

Snohomish County 2024 Comprehensive Plan Update

April 16, 2024

County Council Planning Committee Briefing

Growth Forecasts and Land Capacity

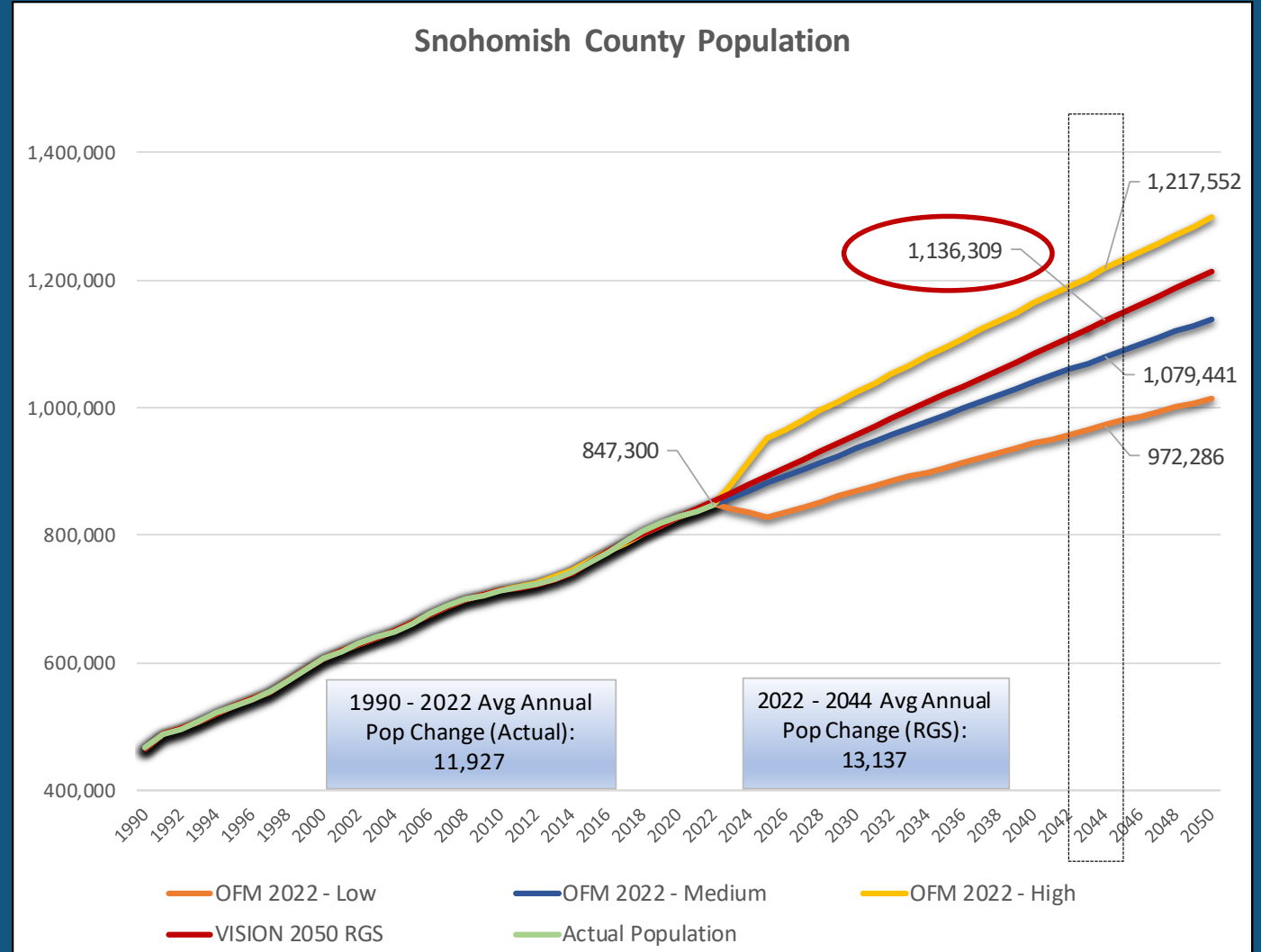
2024 Comprehensive Plan *Update*

2044 Growth Targets

Consistent with MPP-RGS-8:

- *Attract 65% of the region's residential growth and 75% of the region's employment growth to the regional growth centers and high-capacity transit station areas to realize the multiple public benefits of compact growth around high-capacity transit investments. As jurisdictions plan for growth targets, focus development near high-capacity transit to achieve the regional goal.*

Snohomish County is contributing to the region's achievement of this goal by directing most of its unincorporated growth to its Urban Core subarea where the extension of light rail transit service is being planned.



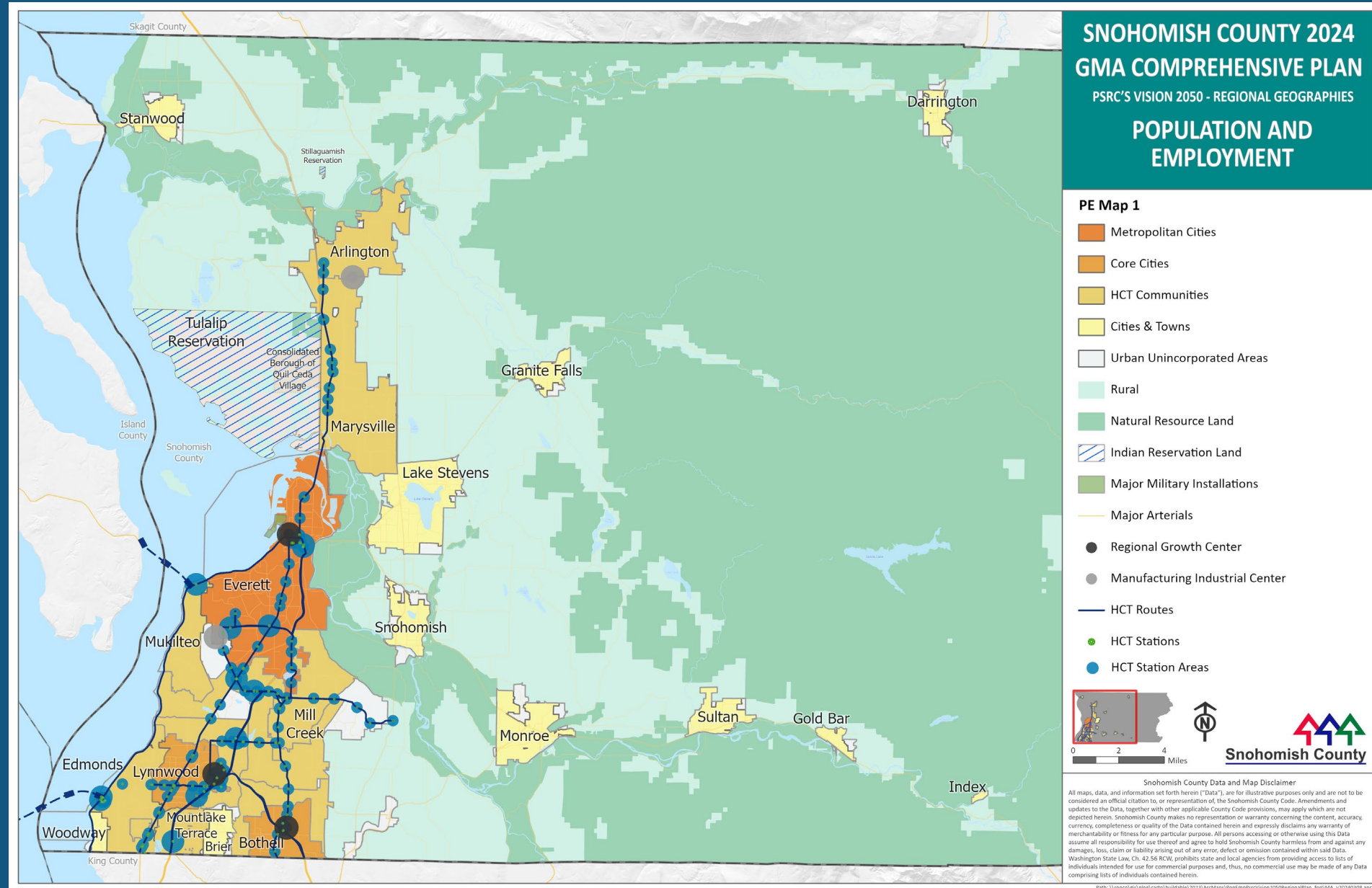


2024 Comprehensive Plan *Update*

	2020-2044 Population Growth	2019-2044 Employment Growth
County Total	308,352	171,818
Non-UGA Total	10,063	4,427
Unincorporated UGA Total	86,906	16,256
Unincorporated SW UGA Total	83,865	14,464

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Regional geographies established by the VISION 2050 Regional Growth Strategy (RGS) for jurisdictions in Snohomish County.



2024 Comprehensive Plan *Update*

2044 Targets by Regional Geography

Regional Geography	Population (2020-2044)	Jobs (2019-2044)
Metropolitan City	22.2%	39.2%
Core Cities	12.4%	17.8%
HCT Communities	49.5%	29.9%
Cities & Towns	8.8%	7.1%
Urban Unincorporated Areas	3.8%	3.4%
Rural	3.3%	2.6%
Total Snohomish County	100.0%	100.0%

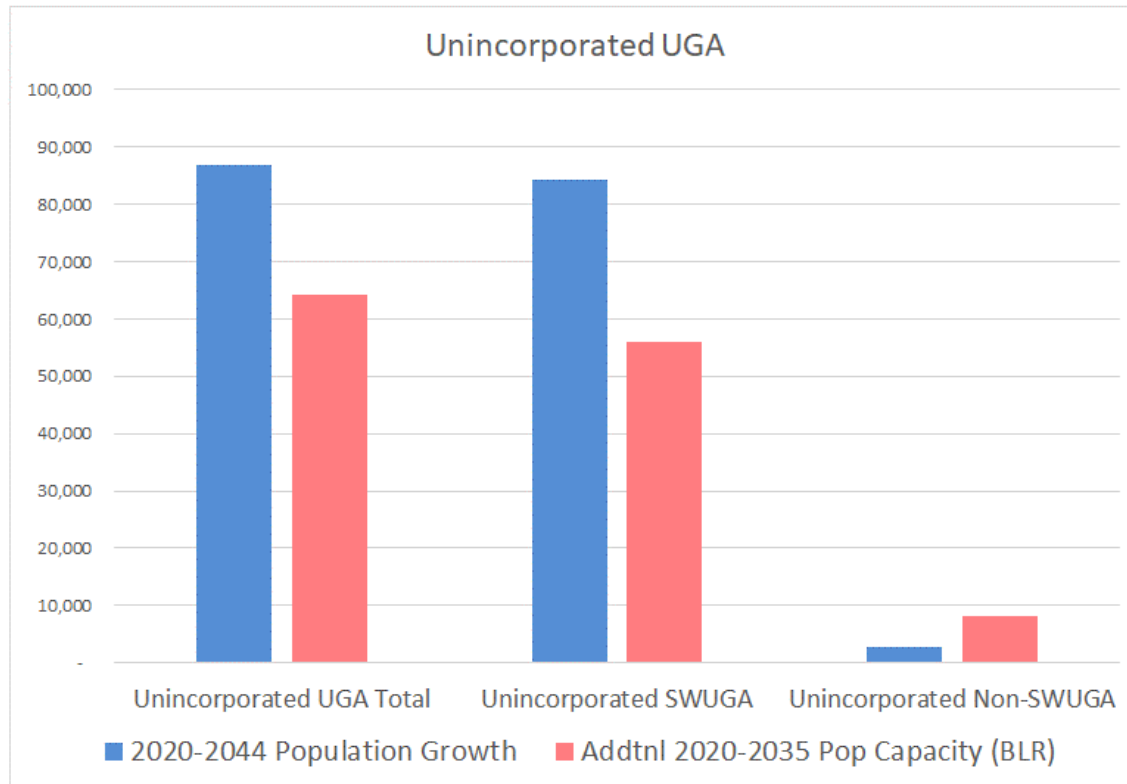
VISION 2050 RGS-based emphasis on focusing growth near transit and in centers, with 84% of population and 87% of employment growth countywide targeted to Metropolitan, Core, and High Capacity Transit Communities.

Buildable Lands vs Land Capacity Analysis

- 2021 Buildable Lands Report (BLR) analyzed the urban development densities that occurred since the 2012 buildable lands report.
- The BLR evaluated the adequacy of the land supply within the UGA to accommodate the remaining portion of the 2035 projected urban growth.
- The current UGA land capacity analysis differs from the GMA Buildable Lands Report requirements by focusing on the reestablishment of a 20-year urban land supply for accommodating the new 2044 urban growth targets.
- It fulfills a separate GMA “show your work” requirement for the sizing of UGAs for projected growth, by demonstrating the adequate provision of land for future population, housing, and employment uses (see RCW 36.70A.110 and RCW 36.70A.115).

2024 Comprehensive Plan *Update*

Total Unincorporated UGA breakdown of 2044 Population targets/2021 BLR capacities:



	2020-2044 Population Growth	Addtl 2020- 2035 Pop Capacity (BLR)	Capacity Surplus vs Shortfall ()	
Unincorporated UGA Total	86,906	64,209	(22,697)	
Unincorporated SWUGA	84,270	56,044	(28,225)	
Unincorporated Non-SWUGA	2,636	8,164	5,528	
Cities	211,384	152,136	(59,248)	
Total UGA (Cities + Uninc. UGA)	298,290	216,345	(81,945)	UGA Safety Factor: -27.5%

Source: SCT Planning Advisory Committee 2044 Initial Growth Target Recommendation (October 14, 2021)

2021 BLR Capacity

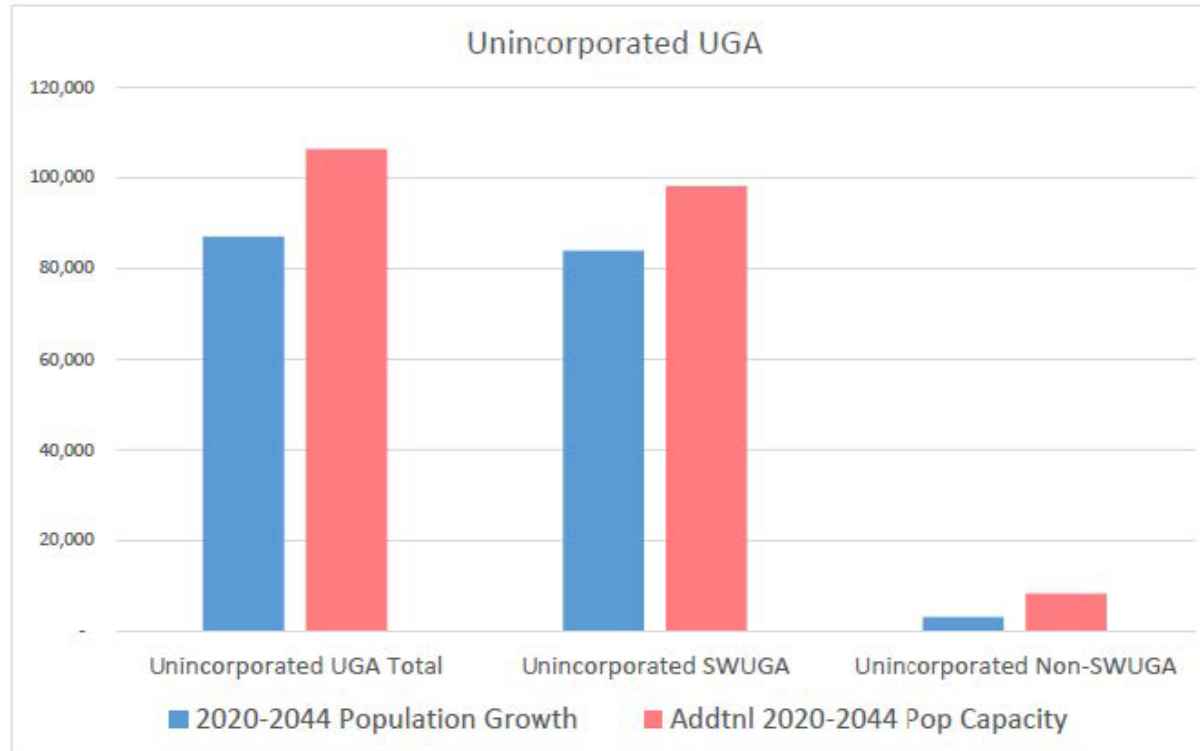
Based on the 2021 BLR capacity through 2035, significant population capacity shortfalls exist relative to the 2044 initial targets for most urban areas.

Jurisdictions are tasked with updating their GMA plans in 2024 to accommodate this heightened level of growth through 2044, consistent with VISION 2050.

2024 Comprehensive Plan *Update*

2024 Plan Update - Population Capacity

Total Unincorporated UGA breakdown of 2044 Population targets/capacities:



Under the Executive Recommendation, capacity exists within the unincorporated portions of the recommended UGA for an estimated 106,188 additional persons as of 2020.

This is sufficient capacity to accommodate the 2020-2044 projected unincorporated UGA population increase of 86,906.

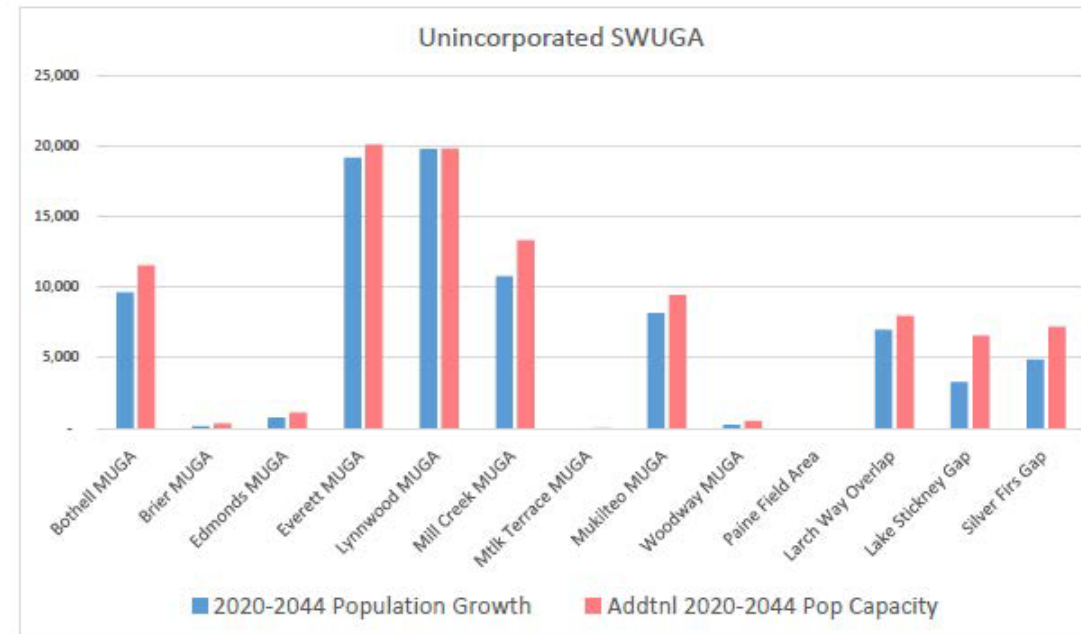
	2020-2044 Population Growth	Addtl 2020-2044 Pop Capacity	Capacity Surplus vs Shortfall ()	
Unincorporated UGA Total	86,906	106,188	19,282	
Unincorporated SWUGA	83,856	98,049	14,193	
Unincorporated Non-SWUGA	3,050	8,139	5,089	
Cities	211,384	211,384	-	
Total UGA (Cities + Uninc. UGA)	298,290	317,571	19,282	UGA Safety Factor 6.5%

2024 Comprehensive Plan *Update*

All individual unincorporated MUGAs within the SW County UGA have sufficient population capacity to accommodate their 2044 population growth targets.

Much of this capacity is located within the Everett, Lynnwood, Mill Creek and Mukilteo MUGA, along with the Larch Way Overlap and Lake Stickney Gap (aka Urban Core Subarea).

Unincorporated SWUGA breakdown of 2044 Population targets/capacities:



	2020-2044 Population Growth	Addtl 2020-2044 Pop Capacity	Capacity Surplus vs Shortfall ()
Bothell MUGA	9,633	11,557	1,924
Brier MUGA	154	356	202
Edmonds MUGA	766	1,125	359
Everett MUGA	19,151	20,091	940
Lynnwood MUGA	19,783	19,814	31
Mill Creek MUGA	10,790	13,329	2,539
Mtlk Terrace MUGA	7	22	15
Mukilteo MUGA	8,178	9,437	1,259
Woodway MUGA	271	543	272
Paine Field Area	-	-	-
Larch Way Overlap	6,974	7,988	1,014
Lake Stickney Gap	3,271	6,577	3,305
Silver Firs Gap	4,878	7,211	2,333



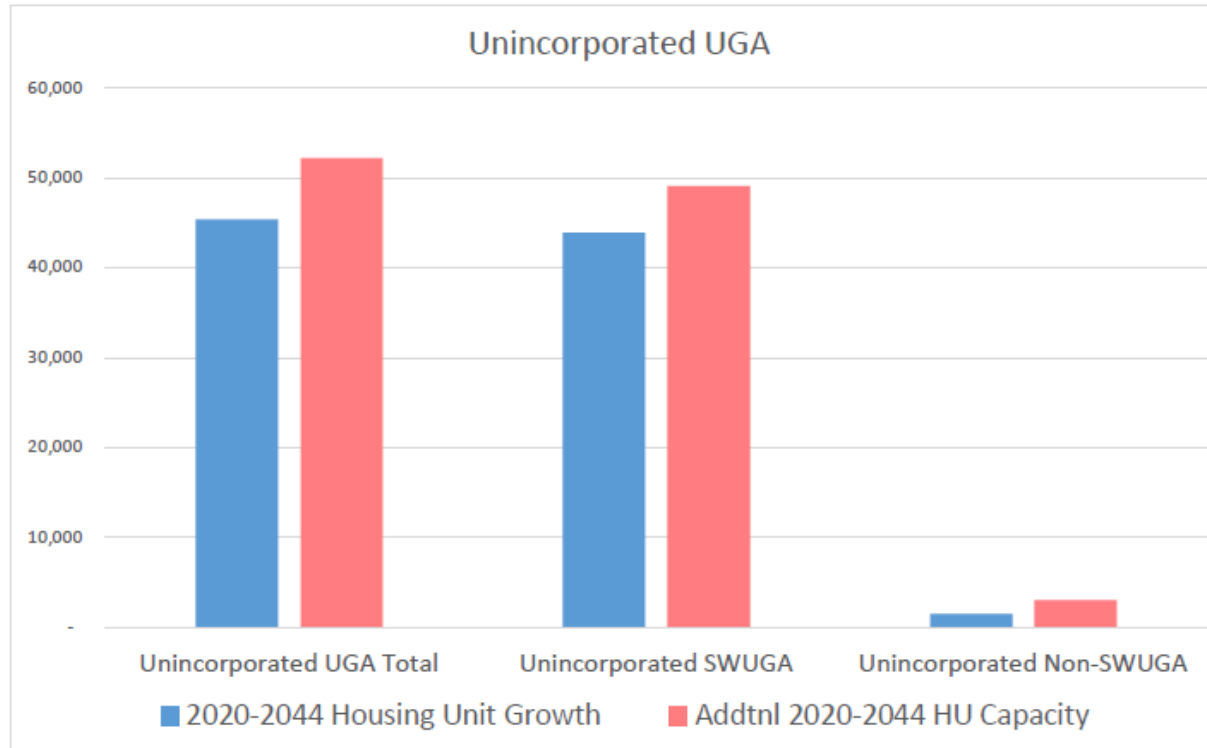
2024 Comprehensive Plan *Update*

2024 Plan Update - Housing Capacity

Under the Executive Recommendation, capacity exists within the unincorporated portions of the recommended UGA for an estimated 52,179 additional housing units as of 2020.

This is sufficient capacity to accommodate the 2020-2044 projected unincorporated UGA housing unit increase of 45,410.

Total Unincorporated UGA breakdown of 2044 Housing Unit targets/capacities:



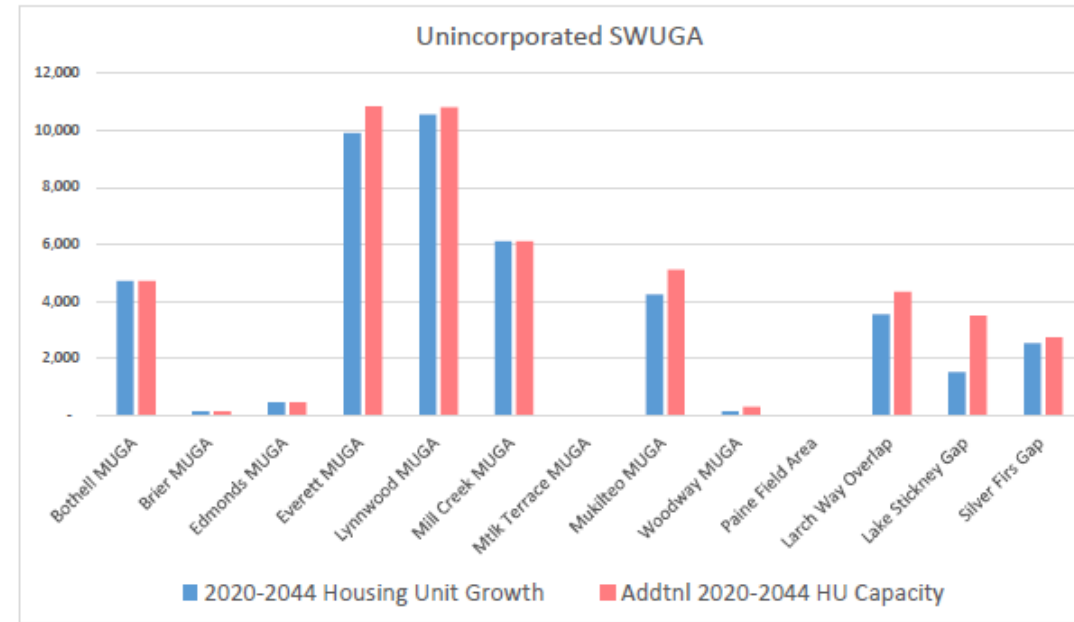
	2020-2044 Housing Unit Growth	Addtl 2020-2044 HU Capacity	Capacity Surplus vs Shortfall ()
Unincorporated UGA Total	45,410	52,179	6,769
Unincorporated SWUGA	43,891	49,121	5,230
Unincorporated Non-SWUGA	1,519	3,058	1,539
Cities	116,839	116,839	-
Total UGA (Cities + Uninc. UGA)	162,249	169,018	6,769

2024 Comprehensive Plan *Update*

All individual unincorporated MUGAs within the SW County UGA have sufficient housing unit capacity to accommodate their 2044 housing growth targets.

Much of this capacity is located within the Everett, Lynnwood, Mill Creek and Mukilteo MUGA, along with the Larch Way Overlap and Lake Stickney Gap (aka Urban Core Subarea).

Unincorporated SWUGA breakdown of 2044 Housing Unit targets/capacities:



	2020-2044 Housing Unit Growth	Addtln 2020-2044 HU Capacity	Capacity Surplus vs Shortfall ()
Bothell MUGA	4,717	4,718	1
Brier MUGA	141	141	-
Edmonds MUGA	460	460	-
Everett MUGA	9,909	10,854	945
Lynnwood MUGA	10,560	10,819	259
Mill Creek MUGA	6,125	6,125	(0)
Mtlk Terrace MUGA	4	8	4
Mukilteo MUGA	4,243	5,120	877
Woodway MUGA	140	297	157
Paine Field Area	-	-	-
Larch Way Overlap	3,546	4,337	791
Lake Stickney Gap	1,510	3,502	1,992
Silver Firs Gap	2,536	2,742	206



Monitoring of Rural Growth

- Policy 6.A.1 (as recommended to be revised):

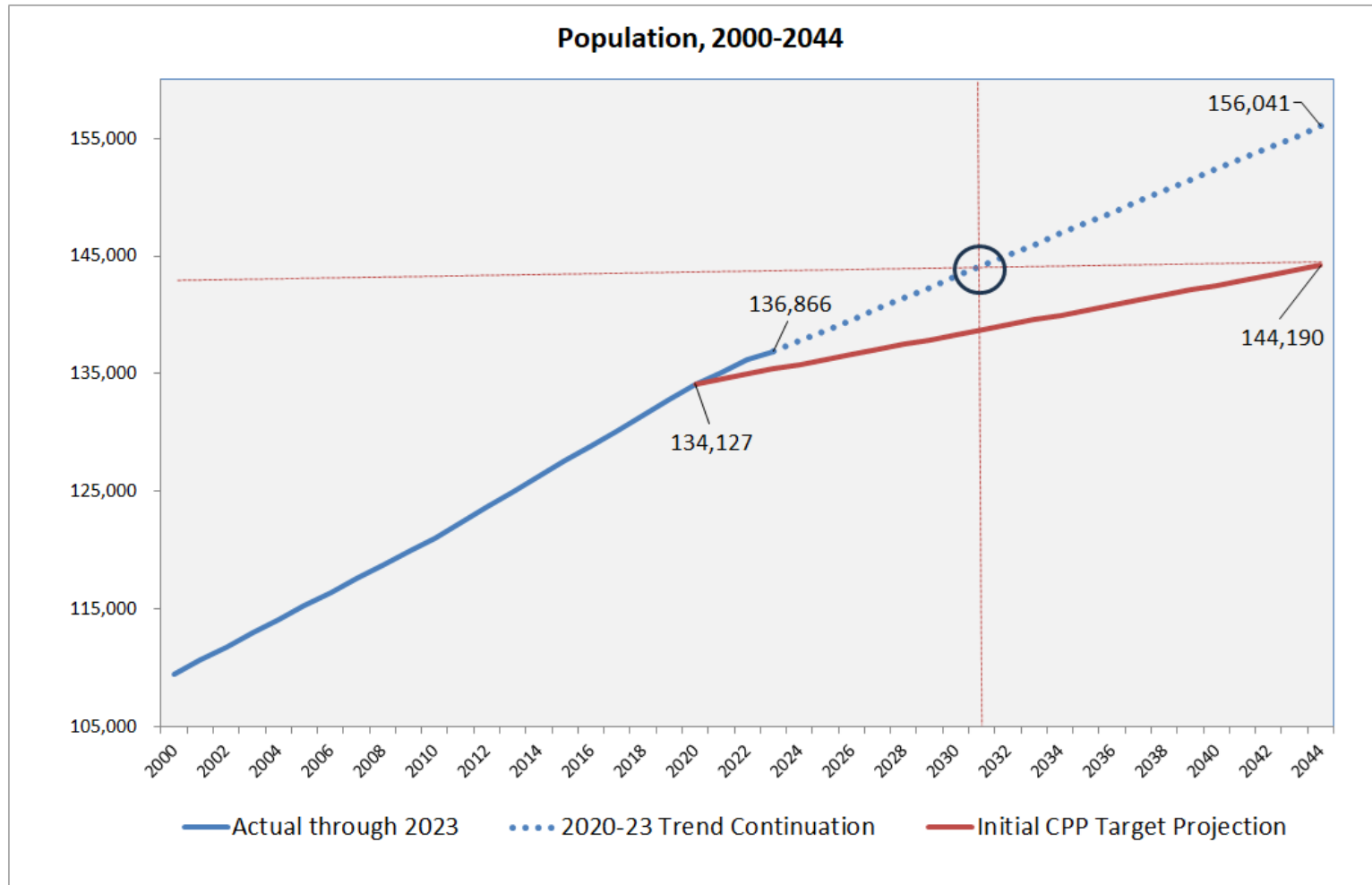
The County shall manage and reduce the rural population growth rate over time, consistent with VISION 2050, so that the total population outside of the UGA does not exceed 144,190 by the year 2044. Rural growth rates shall be monitored using the process and criteria established under Objective PE 2.B. If an extrapolation of the County's annual estimates of rural population growth, based on State Office of Financial Management (OFM) estimates, indicates that the rural population target will be exceeded within two years of the most recent OFM estimate, the county shall implement strategies such as a cap on total rural population growth, annual metering of building permits or lots, or adjustments to development regulations to bring rural growth trends back into alignment with the adopted target.



2024 Comprehensive Plan *Update*

Future Rural Housing Unit Production

Unincorporated Non-UGA (Rural/Resource Areas)



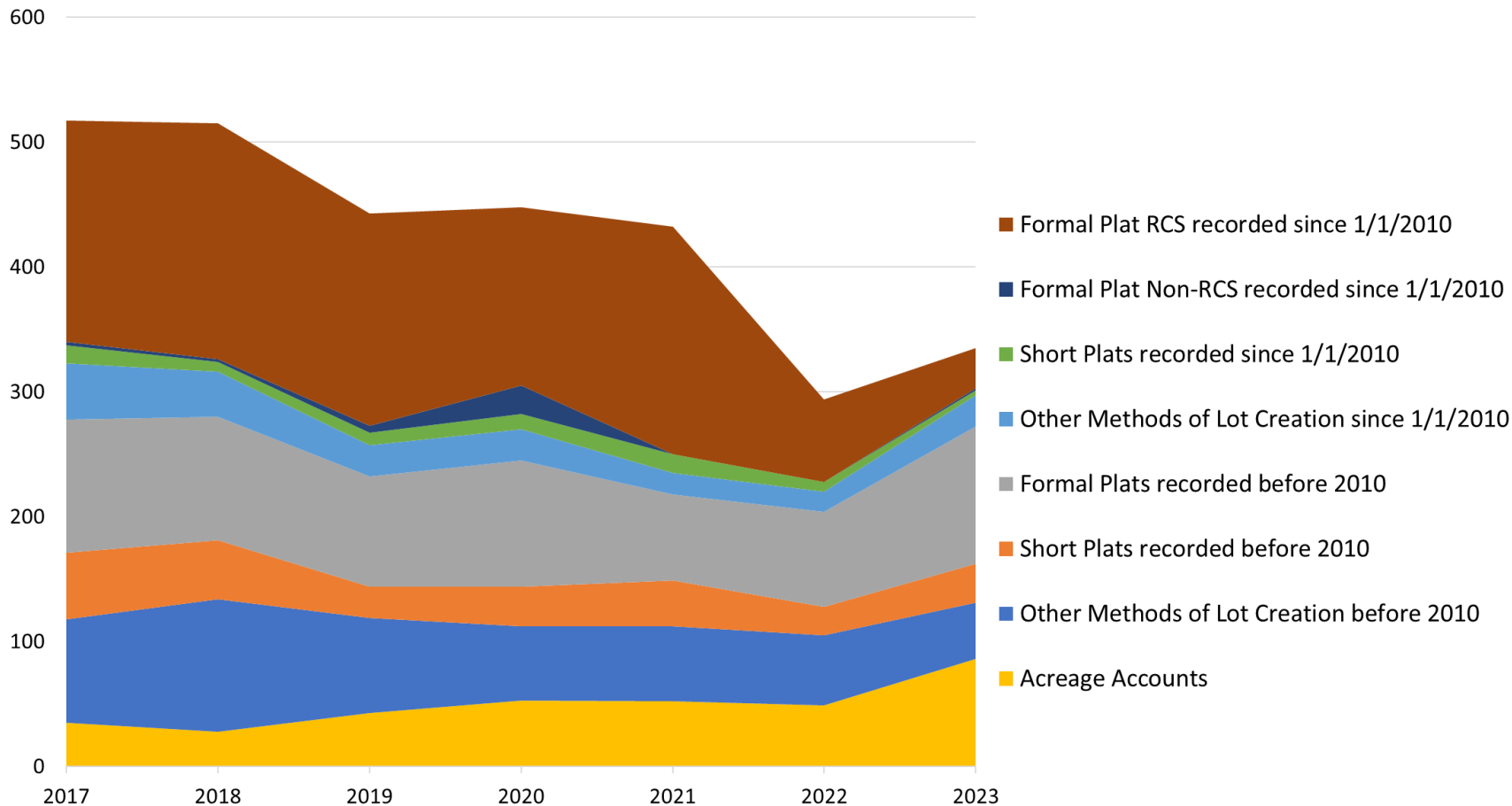
- The number of housing units permitted outside the UGA must drop further to 220 per year to avoid exceeding the 2044 rural population target (shown by the red line).
- Should permitting of housing units outside the UGA continue at the same levels observed from 2020 to 2022 (nearly 400 units per year on average), rural population growth will occur at about twice the rate called for in VISION 2050 and will reach the 2044 rural population target by 2031 (shown by the blue dotted line).

2024 Comprehensive Plan *Update*

Rural Housing Unit Permitting Trends

- Total housing units permitted in rural areas has trended downwards over the past 7 years, from roughly 500 units per year in 2017-18, to about 300 per year over the past 2 years.
- Biggest drop has been in units permitted on lots in formal plat rural cluster subdivisions recorded since 2010, as lot inventory is drawn down.

Source of Lot Supply for Residential Units Permitted Outside the UGA, 2017 - 2023



Questions

<https://www.snohomishcountywa.gov/5597/2024-Update>