and the Simpson Paper Co. landfill surrounded by SEWIP AU 196. (*Ordinance 3129-09, effective 3-17-2011*)
10. **Lake Stickney (See Figure 4.15):** All lands on the north and west portions of Lake

Stickney between the west property line of parcel number 3740 000 027 00 (lot 27 of the Replat of Lots 5 & 6 Block 7 Alderwood Manor No. 11) to the northwest property line of parcel number 4939 000 055 00 (lot 55 of Lake Stickney Tracts). The waterward boundary is the ordinary high water mark. The outer boundary is 200 feet of the ordinary high water mark of Lake Stickney or the edge of associated wetlands, whichever is greater.

11. **City-owned parcels located between SR 527 and the east shoreline of Silver Lake (See Figure 4.11):** The area on the lake side of SR527/19<sup>th</sup> Ave. SE extending from the east property line of parcel number 4943 005 001 00 to the north property line of parcel 3028 051 032 00 (Emory's Lakehouse Restaurant). The waterward boundary is the ordinary high water mark. The landward boundary is the south and west right-of-way line for SR 527/19<sup>th</sup> Ave. SE.
12. **Mukilteo Tank Farm to Port of Everett South Terminal. (See Figures 4.2, 4.8, 4.9, 4.10):** Those areas between the Mukilteo Tank Farm (Urban Multi-Use Shoreline Environment) and the Port of Everett South Terminal (Deep Water Port Shoreline Environment) located between the ordinary high water mark and the south/southeasterly BNSF right-of-way line, along with all wetlands in shoreline jurisdiction along the streams draining to Port Gardner Bay.

### Management Policies

1. Lands designated Urban Conservancy should be protected, restored, and enhanced to the extent feasible, while allowing necessary transportation and utility facilities and public access improvements. During development, all reasonable efforts should be taken to preserve, restore and/or enhance ecological functions, and prevent further degradation of shoreline resources. In carrying out this policy, consideration should be given to promoting functional connectivity and other landscape ecology principles and recognizing that the function of some patches of remnant or artificially-created critical areas may be improved by relocating or consolidating them into larger or more connected systems with higher resource values.
2. Shoreline rehabilitation and public access should be required of all development when feasible.
3. Protect important habitat areas and ecological resources from further intensive development. Allow uses and activities, including public access, ecological enhancement and restoration, research, and public interpretive facilities which result in educational and scientific benefits for the community.
4. Land contiguous to the Snohomish River should be developed with trails, while protecting and enhancing important shoreline resources.
5. New construction of structures in the floodplain areas should be limited to structures with low flood damage potential. When development is allowed within

## 4.14 Aquatic Conservancy

### Purpose

The purpose of this designation is to protect the unique characteristics and resources of the aquatic environment by managing use activities to prioritize preservation and restoration of natural resources, navigation, recreation, and commerce, and by assuring compatibility between shoreland and aquatic uses.

### Classification Criteria

1. Aquatic areas seaward of the ordinary high water mark that ranked in the top quartile of assessment units within the Urban Growth Boundary for salmonid habitat in the 2000 SEWIP Salmon Overlay, and all assessment units, except the Maulsby mudflats, that ranked in the top quartile within Ecological Management Unit pairs for salmonid habitat.
2. The nearshore SEWIP assessment units areas along Port Gardner Bay south and west of the Port's south terminal.
3. The aquatic environment includes the water surface together with the underlying lands and the water column.

### Area Designated

(See Figure 4.23. More detail is provided on Figures 4.2 through 4.21.) Note that a map showing specific SEWIP assessment unit boundaries is available for review in the Planning and Community Development Department.)

1. **Maulsby Swamp (Also see Figure 4.17):** The western boundary is the east edge of the Burlington Northern right-of-way. The inland boundary is the ordinary high water mark.

For all of the following areas, the landward boundary is the ordinary high water mark, and the waterward boundary is the 2000 SEWIP Salmon Overlay assessment unit (AU) boundary.

2. **Nearshore:** AUs 7.04, 7.05, 7.06, 7.07, 7.08, 7.09, except that portion of AU 7.04 designated Urban Deep Water Port.
3. **Jetty Island Salt Marsh:** AU 4.04
4. **Mudflats west of Jetty Island:** AU 4.05

uses, navigation channel maintenance, and for new water-dependent uses to get from the shore to the dredged navigation channel.

New deep draft uses, if allowed, should not occur in areas requiring extensive initial or maintenance dredging.

10. With exceptions for boat launching areas and other permitted water-dependent uses, motorized vehicular travel other than boats should be discouraged on all tideland areas.
11. Development of underwater pipelines and cables on tidelands should be discouraged, except where there would be short-term impact and overall benefit to shoreline and environmental quality. When permitted, such facilities should include adequate provisions to insure against substantial or irrevocable damage to the environment. Reconstruction or replacement facilities should maintain or improve shoreline and environmental quality.
12. Where the State owns the abutting shorelands, priority should be given to joint development of the shorelands and tidelands for public use.
13. Long-term off-shore boat moorage which causes adverse visual and/or environmental impacts should be discouraged.