

Countywide Planning Policies Reconciliation:

Appendix A Map Amendments &
Appendix B Growth Target Amendments

Snohomish County Council
General Legislative Session
August 19, 2026



Proposed Action

- Proposed ordinance adopts amendments to Appendix A (Urban Growth Area and Municipal Urban Growth Area boundary maps) and Appendix B (Growth Targets) of the Countywide Planning Policies (CPPs) based on the 2044 reconciled growth target recommendation and the updated UGA and MUGA map recommendation of Snohomish County Tomorrow (SCT)

Purpose of Presentation – Appendix A

- Overview of proposed amendments to maps in Appendix A of the Countywide Planning Policies (CPPs), recommended unanimously by the SCT Steering Committee on March 25, 2026
- Explanation of Municipal Urban Growth Area (MUGA) map amendment process

Appendix A: Urban Growth Area (UGA) Map Amendments

- Provides consistency with the UGA boundaries adopted by the County Council in the Snohomish County Comprehensive Plan
- Maintains city/town boundaries as of August 26, 2021.
- Mapped boundaries correspond to proposed reconciled growth targets in Appendix B for UGAs and incorporated areas.

SNOHOMISH COUNTY URBAN GROWTH AREA (UGA) BOUNDARIES

Appendix A - CPP Snohomish County
Effective Date:

-  County Boundary
-  Southwest Urban Growth Area (SWUGA) Boundary
-  Other Urban Growth Area (UGA) Boundary
-  Incorporated Area
-  National Forest

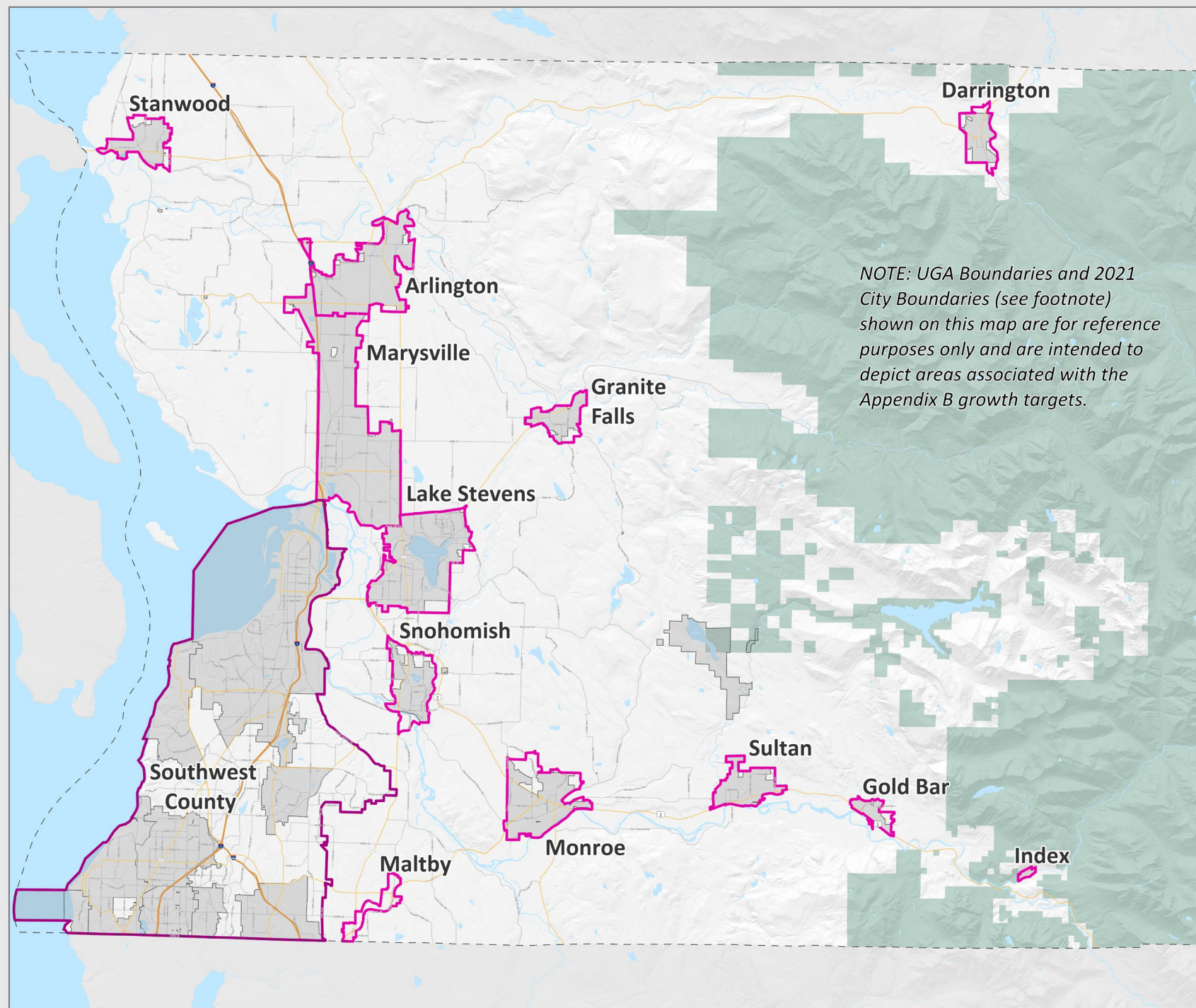
NOTE: August 26, 2021 city boundaries are shown on this map since city boundaries as of that date were used to develop the Appendix B growth targets for the incorporated and unincorporated areas.







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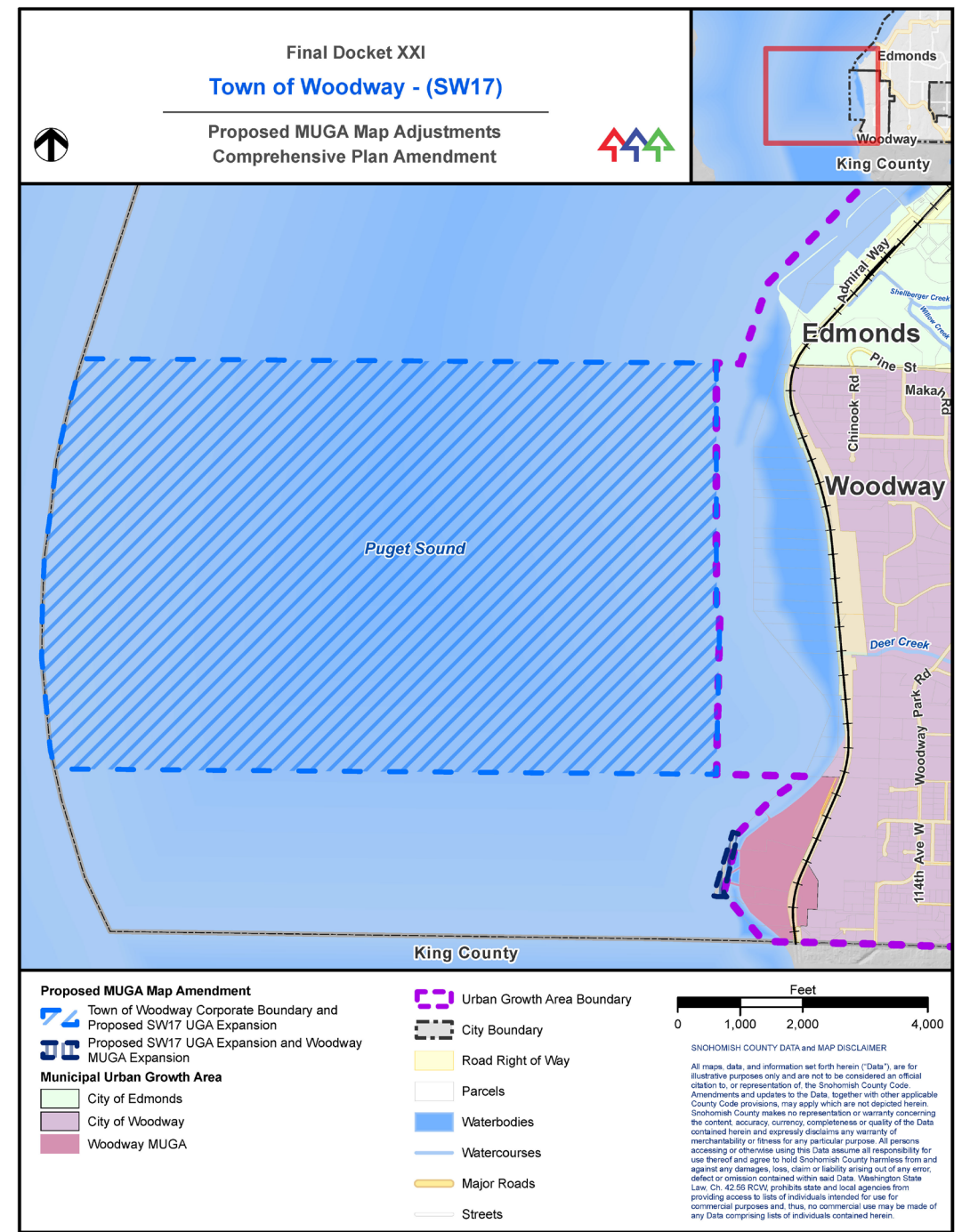


Appendix A: Municipal Urban Growth Area (MUGA) Map Amendments

- Provides consistency with County Council action on 2024 Comp Plan to amend the SWUGA.
- Maintains city/town boundaries as of August 26, 2021
- Mapped boundaries correspond to proposed reconciled growth targets in Appendix B for MUGAs and incorporated areas.
- Details of MUGA amendments on following slides:
 - Woodway area SWUGA Amendments
 - SWUGA Expansion Area

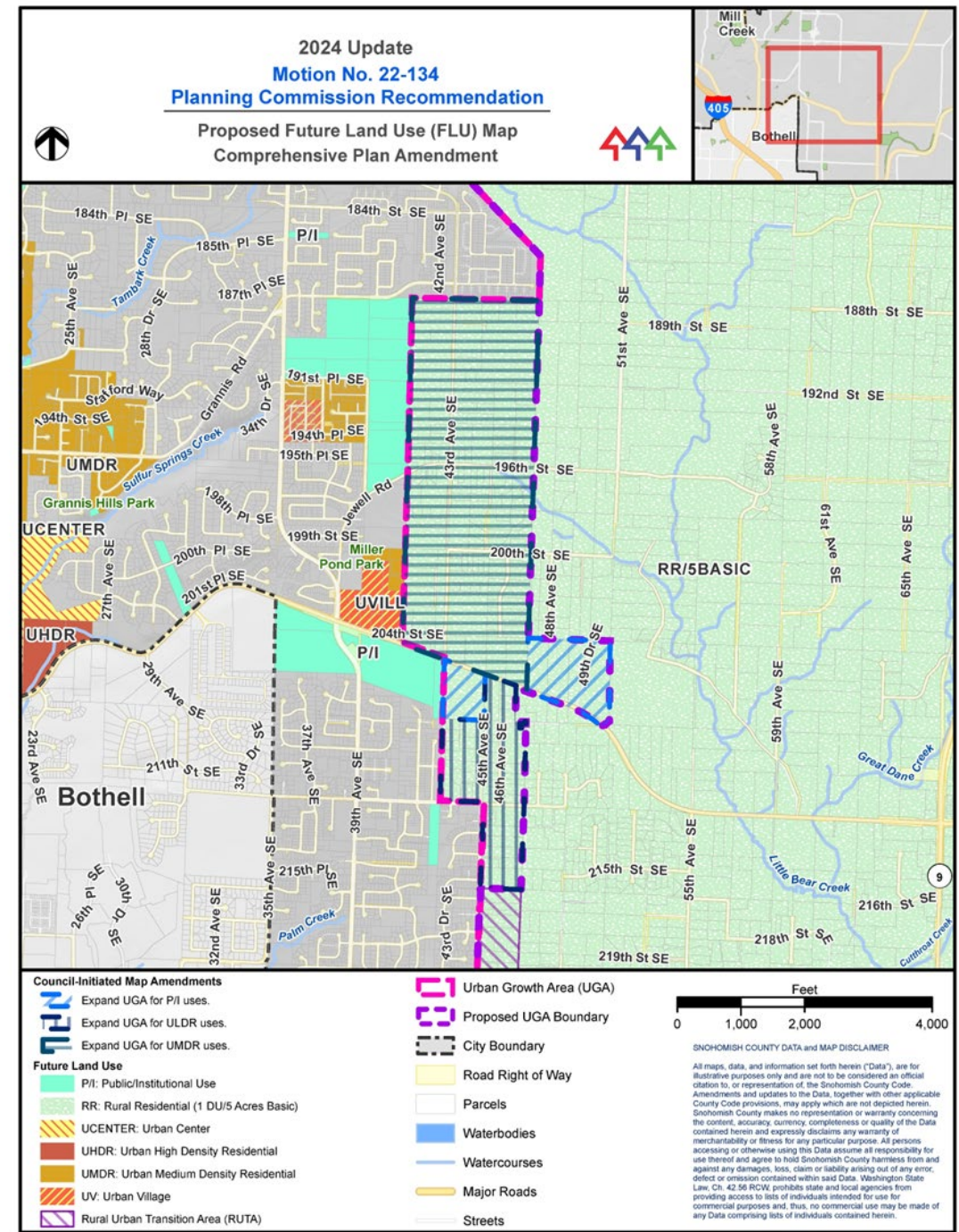
Woodway Area SWUGA Amendments

- Amended Ord. No 24-029 effective 4/1/25.
- Technical changes to include full incorporated boundary and add deepwater pier to MUGA.
- Requested by Town of Woodway as a docket request approved concurrently with the 2024 Update of the County Comp Plan.



Southwest UGA Expansion

- Amended Ord. No 24-030 effective 4/1/25.
- 378 acres at east edge of SWUGA designated UMDR, ULDR, and P/IU on FLU Map, LDMR, R-7,200, and R-9,600 zoning.
- County 2024 plan included this area in the “Proposed Bothell MUGA.”
- City of Bothell sent letter dated 8/19/25 opposing addition of area to Bothell MUGA.



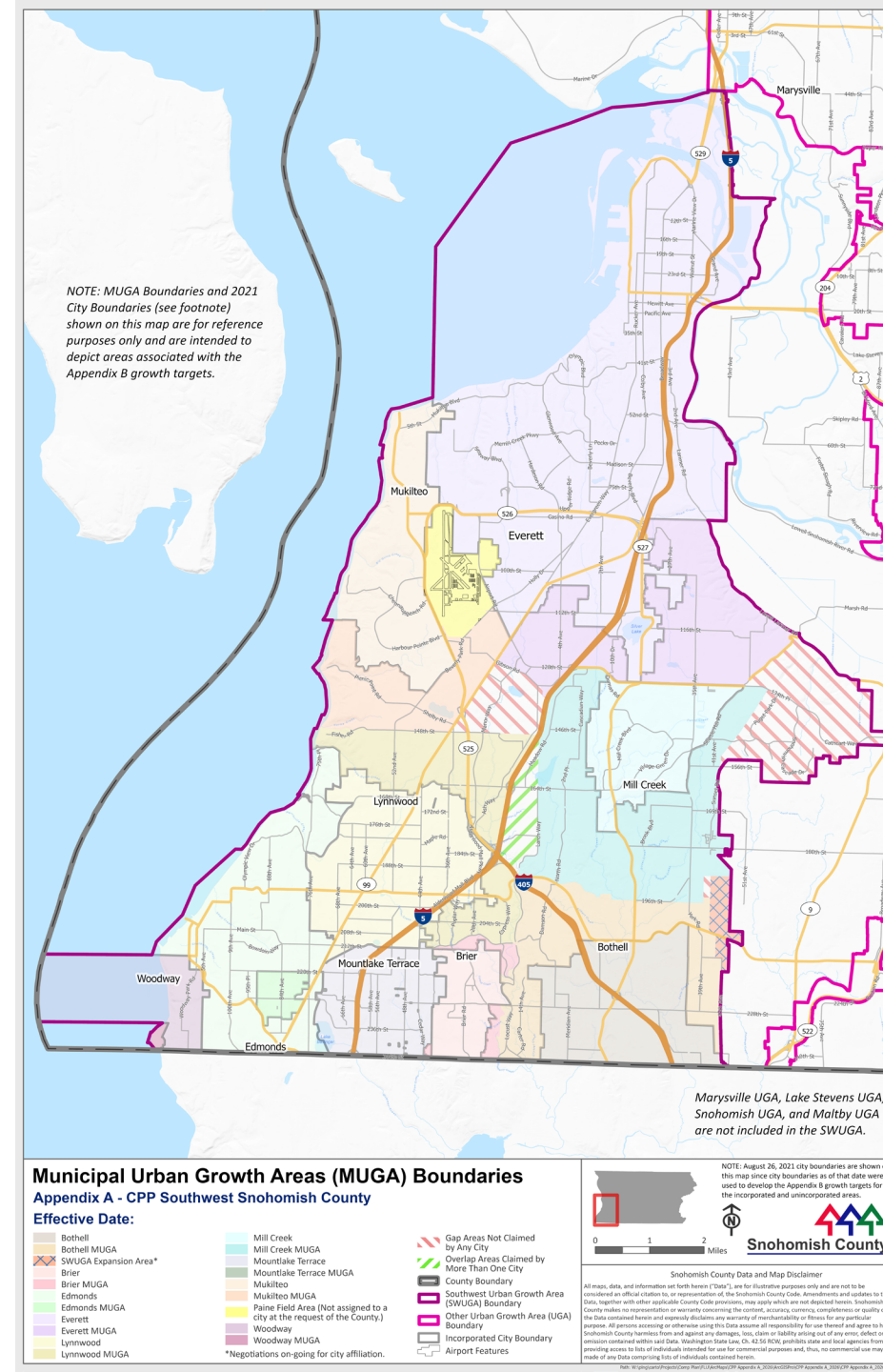
CPP Guidance for MUGA Amendments

DP-22 Where Municipal Urban Growth Area (MUGA) gaps and overlaps occur, the affected cities are encouraged to negotiate a solution and, if needed, to use a mediation process to fill gaps and resolve overlaps before proceeding with a proposed action to annex. The following guidance is provided for reconciling overlapping MUGAs and MUGA gaps:

- a. Overlapping MUGAs and MUGA gaps may be reconciled between the affected cities and in consultation with the County. As used in this policy, the term “affected cities” means cities that are adjacent to MUGAs located in Snohomish County. For cities located in Snohomish County, “affected cities” include cities identified on the map in Appendix A that have MUGAs in common, as “overlaps” and cities that have incorporated boundaries or designated MUGAs adjacent to “gap” areas on the map. Cities having no territory in Snohomish County only qualify as “affected cities” after adoption of interlocal agreement(s) pursuant to Countywide Planning Policy JP-2 and Appendix F.
- b. Amendments to MUGA boundaries that occur in conjunction with changes to the outer Southwest UGA boundary may take place through agreement and action by the County and affected cities following consultation with the cities.
- c. Amendments to MUGA boundaries that are internal to the Southwest UGA boundary may take place through agreement and action by the affected cities following consultation with the County.
- d. When an agreement is reached under (a), (b), or (c), the County Council shall consider the recommendation of the Snohomish County Tomorrow Steering Committee on the proposed changes to the MUGA boundary and may amend the MUGA map in Appendix A.

Proposed MUGA Map

- Woodway area includes full incorporated boundary and adds deepwater pier to Woodway MUGA.
- East SWUGA expansion area proposed to be shown as “SWUGA Expansion Area*”
 - Includes note at bottom of legend, “* Negotiations on-going for city affiliation.”



Purpose of Presentation – Appendix B

- Overview of SCT growth target reconciliation process
- Summary of the proposed amendments to the population, housing, and employment growth targets tables in Appendix B of the Countywide Planning Policies (CPPs), recommended unanimously by the SCT Steering Committee on March 25, 2026
- Includes a small number of rounding error corrections made after the SCT recommendation

Background - Process

- Countywide Planning Policies (CPPs) call for review and reconciliation of discrepancies in adopted growth targets contained in updated city and county Growth Management Act (GMA) plans using the SCT process (GF-5 & Appendix C)
- SCT's recommendation must be consistent with the GMA, Multi-County Planning Policies (MPPs), and CPPs
- Reconciled targets are subsequently adopted into Appendix B of the CPPs by the County Council

COUNTYWIDE PLANNING POLICIES

FOR

SNOHOMISH COUNTY

ADOPTED JUNE 1, 2011

AMENDED ORDINANCE NO. 11-011; EFFECTIVE DATE: JUNE 24, 2011

AMENDMENTS:

JUNE 1, 2011 (AMENDED ORD. NO. 11-021) EFF. DATE JUNE 24, 2011

JUNE 8, 2011 (AMENDED ORD. NO. 11-015) EFF. DATE JUNE 24, 2011

OCTOBER 17, 2012 (ORD. NO. 12-070) EFF. DATE NOVEMBER 10, 2012
(APPENDIX A MAP CHANGE ONLY)

JUNE 12, 2013 (AMENDED ORD. NO. 13-032) EFF. DATE JUNE 30, 2013
(APPENDIX A AND APPENDIX B CHANGES ONLY)

APRIL 16, 2014 (ORD. NO. 14-006) EFF. DATE APRIL 27, 2014
(APPENDIX B CHANGES ONLY)

JUNE 4, 2014 (ORD. NO. 14-031) EFF. DATE JUNE 16, 2014

OCTOBER 12, 2016 (AMENDED ORD. NO. 16-078) EFF. DATE NOVEMBER 10, 2016

SEPTEMBER 29, 2021 (AMENDED ORD. NO. 21-059)
EFF. DATE OCTOBER 22, 2021

FEBRUARY 23, 2022 (ORD. 22-003) EFF. DATE MARCH 6, 2022

JULY 19, 2023 (ORD. 23-062) EFF. DATE JULY 31, 2023

NOTE: This is an unofficial compilation of the Countywide Planning Policies (CPPs). The official text of the CPPs can be found in the ordinances adopting and amending the CPPs and those ordinances will control in the event of a disparity between the ordinance and this unofficial compilation.

Background - History

- SCT target reconciliation process was first established in the Snohomish County CPPs in 1995, just prior to the adoption of the first set of GMA plans in the county
- 2026 growth target reconciliation is the 4th conducted by SCT
- Target reconciliation has occurred on three previous occasions:
 - 1995 (for the original 1994/1995 GMA plan adoptions)
 - 2006 (for the 2005 GMA plan updates)
 - 2016 (for the 2015 GMA plan updates)

Reconciliation Results

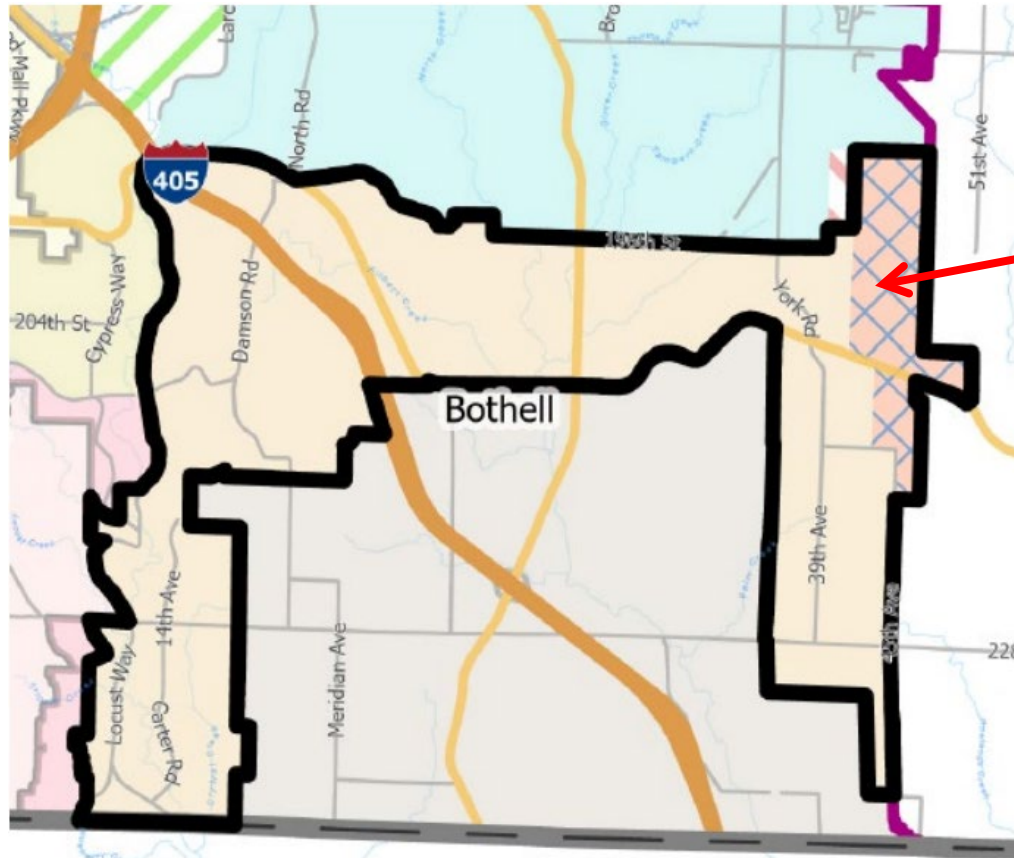
- Following review of the 2024 comprehensive plan updates of all cities, there were no discrepancies to reconcile between the city targets adopted by cities and the county's adopted targets for cities
- However, there are differences in the county's adopted targets and the initial targets in the Countywide Planning Policies (CPPs) for several unincorporated UGAs and MUGAs which need to be reconciled

Reconciliation Results

Differences in the county's adopted targets and the initial targets in the CPPs for several unincorporated UGAs and MUGAs were the result of:

- Use of updated future land use plan designations, development regulations, and UGA boundaries adopted by the County Council,
- Corrections to critical area features used in capacity analysis in some unincorporated UGAs,
- Use of updated pending residential project information in some unincorporated UGAs,
- Shifts of unincorporated urban residential growth from areas with insufficient capacity to areas with adequate capacity due to higher than originally anticipated housing growth targets provided by Commerce,
- Shifts of unincorporated urban employment growth from areas with insufficient capacity to areas with adequate capacity.

Reconciliation Results



- The recommended reconciled growth target tables show an assignment of growth targets associated with the **SWUGA expansion area** adopted in the county's 2024 comprehensive plan update on a new row labeled "SWUGA Expansion Area (Unincorporated)" in each of the MUGA growth target tables
- Growth in this area had been previously included in the Bothell unincorporated MUGA targets

Reconciliation Results

SCT Recommendation:

Replace the existing initial population, housing and employment growth target tables for UGAs and MUGAs in Appendix B of the CPPs, with the reconciled growth target tables shown in Attachment 1 of the Planning Advisory Committee recommendation dated February 12, 2026

UGA table sample format:

APPENDIX B, Table P1 - 2044 Reconciled Population Growth Targets for Cities, UGAs and the Rural/Resource Area (Recommended by the Snohomish County Tomorrow Planning Advisory Committee on February 12, 2026)				
Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	187,883	261,370	73,487	23.8%
Arlington UGA	20,418	35,515	15,097	4.9%
Arlington City	19,868	34,649	14,781	4.8%
Unincorporated	550	866	316	0.1%
Darrington UGA	1,564	1,983	419	0.1%
Darrington Town	1,462	1,770	308	0.1%
Unincorporated	102	213	111	0.0%
Gold Bar UGA	3,211	3,483	272	0.1%
Gold Bar City	2,403	2,650	247	0.1%
Unincorporated	808	833	25	0.0%

MUGA table sample format:

APPENDIX B, Table P2 - 2044 Reconciled Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (Recommended by the Snohomish County Tomorrow Planning Advisory Committee on February 12, 2026)				
Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	506,551	731,354	224,803	72.9%
Incorporated SW County UGA Total	282,883	423,950	141,067	45.7%
Unincorporated SW County UGA Total	223,668	307,404	83,736	27.2%
Bothell Area	53,504	74,690	21,186	6.9%
Bothell City (part)	19,205	32,355	13,150	4.3%
Unincorporated MUGA	34,299	42,335	8,036	2.6%
Brier Area	8,388	9,082	694	0.2%
Brier City	6,560	7,100	540	0.2%
Unincorporated MUGA	1,828	1,982	154	0.0%

Reconciliation Results

Comparison of Reconciled Growth Allocations and the VISION 2050 Regional Growth Strategy
(represented by CPP Initial Growth Targets):

2020-2044 Population Growth:

Regional Geography	Initial CPP Growth Shares	Reconciled Growth Shares
Metropolitan City	22.2%	22.2%
Core Cities	12.4%	12.4%
HCT Communities	49.7%	49.6%
Cities & Towns	8.8%	8.8%
Urban Unincorporated	3.6%	3.7%
Rural	3.3%	3.3%
Total Snohomish County	100.0%	100.0%

2019-2044 Employment Growth:

Regional Geography	Initial CPP Growth Shares	Reconciled Growth Shares
Metropolitan City	39.2%	39.2%
Core Cities	17.8%	17.8%
HCT Communities	29.9%	29.9%
Cities & Towns	7.1%	7.1%
Urban Unincorporated	3.4%	3.4%
Rural	2.6%	2.6%
Total Snohomish County	100.0%	100.0%

**No significant
shifts in growth
shares across
VISION 2050
regional
geographies
occur as a result
of reconciliation**

Questions?

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