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Initial Growth Targets Ordinance 22-003 (ECAF 2022-0007)					
Hearing Date: Wednesday, February 23, 2022 @ 10:30 a..m.					
Council Staff: Ryan Countryman		PDS Staff: Stephen Toy		DPA: Laura Kisielius	
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3.6 Council Deliberations					
3.6.001	Amendment	2/11/2022	Ryan Countryman, Council Staff	Proposed Amendment Sheet 1 Increases initial countywide population target by 12,000	5

ITEM TITLE:

..Title

Ordinance 22-003, relating to the Growth Management Act, amending the Population and Employment Growth Targets in Appendix B and the Urban Growth Area Map and Southwest Snohomish County Municipal Urban Growth Area Map in Appendix A of the Countywide Planning Policies for Snohomish County to establish 2044 Initial Population and Employment Growth Targets

..body

DEPARTMENT: Planning and Development Services

ORIGINATOR: Stephen Toy

EXECUTIVE RECOMMENDATION: Approve-Ken Klein 1/6/22

PURPOSE: To adopt amendments to Appendix B (Growth Targets) and Appendix A (UGA and MUGA maps) of the Countywide Planning Policies consistent with the 2044 initial population and employment growth target recommendation of Snohomish County Tomorrow.

BACKGROUND: The proposal would amend the Countywide Planning Policies (CPPs), replacing the 2035 population and employment growth targets currently contained in Appendix B with 2044 initial population and employment growth targets. The 2044 initial targets were recommended by the Snohomish County Tomorrow (SCT) Steering Committee on December 1, 2021 and were developed using the SCT process called for in CPP GF-5. The 2044 initial targets are based on the most recent Office of Financial Management (OFM) medium/most likely population projection for Snohomish County, and the Puget Sound Regional Council's (PSRC's) Regional Growth Strategy. The UGA and MUGA maps currently contained in Appendix A would also be replaced with maps showing updated city boundary information and references to the updated estimates and targets in Appendix B. Once adopted, jurisdictions in Snohomish County will be required to use the 2044 initial growth targets for at least one of the plan alternatives evaluated for their 2024 GMA plan updates.

FISCAL IMPLICATIONS:

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
N/A			
TOTAL			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
N/A			
TOTAL			

DEPARTMENT FISCAL IMPACT NOTES: No fiscal impacts anticipated.

CONTRACT INFORMATION:

ORIGINAL _____ CONTRACT# _____ AMOUNT _____
 AMENDMENT _____ CONTRACT# _____ AMOUNT _____

Contract Period

ORIGINAL START _____ END _____
AMENDMENT START _____ END _____

OTHER DEPARTMENTAL REVIEW/COMMENTS: Approved as to form by Prosecuting Attorney
12/23/21/Approved-Finance, Nathan Kennedy 1/6/22

1 Approved: _____
2 Effective: _____

3
4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON

6
7 ORDINANCE NO. 22-003
8

9 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND
10 EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP
11 AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN
12 APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO
13 ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS
14

15 WHEREAS, the Growth Management Act (GMA), RCW 36.70A.210(2), requires the
16 legislative authority of each county which is subject to the GMA’s comprehensive planning
17 requirements to adopt a countywide planning policy (CPP) framework in cooperation with the
18 cities and towns within that county, and from which the county, city and town comprehensive
19 plans are developed and adopted; and
20

21 WHEREAS, RCW 36.70A.210 also requires that the CPPs govern interjurisdictional
22 consistency of county and city planning efforts and implementation of GMA requirements for
23 designating urban growth areas (UGAs), including the establishment of 20-year growth
24 allocations used as the basis for designating UGAs pursuant to RCW 36.70A.130(3); and
25

26 WHEREAS, the County most recently revised CPPs through Amended Ordinance 21-
27 059, effective October 22, 2021; and
28

29 WHEREAS, CPP GF-5 requires that the cities and county engage in the cooperative
30 planning process of Snohomish County Tomorrow (SCT) to establish a subcounty allocation of
31 projected growth for coordination of city and county growth management plans, using the State
32 Office of Financial Management’s (OFM) population projections for Snohomish County and the
33 numeric guidance provided by the Puget Sound Regional Council’s (PSRC) VISION 2050
34 Regional Growth Strategy (RGS) as a starting point for this effort; and
35

36 WHEREAS, CPP GF-5 requires that the Snohomish County Council consider the
37 recommendation of the SCT Steering Committee on the subcounty allocation of growth for
38 cities, unincorporated UGAs, unincorporated municipal urban growth areas (MUGAs), and the
39 rural/resource area of the county, and adopt 20-year GMA growth targets into Appendix B of the
40 CPPs; and
41

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1 WHEREAS, the Planning Advisory Committee (PAC) of SCT began a process of
2 developing draft 2044 initial growth targets in November 2020 by deciding to form a PAC
3 working group which met six times, from May through September 2021, to work on this task;
4 and

5
6 WHEREAS, the PAC on September 17, 2021, reviewed the work of the PAC working
7 group, and on October 14, 2021, recommended to the SCT Steering Committee a set of 2044
8 initial population and employment growth targets for adoption into Appendix B of the CPPs; and

9
10 WHEREAS, on October 27, 2021, the SCT Steering Committee reviewed and discussed
11 the PAC recommendation; and

12
13 WHEREAS, on December 1, 2021, the SCT Steering Committee recommended that the
14 PAC recommendation be forwarded to the County Council for adoption; and

15
16 WHEREAS, the County Council held a public hearing on _____, 2022, to consider
17 the entire record, including the SCT Steering Committee recommendation on the 2044 initial
18 growth targets for adoption into Appendix B of the CPPs, along with updated maps in Appendix
19 A of the CPPs that indicated jurisdictional areas associated with the 2044 initial targets, and to
20 hear public testimony.

21
22 NOW, THEREFORE, BE IT ORDAINED:

23
24 Section 1. The County Council makes the following findings of fact:

- 25
26 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth
27 fully herein.
- 28 B. The revisions would remove the information on the 2035 population, housing, and
29 employment growth targets contained in Appendix B of the CPPs, and replace them with
30 2044 initial population and employment growth targets.
- 31 C. The revisions would remove the UGA and MUGA maps contained in Appendix A of the
32 CPPs and replace them with updated UGA and MUGA maps that contain updated boundary
33 and reference information needed for proper interpretation of the updated Appendix B
34 population and employment growth targets, including August 26, 2021, base year
35 jurisdictional boundaries used for the development of the 2044 initial growth targets.
- 36 D. The County Council adopts and incorporates the following findings of fact related to the SCT
37 process for developing the CPP amendments:
- 38 1. The most recent OFM projections for counties were released in December 2017, and
39 showed a range of projected population for Snohomish County that varied from a low of

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- 1 905,221 to a high of 1,263,840 for the year 2040. The middle population projection for
2 2040, termed “most likely” under GMA, was 1,058,113.
- 3 2. The next release of official county-level projections from OFM for GMA planning
4 purposes is not scheduled until late 2022, which is too late to incorporate into the current
5 SCT initial growth target allocation process. To provide assistance to counties that need
6 to establish population growth targets beyond 2040 before the next release of OFM
7 projections in late 2022, OFM in 2018 provided supplemental county projections which
8 extended the 2017 OFM projections from 2040 to 2050. For Snohomish County, they
9 ranged from a low of 928,488 to a high of 1,326,529 for the year 2044, with the middle
10 series showing 1,090,757 residents by 2044.
- 11 3. PSRC’s VISION 2050 RGS, adopted in October 2020, provides numeric guidance for
12 long-term population and employment growth (2017-2050) among different categories of
13 jurisdictions, or “regional geographies,” within the 4-county central Puget Sound region.
14 The RGS distributes forecasted growth primarily within the designated urban growth
15 area, with particular emphasis on development near high-capacity transit and in regional
16 growth centers. As a result, the regional geographies with these features (Metropolitan
17 City, Core Cities, and High Capacity Transit Communities) are planned for higher levels
18 of growth compared with historical trends. Other regional geographies in the UGA
19 (remaining Cities & Towns and Urban Unincorporated areas) are planned for more
20 modest levels of growth.
- 21 4. CPP GF-5 states that the subcounty allocation of projected growth for local GMA plan
22 updates shall seek compatibility with the RGS and emphasize growth in and near urban
23 centers and high-capacity transit, address the jobs/housing balance, manage and reduce
24 the rate of rural growth over time, and support infill within the UGA. The process shall
25 also consider local input on community vision, market conditions, and level of
26 infrastructure investments. It states that “the process shall ensure flexibility for
27 jurisdictions in implementing the RGS.”
- 28 5. In developing the draft 2044 initial population and employment targets for cities,
29 unincorporated UGAs and MUGAs, and the rural/resource area of Snohomish County,
30 the SCT PAC working group followed the direction of CPP GF-5 by using the most
31 recent OFM population projection for Snohomish County and the PSRC’s Regional
32 Growth Strategy as the starting point for this process.
- 33 6. The PAC working group focused its subcounty distribution efforts using a single
34 countywide population projection of 1,136,309 for the year 2044 that was based on
35 PSRC’s RGS population allocation to Snohomish County. This projection falls within
36 the low to high range established by OFM’s 2017 supplemental projections for
37 Snohomish County and is closest to the OFM medium supplemental projection of
38 1,090,757 for 2044.

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- 7. The PAC working group developed the draft subcounty employment allocation using a single countywide employment projection of 467,634 for the year 2044 that was based on PSRC’s RGS employment allocation to Snohomish County, excluding resource and construction jobs.
- 8. The PAC working group used the RGS-based allocations of 2044 population and employment by regional geography within Snohomish County as the starting point for disaggregating RGS-projected growth to individual jurisdictions within regional geographies. Table 1 below shows RGS-based shares of population and employment growth by regional geography based on the RGS, compared with the growth shares by regional geography contained in the SCT recommendation in Table 2.

Table 1. VISION 2050 RGS - Snohomish County’s Population and Job Growth Shares by Regional Geography, 2017-2050:

Regional Geography	Population	Jobs
Metro City	20.0%	39.5%
Core Cities	12.0%	17.5%
HCT Communities	50.0%	30.0%
Cities & Towns	9.5%	8.0%
Urban Unincorporated	4.0%	3.0%
Rural	4.5%	2.0%
Total Snohomish County	100.0%	100.0%

Table 2. SCT Recommendation - Snohomish County’s Population and Job Growth Shares by Regional Geography, 2017-2044:

Regional Geography	Population	Jobs
Metro City	20.0%	39.5%
Core Cities	12.0%	17.5%
HCT Communities	50.0%	30.0%
Cities & Towns	11.0%	7.7%
Urban Unincorporated	2.5%	3.3%
Rural	4.5%	2.0%
Total Snohomish County	100.0%	100.0%

The resulting SCT-recommended growth shares are consistent with the RGS, with two minor adjustments. Firstly, due to relatively large annexations of portions of the unincorporated UGA into Cities & Towns since 2017 (by Lake Stevens, Sultan and Stanwood), the RGS population growth shares were adjusted to 11% for Cities & Towns (up from 9.5%) and 2.5% for Urban Unincorporated (down from 4%). And secondly,

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1 due to a PAC-recommended reassignment of employment growth from the Town of
 2 Darrington to other Cities & Towns and to the Paine Field MIC within the Urban
 3 Unincorporated regional geography, the RGS employment growth share for Cities &
 4 Towns dropped to 7.7% from 8.0%, while the Urban Unincorporated share rose to 3.3%
 5 from 3.0%.

- 6 9. In developing the 2044 population and employment targets for cities, unincorporated
 7 UGAs and MUGAs, and the rural/resource area, the PAC working group updated the
 8 base year estimates from 2017 to 2020 for population and 2019 for employment. For
 9 population, the 2020 base year figures included the Census 2020 population counts. The
 10 resulting 2019/2020 to 2044 growth shares by regional geography are shown in Table 3.

11 Table 3. SCT Recommendation - Snohomish County’s Population and Job Growth Shares by
 12 Regional Geography:

Regional Geography	Population (2020-2044)	Jobs (2019-2044)
Metro City	22.2%	39.2%
Core Cities	12.4%	17.8%
HCT Communities	49.7%	29.9%
Cities & Towns	8.8%	7.1%
Urban Unincorporated	3.6%	3.4%
Rural	3.3%	2.6%
Total Snohomish County	100.0%	100.0%

- 13
 14 10. The PAC working group developed a methodology to disaggregate the 2020-2044
 15 population growth and 2019-2044 employment growth by regional geography to
 16 individual jurisdictions within regional geographies. The methodology took into account
 17 the capacity results by jurisdiction to the year 2035 contained in the 2021 Buildable
 18 Lands Report for Snohomish County (BLR). In addition, a series of data factors were
 19 developed and averaged to distribute growth to individual jurisdictions within regional
 20 geographies. The data factors included the distribution of the following characteristics
 21 broken down by jurisdictions within regional geographies:

- 22 • existing population and employment distribution
- 23 • change over the past decade
- 24 • volume of pending development
- 25 • number of light rail and high-capacity transit stations
- 26 • number of manufacturing/industrial center locations, and
- 27 • transportation accessibility to job centers (for population).

- 28 11. Following the initial PAC review on September 17, 2021, of the results of the PAC
 29 working group’s methodology showing preliminary draft 2044 population and
 30 employment targets by jurisdiction, a further review within subgroups of jurisdictions

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1 organized by regional geography occurred. This review resulted in adjustments to some
2 of the distributions to better reflect an understanding of likely growth capacity conditions
3 than predicted by the standard formula. The updated results were approved by both the
4 SCT PAC and the Steering Committee as the 2044 population and employment targets
5 recommended to the Snohomish County Council.

6 12. For the next set of GMA plan updates in 2024, most jurisdictions in Snohomish County
7 (especially those in the Metropolitan and Core Cities, and High Capacity Transit
8 Communities categories) will need to address shortfalls in 2035 capacity under current
9 plans (as determined by the 2021 Buildable Lands Report) relative to the 2044 initial
10 growth targets. This capacity reevaluation is typically documented in a jurisdiction’s
11 updated land capacity analysis which re-estimates the growth capacity potential created
12 by plan, zoning or other development regulation changes adopted as part of the plan
13 update. An updated assessment of land market conditions to the year 2044 and its impact
14 on redevelopable land supply, as well as the densities likely to be achieved through 2044,
15 is also part of this analysis.

16 13. The initial subcounty allocation of projected growth established by this ordinance is the
17 first step of several required by CPP GF-5, which states that the growth target
18 development process in Snohomish County shall use the procedures contained in
19 Appendix C of the CPPs. Appendix C requires that the initial allocations established by
20 the County Council “be used for at least one of the plan alternatives evaluated by
21 jurisdictions for their GMA plan updates.” However, Appendix C also anticipates that
22 the final growth allocations might be adjusted based on the results of the comprehensive
23 plan update process conducted by each jurisdiction within the County. Appendix C
24 therefore calls for a target reconciliation process conducted through SCT following the
25 plan updates should the preferred target outcome of the city and county GMA plan
26 updates differ. In these situations, SCT shall recommend a reconciled 20-year target
27 allocation to the County Council that resolves the differences.

28 14. The development of the initial growth targets recommended by SCT took into account
29 the policy considerations outlined in Appendix C which call for emphasizing growth in
30 and near centers and high-capacity transit, addressing the jobs/housing balance, managing
31 and reducing the rate of rural growth over time, and supporting infill within the UGA.

32 15. Population and employment growth to 2044 on tribal lands is not included the SCT-
33 recommended initial growth targets. This is consistent with the PSRC VISION 2050
34 Regional Growth Strategy which does not allocate projected population and employment
35 growth to tribal lands since these jurisdictions plan outside of the Growth Management
36 Act.

37 16. In addition to the population and employment growth targets, CPP GF-5 and Appendix C
38 call for use of the SCT process to develop 2044 housing targets for cities, unincorporated

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1 UGAs and MUGAs, and the rural/resource area, consistent with PSRC Multicounty
2 Planning Policy (MPP) MPP-RGS-2. SCT has scheduled the development of the housing
3 targets, to be based on the initial 2044 population targets, in 2022 as part of SCT's
4 Housing Characteristics and Needs Report required by CPP HO-5.

- 5 E. The Appendix B initial population and employment growth targets and Appendix A map
6 amendments are consistent with CPP GF-5 and Appendix C requirements regarding the
7 establishment of new 20-year GMA initial growth targets, required to be used for at least one
8 of the plan alternatives evaluated by cities and the county during development of the local
9 GMA comprehensive plan updates required under GMA by June 30, 2024.
- 10 F. The proposed amendments comply with the substantive requirements of the GMA, including
11 RCW 36.70A.110(2) which states that the county shall coordinate with the cities on the
12 location and amount of projected 20-year growth for purposes of ensuring adequate capacity
13 within the UGA to accommodate the projected urban growth.
- 14 G. The amendments to Appendix B of the CPPs are consistent with the PSRC Regional Growth
15 Strategy contained in the VISION 2050 regional plan.
- 16 H. The amendments to Appendix B of the CPPs are consistent with PSRC's MPP-RC-1
17 regarding coordination of planning efforts among jurisdictions.
- 18 I. The proposed amendments comply with the procedural requirements of the GMA, including
19 the public participation provisions in RCW 36.70A.035 and .140.
- 20 J. No inconsistencies between the proposed amendments and the GMA have been identified.
- 21 K. No inconsistencies between the amendments and the CPPs have been identified.
- 22 L. Appropriate public participation has been provided through the SCT process and through a
23 public hearing on this ordinance held after public notice.
- 24 M. SEPA requirements for this non-project action have been met through the issuance of
25 Addendum No. ____ of the PSRC VISION 2050 Supplemental Final Environmental Impact
26 Statement on _____.

27
28 Section 2. The County Council makes the following conclusions:
29

- 30 A. The amendments would amend the population and employment growth targets tables for
31 UGAs and MUGAs contained in Appendix B of the CPPs by removing all content in
32 Appendix B of the CPPs and replacing it with the contents in Exhibit A of this ordinance.
33 Adoption of initial housing targets for inclusion in Appendix B is forthcoming.
- 34 B. The amendments would amend the UGA and MUGAs maps contained in Appendix A of the
35 CPPs by removing all content in Appendix A of the CPPs and replacing it with the contents
36 in Exhibit B of this ordinance.

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- 1 C. The amendments to the CPPs satisfy the procedural and substantive requirements of the
2 GMA.
- 3 D. The amendments are consistent with the policies of the MPPs.
- 4 E. The amendments are consistent with the policies of the CPPs.
- 5 F. The amendments as set forth in Exhibits A and B increase consistency between the CPPs and
6 PSRC's VISION 2050 Regional Growth Strategy.
- 7 G. The County has complied with the procedural requirements of SEPA.
- 8 H. The county has complied with state and local public participation requirements under the
9 GMA and chapter 30.73 SCC by broadly disseminating the amendments and providing
10 opportunities for written comments and public hearing after public notice.
- 11 Section 3. The County Council bases its findings and conclusions on the entire record before
12 SCT and the County Council, including all testimony and exhibits. Any finding, which should
13 be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby
14 adopted as such.
15
- 16 Section 4. Based on the foregoing findings and conclusions, Appendix B of the Countywide
17 Planning Policies for Snohomish County, last amended by Amended Ordinance No. 16-078 on
18 October 12, 2016, is repealed in its entirety and replaced with Exhibit A to this ordinance, which
19 is attached hereto and incorporated by reference into this ordinance as if set forth in full.
20
- 21 Section 5. Based on the foregoing findings and conclusions, Appendix A of the Countywide
22 Planning Policies for Snohomish County, last amended by Amended Ordinance No. 16-078 on
23 October 12, 2016, is repealed in its entirety and replaced with Exhibit B to this ordinance, which
24 is attached hereto and incorporated by reference into this ordinance as if set forth in full.
25
- 26 Section 6. The County Council directs the Code Reviser to update SCC 30.10.050 pursuant to
27 SCC 1.02.020(3).
28
- 29 Section 7. Severability. If any section, sentence, clause or phrase of this ordinance shall be held
30 to be invalid by the Growth Management Hearings Board, or unconstitutional by a court of
31 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
32 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,
33 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by
34 the Board or unconstitutional by a court of competent jurisdiction, then the section, sentence,
35 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and
36 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
37 adopted.
38

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PASSED this ____ day of _____, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Clerk of the Council

- () APPROVED
- () EMERGENCY
- () VETOED

DATE: _____, 2022

Snohomish County Executive

ATTEST:

Approved as to form only:

Laura Hinkley 12/23/21
Deputy Prosecuting Attorney

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Exhibit A

Ordinance No. 22-____

Amendment to the Countywide Planning Policies Appendix B –

Growth Targets

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**APPENDIX B, Table P1 - 2044 Initial Population Growth Targets for Cities, UGAs and the Rural/Resource Area
(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)**

Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	187,883	260,836	72,953	23.7%
Arlington UGA	20,418	35,506	15,088	4.9%
Arlington City	19,868	34,649	14,781	4.8%
Unincorporated	550	857	307	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	3,496	285	0.1%
Gold Bar City	2,403	2,650	247	0.1%
Unincorporated	808	846	38	0.0%
Granite Falls UGA	4,597	6,885	2,288	0.7%
Granite Falls City	4,450	6,551	2,101	0.7%
Unincorporated	147	334	187	0.1%
Index UGA (incorporated)	155	173	18	0.0%
Lake Stevens UGA	41,023	50,952	9,929	3.2%
Lake Stevens City	38,951	48,565	9,614	3.1%
Unincorporated	2,072	2,387	315	0.1%
Maltby UGA (unincorporated)	164	590	426	0.1%
Marysville UGA	70,911	100,020	29,109	9.4%
Marysville City	70,714	99,822	29,108	9.4%
Unincorporated	197	198	1	0.0%
Monroe UGA	21,266	26,276	5,010	1.6%
Monroe City	19,699	24,302	4,603	1.5%
Unincorporated	1,567	1,974	407	0.1%
Snohomish UGA	11,526	14,683	3,157	1.0%
Snohomish City	10,126	12,878	2,752	0.9%
Unincorporated	1,400	1,805	405	0.1%
Stanwood UGA	7,847	11,395	3,548	1.2%
Stanwood City	7,705	10,963	3,258	1.1%
Unincorporated	142	432	290	0.1%
Sultan UGA	5,201	8,876	3,675	1.2%
Sultan City	5,146	8,672	3,526	1.1%
Unincorporated	55	204	149	0.0%
S.W. County UGA	505,947	731,284	225,337	73.1%
Incorporated S.W.	282,883	423,950	141,067	45.7%
Bothell City (part)	19,205	32,355	13,150	4.3%
Brier City	6,560	7,100	540	0.2%
Edmonds City	42,853	55,966	13,113	4.3%
Everett City	110,629	179,176	68,547	22.2%
Lynnwood City	38,568	63,735	25,167	8.2%
Mill Creek City	20,926	24,813	3,887	1.3%
Mountlake Terrace City	21,286	34,710	13,424	4.4%
Mukilteo City	21,538	24,616	3,078	1.0%
Woodway Town	1,318	1,480	162	0.1%
Unincorporated S.W.	223,064	307,334	84,270	27.3%
UGA Total	693,830	992,120	298,290	96.7%
City Total	463,562	674,946	211,384	68.6%
Unincorporated UGA Total	230,268	317,174	86,906	28.2%
Non-UGA Total (Uninc Rural/Resource Area)	134,127	144,190	10,063	3.3%
County Total	827,957	1,136,309	308,352	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries.

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ORDINANCE NO. 22-003
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND
EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND
SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF
THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL
POPULATION AND EMPLOYMENT GROWTH TARGETS

APPENDIX B, Table P2 - 2044 Initial Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	505,947	731,284	225,337	73.1%
Incorporated SW County UGA Total	282,883	423,950	141,067	45.7%
Unincorporated SW County UGA Total	223,064	307,334	84,270	27.3%
Bothell Area	53,504	77,581	24,077	7.8%
Bothell City (part)	19,205	32,355	13,150	4.3%
Unincorporated MUGA	34,299	45,226	10,927	3.5%
Brier Area	8,388	9,078	690	0.2%
Brier City	6,560	7,100	540	0.2%
Unincorporated MUGA	1,828	1,978	150	0.0%
Edmonds Area	46,860	60,881	14,021	4.5%
Edmonds City	42,853	55,966	13,113	4.3%
Unincorporated MUGA	4,007	4,915	908	0.3%
Everett Area	158,319	244,002	85,683	27.8%
Everett City	110,629	179,176	68,547	22.2%
Unincorporated MUGA	47,690	64,826	17,136	5.6%
Lynnwood Area	74,220	119,170	44,950	14.6%
Lynnwood City	38,568	63,735	25,167	8.2%
Unincorporated MUGA	35,652	55,435	19,783	6.4%
Mill Creek Area	72,975	90,238	17,263	5.6%
Mill Creek City	20,926	24,813	3,887	1.3%
Unincorporated MUGA	52,049	65,426	13,377	4.3%
Mountlake Terrace Area	21,309	34,740	13,431	4.4%
Mountlake Terrace City	21,286	34,710	13,424	4.4%
Unincorporated MUGA	23	30	7	0.0%
Mukilteo Area	37,122	48,378	11,256	3.7%
Mukilteo City	21,538	24,616	3,078	1.0%
Unincorporated MUGA	15,584	23,762	8,178	2.7%
Woodway Area	1,318	1,751	433	0.1%
Woodway Town	1,318	1,480	162	0.1%
Unincorporated MUGA	-	271	271	0.1%
Paine Field Area (Unincorporated)	50	50	-	0.0%
Larch Way Overlap (Unincorporated)	4,999	10,539	5,540	1.8%
Lake Stickney Gap (Unincorporated)	11,042	14,842	3,800	1.2%
Silver Firs Gap (Unincorporated)	15,841	20,034	4,193	1.4%
County Total	827,957	1,136,309	308,352	100.0%

NOTE: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area.

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RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND
EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND
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THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL
POPULATION AND EMPLOYMENT GROWTH TARGETS

**APPENDIX B, Table E1 - 2044 Initial Employment Growth Targets for Cities, UGAs and the Rural/Resource Area
(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)**

Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	38,827	104,955	46,128	26.8%
Arlington UGA	10,289	24,751	14,462	8.4%
Arlington City	10,267	24,690	14,423	8.4%
Unincorporated	22	61	39	0.0%
Darrington UGA	522	1,091	569	0.3%
Darrington Town	522	1,015	493	0.3%
Unincorporated	-	76	76	0.0%
Gold Bar UGA	257	862	605	0.4%
Gold Bar City	250	841	591	0.3%
Unincorporated	7	21	14	0.0%
Granite Falls UGA	971	2,128	1,157	0.7%
Granite Falls City	971	2,126	1,155	0.7%
Unincorporated	-	3	3	0.0%
Index UGA (incorporated)	27	30	3	0.0%
Lake Stevens UGA	5,732	9,017	3,285	1.9%
Lake Stevens City	5,675	8,894	3,219	1.9%
Unincorporated	57	122	65	0.0%
Maltby UGA (unincorporated)	3,623	4,629	1,006	0.6%
Marysville UGA	15,974	33,683	17,709	10.3%
Marysville City	15,310	32,926	17,616	10.3%
Unincorporated	664	757	93	0.1%
Monroe UGA	10,260	12,660	2,400	1.4%
Monroe City	10,096	12,420	2,324	1.4%
Unincorporated	164	241	77	0.0%
Snohomish UGA	6,110	7,971	1,861	1.1%
Snohomish City	5,842	7,666	1,824	1.1%
Unincorporated	268	305	37	0.0%
Stanwood UGA	4,057	5,799	1,742	1.0%
Stanwood City	3,865	5,073	1,208	0.7%
Unincorporated	192	726	534	0.3%
Sultan UGA	1,005	2,335	1,330	0.8%
Sultan City	1,005	2,334	1,329	0.8%
Unincorporated	-	1	1	0.0%
S.W. County UGA	219,102	340,365	121,263	70.6%
Incorporated S.W.	184,813	291,764	106,951	62.2%
Bothell City (part)	16,100	24,805	8,705	5.1%
Brier City	495	609	114	0.1%
Edmonds City	14,174	17,232	3,058	1.8%
Everett City	99,817	167,157	67,340	39.2%
Lynnwood City	28,628	50,540	21,912	12.8%
Mill Creek City	6,787	7,523	736	0.4%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Mukilteo City	10,313	12,671	2,358	1.4%
Woodway Town	68	80	12	0.0%
Unincorporated S.W.	34,289	48,601	14,312	8.3%
UGA Total	277,929	445,320	167,391	97.4%
City Total	238,643	389,778	151,135	88.0%
Unincorporated UGA Total	39,286	55,542	16,256	9.5%
Non-UGA Total * (Uninc Rural/Resource Area)	17,887	22,314	4,427	2.6%
County Total	295,816	467,634	171,818	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries.

Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

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ORDINANCE NO. 22-003
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS

APPENDIX B, Table E2 - 2044 Initial Employment Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	219,102	340,365	121,263	70.6%
Incorporated SW County UGA Total	184,813	291,764	106,951	62.2%
Unincorporated SW County UGA Total	34,289	48,601	14,312	8.3%
Bothell Area	18,314	27,561	9,247	5.4%
Bothell City (part)	16,100	24,805	8,705	5.1%
Unincorporated MUGA	2,214	2,756	542	0.3%
Brier Area	619	814	195	0.1%
Brier City	495	609	114	0.1%
Unincorporated MUGA	124	205	81	0.0%
Edmonds Area	14,421	17,585	3,164	1.8%
Edmonds City	14,174	17,232	3,058	1.8%
Unincorporated MUGA	247	353	106	0.1%
Everett Area	106,229	175,473	69,244	40.3%
Everett City	99,817	167,157	67,340	39.2%
Unincorporated MUGA	6,412	8,317	1,905	1.1%
Lynnwood Area	33,695	58,548	24,853	14.5%
Lynnwood City	28,628	50,540	21,912	12.8%
Unincorporated MUGA	5,067	8,009	2,942	1.7%
Mill Creek Area	12,567	14,903	2,336	1.4%
Mill Creek City	6,787	7,523	736	0.4%
Unincorporated MUGA	5,780	7,379	1,599	0.9%
Mountlake Terrace Area	8,431	11,149	2,718	1.6%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Unincorporated MUGA	-	0	0	0.0%
Mukilteo Area	14,006	19,252	5,246	3.1%
Mukilteo City	10,313	12,671	2,358	1.4%
Unincorporated MUGA	3,693	6,581	2,888	1.7%
Woodway Area	68	112	44	0.0%
Woodway Town	68	80	12	0.0%
Unincorporated MUGA	-	32	32	0.0%
Paine Field Area (Unincorporated)	6,371	7,955	1,584	0.9%
Larch Way Overlap (Unincorporated)	1,636	2,127	491	0.3%
Lake Stickney Gap (Unincorporated)	911	1,618	707	0.4%
Silver Firs Gap (Unincorporated)	1,834	3,268	1,434	0.8%
County Total	295,816	467,634	171,818	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area. Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

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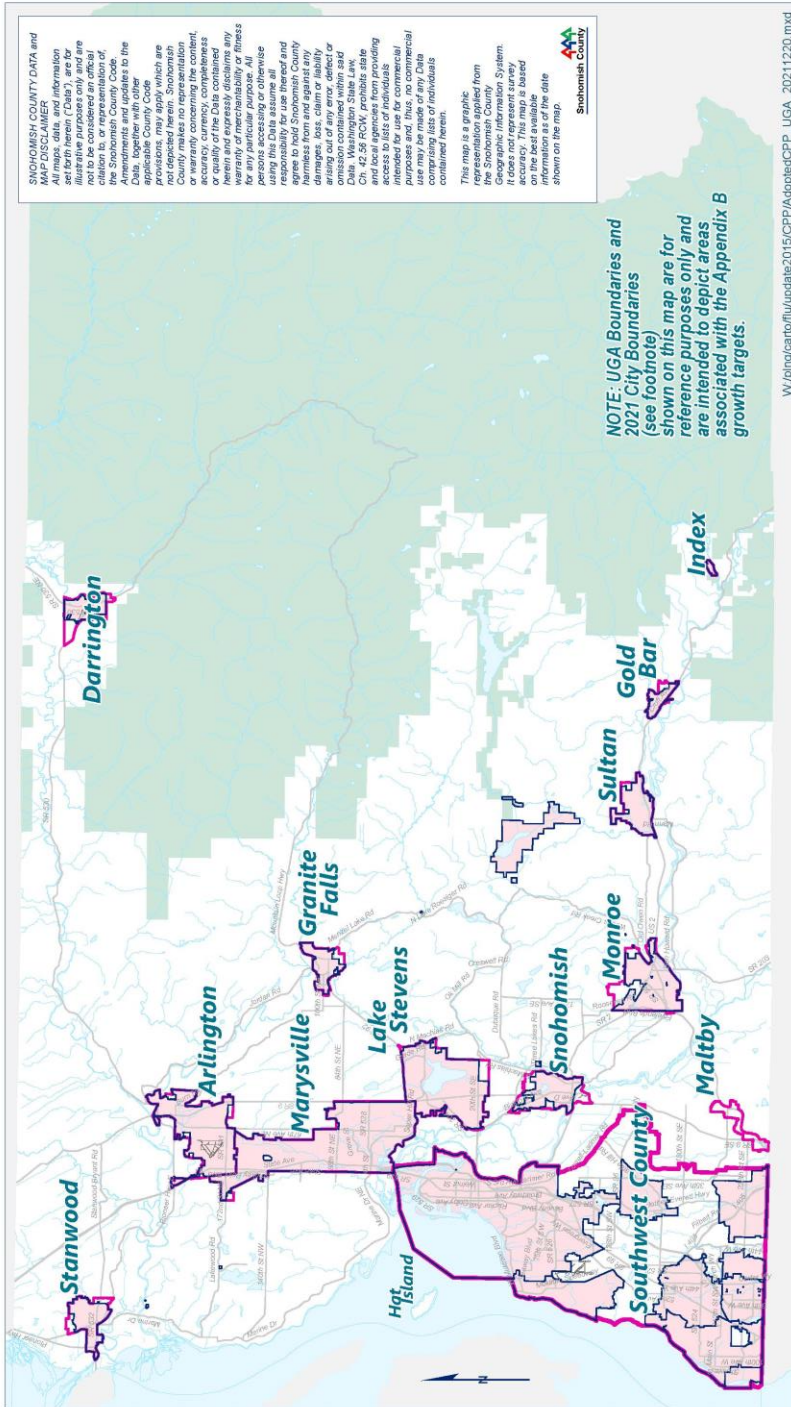
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Exhibit B

Ordinance No. 22-_____

Amendment to the Countywide Planning Policies Appendix A –
UGA and MUGA Boundary Maps

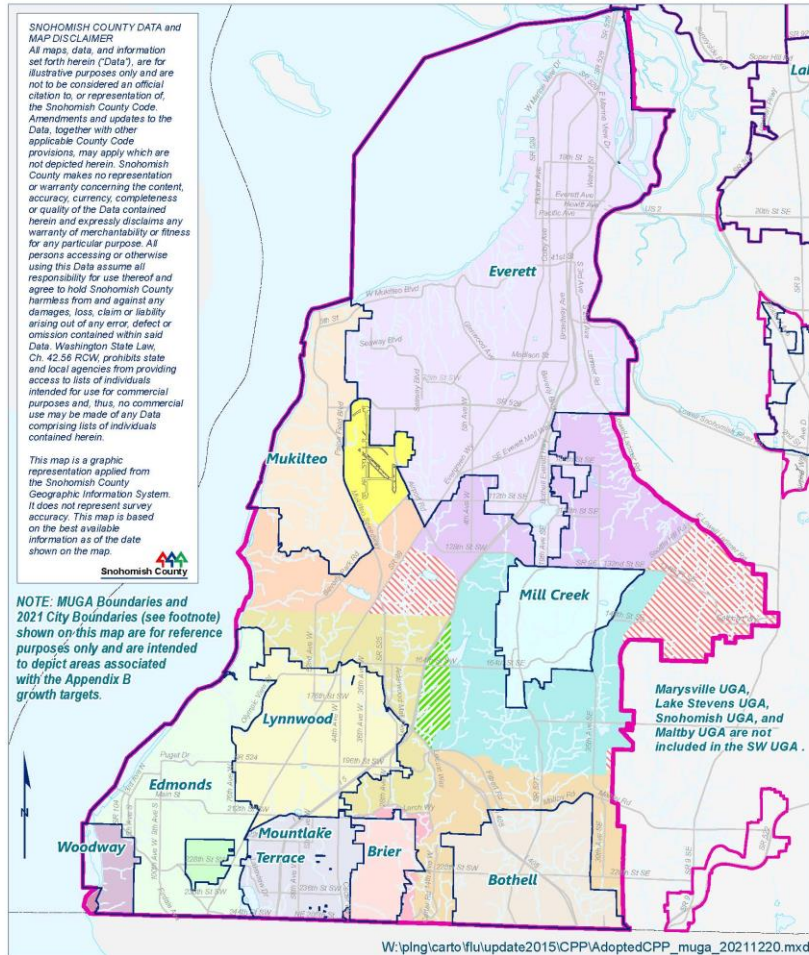
ORDINANCE NO. 22-003
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URBAN GROWTH AREA (UGA) BOUNDARIES
Appendix A - CPP Snohomish County Effective Date:

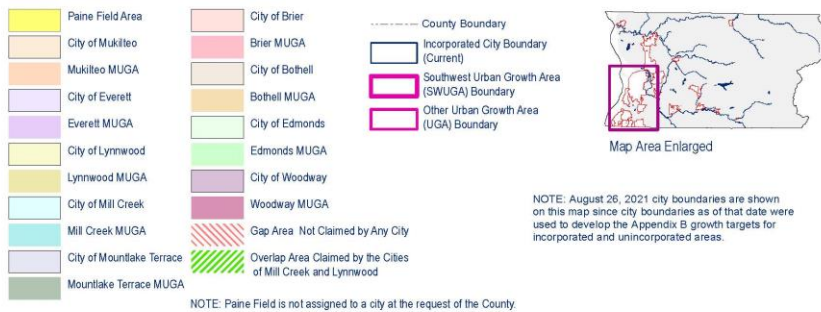
NOTE: August 26, 2021 city boundaries are shown on this map since city boundaries as of that date were used to develop the Appendix B growth targets for incorporated and unincorporated areas.

ORDINANCE NO. 22-003
 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS



MUNICIPAL URBAN GROWTH AREA (MUGA) BOUNDARIES

Appendix A - CPP Southwest Snohomish County Effective Date:



ORDINANCE NO. 22-003
 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS

**ORDINANCE
INTRODUCTION SLIP**

EXHIBIT # 3.1.003
FILE ORD 22-003

TO: Clerk of the Council

TITLE OF PROPOSED ORDINANCE:

~~~~~  
N Neh  
\_\_\_\_\_  
Councilmember Date

Clerk's Action: Proposed Ordinance No. \_\_\_\_\_

Assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

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STANDING COMMITTEE RECOMMENDATION FORM

On _____, the Committee considered the item and by ____ Consensus /
____ Yeas and ____ Nays, made the following recommendation:

____ Move to Council to schedule public hearing _____

Public Hearing Date 02/23/22 **at** 10:30 a.m.

____ Move to Council as amended to schedule public hearing

____ Move to Council with no recommendation

This item ____ should/ ____ should not be placed on the Consent Agenda.

(Consent agenda may be used for routine items that do not require public hearing and do not need discussion at General Legislative Session)

This item ____ should/ ____ should not be placed on the Administrative Matters Agenda

(Administrative Matters agenda may be used for routine action to set time and date for public hearings)

N Neh

Committee Chair



Snohomish County Council

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.2.001

FILE ORD 22-003

Committee: Planning & Community Development **Analyst:** Ryan Countryman
ECAF: 2022-0007
Proposal: Ordinance 22-003 **Date:** January 18, 2022

Consideration

Proposed Ordinance 22-003 addresses population and employment growth targets for use by Snohomish County and its cities and towns in their comprehensive plan updates due in 2024. The ordinance would amend appendices in the Countywide Planning Policies (CPPs) to establish initial growth targets for the year 2044 and update related maps.

Background and Analysis

Growth targets are a foundational part of comprehensive plans. The Growth Management Act (GMA) requires counties to adopt CPPs. These guide the development of local plans adopted by cities and towns and by the county for unincorporated areas. For growth targets, CPP GF-5 requires use of the most recent Office of Financial Management (OFM) population projections and the Puget Sound Regional Council's (PSRC's) Regional Growth Strategy (RGS) as a starting point. GF-5 also says that "implementation shall seek compatibility with the RGS, considering levels of infrastructure investment, market conditions, and other factors that will require flexibility in achieving growth allocations."

Plan updates require the County Council to first adopt initial growth targets in the CPPs. These targets can be the recommendations from Snohomish County Tomorrow (SCT), but the County Council may revise the recommended targets to account for market conditions and other factors requiring flexibility.

After adoption of initial targets, local jurisdictions must then consider the targets in updating their own plans. Considering does not necessarily mean that the local jurisdiction must adopt plans that achieve the targets. To account for differences between final plans and initial targets in the present ordinance (and for other factors such as annexations), SCT will go through a later target reconciliation process and recommend final targets to the County Council for consideration and adoption. Proposed Ordinance 22-003 is the first step. It proposes the initial targets for growth to the year 2044.

Snohomish County Tomorrow used OFM population projections from 2017 for countywide growth. SCT also used the RGS adopted in 2020 by PSRC to distribute this overall projection into the geographic targets recommended in Ordinance 22-003. This process made use of the most recent projections and guidance from OFM and PSRC. The targets recommended by SCT result in a close match with OFM's "most likely" projection for total population growth. SCT's recommendations distribute that growth in a manner closely mirroring the RGS. SCT used the required information from OFM and PSRC, but it did not fully consider other information that became available during its work.

County Council staff have been discussing three types of new information with PDS staff who were involved in the SCT process. This information includes:

1. Pending permit information documented in the 2021 Buildable Lands Report;
2. Legislation in 2021 amending the GMA housing goal and requirements; and
3. Covid-19's impacts to market conditions.

One important observation is that PSRC's policy guidance in Vision 2050 and numeric guidance in the RGS did not, or rather could not, account for major changes in GMA. Adoption by PSRC of Vision 2050 and the RGS was in 2020. The Washington State Legislature enacted significant GMA legislation in 2021. Local governments must now plan for and accommodate the housing needs of households with middle incomes, which are those earning between 80 and 120% of area median income. Before 2021, GMA did not include requirements to plan for the needs of this income group. Vision 2050 includes some passing references about the need for zoning incentives or flexibility in some markets to encourage more housing options. However, Vision 2050 does not closely examine the needs of this group. As such, the growth distributions proposed in the RGS may not adequately plan for or accommodate the needs of one of the groups recently mandated by the state legislature for additional planning.

Snohomish County had a median household income of just under \$90,000 in 2019, so middle incomes at that time were about \$72,000 to \$108,000 per year and probably slightly higher now. This income group is 20-25% of the population. One way to describe this income demographic is that they are people who want to buy a home and can buy a house but only in outlying areas where prices are more affordable. Such areas closely match where growth is happening much faster than the RGS suggests.

The details below and questions that follow are meant to stimulate policy-level discussion regarding population growth targets at the January 18, 2022, briefing of the County Council Planning and Community Development Committee. Employment growth targets are also in the ordinance under discussion. Council staff has reviewed the proposed employment targets and found them consistent with state and regional requirements and projections. Concern exists solely with the proposed population targets.

Pending permits. The 2021 Buildable Lands Report (BLR) documents capacity for population growth in geographic areas that closely resemble the 45 areas covered by growth targets.¹ Pending permits account for a significant but highly variable share of this capacity. According to permit and overall capacity data in the BLR, 13 of the 45 areas are clearly on track to exceed the population targets recommended by SCT.² The overshoot areas appear to be on track for a collective total of about 12,000 more people than envisioned in the RGS. This is a typical year's worth of countywide growth, or 5% of the annual growth in spread across a 20-year planning period.

The differences between proposed targets and likely outcomes may be large enough to affect jurisdictional planning and forecasts of capital facilities needs in 11 of the 13 areas. This report characterizes these as target areas of concern.³ Although the BLR does not have price data, most target areas of concern represent outlying locations where land and housing prices are more affordable than centrally located places. Most of the pending units in these target areas are single-family dwellings and townhomes.

To stay within SCT's recommendation for the 11 target areas of concern, Snohomish County and the affected cities would need to adopt permit moratoriums or take similar actions to dampen growth. If the county and its cities were to dampen growth, these

¹ Each city has its own target. Each unincorporated UGA area also has a target, although the unincorporated Southwest UGA has several discrete targets for municipal urban growth areas. There is also a growth target for areas outside UGAs, but this area does not have buildable lands information available. Differences between BLR data and target boundaries exist mainly due to recent annexations. Mostly annexation have been small but larger ones can muddy comparisons.

² Areas with permits already exceeding proposed targets:

- Unincorporated Monroe UGA has pending permits for 214% of its target. It has capacity for 409%
 - A large part of the Monroe UGA (including permits and capacity) was recently annexed
- Unincorporated Maltby UGA has pending permits for 155% of its target. Capacity is 199%
- Unincorporated Silver Firs Gap: 106% pending. 151% capacity

Clear concerns:

- City of Sultan: 84% pending. 172% capacity
- City of Granite Falls: 61% pending. 188% capacity
- City of Stanwood: 51% pending. 125% capacity
- Unincorporated Stanwood UGA: 38% pending. 252% capacity
- Unincorporated Lake Stickney Gap: 49% pending. 130% capacity

Of potential concern but data muddled by large annexations:

- City of Lake Stevens: 55% pending. Now over 100% capacity
- City of Monroe: 50% pending. Now over 100% capacity
- City of Arlington: 26% pending. Now over 100% capacity

³ The Town of Woodway and Unincorporated Brier MUGA are both on track to overshoot their targets, but the amount of likely overshoot in these areas is quite small because there is not much total capacity. The later target reconciliation stage could address growth in these areas without noticeable impact on traffic modeling or other work that relies on having accurate growth targets. Hence, they are not areas of concern for the interim growth targets.

actions may be inconsistent with recent legislation to plan for and accommodate middle-income housing.

Ignoring the issue and allowing growth to exceed adopted targets has consequences. In this scenario, planning for public facilities such as roads, schools, and sewer systems becomes inadequate. Lower targets also make it harder for jurisdictions and special purpose districts to seek and receive funding to make up for capacity shortfalls and level of service problems involving their facilities.

Legislation. The Washington State Legislature adopted Engrossed Second Substitute House Bill 1220 (HB 1220) in 2021.⁴ This bill substantially revised the GMA goal for housing⁵ and requirements for planning related to housing. Since development of Vision 2050 and the RGS was before HB 1220, they do not reflect new state-level housing direction. PSRC will need to update Vision 2050 and the RGS for consistency with HB 1220, but the timetable for this is unclear. The Washington State Department of Commerce is currently preparing guidance on implementation of HB 1220. Unfortunately, Commerce does not expect to release its guidance until late 2022. This timing would allow some course adjustments during local plan updates due in 2024, but not enough time for PSRC to substantially update its work and then for local jurisdictions to follow suit. In other words, waiting for detailed direction from Commerce and PSRC does not leave enough time to adequately address the new planning requirements. Therefore, local planning may need to anticipate some of the major shifts necessary for compliance with HB 1220 now rather than waiting for direction.

Previously, the GMA housing goal was to “Encourage the availability of affordable housing to all economic segments...” Now the goal is to “Plan for and accommodate housing affordable to all economic segments...” Planning for and accommodating affordable housing is a much higher bar than simply encouraging the availability of affordable housing. Further, HB 1220 has significantly extended the range of income groups that jurisdictions need to plan for and accommodate. The original housing goal meant needing to encourage homes meeting the GMA definition of “affordable housing”.⁶ This includes renter households earning up to 60% of the median income and owner-

⁴ HB 1220 is available at <https://lawfilesexternal.wa.gov/biennium/2021-22/Pdf/Bills/Session%20Laws/House/1220-S2.SL.pdf?cite=2021%20c%20254%20C2%A7%201>.

⁵ The GMA housing goal is [RCW 36.70A.020\(4\)](#).

⁶ RCW 36.70A.030(2): "Affordable housing" means, unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:

(a) For rental housing, sixty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development; or

(b) For owner-occupied housing, eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

occupied households earning up to 80%. Changes to RCW 36.70A.070(2) now require jurisdictions to plan for and accommodate housing for moderate-income households as well. GMA has a new definition for moderate income household added by HB 1220.⁷ This definition and the need to plan for and accommodate moderate incomes means that range of incomes jurisdictions must now plan for is up to 120% of the median income, regardless of owner or renter status. These changes in GMA cover a significant share of households not previously considered and that Vision 2050 and the RGS do not fully address.

Vision 2050 and the RGS focus on housing affordability issues for households earning up to 80% of Area Median Income (AMI). PSRC uses three categories. "Very Low Income" households earn less than 30% of AMI. "Low Income" households earn between 30 and 50% of AMI. "Moderate Income" is between 50 and 80% of AMI. Vision 2050 also addresses middle income as those households earning between 80 and 125% of AMI. PSRC identifies need for some policy intervention to help middle income households find housing but not as much as for lower incomes. Vision 2050 cites the 2016 American Communities Survey (ACS) as finding that 11% of households earn 0-30% AMI, 9% earn 30-50% AMI, 15% earn 50-80% AMI, and 23% earn 80-125% AMI. 42% of the PSRC region earns over 125% AMI. It is likely that Snohomish County has an income distribution close to the regional shares.

It is important to note that PSRC's definition of moderate income (50 to 80% of AMI) is for a considerably lower income group than the new state definition of moderate-income household which includes those earning up to 120% of AMI. While the name of these groups is very similar, the incomes described are quite different. Accounting for differences in definitions shows that HB 1220 added new requirements to address the needs of people with incomes closely matching PSRC's category of middle-income. This represents roughly 23% of the regional population. For this group, housing needs had not previously been the focus of planning policies or requirements.⁸

GMA changed to require planning that accommodates the housing needs of PSRC's middle-income earners. These households represent a large share of the population. Housing production in several areas affordable to this demographic are on track to exceed the proposed growth targets. Areas with strong appeal to middle-income households seeking to purchase homes will continue to grow faster than the proposed targets unless the county and cities take actions to dampen growth before the

⁷ RCW 36.70A.030(18): "Moderate-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below 120 percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

⁸ More precisely, HB 1220 addresses renters earning between 60 and 80% of AMI, but HB 1220 does not cover renter or owner households earning between 120 and 125% AMI. Both groups fall out of PSRC's middle income 23% of the regional population but on different ends of the income spectrum.

development capacity runs out. Local plans (and targets) that simply mirror Vision 2050 and the RGS likely do not address the expanded range of GMA housing requirements adequately. Similarly, the capital facilities planning based around such targets would also likely be inadequate. Thus, the proposed growth targets may not meet the new “plan for and accommodate” requirement in GMA.

Covid-19. Adoption of Vision 2050 and the RGS was less than one year after the pandemic began. Most of the work started earlier. Therefore, the regional guidance does not address the recent dramatic changes in society and the economy. It is still too soon to confidently distinguish between the temporary effects of Covid and long-term changes on many issues. However, the pandemic has clearly accelerated two existing trends that are relevant to growth targets.

Remote work was already becoming more common pre-Covid. Pandemic-related shutdowns demonstrated that employees could do more jobs from anywhere than previously imagined. Although workers are now returning to the office, many are doing so part time. The popularity of this hybrid model will almost certainly persist. Fewer commuting trips brings many benefits, but it also encourages people to seek housing further from employment centers because households can afford more house or more land than they can in central locations. This alone strongly argues against planning for a slowdown of the growth in outlying urban areas of Snohomish County until the development capacity of those areas is closer to exhaustion.

Job and thus population growth in Puget Sound may be faster than previously anticipated. Online shopping was already displacing brick and mortar retail before Covid. The pandemic made this transition even more rapid. Hiring at the Amazon headquarters in Bellevue and Seattle continues to drive the local economy more than predicted. When OFM developed its 2017 population forecasts, the expectation was for Amazon to develop secondary headquarters in other states. Amazon selected New York and Virginia. Development in Virginia is proceeding, but Amazon abandoned its plans for a major office presence in New York. Instead, Bellevue is experiencing much higher growth in Amazon office work than expected 2017. Stronger than anticipated job growth in King County for Amazon and other technology businesses will likely result in faster than anticipated population growth throughout the region. Faster overall population growth will compound with effects of remote work, a hybrid commuting model, and price differences. One likely result is stronger housing demand in outlying but rapidly growing parts of Snohomish County. While the RGS seeks to downplay growth in these areas, total and relative demand is not dropping as the regional plan envisions.

Overall, it does not appear that Covid has slowed population growth in Snohomish County. If anything, Covid may have increased the pace of employment and thus population growth in the region. It is also likely that Snohomish County will experience a

higher share of regional growth than previously expected, especially in areas where housing is relatively affordable.

Several times after initial adoption of the RGS and during the previous growth targeting exercise for the 2015 update, PRSC provided guidance calling for efforts to “bend the trend” toward the RGS. PSRC acknowledges that achieving the RGS distributions may be an iterative process over several plan updates. PSRC has not said that plan consistency requires strict adherence to the RGS, instead they ask for progress towards the regional vision. As described by PSRC

Given that the GMA planning horizon occurs in periodic 20-year cycles, two or three rounds of target updates will likely take place within the remaining Vision 2040 [now Vision 2050] planning period. PSRC recognizes that counties and their cities may require flexibility in aligning local targets with the RGS – i.e. make targets more aggressive over time – and that their first round of targets under Vision 2040 may not precisely match the percentages of growth shown in the numeric RGS [guidance].⁹

Ordinance 22-003 proposes the initial targets for the second round of planning under the RGS. In many ways, the proposed targets are more aggressive than the targets adopted in 2015. This helps to bend the trend as requested by PSRC. Vision 2040 evolved into Vision 2050. Then GMA changed. Other circumstances changed too. The RGS will need to evolve again but has not yet done so. As requirements shift and targets move, the County Council must act using incomplete information. Later course adjustments can happen in the SCT target reconciliation process. It is not always clear which choices now will lead to the best eventual outcomes, but some questions can help inform policy preferences along the way.

Questions.

1. If the County Council were to adopt the initial growth targets recommended by SCT, would the council provide direction to dampen growth to stay within the targets? If not, what actions would the plan include to maintain the adequacy of facilities in these areas?

2. If the County Council were to adopt amendments to Ordinance 22-003, should the amendments take population away from areas that are not currently on track to reach their targets? Alternatively, should the amendments simply increase overall assumed population growth by adding to the targets in rapidly growing areas?

⁹ August 18, 2008 letter from Norman Abbott, PSRC Director of Growth Management, to King County Growth Management Planning Council, Kitsap Regional Coordinating Council, Pierce County Regional Council and Snohomish County Tomorrow.

Current Proposal

Scope and Summary: Ordinance 22-003 would amend Appendix A and Appendix B in the CPPs to establish initial growth targets for the year 2044 and update related maps.

Fiscal Implications: None

Deadlines: No immediate deadlines, but delays in adoption of this ordinance could affect timing of the overall 2024 Update process which has a June 30, 2024 deadline.

Handling: Normal

Approved-as-to-form: Yes

Risk Management: Approve

Finance: Approve

Executive Recommendation: Approve

Request: Move to General Legislative Session on January 26 to set time and date for a public hearing.

2044 Initial Growth Targets Recommended by Snohomish County Tomorrow

Snohomish County Council Planning Committee Briefing

January 18, 2022

Topics for Today's Growth Targets Briefing

1. GMA Plan Update Requirements & OFM Population Projections
2. VISION 2050 Regional Plan
3. Countywide Planning Policies
4. SCT Recommendation
5. Next Steps

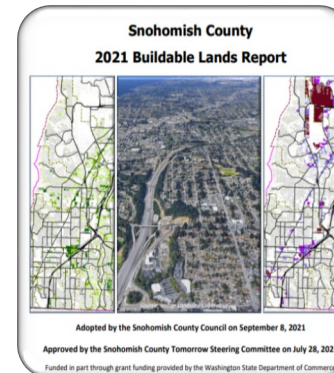
What preceded today's discussion?



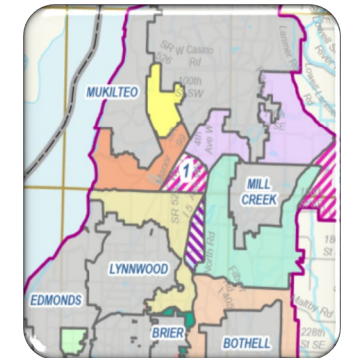
- SCT Review**
- Post-2015 Plan Adoption
 - Input to PSRC VISION Update
 - Growth and Infrastructure Summits



- VISION 2050**
- 3 Alternatives evaluated
 - Preferred Plan: Based on Transit-Focused Growth
 - Consistent with SCT recommendation



- 2021 Buildable Lands Report**
- Evaluated urban growth capacity to 2035



- CPP GF-5**
- SCT PAC developed draft 2044 growth targets for jurisdictions within VISION 2050 regional geographies
 - SCT Steering Committee recommendation on Dec 1/2021

GMA:

**RCW 36.70A.110
Comprehensive
plans — Urban
growth areas.**

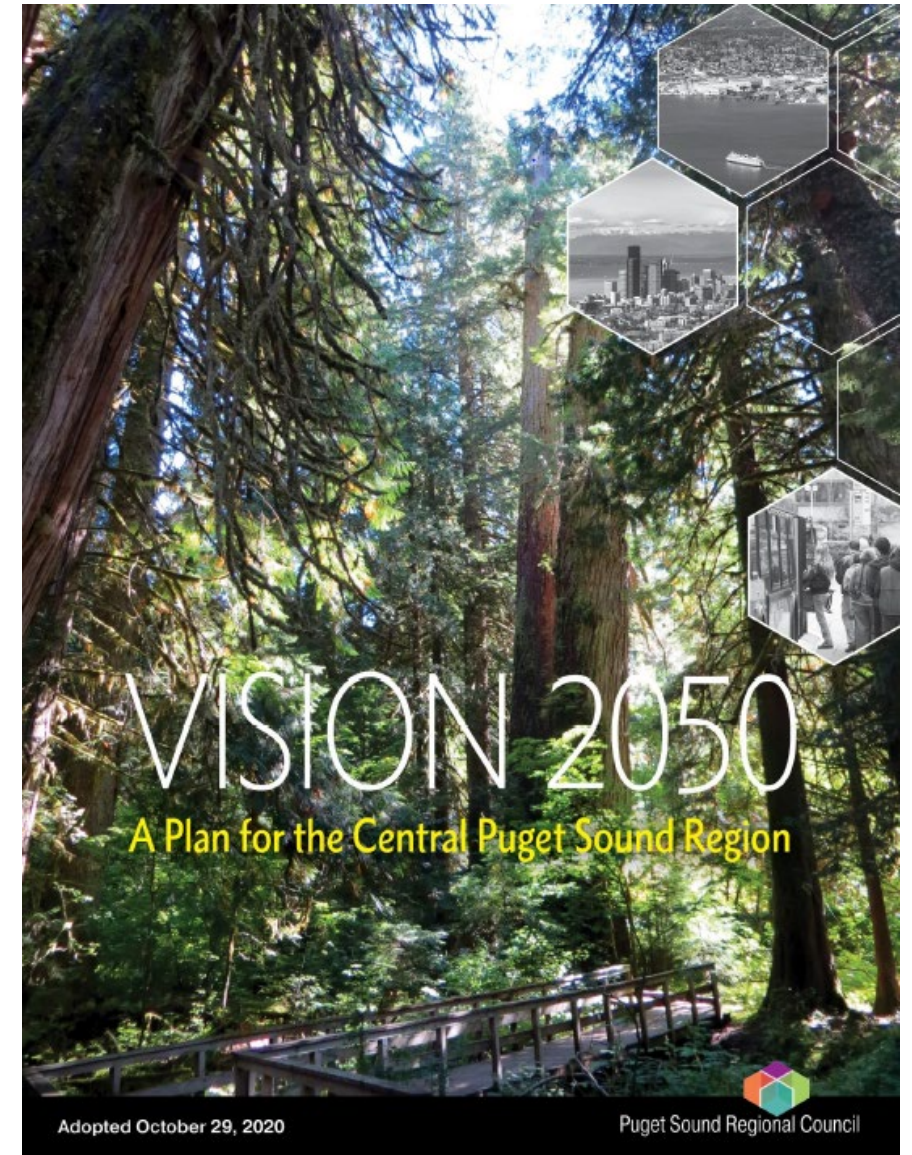
**At each major UGA review (every 8 years under
GMA):**

...

(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...

VISION 2050 Regional Plan

- VISION 2050's multicounty planning policies, actions, and regional growth strategy guide how and where the 4-county central Puget Sound region grows through 2050
- The plan informs updates to the Regional Transportation Plan and Regional Economic Strategy
- VISION 2050 sets the stage for updates to countywide planning policies and local comprehensive plans done by cities and counties



VISION 2050 Regional Growth Strategy (RGS)

Regional Population and Job Growth 2017-2050:

	Population Growth	Job Growth
Region	1,756,000	1,158,000

Data Source: PSRC Regional Forecast

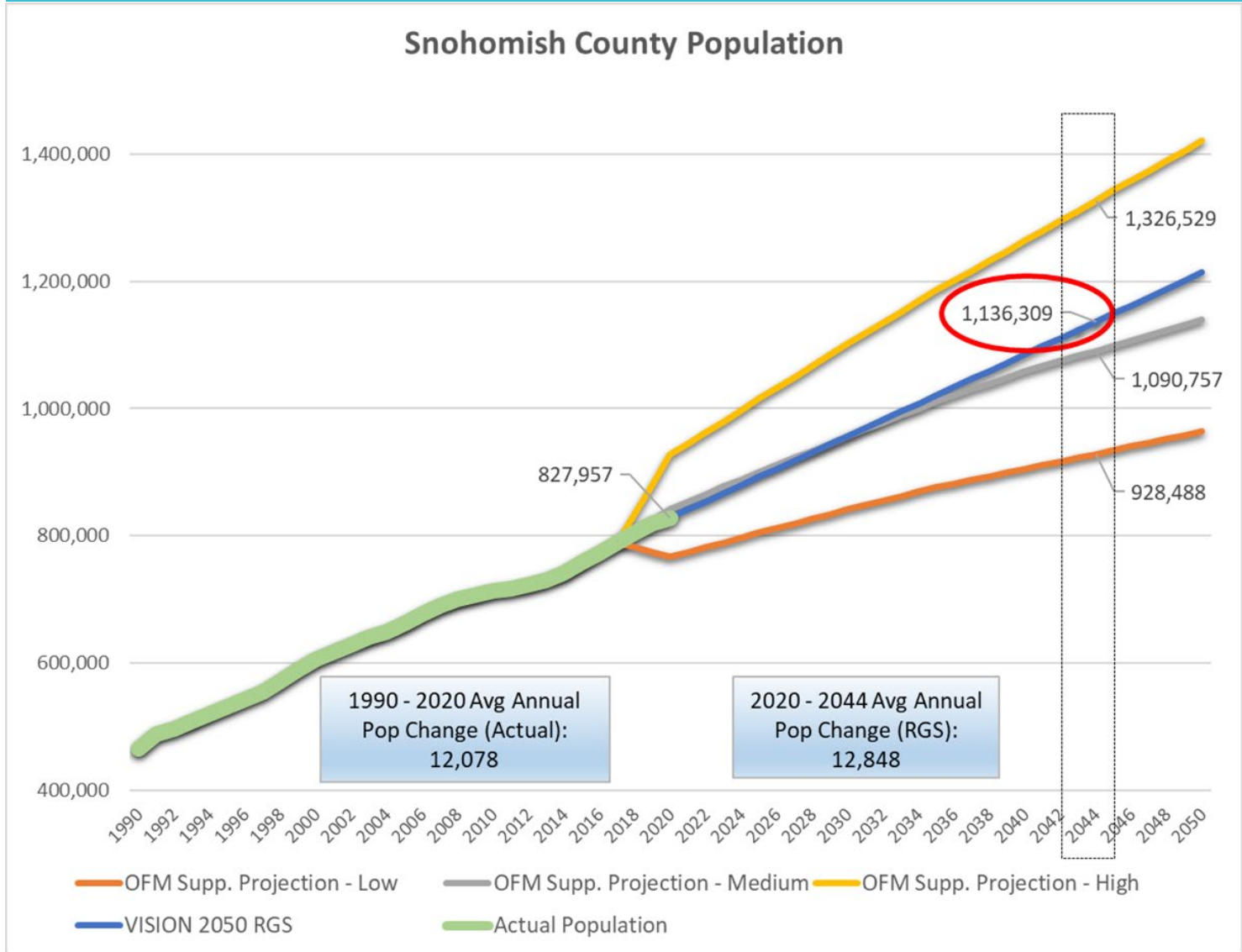
Countywide Population and Job Growth 2017-2050:

	Population Growth Share	Job Growth Share
King County	50%	59%
Kitsap County	5%	5%
Pierce County	21%	17%
Snohomish County	24%	19%

Data Source: County growth shares from VISION 2050 Regional Growth Strategy

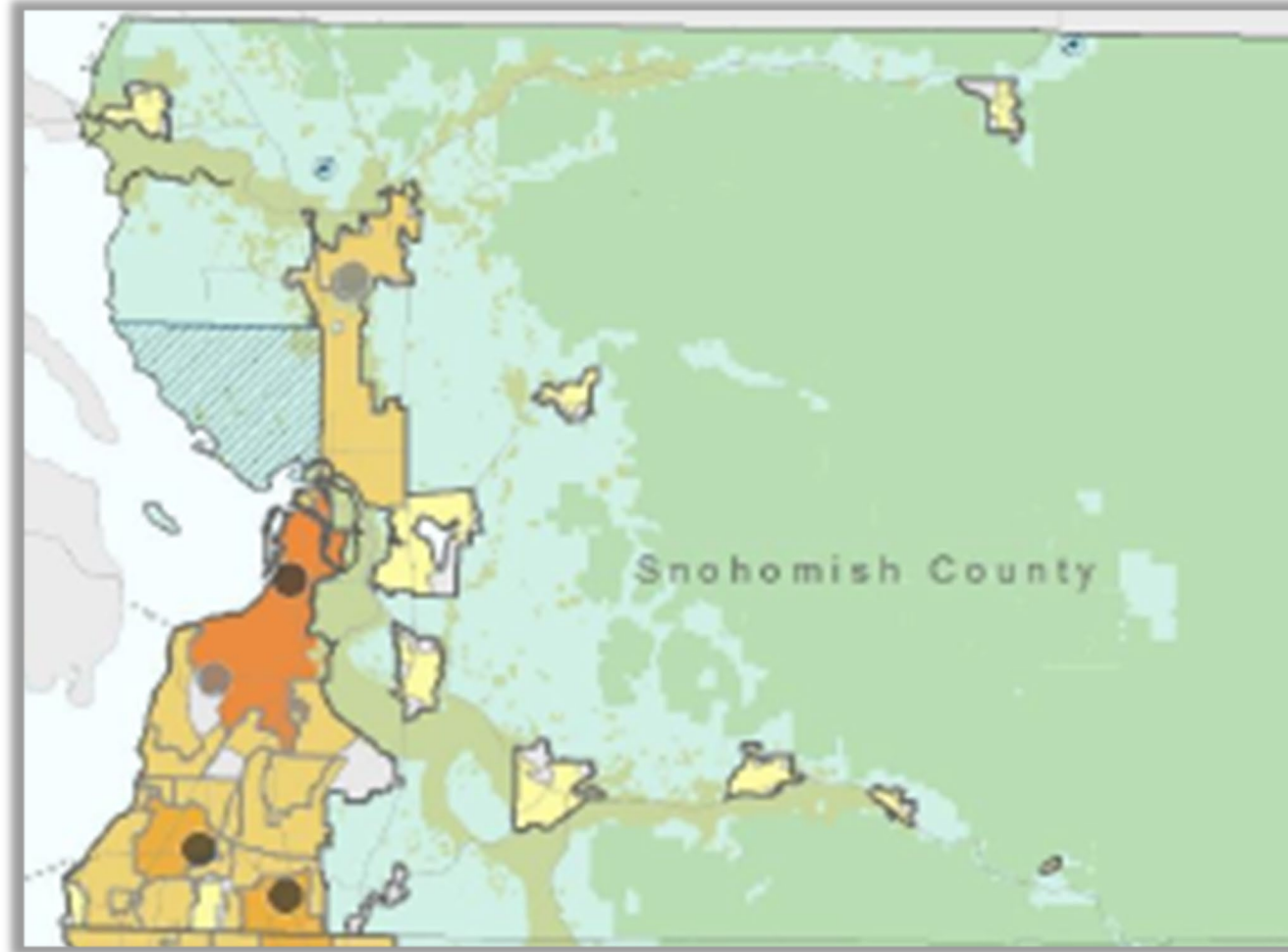
Note: Central Puget Sound counties have agreed to use this forecast for initial growth target setting for the 2024 Comprehensive Plan Updates

RGS and OFM Countywide Population Comparison

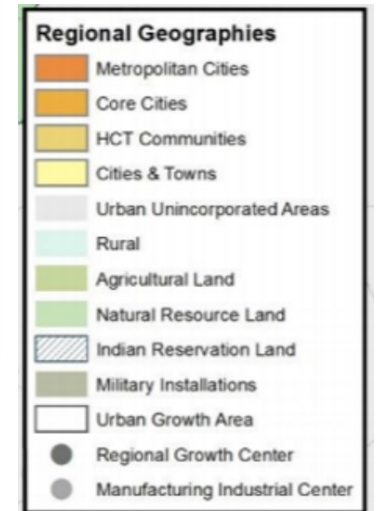


- Total County population of 1,136,309 by 2044 based on PSRC VISION 2050 Regional Growth Strategy (RGS)
- Increase of 308,352 population from 2020 to 2044
- Projected annual average population increase is similar to past annual average
- Falls within low-high range of OFM 2017 GMA supplemental projections
- New OFM population projections are anticipated in late 2022

RGS: Regional Geographies in Snohomish County



RGS further distributes 2017-2050 population and employment growth to “regional geographies” (different groups of jurisdictions) throughout the central Puget Sound region



RGS: Regional Geographies in Snohomish County

Regional Geographies in Snohomish County:

Metropolitan City: Everett

Core Cities: Bothell, Lynnwood

High Capacity Transit (HCT) Communities:

- Arlington, Edmonds, Marysville, Mill Creek, Mountlake Terrace, Mukilteo (cities)
- Bothell MUGA, Edmonds MUGA, Everett MUGA, Larch Way Overlap, Lynnwood MUGA, Mill Creek MUGA, Mukilteo MUGA (unincorporated portions of SWUGA)

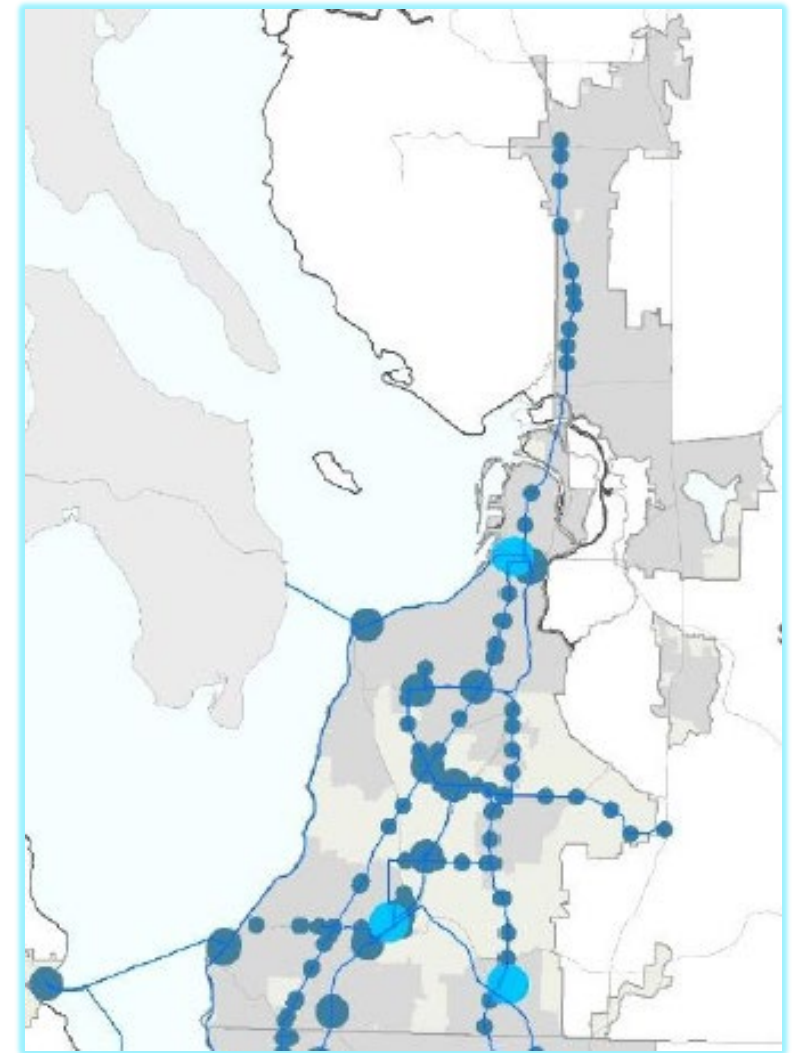
Cities & Towns: Brier, Darrington, Gold Bar, Granite Falls, Index, Lake Stevens, Monroe, Snohomish, Stanwood, Sultan, Woodway

Urban Unincorporated Areas: Remaining Urban Unincorporated areas (Brier, Mountlake Terrace and Woodway unincorporated MUGAs, Paine Field area, Lake Stickney and Silver Firs Gap, Maltby UGA, and all unincorporated non-SW UGAs)

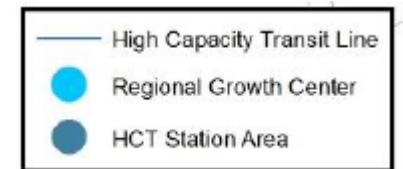
Rural: Rural Designated Lands

Snohomish County's Population and Job Growth Shares by Regional Geography 2017-2050

	Population	Jobs
Metro City	20.0%	39.5%
Core Cities	12.0%	17.5%
HCT Communities	50.0%	30.0%
Cities & Towns	9.5%	8.0%
Urban Unincorporated	4.0%	3.0%
Rural	4.5%	2.0%
Total Snohomish County	100.0%	100.0%



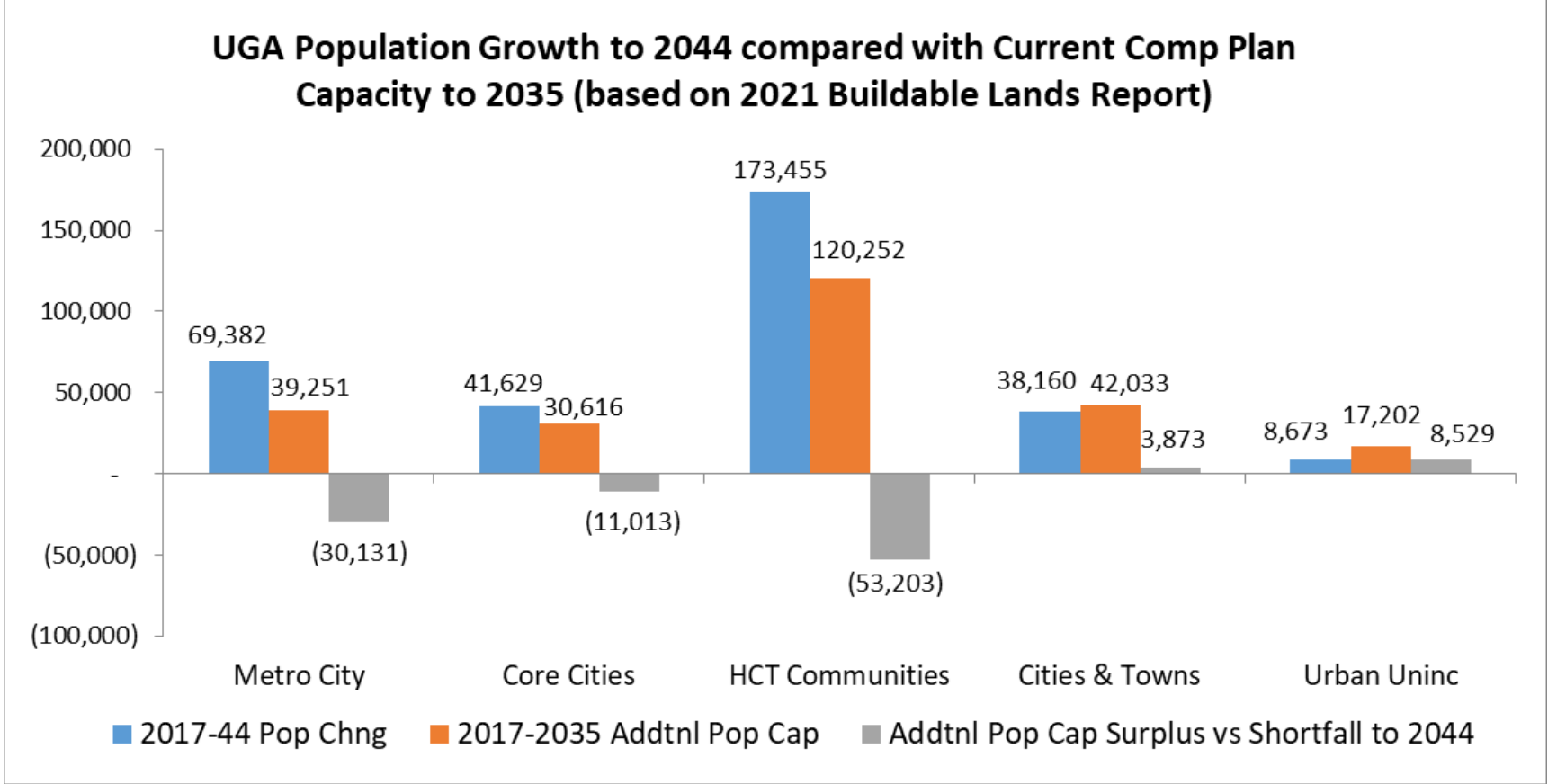
Source:
VISION 2050



VISION 2050 RGS – Clear Emphasis on Focusing Growth Near Transit and in Centers:

- 82% of population and 87% of employment growth countywide targeted to Metro, Core, HCT Communities

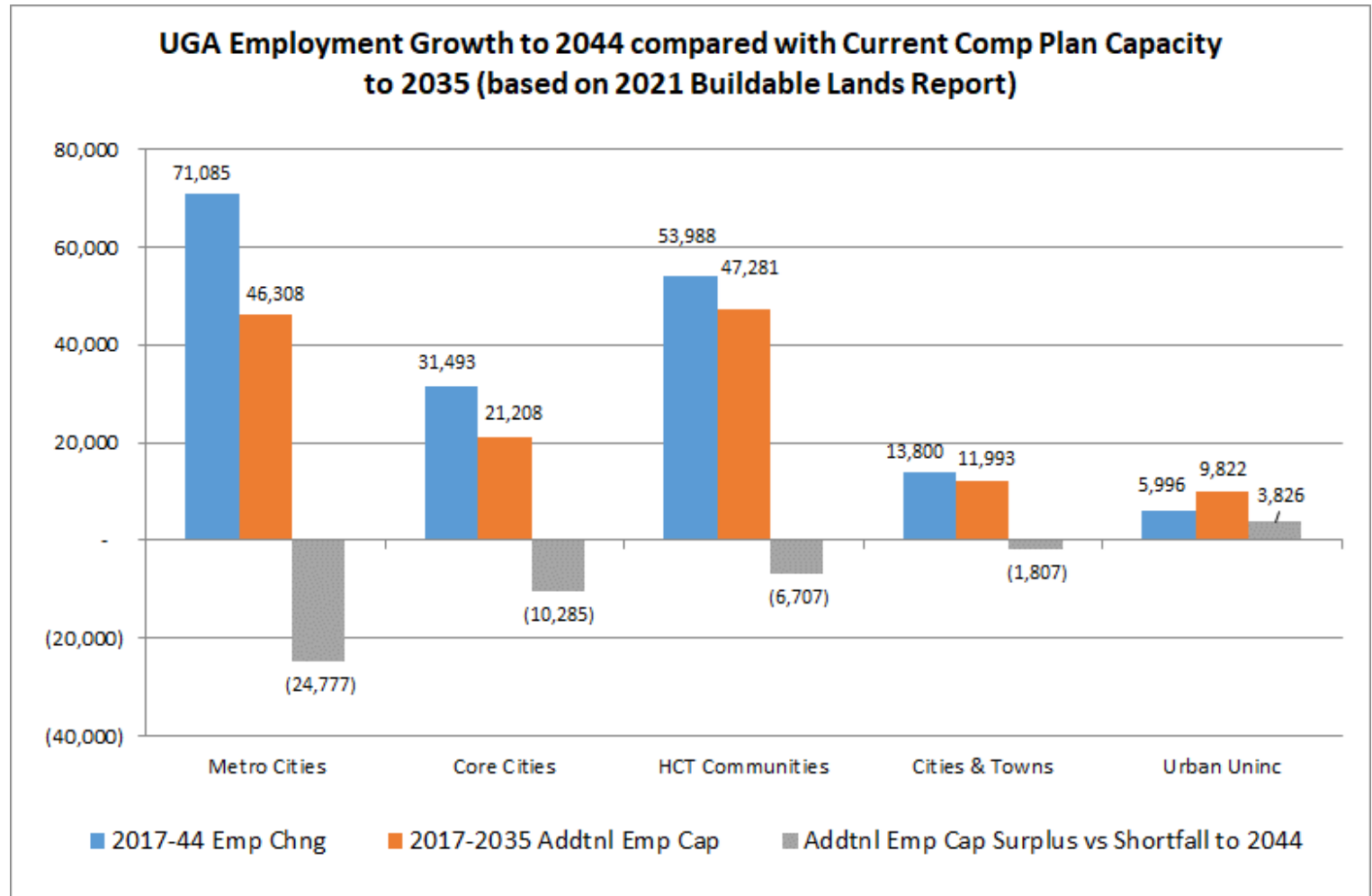
RGS Population Growth to 2044 Compared with BLR Capacity to 2035



Notes:

- 2044 population is derived from 2017-2050 straight line interpolation.
- Information shown is for current city boundaries as of Aug-26-2021.
- Due to relatively large annexations of portions of the unincorporated UGA into Cities & Towns since 2017, the RGS growth shares were adjusted to 11% for Cities & Towns (up from 9.5%) and 2.5% for Urban Unincorporated (down from 4%).

RGS Employment Growth to 2044 Compared with BLR Capacity to 2035



Notes:

- 2044 employment is derived from 2017-2050 straight line interpolation.
- Information shown is for current city boundaries as of Aug-26-2021.
- Employment estimates and forecasts exclude resource and construction jobs.
- Due to a recommended reassignment of employment growth from the Town of Darrington to other Cities & Towns and to the Paine Field MIC within the Urban Unincorporated regional geography, the RGS employment growth share for Cities & Towns dropped to 7.7% from 8.0%, while the Urban Unincorporated share rose to 3.3% from 3.0%.

Countywide Planning Policies (CPPs) For Snohomish County

Process for allocating 20 years of projected growth in Snohomish County for city and county GMA planning follows **CPP GF-5**:

- Uses SCT process
- Uses the most recent OFM county population projections and the PSRC's Regional Growth Strategy (RGS) as the starting point
- Emphasizes growth in and near centers and high-capacity transit, addresses jobs/housing balance, manages and reduces the rate of rural growth over time, and supports infill within the urban growth area
- Must consider each community's vision & regional role in the RGS
- Shall ensure flexibility for jurisdictions in implementing the RGS, considering levels of infrastructure investment and market conditions

Countywide Planning Policies (CPPs) For Snohomish County

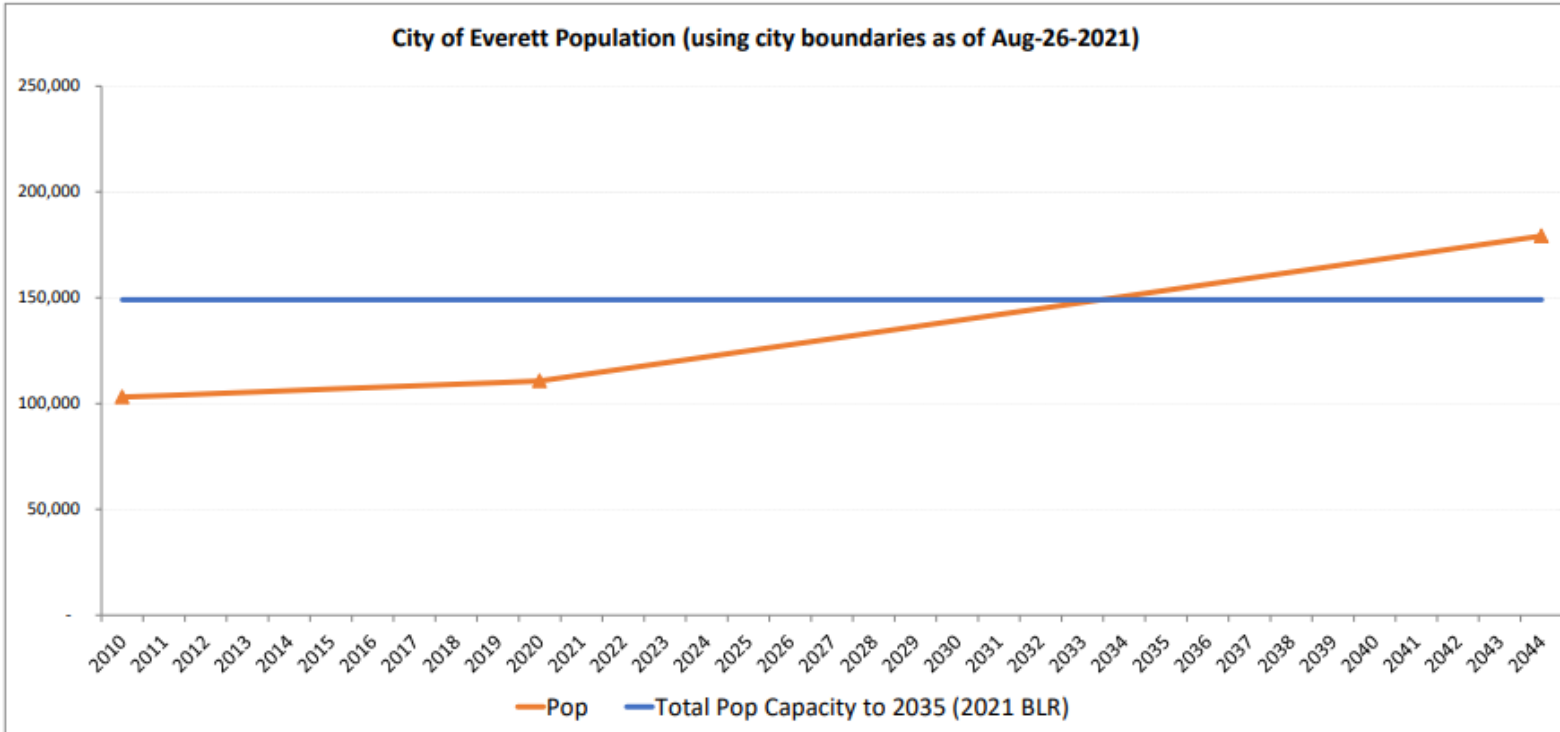
CPP GF-5:

- Results in city, unincorporated UGAs/MUGAs and rural/resource area targets in Appendix B of CPPs
- States that growth targets indicate the amount of growth each jurisdiction is expected to plan for in its comprehensive plan
- Calls for two separate steps for establishing 20-year growth targets:
 - Initial Growth Targets (developed by SCT in 2021)
 - to be used for at least one of the plan alternatives evaluated by jurisdictions for their GMA plan update
 - Reconciled Growth Targets (to be developed by SCT in 2024-2025)
 - follows GMA plan updates by jurisdictions in Snohomish County

SCT Planning Advisory Committee

- PAC developed a methodology for translating the population and employment projections in VISION 2050 by regional geography to individual jurisdictions
- Methodology takes into account the capacity results to 2035 from the 2021 BLR
- In addition, a series of data factors were used to distribute growth beyond 2035 to individual jurisdictions, that take into account:
 - existing population and employment distribution
 - change over the past decade
 - volume of pending development
 - number of light rail and HCT stations
 - MIC locations, and
 - transportation accessibility to job centers (for population)

Metro City - Population

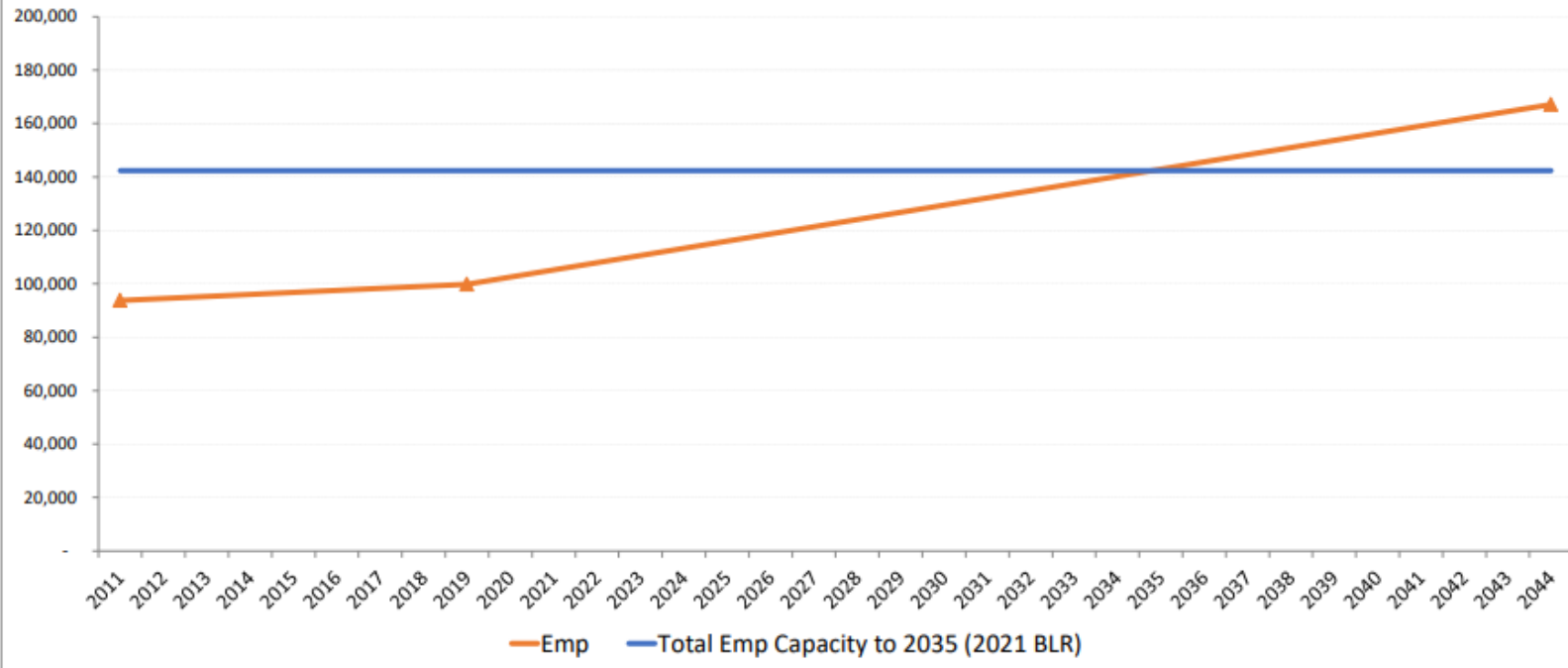


2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
760	2,856

	2020-2044 Population Change	2035 Pop Capacity Surplus/ Shortfall @ 2044 *
Metropolitan City Everett City	68,547	(30,131)
* - Negative amounts indicate additional capacity needed beyond BLR capacity results		

Metro City - Employment

City of Everett Employment (using city boundaries as of Aug-26-2021)



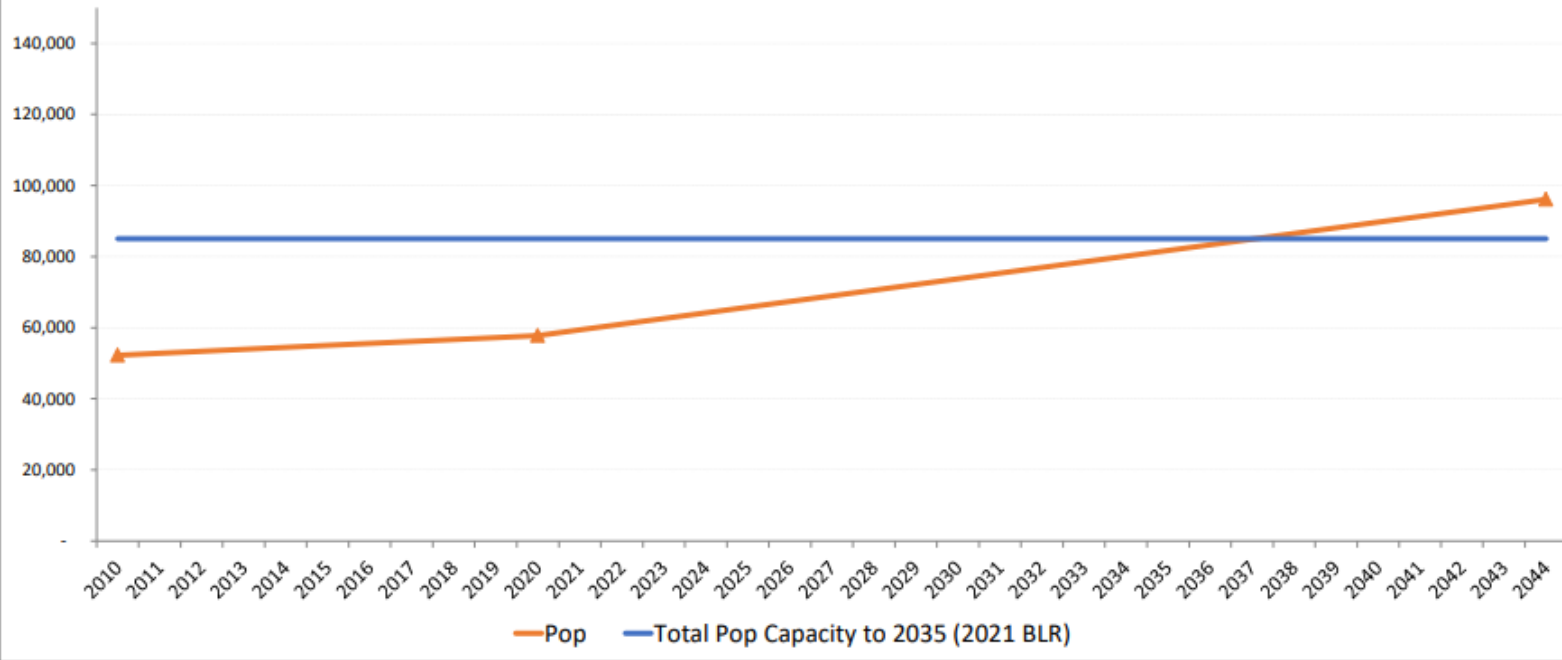
2011-2019 Annual Emp Chng	2019-2044 Annual Emp Chng
760	2,694

	2019-2044 Employment Change	2035 Emp Capacity Surplus/ Shortfall @ 2044 *
Metropolitan City	67,340	(24,777)
Everett City	67,340	(24,777)

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

Core Cities - Population

Core Cities Population (using city boundaries as of Aug-26-2021)



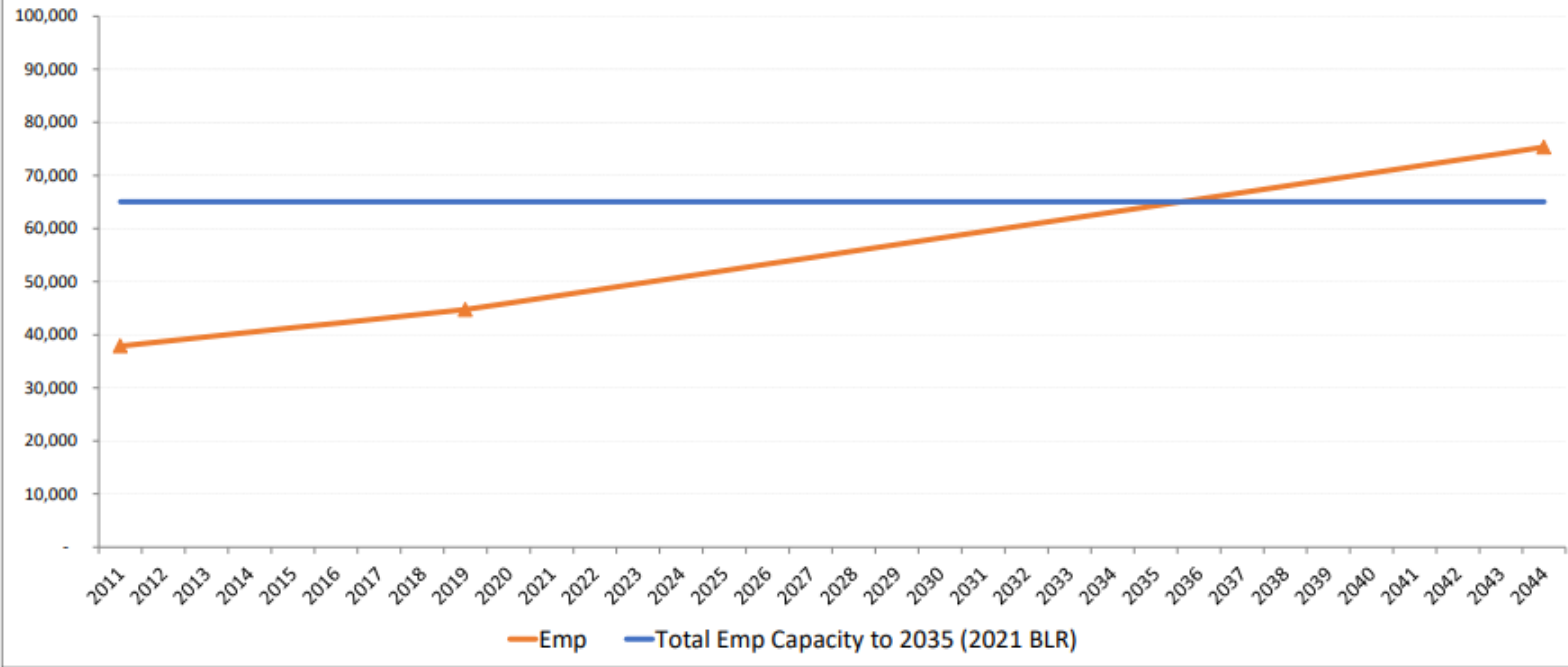
2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
552	1,597

	2020-2044 Population Change	2035 Pop Capacity Surplus/ Shortfall @ 2044 *
Core Cities	38,316	(11,013)
Bothell City (Sno Co part)	13,150	(3,320)
Lynnwood City	25,167	(7,694)

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

Core Cities - Employment

Core Cities Employment (using city boundaries as of Aug-26-2021)



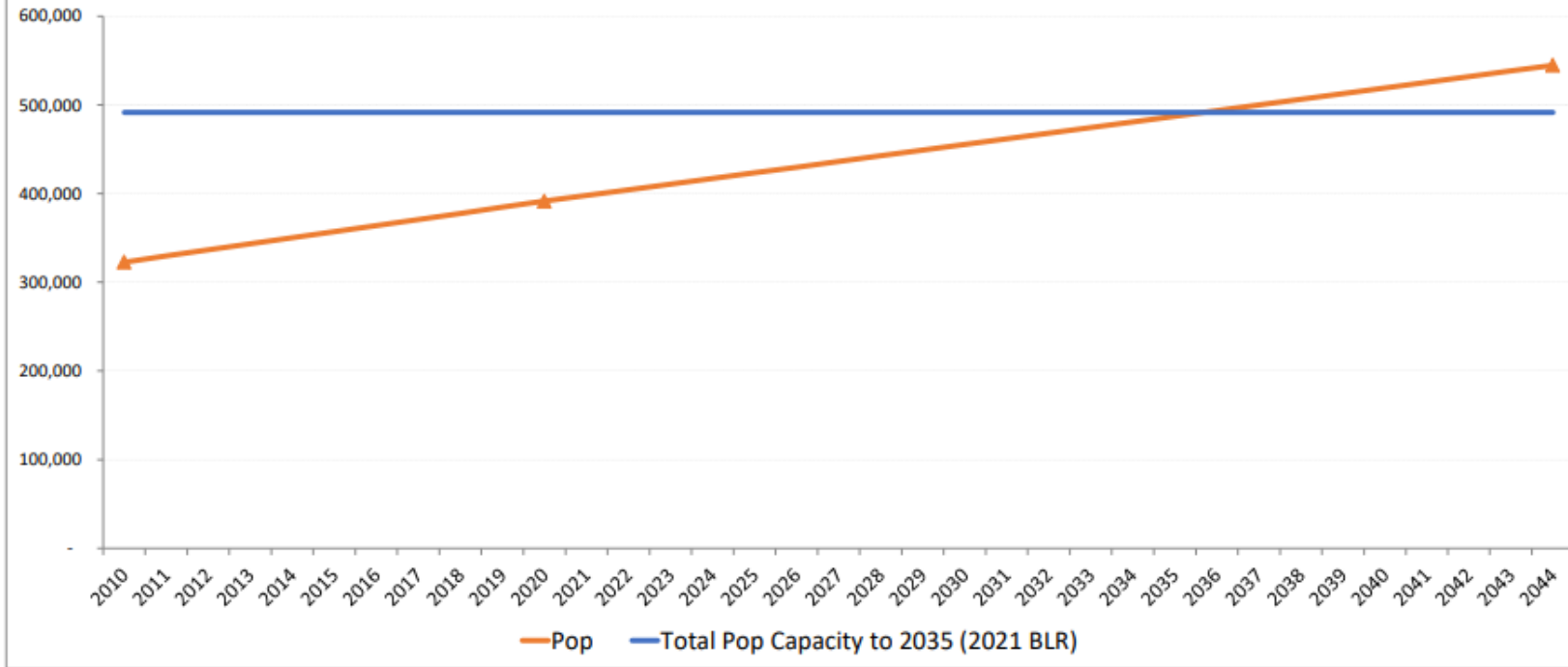
2011-2019 Annual Emp Chng	2019-2044 Annual Emp Chng
856	1,225

	2019-2044 Employment Change	2035 Emp Capacity Surplus/ Shortfall @ 2044 *
Core Cities	30,616	(10,285)
Bothell City (Sno Co part)	8,705	(2,283)
Lynnwood City	21,912	(8,003)

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

High-Capacity Transit Communities - Population

HCT Communities Population (using city boundaries as of Aug-26-2021)



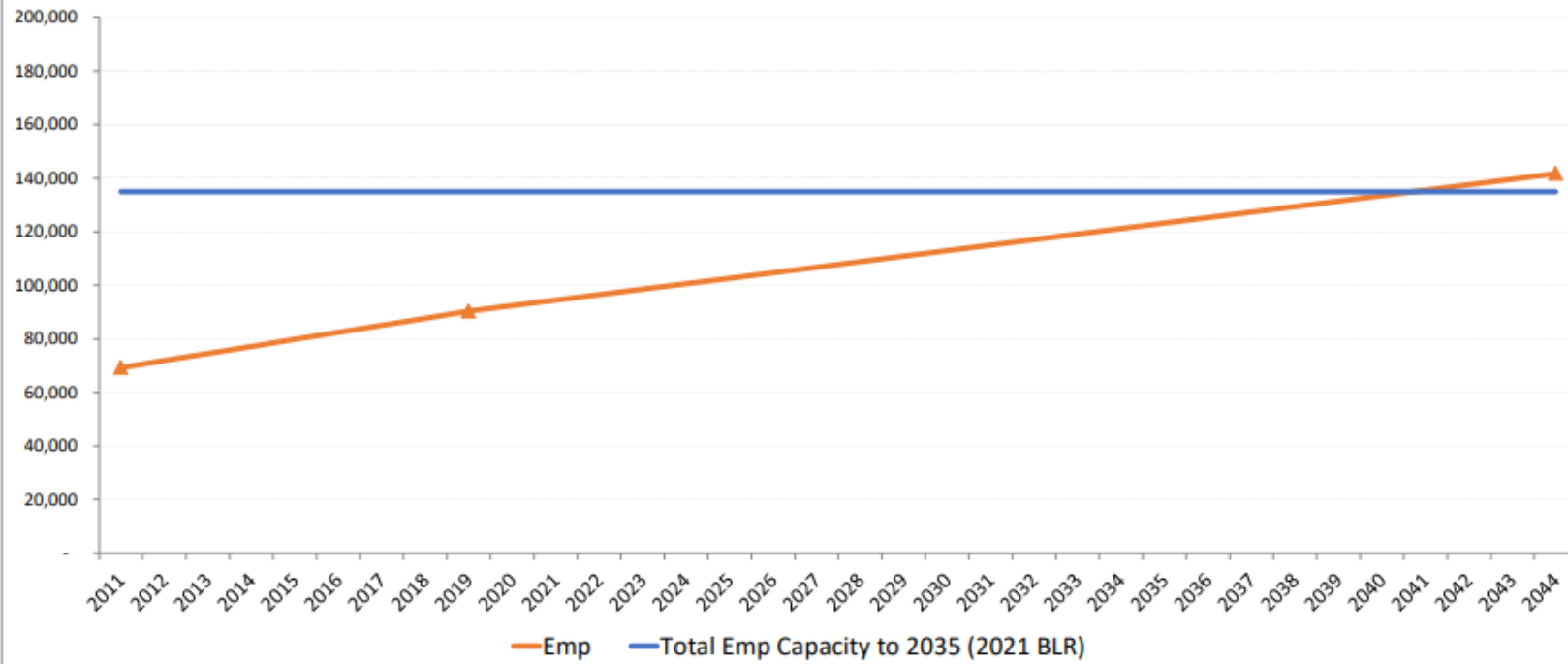
2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
6,872	6,385

	2020-2044 Population Change	2035 Pop Capacity Surplus/ Shortfall @ 2044 *
HCT Communities	153,241	(53,203)
Arlington City	14,781	(1,091)
Edmonds City	13,113	(3,920)
Marysville City	29,108	(8,738)
Mill Creek City	3,887	(2,747)
Mountlake Terrace City	13,424	(3,406)
Mukilteo City	3,078	(2,074)
Bothell MUGA	10,927	(3,457)
Edmonds MUGA	908	(64)
Everett MUGA	17,136	(7,989)
Lynnwood MUGA	19,783	(6,804)
Mill Creek MUGA	13,377	(6,430)
Mukilteo MUGA	8,178	(3,681)
Larch Way Overlap	5,540	(2,801)

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

High-Capacity Transit Communities - Employment

HCT Communities Employment (using city boundaries as of Aug-26-2021)



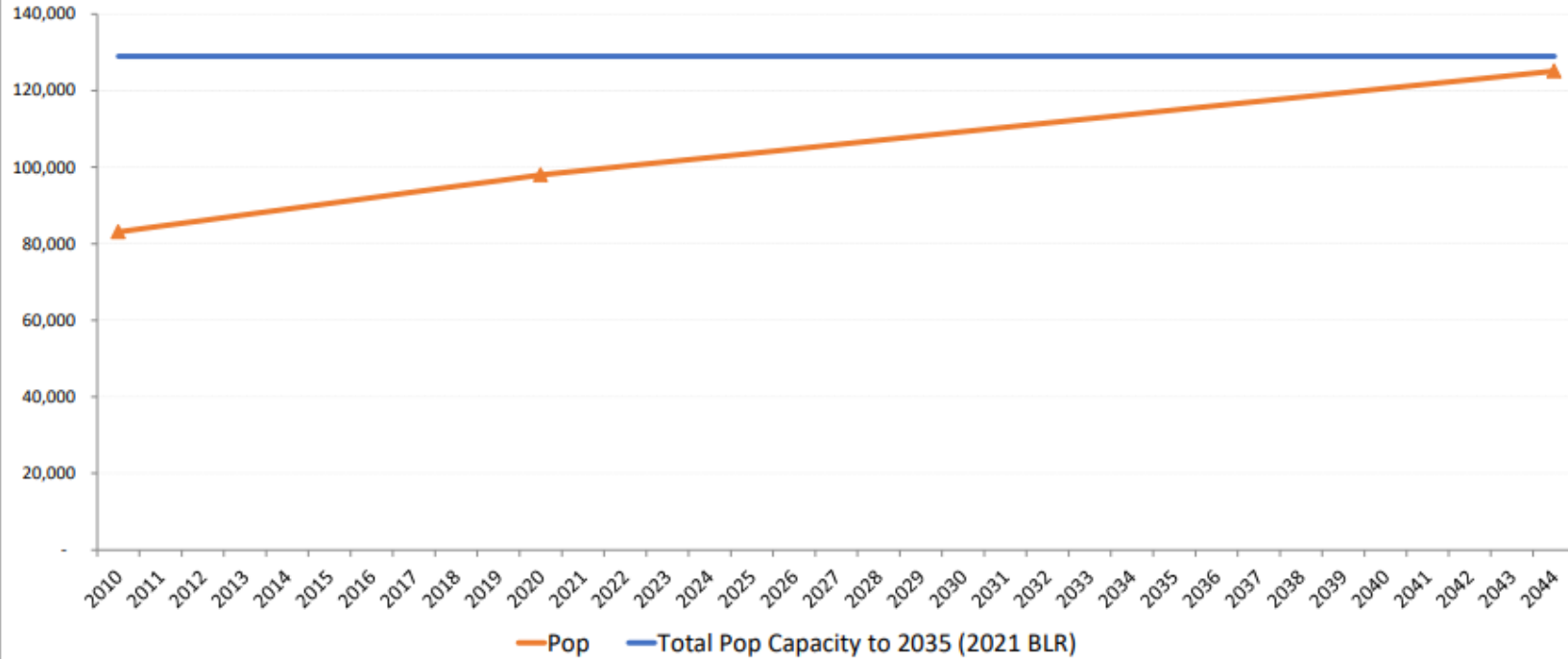
2011-2019 Annual Emp Chng	2019-2044 Annual Emp Chng
2,633	2,055

	2019-2044 Employment Change	2035 Emp Capacity Surplus/ Shortfall @ 2044 *
HCT Communities	51,381	(6,707)
Arlington City	14,423	(1,247)
Edmonds City	3,058	(510)
Marysville City	17,616	(1,492)
Mill Creek City	736	(355)
Mountlake Terrace City	2,717	(408)
Mukilteo City	2,358	(291)
Bothell MUGA	542	(180)
Edmonds MUGA	106	(34)
Everett MUGA	1,905	(686)
Lynnwood MUGA	2,942	(400)
Mill Creek MUGA	1,599	(571)
Mukilteo MUGA	2,888	(349)
Larch Way Overlap	491	(184)

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

Cities & Towns - Population

Cities & Towns (Remainder) Population (using city boundaries as of Aug-26-2021)



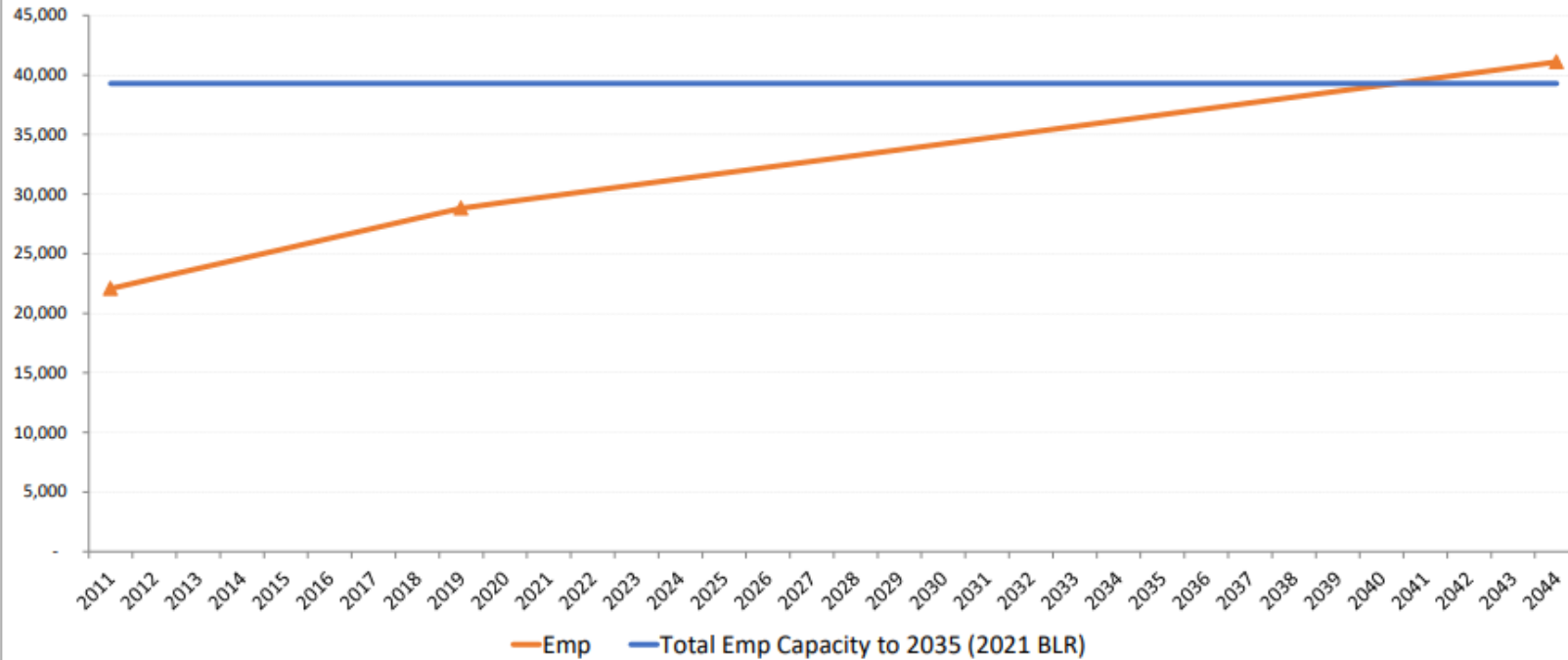
2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
1,489	1,130

	2020-2044 Population Change	2035 Pop Capacity Surplus/ Shortfall @ 2044 *
Cities & Towns	27,129	3,873
Brier City	540	(167)
Darrington Town	308	42
Gold Bar City	247	(93)
Granite Falls City	2,101	1,319
Index Town	18	15
Lake Stevens City	9,614	583
Monroe City	4,603	(730)
Snohomish City	2,752	8
Stanwood City	3,258	701
Sultan City	3,526	2,194
Woodway Town	162	1

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

Cities & Towns - Employment

Cities & Towns (Remainder) Employment (using city boundaries as of Aug-26-2021)

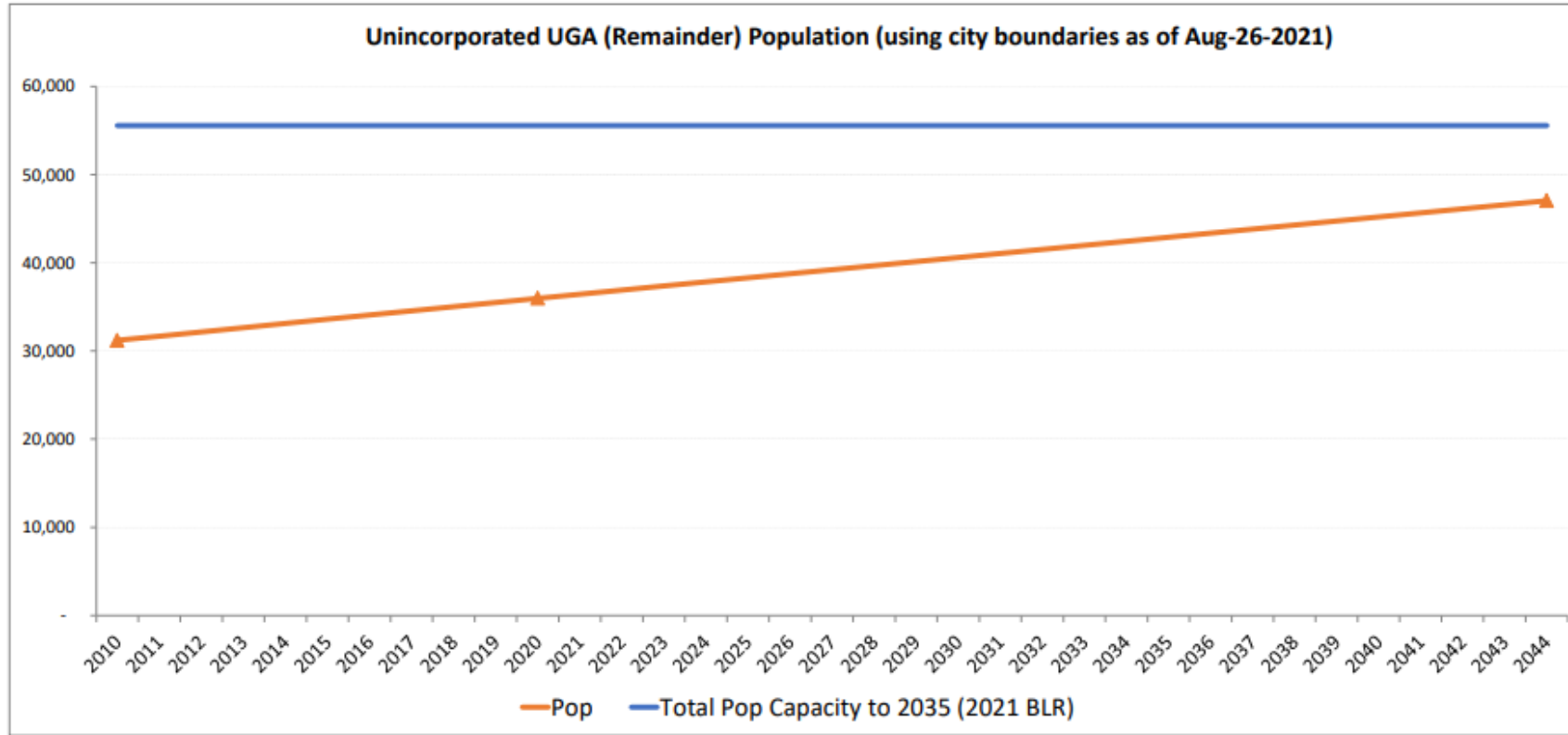


2011-2019 Annual Emp Chng	2019-2044 Annual Emp Chng
843	491

	2019-2044 Employment Change	2035 Emp Capacity Surplus/ Shortfall @ 2044 *
Cities & Towns	12,270	(1,807)
Brier City	114	(84)
Darrington Town	493	1,029
Gold Bar City	591	(29)
Granite Falls City	1,155	(112)
Index Town	3	(3)
Lake Stevens City	3,219	(1,156)
Monroe City	2,324	(715)
Snohomish City	1,824	(394)
Stanwood City	1,208	(251)
Sultan City	1,329	(82)
Woodway Town	12	(12)

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

Urban Unincorporated - Population



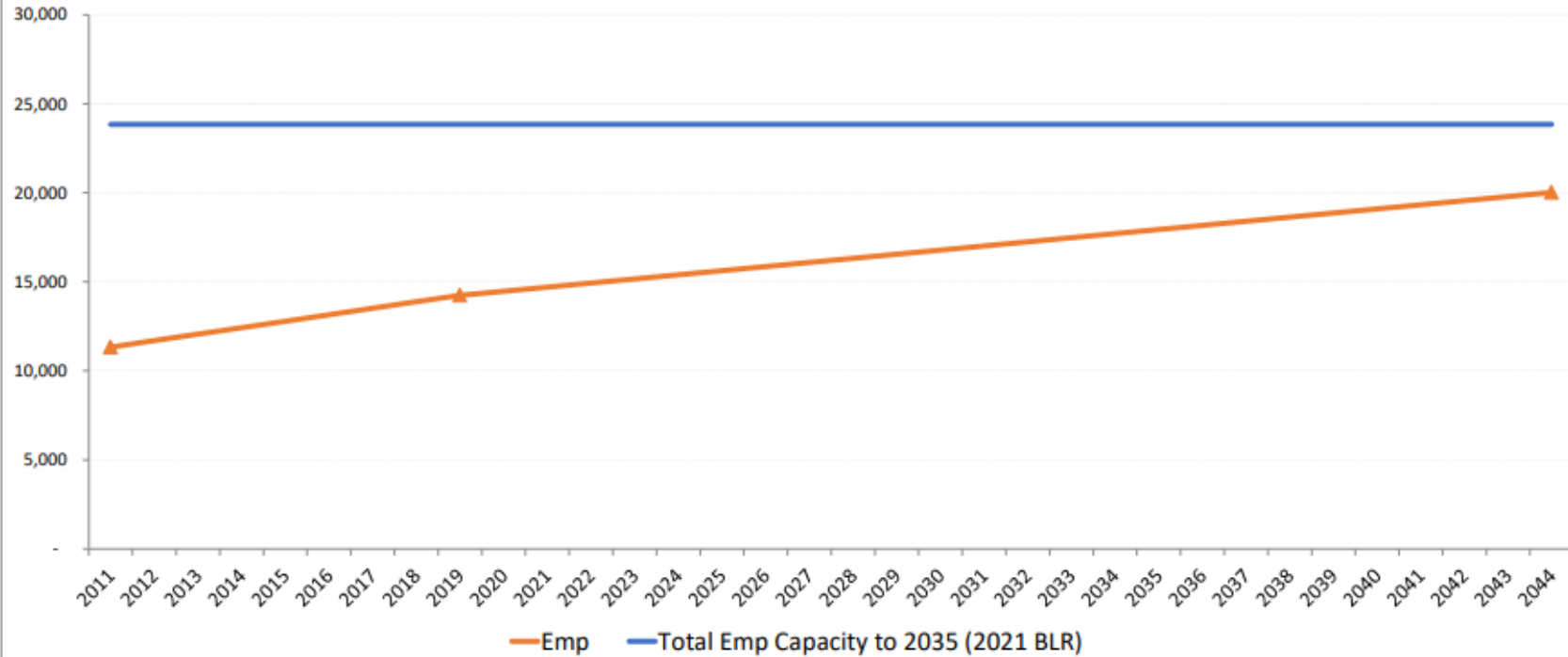
2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
478	461

	2020-2044 Population Change	2035 Pop Capacity Surplus/ Shortfall @ 2044 *
Urban Unincorporated Areas	11,057	8,529
Arlington UGA	307	633
Brier MUGA	150	144
Darrington UGA	111	240
Gold Bar UGA	38	19
Granite Falls UGA	187	433
Lake Stevens UGA	315	100
Marysville UGA	1	0
Monroe UGA	407	1,123
Mountlake Terrace MUGA	7	12
Snohomish UGA	405	1,553
Stanwood UGA	290	438
Sultan UGA	149	565
Woodway MUGA	271	272
Lake Stickney Gap	3,800	453
Silver Firs Gap	4,193	2,118
Maltby UGA	426	424
Paine Field Area	-	-

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

Urban Unincorporated - Employment

Unincorporated UGA (Remainder) Employment (using city boundaries as of Aug-26-2021)



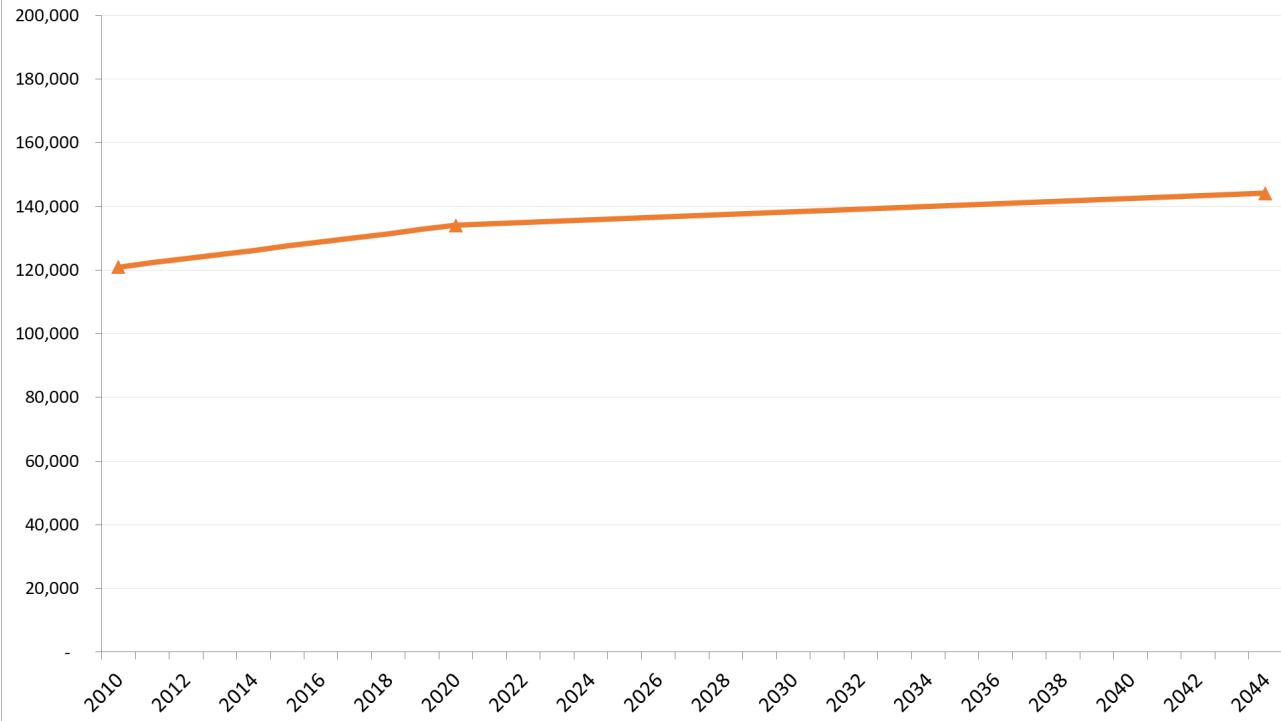
2011-2019 Annual Emp Chng	2019-2044 Annual Emp Chng
363	231

	2019-2044 Employment Change	2035 Emp Capacity Surplus/ Shortfall @ 2044 *
Urban Unincorporated Areas	5,783	3,826
Arlington UGA	39	14
Brier MUGA	81	(81)
Darrington UGA	76	201
Gold Bar UGA	14	(14)
Granite Falls UGA	3	0
Lake Stevens UGA	65	(65)
Marysville UGA	93	(93)
Monroe UGA	77	(76)
Mountlake Terrace MUGA	0	(0)
Snohomish UGA	37	27
Stanwood UGA	534	756
Sultan UGA	1	(1)
Woodway MUGA	32	87
Lake Stickney Gap	707	(305)
Silver Firs Gap	1,434	(1,402)
Maltby UGA	1,006	2,723
Paine Field Area	1,584	2,055

* - Negative amounts indicate additional capacity needed beyond BLR capacity results

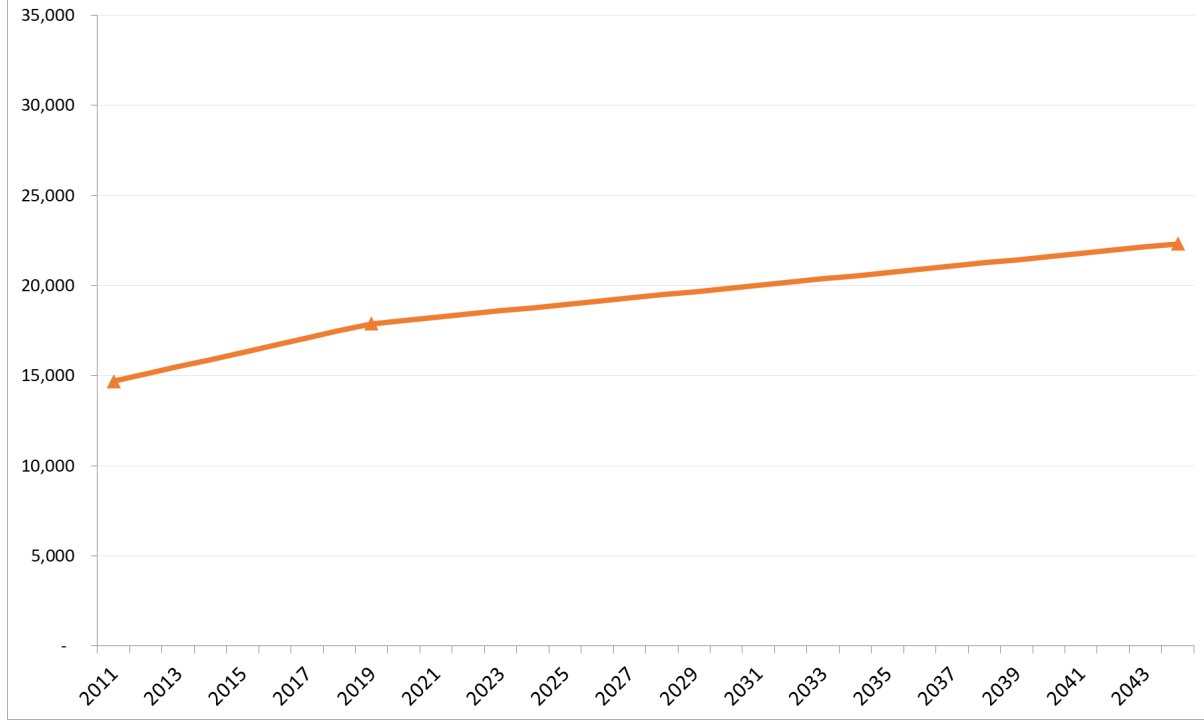
Rural Unincorporated – Population & Employment

Non-UGA (Rural/Resource) Population



2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
1,311	419

Non-UGA (Rural/Resource) Employment



2011-2019 Annual Emp Chng	2019-2044 Annual Emp Chng
400	177

Next Steps

- County Council public hearing and adoption of initial population and employment targets into Appendix B of the CPPs
- Includes UGA and MUGA map changes in Appendix A to reflect current jurisdictional boundaries used for development of 2044 targets
- Adoption of 2044 Initial Growth Targets is recommended as first step in the following sequence of upcoming Council actions:
 1. Adopt 2044 Initial Growth Targets
 2. Decide on Council-Initiated Policy Amendments to include in 2024 Update Scope
 3. Decide on Council-Initiated Map Amendments to include in 2024 Update Scope
 4. Take action on which Docket XXI Applications to place on the Final Docket
- 2044 housing targets to be adopted into CPPs following development of SCT HO-5 Housing Characteristics and Needs Report in 2022

Questions?

2044 Initial Growth Targets Recommended by Snohomish County Tomorrow

Stephen Toy

Principal Demographer

Snohomish County Planning and Development Services

Steve.Toy@snoco.org



Snohomish County Council

Committee: Planning & Community Development **Analyst:** Ryan Countryman
ECAF: 2022-0007
Proposal: Ordinance 22-003 **Date:** February 15, 2022

Consideration

Proposed Ordinance 22-003 addresses population and employment growth targets for use by Snohomish County and its cities and towns in their comprehensive plan updates due in 2024. The ordinance would amend appendices in the Countywide Planning Policies (CPPs) to establish initial growth targets for the year 2044 and update related maps. During discussion on January 18, 2022, in the Planning & Community Development (PCD) committee, councilmembers provided directed council staff to prepare an amendment to the proposed ordinance for further discussion. This supplemental staff report addresses Amendment Sheet 1 to Ordinance 22-003.

Background and Analysis

Growth targets are a foundational part of comprehensive plans. The Growth Management Act (GMA) requires counties to adopt CPPs. These guide the development of local plans adopted by cities and towns and by the county for unincorporated areas. For growth targets, CPP GF-5 requires use of the most recent Office of Financial Management (OFM) population projections and the Puget Sound Regional Council's (PSRC's) Regional Growth Strategy (RGS) as a starting point. GF-5 also says that "implementation shall seek compatibility with the RGS, considering levels of infrastructure investment, market conditions, and other factors that will require flexibility in achieving growth allocations."

At PCD on January 18, 2022, Planning and Development Services (PDS) staff provided a briefing describing the Snohomish County Tomorrow (SCT) process and recommendations that proposed Ordinance 22-003 reflects. At the same meeting, council staff provided a staff report on the initial growth targets recommended by SCT. The council staff report describes new information that may not have had full consideration during the SCT process. This new information included Engrossed Second Substitute House Bill 1220 (HB 1220) enacted by the Washington State Legislature in 2021. HB 1220 revised the GMA goal for housing and requirements for planning related to housing.

Other new information included discussion of recent trends that may contribute to faster population growth in Snohomish County than previously projected, but still within the range of projections provided by OFM.

The council staff report also discusses pending permit information and capacity information found in the SCT 2021 Buildable Lands Report (BLR). According to permit and overall capacity data in the BLR, 13 of the 45 areas have the potential to exceed the population targets recommended by SCT. The differences between proposed targets and potential outcomes may be large enough to affect jurisdictional planning and forecasts of capital facilities needs in 11 of the 13 areas, which the council staff report describes as “areas of concern” where growth may exceed recommendations by a cumulative additional population of around 12,000.

Table 1. Increases by geographic area to the SCT-Recommended Initial Targets proposed in Amendment Sheet 1

Area	2020-2044 Population Change Recommended by SCT	Population Change Associated with Pending Permits in 2021 BLR	Percent of SCT Targets Achieved by Pending Permits	Additional Capacity in 2021 BLR on Sites Without Permits	Total Capacity for Population Change	Percent of SCT Target Growth Achievable with Total Capacity	Amount of Increase to SCT Recommendation by Amendment Sheet 1	2020-2044 Population Change Proposed in Amendment Sheet 1	Notes
Arlington, Uninc. UGA	307	29	9%	909	938	306%	600	907	1
Granite Falls, City	2,101	1,278	61%	2,666	3,944	188%	1,300	3,401	
Lake Stevens, City	9,614	5,263	55%	3,866	9,129	95%	2,500	12,114	2
Lake Stevens, Uninc. UGA	315	29	9%	2,070	2,099	666%	100	415	2
Lake Stickney, Uninc. UGA Gap	3,800	1,860	49%	3,094	4,954	130%	500	4,300	
Maltby, Uninc. UGA	426	662	155%	187	849	199%	400	826	
Monroe, Uninc. UGA	407	873	214%	792	1,665	409%	1,100	1,507	3
Silver Firs, Uninc. UGA Gap	4,193	4,431	106%	1,879	6,310	150%	2,500	6,693	
Stanwood, City	3,258	1,659	51%	2,405	4,064	125%	600	3,858	
Stanwood, Uninc. UGA	290	110	38%	621	731	252%	400	690	
Sultan, City	3,526	2,968	84%	3,101	6,069	172%	2,000	5,526	
Total Increase to SCT Recommendation							12,000		

Notes: [next page]

- 1- The recent Arlington Lindsay annexation incorporated most of the unincorporated Arlington UGA into the city, but that annexation area still counts as part of the unincorporated area for interim growth targeting purposes because the targets are based on August 26, 2021, city boundaries. The reconciliation process discussed below will address this before adoption of final targets.

- 2- The Lake Stevens SE Annexation incorporated most of the unincorporated Lake Stevens UGA into the city and was reflected in the interim growth target process, but this occurred after the city boundary data cut off for the 2021 BLR. In other words, most of what the 2021 BLR said was unincorporated Lake Stevens UGA capacity counts as city capacity for purposes of growth targeting. The reconciliation process discussed below will address this before adoption of final targets.

- 3- The recent Monroe Woodlands annexation incorporated most of the unincorporated UGA and pending permits in that area. The reconciliation process discussed below will address this before adoption of final targets.

The adjustments proposed in Amendment Sheet 1 account for pending permit activity and available capacity as documented in the 2021 BLR, new legislation and policy direction enacted in HB 1220, and recent development trends. The resulting 2020 to 2044 growth shares by regional geography are in Table 2, which also includes the shares in the RGS and SCT recommendations for reference. Note that all growth target areas adjusted by Amendment Sheet 1 relative to the SCT recommendations are “Cities & Towns” or “Urban Unincorporated” according to the regional geographies (2017-2050) in the RGS. Percentages in other types of regional geography vary because the overall control total is 12,000 above the SCT recommendations.

Table 2: Comparison of Regional Geography Shares of Population Growth

Regional Geography	RGS Population Shares (2017-2050)	SCT Population (2017-2044)	SCT Population (2020-2044)	Population Proposed in Amendment Sheet 1 (2020-2044)
Metropolitan City	20.0%	20.0%	22.2%	21.4%
Core Cities	12.0%	12.0%	12.4%	12.0%
High-Capacity Transit Communities	50.0%	50.0%	49.7%	47.8%
Cities & Towns	9.5%	11.0%	8.8%	10.5%
Urban Unincorporated	4.0%	2.5%	3.6%	5.2%
Rural	4.5%	4.5%	3.3%	3.1%
Total Snohomish County	100.0%	100.0%	100.0%	100.0%

Departmental Response

On February 7, 2022, PDS and the Department of Public Works (DPW) provided a memo to the County Council responding to the January 18, 2022, staff report and issues discussed above. This response memo describes the differences between pending project capacity in unincorporated areas and the SCT-recommended 2044 initial population targets as “small” and “highly unlikely to affect the capacity needs of the area arterials identified through the Transportation Element” (page 1). The response memo continues by describing the SCT process that arrived at its recommendation for growth targets and how use of these

initial growth targets recommended by SCT will cause jurisdictions in the Metropolitan, Core, and HCT [High Capacity Transit] Communities category to evaluate, in at least one of their plan alternatives, changes needed to increase capacity and resolve the capacity shortfalls shown above. Similarly, jurisdictions in the Cities & Towns and Urban Unincorporated categories will need to assess, in at least one of their plan alternatives, what steps they may need to take to realize the more modest growth amounts assigned to them in the RGS. However, CPP GF-5 is clear that jurisdictions are free to evaluate plan alternatives which differ from the initial growth target distribution. (Page 3)

Next, the response memo describes work to date regarding scoping for the Snohomish County’s alternatives for the 2024 comprehensive plan update for the unincorporated areas of Snohomish County. As a final note, the memo describes how there “will be **5 additional times** when the accuracy of the [SCT-recommended] 2044 initial growth targets will be evaluated, and adjustments made to them based on updated planning information, before the year 2044” (bolding original).

Use of targets in plan alternatives

The response memo acknowledges documentation in the 2021 BLR of pending permit activity as having potential to result in growth to exceeding the SCT-recommended initial growth targets in at least three unincorporated urban areas. The scoping work for the County’s alternatives has not identified what steps PDS proposes in those alternatives for Snohomish County to realize the more modest growth amounts assigned to these areas in the RGS. Similarly, the scoping has not described what steps PDS proposes to that Snohomish County could take to realize more modest growth in other unincorporated urban areas that have high levels of pending permits and capacity to grow beyond the SCT-recommended initial targets. Likewise, PDS has not provided information on how cities with high levels of pending permits and capacity to grow beyond the SCT-recommended initial targets propose to realize the more modest growth amounts assigned to them by SCT.

Range of authorities and options

RCW 36.70A.210 provides that the “legislative authority of county [...] shall adopt a countywide planning policy in cooperation with the cities located whole or in part within the county”. The initial growth targets are part of the CPPs adopted by the County Council. SCT is a major forum for cooperation between Snohomish County and the cities within the county and is the body that recommends CPPs to the County Council.

In its *Guidance on Growth Targets to Implement the VISION 2050 Regional Growth Strategy*, PSRC identifies the following general planning considerations:

- Existing growth targets and progress
- Historic and recent development trends
- Vested development projects
- Zoned development capacity
- Availability and capacity of transportation and other infrastructure
- “Fair share” distribution
- Location within the county¹

Guidance from PSRC on these topics shows that all the types of information discussed above is relevant to setting initial growth targets.

SCT has provided the County Council its recommendation for the 2044 initial growth targets and expressed those policy preferences in the recommendation. PDS and DPW have expressed their support for these same policy preferences. Ordinance 22-003 would implement these policy preferences.

Data in the 2021 BLR, which was also an SCT product recommended to the County Council for consideration and adoption in that year, suggest that the policy preferences embedded in the recommended growth targets may be difficult to achieve. However, as provided for in CPP GF-5 there will be a reconciliation process before adoption of final growth targets 2024. Further, as PDS and DPW emphasize in their response memo, there will be five additional times between 2024 and 2044 where growth targets adjustments may take place to account for the planning considerations described above. Amendment Sheet 1 has been prepared with the intent reduce the scope of future growth target adjustments, but since later course corrections are possible, it is not necessary to adopt this or any amendment to Ordinance 22-003.

The County Council must consider the recommendations and policy preferences described above, new legislation such as HB 1220, the relative importance to give to permit and capacity the data in the 2021 BLR, and other relevant planning considerations when exercising its authority to amend the CPPs by adopting initial 2044 growth targets.

¹ *Guidance on Growth Targets to Implement the VISION 2050 Regional Growth Strategy* is available at <https://www.psrc.org/sites/default/files/vision-growth-targets-guidance.pdf>. The bullets listed in this supplemental staff report are t from page 10 (pdf page 13) of the guidance document where further elaboration appears.

The potential targets under consideration – whether those proposed in Ordinance 22-003 or as proposed for adjustment in Amendment Sheet 1 – would conform to the requirements in GMA, guidance from PSRC and the process outlined in CPP GF-5.

Current Proposal

Scope and Summary: Ordinance 22-003 would amend Appendix A and Appendix B in the CPPs to establish initial growth targets for the year 2044 and update related maps. Amendment Sheet 1 would increase the countywide population target by 12,000.

Fiscal Implications: None

Deadlines: No immediate deadlines but delays in adoption of this ordinance could impact timing of the overall 2024 Update process which has a June 30, 2024, deadline.

Handling: Normal

Approved-as-to-form: Yes

Risk Management: Approve

Finance: Approve

Executive Recommendation: Approve Ordinance 22-003 without any amendments

Request: Not applicable. This supplemental staff report addresses Amendment Sheet 1 to an ordinance with a hearing already scheduled for February 23, 2022, at 10:30 am.

From: Bill & Marilyn <rockinw1@frontier.com>
Sent: Friday, January 21, 2022 3:15 PM
To: Nehring, Nate; Contact Council
Subject: RE: Opposed to City of Lake Stevens UGA Expansions

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Thank you Nate for responding.

We would like to express our concerns at the timing of Proposed Ordinance 22-003. Why is this happening now? Especially since the County most recently revised CPPs through Amended Ordinance 21- 27 059, effective October 22, 2021. We would of thought standard procedures were followed in preparing for the 1/19/22 Hearing. The County already reviewed, analyzed and made recommendations on the docket items.

Please explain.

Thank you,
Marilyn & Bill Webber

From: Wiita, Russell <Russell.Wiita@co.snohomish.wa.us> **On Behalf Of** Nehring, Nate
Sent: Thursday, January 20, 2022 1:23 PM
To: Bill & Marilyn <rockinw1@frontier.com>
Subject: RE: Opposed to City of Lake Stevens UGA Expansions

Hi Marilyn and Bill,

Thank you for reaching out regarding the pending docket proposals.

I appreciate hearing from neighbors and interested parties regarding these issues. It is important to hear about the impacts and needs of the community when making these decisions. I will certainly take your input into consideration when we set the final docket.

Please feel free to share any additional comments you have to contact.council@snoco.org to ensure that they are included in the record.

Thank you again.

Sincerely,

Nate Nehring
Councilman, District 1
Snohomish County Council



3000 Rockefeller Ave., M/S 609
Everett, WA 98201-4046
☎: 425.388.3494 ✉: Nate.Nehring@snoco.org

From: Bill & Marilyn <rockinw1@frontier.com>
Sent: Monday, January 17, 2022 12:48 PM
To: Contact Council <Contact.Council@co.snohomish.wa.us>; Eco, Debbie <Debbie.Eco@snoco.org>
Subject: Opposed to City of Lake Stevens UGA Expansions

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Dear County Council Members:

As residents and property owners in unincorporated Snohomish County, our property will be adversely impacted by the Lake Stevens urban growth area expansions including (LS1) -- City of Lake Stevens, (LS2) -- City of Lake Stevens, (LS3) -- City of Lake Stevens, (LS4) -- City of Lake Stevens, (LS5) – Gustafson, and (LS6) – McLaren, especially LS3 and LS4.

The City of Lake Stevens is out for the money. Their contested and ramrodded Costco development has caused nothing but chaos in our neighborhood. The impacts to wildlife and fisheries is off the chart.

Whether it be County, State or Federal, no agency seems to understand the impacts. Now we have nothing but a swamp. Here the City comes again, bulldozing their way into our rural neighborhood. No to The City of Lake Stevens. Their methodology is to bully full speed ahead, ask questions later, plead ignorance and pay the fines. I am sure you are aware of all their outstanding issues, from employee relations, training and safety to failure to get permits and fines. Now they are trying to push us out of our rural homes. No to the City of Lake Stevens. Rural areas supporting the rural lifestyle are almost gone. At this time in our world, with all the unknowns, this is the time people are staying home, improving their homes, enjoying their yards, and animals. This is not the time to condense people onto a postage stamp property.

We agree with the Planning and Development Services (DPS) recommendation that all of these amendments should not be processed further. PDS is correct that the six urban growth area (UGA) amendments:

- Are inconsistent with the Growth Management Act, the Multicounty Planning Policies, and the Snohomish County Countywide Planning Policies.
- **Will contribute to over capacity conditions on SR 9, SR 92, SR 204 and the US 2 Trestle.** The two-lane rural roads that serve these areas were not designed to accommodate urban traffic that would be generated by these UGA expansions. The needed transportation facilities are not available, planned, or funded. The expansions will just increase traffic congestion.
- Only 32.4% of additional UGA population capacity and 29.5% of additional employment capacity has been used since 2015 and population and employment growth have not reached the Countywide Planning Policy 50% thresholds. These amendments are not needed.

For these and other reasons the amendments should not be further processed or approved.

Thank you for considering my comments.

Please list us as a party of record.

Sincerely,

Marilyn & Bill Webber
rockinw1@frontier.com



MEMORANDUM

TO: Megan Dunn, Council Chair
Jared Mead, Council-Vice Chair
Stephanie Wright, Councilmember
Nate Nehring, Councilmember
Sam Low, Councilmember

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

FROM: David Killingstad, Long Range Planning Manager *DK*

Dave Somers
County Executive

DATE: February 7, 2022

SUBJECT: Response to Council Staff Report on the 2044 Initial Growth Targets

Summary

PDS and DPW staff has reviewed the Council staff report on the 2044 Initial Growth Targets recommended by Snohomish County Tomorrow (SCT) in which concerns were raised that the population targets were too low for eleven areas within the Puget Sound Regional Council's (PSRC's) VISION 2050 regional geographies of "Cities & Towns" and "Urban Unincorporated Areas." The basis for these concerns was due to the general surplus of capacity beyond the 2044 targets that existed in these areas, as well as the amount of currently pending development in three unincorporated urban areas. PDS and DPW staff make the following recommendations:

The SCT-recommended 2044 initial population growth targets for the three unincorporated urban areas flagged in the Council staff report are reasonable for use in establishing the initial growth targets, and thus in Alternative 2 of the county's 2024 plan update. The differences between pending project capacity and the SCT-recommended 2044 initial population targets in these areas will not affect how projects are prioritized or the need for signalized intersections since these decisions are made through a separate process. These small differences are also highly unlikely to affect the capacity needs of the area arterials identified through the Transportation Element.

The proposed additions to the 2044 population growth allocation to Urban Unincorporated Areas recommended in the Council staff report should be included as part of the Alternative 3 (Higher Growth) scenario for Snohomish County's 2024 plan update, rather than being adopted as initial growth targets into the Countywide Planning Policies (CPPs). In addition, the upward adjustments to the 2044 initial population targets for the four Cities & Towns as proposed in the County staff report should be discussed with these cities as potential growth alternatives these cities may want to consider as part of their 2024 plan update processes, rather than being adopted as initial growth targets into the CPPs at this time. The SCT target reconciliation process would then be used to resolve any differences between city and county adopted target outcomes in individual plans following plan updates in 2024.

Background

This memo responds to concerns raised in the Council staff report on the 2044 Initial Growth Targets (dated January 18, 2022) that the population growth targets recommended by SCT were too low for several areas within the PSRC’s VISION 2050 regional geographies of “Cities & Towns” and “Urban Unincorporated Areas.”

The basis for these concerns was that some areas:

1. did not entirely take into account pending development capacity documented in the 2021 Buildable Lands Report (BLR), and/or
2. were already on track to overshoot their 2044 initial population targets.

The VISION 2050 regional plan, adopted in October 2020, contains a Regional Growth Strategy (RGS) which establishes numeric guidance for long-term population and employment growth (2017-2050) for the 4-county central Puget Sound region, including individual counties and different categories of jurisdictions (“regional geographies”) within the region. Using the RGS, SCT Steering Committee on December 1, 2021, voted unanimously to recommend to the County Council the following breakdown of 2020-2044 population growth for regional geographies within Snohomish County:

Regional Geography	Population (2020-2044)
Metropolitan City	22.2%
Core Cities	12.4%
High-Capacity Transit Communities	49.7%
Cities & Towns	8.8%
Urban Unincorporated	3.6%
Rural	3.3%
Total Snohomish County	100.0%

Note that Cities & Towns¹ and Urban Unincorporated Areas² are two regional geographies that are planned for more modest levels of growth under the VISION 2050 RGS compared with cities and urban unincorporated areas with designated regional growth centers, or with existing or planned high-capacity transit service (i.e., Metropolitan and Core cities, and High-Capacity Transit (HCT) Communities). Only 12.4% of the county’s 2020-2044 population growth is assigned to Cities & Towns and Urban Unincorporated Areas, compared with 84.3% for Metropolitan, Core, and HCT Communities. This population growth distribution recommended by SCT adheres closely the direction provided in VISION 2050 RGS.

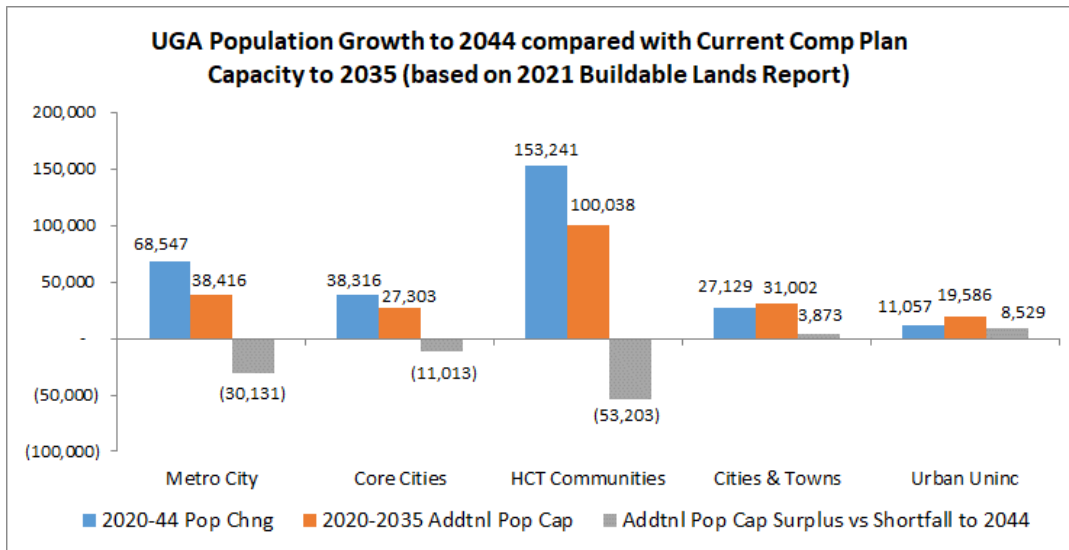
The SCT Planning Advisory Committee (PAC) and PAC working group discussed potentially departing from the RGS by reassign growth differently across regional geography categories, but the

¹ Cities & Towns: Brier, Darrington, Gold Bar, Granite Falls, Index, Lake Stevens, Monroe, Snohomish, Stanwood, Sultan, Woodway.

² Urban Unincorporated Areas: Brier, Mountlake Terrace and Woodway unincorporated MUGAs, Paine Field area, Lake Stickney, and Silver Firs Gap, Maltby UGA, and all unincorporated non-SW UGAs.

PAC ultimately did not pursue this option³. The PAC recommendation instead focused on consistency with the RGS growth assignments at the regional geography level when distributing growth to individual jurisdictions within each regional geography.

Using the RGS-based population growth allocations by regional geography, the PAC was aware that, based on the 2021 Buildable Lands Report (BLR), the Cities & Towns and Urban Unincorporated Areas had surpluses of population capacity under current comprehensive plans for accommodating growth to 2044 (see surplus/shortfall in capacity by regional geography indicated by gray bars below):



Under CPP GF-5, jurisdictions are required to use the initial growth targets for at least one of their plan alternatives evaluated during the upcoming Growth Management Act (GMA) plan updates. Reconciled growth targets are then called for following the plan updates by jurisdictions in 2024. The reconciled targets are intended to resolve any discrepancies between county and city growth target choices made in updated local plans.

Use of the initial growth targets recommended by SCT will cause jurisdictions in the Metropolitan, Core, and HCT Communities category to evaluate, in at least one of their plan alternatives, changes needed to increase capacity and resolve the capacity shortfalls shown above. Similarly, jurisdictions in the Cities & Towns and Urban Unincorporated categories will need to assess, in at least one of their plan alternatives, what steps they may need to take to realize the more modest growth amounts assigned to them in the RGS. However, CPP GF-5 is clear that jurisdictions are free to evaluate plan alternatives which differ from the initial growth target distribution.

Snohomish County’s SEPA Scoping Notice for an EIS on the 2024 Comprehensive Plan Update, issued on November 1, 2021, includes three alternatives. **Alternative 2** will be consistent with the VISION 2050-based population and employment allocations for Snohomish County. **Alternative 1** evaluates a “No Action” scenario in which population growth is lower than the VISION 2050-based

³ One adjustment to the RGS population growth distribution by regional geography was recommended by the PAC to account for the relatively large annexations by Lake Stevens, Sultan and Stanwood of portions of the unincorporated UGA into Cities & Towns since 2017, the base year for the RGS projections. The RGS growth shares were adjusted to 11% for Cities & Towns (up from 9.5%) and 2.5% for Urban Unincorporated (down from 4%).

allocations in the unincorporated County, while **Alternative 3** evaluates a scenario in which population growth is higher than the VISION 2050-based allocations in the unincorporated County. Higher growth studied in Alternative 3 would be allocated primarily to unincorporated urban areas in proximity of existing or planned high-capacity transit stations or where there is surplus development capacity, and within any UGA expansion proposals identified for further consideration by the County Council as part of the Council-initiated amendments or final docket of public proposals.

The remainder of this memo looks at the concerns raised in the Council staff report regarding pending development capacity and initial targets that appear to be too low in several Cities & Towns and Urban Unincorporated areas.

Response to Concerns About Pending Development and the 2044 Initial Growth Targets

In the Council staff report on the 2044 Initial Growth Targets recommended by SCT, concern is expressed about three areas within the unincorporated UGA where the 2021 BLR documents pending permit capacity that results in growth exceeding the proposed population targets. These three areas are:

1. Unincorporated Maltby UGA
2. Unincorporated Monroe UGA
3. Unincorporated Silver Firs Gap

The 2021 BLR showed pending capacity in the **Maltby UGA** (associated with the 360-unit Paradise Lake Road Apartment proposal) that exceeded the SCT recommended 2044 initial population growth target by 236. New information received by PDS since the 2021 BLR shows a revised development proposal for the site that now calls for 196 townhouse units instead of 360 apartment units. Using the revised pending capacity information shows that pending capacity in the Maltby UGA exceeds the SCT 2044 initial population growth target by only 73.

The 2021 BLR showed pending capacity in the Monroe Unincorporated UGA for 303 single family units or 873 residents, exceeding the SCT recommended 2044 initial population growth target by 466. However, two-thirds of 2021 BLR pending capacity was in the Monroe Woodlands development in the northwest portion of the **Monroe UGA**, and most of the proposed growth associated with this development has already occurred since 2020. The area is also in the process of being annexed by the City of Monroe. Consequently, the impacts associated with a higher level of growth in the unincorporated Monroe UGA are no longer applicable to the county's 2024 plan update analysis.

The 2021 BLR showed pending capacity in the unincorporated **Silver Firs Gap** for 4,431 new residents, most if it (nearly two-thirds) associated with the Cathcart West property. The amount by which total pending capacity exceeded the SCT-recommended 2044 initial population growth target for this area is 238. However, the pending capacity for Cathcart West was based on a midpoint estimate within a range of potential development outcomes (900 to 1,200 homes in a mix of single family and townhouse). Translated into population capacity, the low/high range for this development translates into a low of 19,865 and a high of 20,679 persons for total 2044 population. The SCT-recommended initial growth target of 20,034 for the area falls within this range of potential development outcomes associated with the Cathcart West project.

The SCT-recommended 2044 initial population growth targets for the above three unincorporated UGAs flagged in the Council staff report are reasonable for use in establishing the initial growth

targets, and thus in Alternative 2 of the county’s 2024 plan update. The differences between pending project capacity and the SCT-recommended 2044 initial population targets in these areas will not affect how projects are prioritized or the need for signalized intersections since these decisions are made through a separate process. These small differences are also highly unlikely to affect the capacity needs of the area arterials identified through the Transportation Element.

Response to Concerns About Areas on Track to Overshoot the 2044 Initial Population Targets

The Council staff report on the 2044 Initial Growth Targets recommended by SCT proposes to add 12,000 more people to the 2044 initial population targets for Cities & Towns and Urban Unincorporated Areas which are flagged as being on track to exceed the population targets recommended by SCT.

Subsequent email correspondence from Council staff provided more detail on how the 12,000 population increase would be divided up among the areas of concern. They all are in urban locations without existing or planned high-capacity transit facilities (or in areas not currently planned for annexation by cities) where VISION 2050 calls for relatively modest levels of urban growth. The following table summarizes the proposed changes by location:

	a	b	c	d	e	f	g	h	i
	2010 Census Pop	2020 Census Pop	2044 Total Pop (SCT Rec)	Total Pop Capacity to 2035 (2021 BLR)	2044 Total Pop (Proposed Adjustment)	Pop Increase Above SCT Rec	2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng (SCT)	2020-2044 Annual Pop Chng (Proposed Adjustment)
Urban Unincorporated Areas									
Arlington UGA	527	550	857	1,490	1,457	600	2	13	38
Lake Stevens UGA	1,641	2,072	2,387	2,487	2,487	100	43	13	17
Maltby UGA	132	164	590	1,014	990	400	3	18	34
Monroe UGA	1,456	1,567	1,974	3,097	3,074	1,100	11	17	63
Stanwood UGA	126	142	432	870	832	400	2	12	29
Lake Stickney Gap	7,097	11,042	14,842	15,295	15,342	500	395	158	179
Silver Firs Gap	15,368	15,841	20,034	22,152	22,534	2,500	47	175	279
Subtotal	26,347	31,378	41,116	46,407	46,716	5,600	503	406	639
Cities & Towns									
City of Granite Falls	3,364	4,450	6,551	7,870	7,851	1,300	109	88	142
City of Lake Stevens	31,255	38,951	48,565	49,148	51,065	2,500	770	401	505
City of Stanwood	6,238	7,705	10,963	11,664	11,563	600	147	136	161
City of Sultan	4,661	5,146	8,672	10,866	10,672	2,000	49	147	230
Subtotal	45,518	56,252	74,751	79,548	81,151	6,400	1,073	771	1,037
Total	71,865	87,630	115,867	125,955	127,867	12,000	1,577	1,177	1,677

As can be seen, the upward adjustments to the 2044 population targets (column e) result in these areas generally matching their 2021 BLR estimated population capacities (column d), except for the Silver Firs Gap and the City of Lake Stevens which are assigned more than their 2021 BLR population capacities.

It is interesting to note that most of the areas of concern (6 of the 11) show that the SCT recommendation would increase annual population growth to levels that exceed those observed during the last decade. These areas (in which column h exceeds column g) include the unincorporated

portions of the Arlington UGA, Maltby UGA, Monroe UGA, Stanwood UGA, and Silver Firs Gap, and the City of Sultan. At least in relation to 2010-2020 population growth trends, the SCT recommendation would not call for dampening of future growth below past trends for these 6 areas.

This observation would suggest that the county’s approach to the alternatives analysis for the 2024 plan update established in the scoping document would be an effective way to analyze increased levels of population growth in areas where conditions warrant. Specifically, Alternative 3 could raise the population growth assignments for the unincorporated UGAs flagged in the Council staff report above those used for Alternative 2 (which would be based on the SCT recommended targets).

Boosting the initial population targets for unincorporated UGAs at this stage in the planning process is not necessary. The planning process allows for consideration of this option as part of the 2024 plan update decision. Council decision on the county’s final growth targets in 2024 would be informed by additional planning information and public feedback on the results of the alternatives analysis over the next 2 years. This would include an assessment of impacts across the SEPA alternatives, including but not limited to information on land use and regulation changes required, housing affordability conditions⁴, environmental conditions, and transportation and other infrastructure costs. The SCT target reconciliation process would then be used to resolve any differences between county and city adopted targets in local plans following plan updates in 2024.

Similarly, the initial population targets recommended by SCT for the four Cities & Towns do not need to be modified at this time. These four jurisdictions also have the ability under CPP GF-5 to evaluate alternative growth scenarios in their 2024 plan update processes. Discussions with these four cities should occur to determine whether local consideration of higher growth alternatives for their upcoming planning processes are supported.

Relationship of Modified Initial Population Growth Targets to the RGS

The addition of 12,000 more people to the 2044 initial population targets for Cities & Towns and Urban Unincorporated Areas as proposed in the Council staff report alters the percentage distribution of 2020-2044 population growth by regional geography as follows:

Regional Geography	SCT Population (2020-2044)	Modified Population (2020-2044)
Metropolitan City	22.2%	21.4%
Core Cities	12.4%	12.0%
High-Capacity Transit Communities	49.7%	47.8%
Cities & Towns	8.8%	10.5%
Urban Unincorporated	3.6%	5.2%
Rural	3.3%	3.1%
Total Snohomish County	100.0%	100.0%

⁴ This would include the results of work done in response to new state legislation passed in 2021 (HB 1220) calling for the planning for and accommodation of housing affordable to all economic segments of the county. For unincorporated areas, this would likely entail the use of the county’s residential land use and needs assessment (RLUNA) model. This model estimates the amount of urban low, medium and high density designated residential land that is needed for the projected growth and determines whether the land supply within these residential density categories is adequate.

The adjustments in the Council staff report raise the share of the county's 2020-2044 population growth assigned to Cities & Towns and Urban Unincorporated Areas to 15.7%, up from 12.4% in SCT's RGS-based recommendation. Note that these adjustments, contrary to the RGS, boost the growth shares in locations without access to existing or planned high-capacity transit facilities (or in areas not currently planned for annexation by cities). The addition of 12,000 population to the countywide 2044 population total (to 1,148,309, up from 1,136,309), would appear to result in the need to coordinate with PSRC on changes to Snohomish County's population control total⁵.

Final note

A unique feature of the Washington State Growth Management Act (GMA) is the frequency of mandatory plan updates every 8 years. Even though GMA plans cover a 20-year planning period, once adopted, the 20-year plans do not stay in existence for longer than 8 years before they reestablish new 20-year growth projections for the succeeding 20-year GMA plan horizon. And because Snohomish County's Countywide Planning Policy (CPP) GF-5 calls for each 8-year growth targeting cycle to be broken down into 2 steps (initial targets and reconciled targets):

1. 2024 Plan Update - Initial Targets (current process)
2. 2024 Plan Update - Reconciled Targets
3. 2032 Plan Update - Initial Targets
4. 2032 Plan Update - Reconciled Targets
5. 2040 Plan Update - Initial Targets
6. 2040 Plan Update - Reconciled Targets

This means that decisions made this year on the 2044 initial growth targets clearly are not the last time an assessment of likely growth conditions for subareas of the county will occur. There will be **5 additional times** when the accuracy of the currently proposed 2044 initial growth targets will be evaluated, and adjustments made to them based on updated planning information, before the year 2044.

Revisiting the accuracy of growth targets well before the end of the 20-year plan period is important since conditions affecting development can vary significantly over time, creating uncertainties in the timing of when development is expected. The pace of growth may occur unevenly over a 20-year planning period as economic conditions change, meaning that growth may not be linear over time. Pending development proposals can change with applicant resubmittals. Monitoring of growth and the frequent reevaluation of the 20-year growth projections under GMA allows ample opportunity for

⁵ **Recommendation for County Control Totals:** To promote jobs-housing balance and regional consistency, aim to be consistent with overall county controls in VISION 2050. If needed, deviations from the total population or employment county control totals should support an improved jobs-housing balance and be coordinated among the counties. This could include planning for additional population growth in King County or additional employment growth in Pierce, Snohomish, or Kitsap counties. If a county chooses to deviate from the county control totals in VISION 2050, the supporting materials for the growth targets should outline the rationale for using the regional macroeconomic forecast as a guide and rationale for any deviations consistent with the overall objectives of the Regional Growth Strategy. (Source: [VISION 2050 Planning Resources: Guidance for Growth Targets to Implement VISION 2050](#), page 4).

making course corrections in planned growth assumptions when more information is known and circumstances warrant⁶.

Attachment:

Population growth graphs (line graphs showing population growth information for the eleven urban locations in the January 18, 2022, Council staff report with proposed increases in population growth to the year 2044.

cc:

Dave Somers, County Executive

Mike McCrary, PDS Director

Kelly Snyder, Public Works Director

Ken Klein, Executive Director

Lacey Harper, Executive Director

Ryan Countryman, Legislative Analyst

⁶ Updated forecasts from OFM (December 2022) and PSRC (2023) will be the first forecasts released since the COVID-19 pandemic began. As such, they will provide our first official insights into the possible long-term impacts of COVID-19 on the population and employment growth forecasts for the region and Snohomish County.

Attachment:
Population Growth Graphs

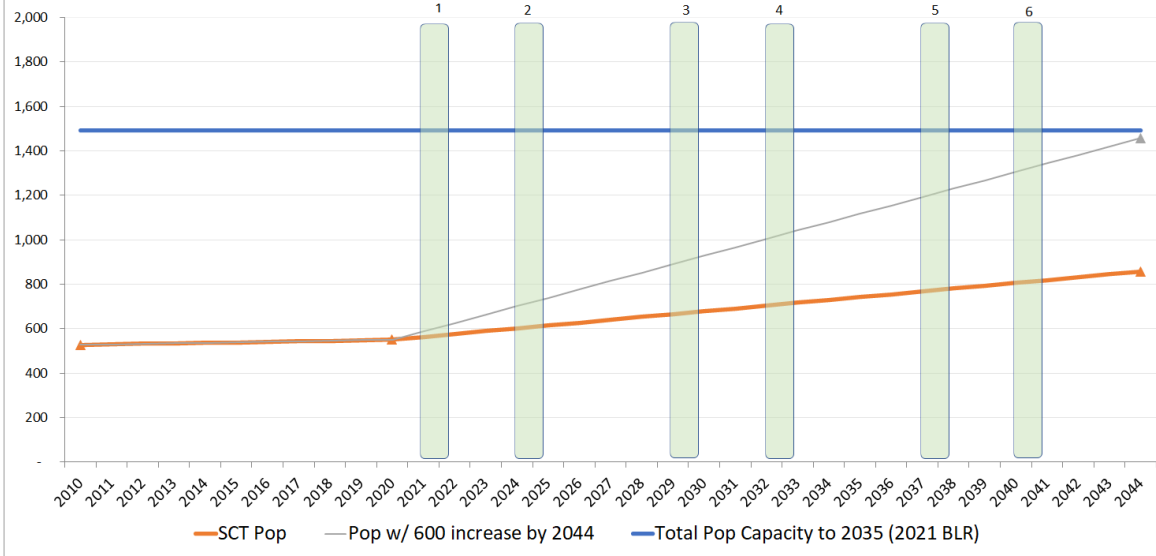
The line graphs which follow focus on the eleven urban locations in the January 18, 2022, Council staff report with proposed increases in population growth to the year 2044. They also correspond to the areas listed in the summary table on page 5 of this memo.

Note that the diagonal lines shown on the graphs are derived via straight-line interpolation using the 2010 and 2020 census data points, and the two different projected population figures for the year 2044.

For reference purposes, all the line graphs indicate (using the light green vertical bars) the timing of the following target update steps between now and 2044:

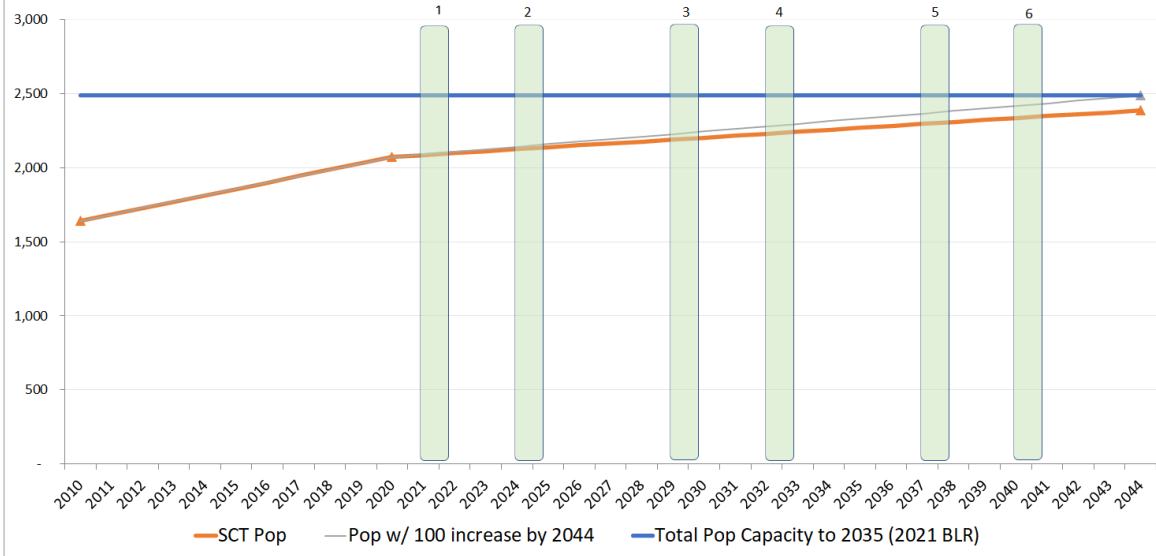
1. 2024 Plan Update - Initial Targets (current process)
2. 2024 Plan Update - Reconciled Targets
3. 2032 Plan Update - Initial Targets
4. 2032 Plan Update - Reconciled Targets
5. 2040 Plan Update - Initial Targets
6. 2040 Plan Update - Reconciled Targets

Arlington Unincorporated UGA Population (using city boundaries as of Aug-26-2021)

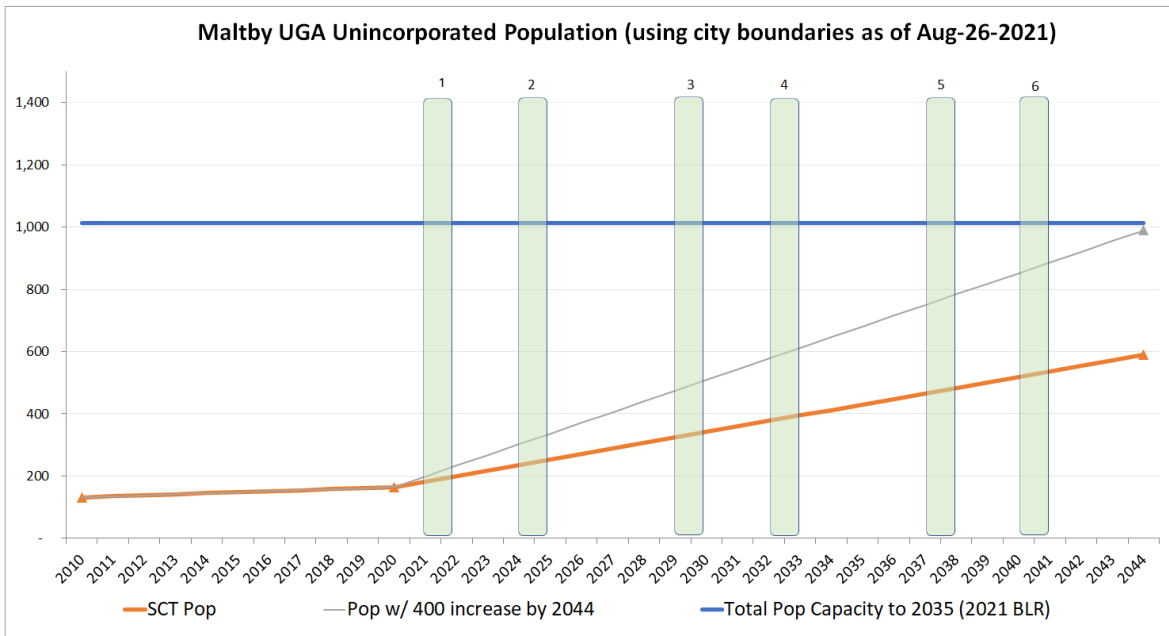


	2010 Census Pop	2020 Census Pop	2044 Total Pop (SCT Rec)	Total Pop Capacity to 2035 (2021 BLR)	2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng (SCT)
Arlington Unincorporated UGA	527	550	857	1,490	2	13
2044 Pop with proposed 600 increase			1,457			38

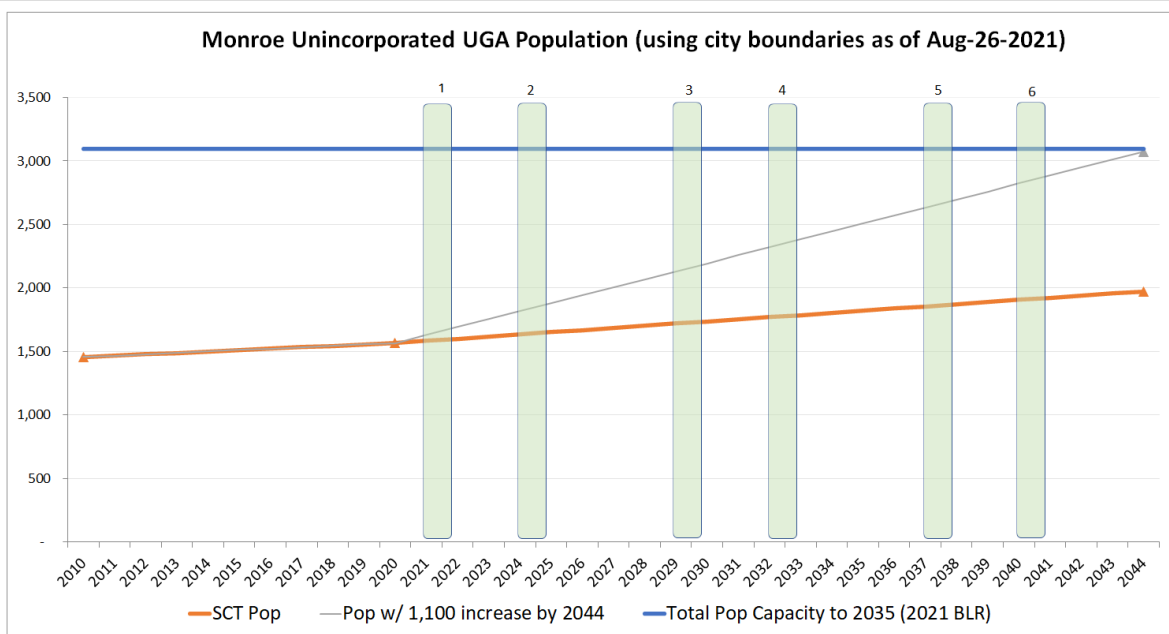
Lake Stevens Unincorporated UGA Population (using city boundaries as of Aug-26-2021)



	2010 Census Pop	2020 Census Pop	2044 Total Pop (V2050 RGS)	Total Pop Capacity to 2035 (2021 BLR)	2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
Lake Stevens Unincorporated UGA	1,641	2,072	2,387	2,487	43	13
2044 Pop with proposed 100 increase			2,487			17

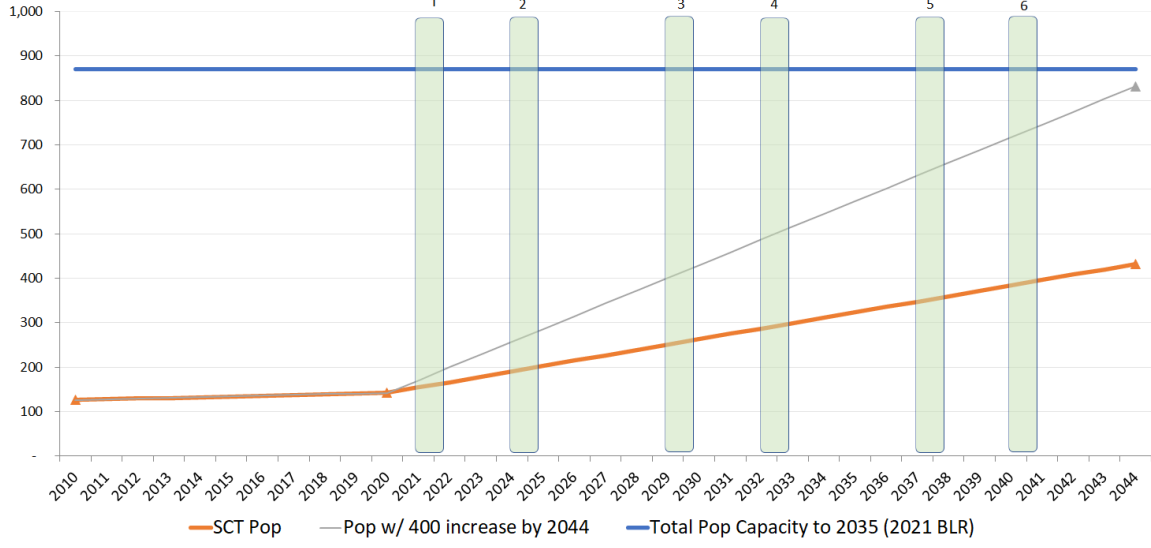


	2010 Census Pop	2020 Census Pop	2044 Total Pop (V2050 RGS)	Total Pop Capacity to 2035 (2021 BLR)		
Maltby UGA Unincorporated	132	164	590	1,014	2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
2044 Pop with proposed 400 increase			990		3	18
						34



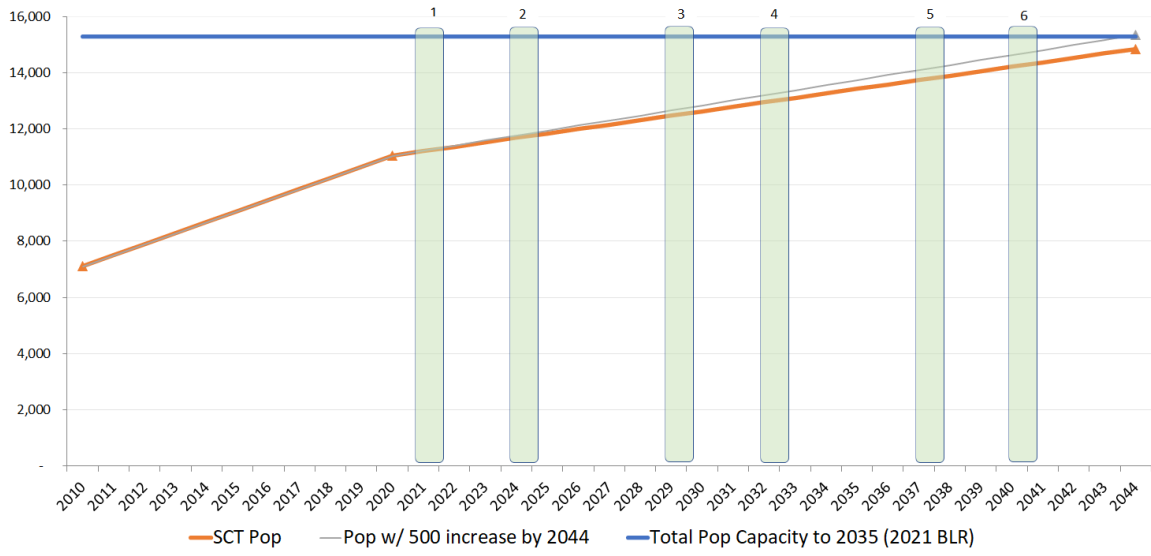
	2010 Census Pop	2020 Census Pop	2044 Total Pop (V2050 RGS)	Total Pop Capacity to 2035 (2021 BLR)		
Monroe UGA Unincorporated	1,456	1,567	1,974	3,097	2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
2044 Pop with proposed 1,100 increase			3,074		11	17
						63

Stanwood Unincorporated UGA Population (using city boundaries as of Aug-26-2021)



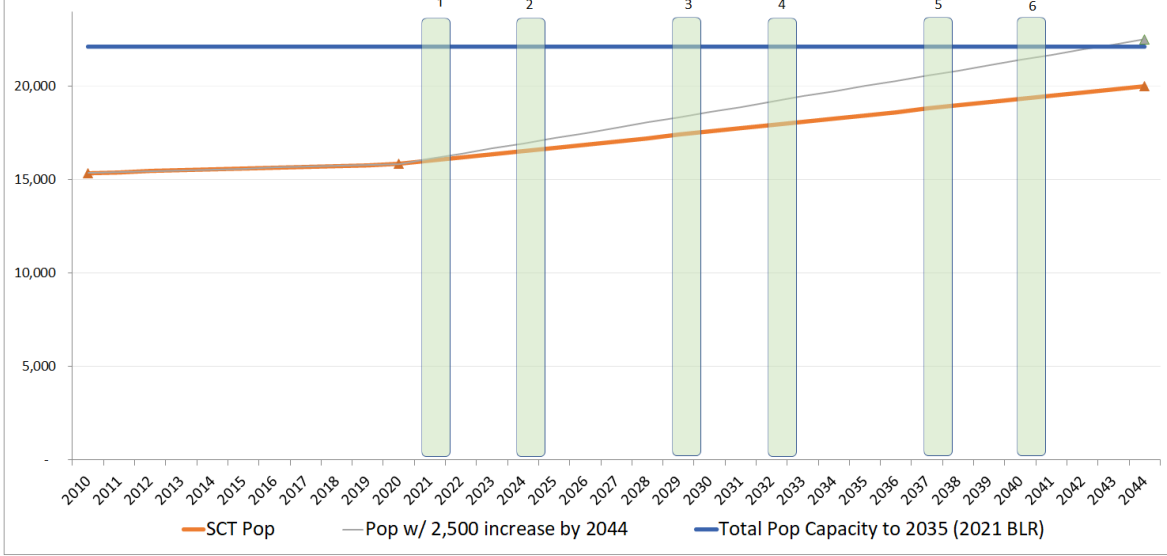
	2010 Census Pop	2020 Census Pop	2044 Total Pop (V2050 RGS)	Total Pop Capacity to 2035 (2021 BLR)	2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
Stanwood Unincorporated UGA	126	142	432	870	2	12
2044 Pop with proposed 400 increase			832			29

Lake Stickney Gap Unincorporated UGA Population (using city boundaries as of Aug-26-2021)



	2010 Census Pop	2020 Census Pop	2044 Total Pop (V2050 RGS)	Total Pop Capacity to 2035 (2021 BLR)	2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
Lake Stickney Gap Unincorporated	7,097	11,042	14,842	15,295	395	158
2044 Pop with proposed 500 increase			15,342			179

Silver Firs Gap Unincorporated Population (using city boundaries as of Aug-26-2021)

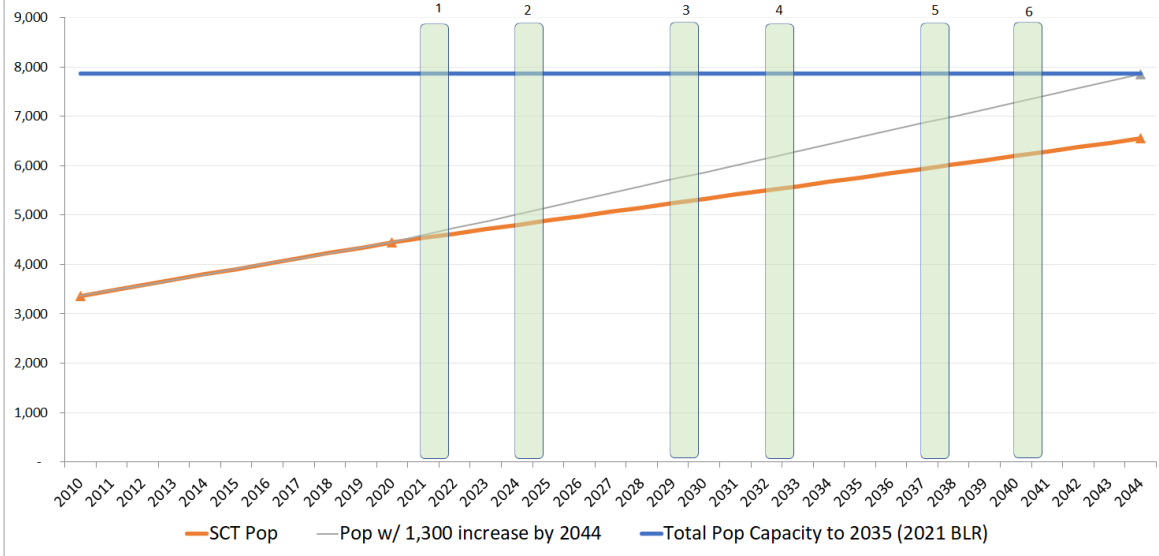


Silver Firs Gap Unincorporated
2044 Pop with proposed 2,500 increase

2010 Census Pop	2020 Census Pop	2044 Total Pop (V2050 RGS)	Total Pop Capacity to 2035 (2021 BLR)
15,368	15,841	20,034	22,152
		22,534	

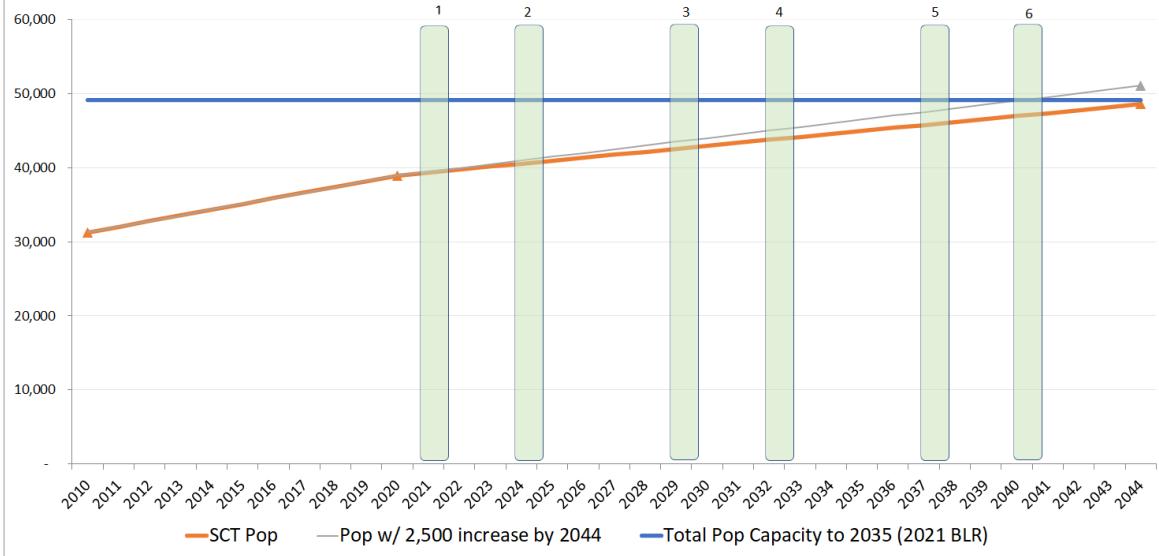
2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
47	175
	279

City of Granite Falls Population (using city boundaries as of Aug-26-2021)



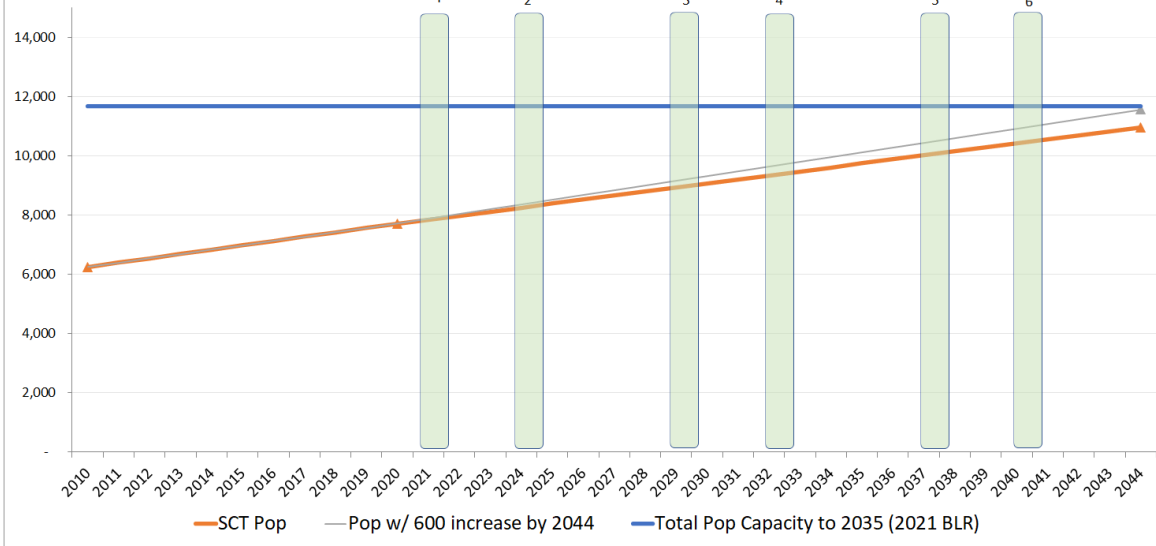
	2010 Census Pop	2020 Census Pop	2044 Total Pop (V2050 RGS)	Total Pop Capacity to 2035 (2021 BLR)	2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
Granite Falls City	3,364	4,450	6,551	7,870	109	88
2044 Pop with proposed 1,300 increase			7,851			142

City of Lake Stevens Population (using city boundaries as of Aug-26-2021)



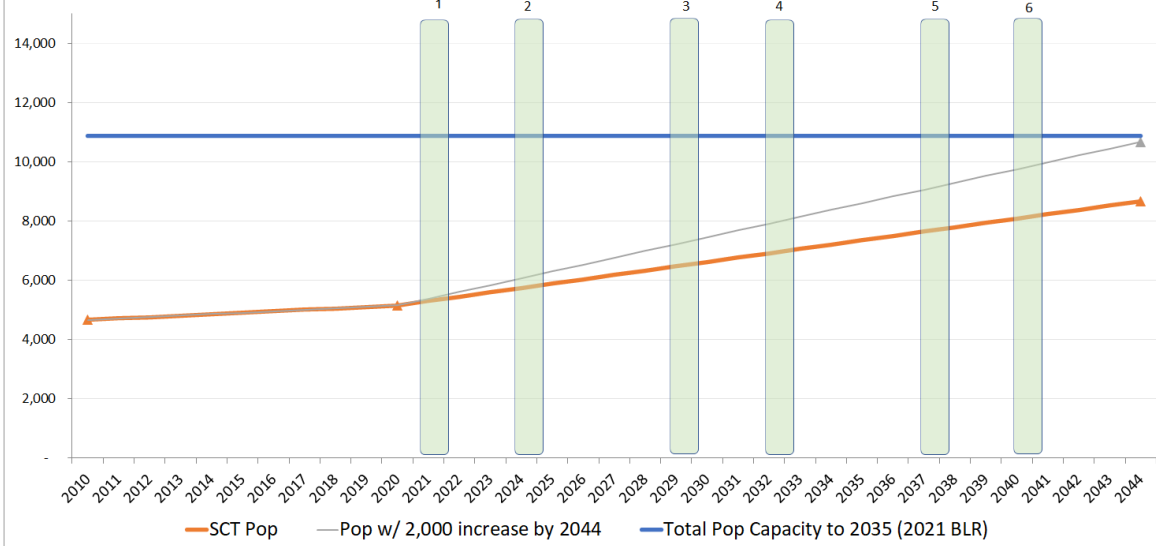
	2010 Census Pop	2020 Census Pop	2044 Total Pop (V2050 RGS)	Total Pop Capacity to 2035 (2021 BLR)	2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
Lake Stevens City	31,255	38,951	48,565	49,148	770	401
2044 Pop with proposed 2,500 increase			51,065			505

City of Stanwood Population (using city boundaries as of Aug-26-2021)



	2010 Census Pop	2020 Census Pop	2044 Total Pop (V2050 RGS)	Total Pop Capacity to 2035 (2021 BLR)	2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
Stanwood City	6,238	7,705	10,963	11,664	147	136
2044 Pop with proposed 600 increase			11,563			161

City of Sultan Population (using city boundaries as of Aug-26-2021)



	2010 Census Pop	2020 Census Pop	2044 Total Pop (V2050 RGS)	Total Pop Capacity to 2035 (2021 BLR)	2010-2020 Annual Pop Chng	2020-2044 Annual Pop Chng
Sultan City	4,661	5,146	8,672	10,866	49	147
2044 Pop with proposed 2,000 increase			10,672			230

VISION 2050 PLANNING RESOURCES

Guidance for Growth Targets to Implement VISION 2050



March 2021

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Seattle, Washington 98104-1035
206.464.7532 | info@psrc.org | www.psrc.org

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King County, Kitsap County, Pierce County, Snohomish County

Cities and Tribes

Algona, Arlington, Auburn, Bainbridge Island, Beaux Arts Village, Bellevue, Black Diamond, Bonney Lake, Bothell, Bremerton, Buckley, Burien, Carnation, Clyde Hill, Covington, Darrington, Des Moines, DuPont, Duvall, Eatonville, Edgewood, Edmonds, Enumclaw, Everett, Federal Way, Fife, Fircrest, Gig Harbor, Granite Falls, Hunts Point, Issaquah, Kenmore, Kent, Kirkland, Lake Forest Park, Lake Stevens, Lakewood, Lynnwood, Maple Valley, Marysville, Medina, Mercer Island, Mill Creek, Milton, Monroe, Mountlake Terrace, Muckleshoot Indian Tribe, Mukilteo, Newcastle, Normandy Park, North Bend, Orting, Pacific, Port Orchard, Poulsbo, Puyallup, Puyallup Tribe of Indians, Redmond, Renton, Roy, Ruston, Sammamish, SeaTac, Seattle, Shoreline, Skykomish, Snohomish, Snoqualmie, Stanwood, Steilacoom, Sultan, Sumner, Tacoma, The Suquamish Tribe, Tukwila, Tulalip Tribes, University Place, Wilkeson, Woodinville, Woodway, Yarrow Point

Statutory Members

Port of Bremerton, Port of Everett, Port of Seattle, Port of Tacoma, Washington State Department of Transportation, Washington Transportation Commission

Associate Members

Alderwood Water & Wastewater District, Cascade Water Alliance, Port of Edmonds, Island County, Puget Sound Partnership, Snoqualmie Tribe, Thurston Regional Planning Council, University of Washington, Washington State University

Transit Agencies

Community Transit, Everett Transit, Kitsap Transit, Metro King County, Pierce Transit, Sound Transit

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Introduction

Under the Growth Management Act, counties, in consultation with cities, are responsible for adopting 20-year growth targets. These growth targets are a key input to local comprehensive plans, ensuring that each county is accommodating population and employment growth. Jurisdictions use growth targets to inform land use, transportation, and capital facilities in their comprehensive plans.

VISION 2050's Regional Growth Strategy provides regional guidance for the distribution of population and employment growth within the four-county central Puget Sound region to support regional goals, such as aligning growth with investments in infrastructure, supporting regional mobility, reducing environmental impacts, and supporting job growth and economic development. Recognizing that communities will grow in different ways, the Regional Growth Strategy defines a role for different types of places in accommodating the region's population and employment growth. VISION 2050 calls for a consistent process to develop growth targets, including translating population to housing units.

VISION 2050 directs PSRC to work with its member jurisdictions to provide guidance and support the countywide efforts to set housing and employment targets and targets for regional centers:

RGS-Action-3 Growth Targets: PSRC, together with its member jurisdictions, will provide guidance and participate with countywide processes that set or modify local housing and employment targets. This effort will include consideration of the timing of Regional Growth Strategy implementation in relation to anticipated completion of regional transit investments and corresponding market responses. PSRC will also provide guidance on growth targets for designated regional centers and improving jobs-housing balance, and coordinate with member jurisdictions regarding buildable lands reporting.

This document provides guidance on both common data/methodology questions and policy items related to VISION 2050 implementation. Identifying common data practices across the counties ensures that collectively we are implementing the Regional Growth Strategy, allows for more regionally consistent targets, and clarifies the process for jurisdictions, particularly those that cross county lines.

Objectives for the guidance:

- Effectively implement the VISION 2050 Regional Growth Strategy
- Provide best practices and coordination on common methodology issues to support a more consistent approach to growth targets across the region
- Support data and policy-informed countywide decisions about growth targets for individual jurisdictions

Terminology

The Growth Management Act and some of the countywide planning policies use both the term “targets” and “allocations” to refer to the countywide process for the numeric distribution of growth among local jurisdictions for planning purposes. Following VISION 2050, this guidance uses the term “allocation” to refer to the Regional Growth Strategy and “growth target” to refer to the countywide processes to assign growth to individual jurisdictions and communities.

There are several policy areas to draw from in developing this guidance. The Growth Management Act, Washington Administrative Code, and decisions of the Growth Management Hearings Board provide parameters to guide the development of growth targets. The “numeric guidance” of the Regional Growth Strategy refers to the percent shares of forecast regional population and employment growth for 2017–2050 allocated across counties and their regional geographies. Narrative in VISION 2050 provides background and regional context for local and county review of growth numbers and the objectives for each regional geography.

VISION 2050 also includes policies, actions and guidance on aligning local plans with the Regional Growth Strategy. While VISION 2050 provides a broad regional framework, it recognizes that communities are unique and different approaches may be appropriate based on local circumstances. MPP-RGS-3 notes the need for flexibility in establishing and modifying growth targets within countywide planning policies, provided that growth targets support the Regional Growth Strategy. Recommendations provided in the guidance are intended to support implementation of VISION 2050 and to recognize that tailored approaches may be appropriate to account for local circumstances.

PART I: DATA ASSUMPTIONS AND METHODOLOGY

This section identifies common data and methodology questions in establishing growth targets in countywide planning policies.

Planning Horizon

While the VISION 2050 planning horizon extends through the year 2050, it does not require local jurisdictions to set growth targets for 2050. Local jurisdictions will continue to plan under the 20-year planning horizon established under the Growth Management Act. All jurisdictions in the central Puget Sound have the same June 2024 deadline for state-required periodic updates to comprehensive plans and, therefore, should have the same planning horizon extending 20 years.

Recommendation for Planning Horizon: Align targets to a 2044 planning horizon. Comprehensive plans must plan for 20 years of growth, and 2044 horizon sets a common year, consistent with deadlines established under state law. Counties should choose a base year based on the most recent data available [2020 data recommended, where possible].

The legislature has extended the deadline in previous planning cycles, creating confusion among growth target horizon years. Any future changes to comprehensive plan horizons should be coordinated among the counties.

The following table provides an estimate of the Regional Growth Strategy allocations for the 2017-2044 period. The estimates were developed from 2044 growth, household, and group quarter assumptions in the regional macroeconomic forecast.

Growth Management Hearings Board

The Hearings Board has addressed growth targets in several cases, and provides some additional insight on their role:

“RCW 36.70A.110 imposes a consistent and ongoing duty for all GMA jurisdictions to accommodate the ensuing growth periodically projected by OFM and allocated [by the counties]. Simply put, so long as the state and region continue to grow, counties and cities must continue to plan for, manage, and accommodate the projected and allocated growth.” [Kaleas, 05-3-0007c, FDO, at 11-12.]

“[A]ccommodating the growth allocated to meet a one-time projected 20-year target does not extinguish a city’s GMA obligations [per .110].” [Camwest III, 05-3-0041, FDO, at 14.]

Figure 1 Regional Growth Strategy — Population Growth 2017–2044 (Illustrative)

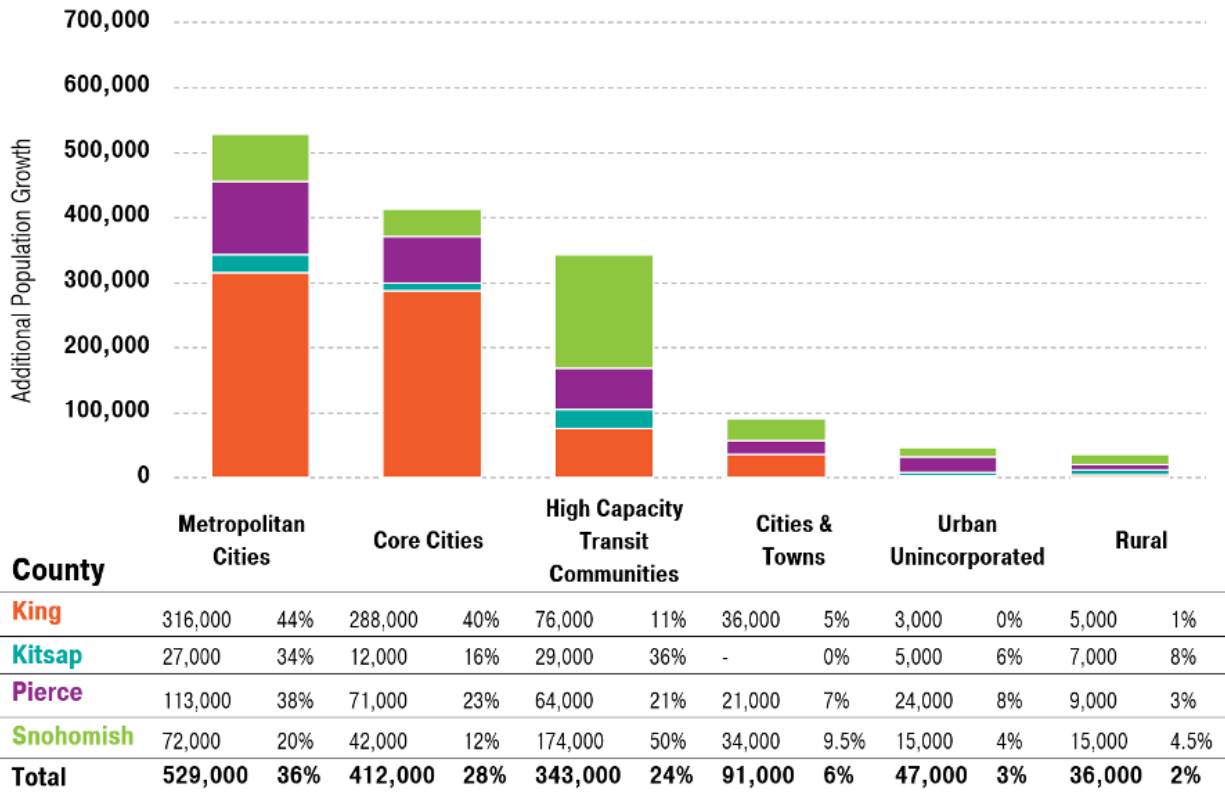
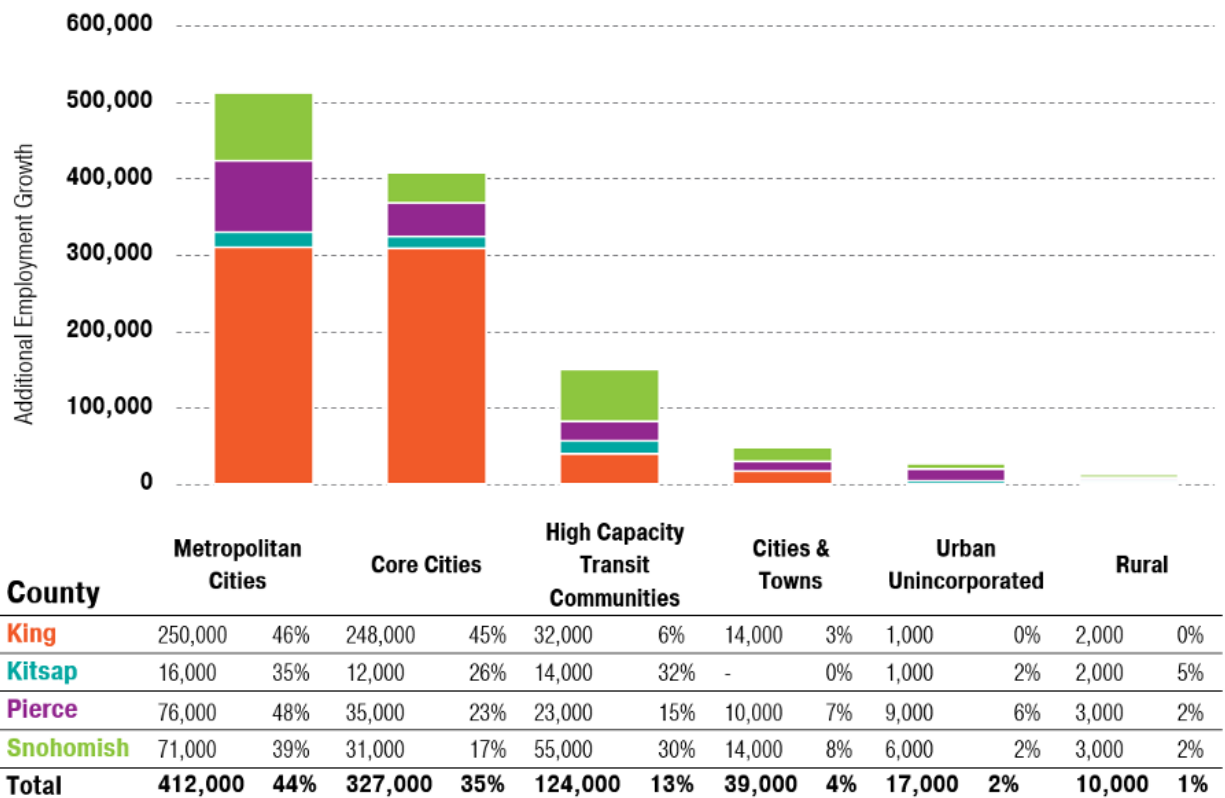


Figure 2 Regional Growth Strategy — Employment Growth 2017–2044 (Illustrative)



County Control Totals

The first step in developing growth targets is identifying the total amount of growth expected for the county. The county population total is critical for allocating growth to individual cities and unincorporated areas. RCW 43.62.035 directs the Office of Financial Management (OFM) to provide a range of high, medium and low twenty-year population forecasts for each county in the state, with the medium forecast being most likely. Counties and cities must plan for a total countywide population that falls within the OFM range.

The Washington Administrative Code (WAC 365-196-310(4)) provides guidance about selecting the overall county population projection. Among other factors, it states the process to select a countywide total should include:

“Consideration of other population forecast data, trends, and implications. In selecting population forecasts, counties and cities may consider the following:

- Population forecasts from outside agencies, such as regional or metropolitan planning agencies, and service providers.”

The Regional Growth Strategy includes county-level growth allocations based on the regional macroeconomic forecast and expected county-level distribution based on the Office of Financial Management GMA projections. PSRC’s macroeconomic forecast includes the region’s households, persons, jobs, and other economic and demographic variables through the year 2050. PSRC’s 2018 macroeconomic forecast for total regional population growth is generally consistent with preliminary state-level projections for 2050 that were released in 2017, though it estimates slightly higher population in the region in both 2040 and 2050. OFM does not produce a long-range employment forecast for GMA planning purposes.

The overall Regional Growth Strategy is based on improving regional job-housing balance and included shifts in planned employment to balance population growth in each county. Given this regional distribution of jobs and population was central to development of the Regional Growth Strategy, it is critical to coordinate regionally on the overall county assumptions for population and employment.

Recommendation for County Control Totals: To promote jobs-housing balance and regional consistency, aim to be consistent with overall county controls in VISION 2050. If needed, deviations from the total population or employment county control totals should support an improved jobs-housing balance and be coordinated among the counties. This could include planning for additional population growth in King County or additional employment growth in Pierce, Snohomish, or Kitsap counties. If a county chooses to deviate from the county control totals in VISION 2050, the supporting materials for the growth targets should outline the rationale for using the regional macroeconomic forecast as a guide and rationale for any deviations consistent with the overall objectives of the Regional Growth Strategy.

Figure 3 Regional Growth Strategy County Population and Employment Control Totals 2017–2044 (Illustrative)

	POPULATION		EMPLOYMENT	
	Total	% Share	Total	% Share
King	724,000	50%	547,000	59%
Kitsap	80,000	5%	45,000	5%
Pierce	302,000	21%	157,000	17%
Snohomish	353,000	24%	180,000	19%
Region	1,458,000	100%	930,000	100%

Office of Financial Management 2022 GMA Population Projections

OFM is next scheduled to release updated GMA projections in late 2022. Given the local planning schedule in the central Puget Sound where periodic updates are due to be completed by June 2024, this provides limited opportunity to make changes and coordinate regionally on changes to population allocations.

The OFM GMA projections have historically been sensitive to economic shifts, and the global pandemic and subsequent economic downturn create significant uncertainties in near-term growth. Due to the late timing of the 2022 release, changing county control totals after the OFM release would likely disrupt the local comprehensive planning process. Regardless of whether the 2022 projection changes, the totals identified in the regional macroeconomic forecast are very likely to remain within the low-to-high projection range.

Recommendation for 2022 OFM Population Projections: Counties should proceed with developing growth targets in 2020/2021, based on the macroeconomic forecast in VISION 2050. When the Office of Financial Management releases updated population forecasts in 2022, ensure the county control total used to develop population targets remains within the OFM range. The need for coordinated growth in the central Puget Sound places a high priority on consistency with the Regional Growth Strategy while remaining within the parameters of state law. If the 2022 projections suggest adjusting the county control totals, any such changes should be coordinated through all four counties working together. PSRC’s Land Use Technical Advisory Committee will provide a forum for discussion and coordination if significant changes to the OFM projections or future updates to PSRC’s macroeconomic forecast warrant revisiting of county control totals. Consideration of changes due to the 2022 OFM projection should occur through countywide planning forums before making adjustments to targets for individual communities.

Employment Targets

Each county in the region establishes employment targets consistent with the direction of VISION 2050 (MPP-RGS-2). Employment targets help cities and counties plan for employment based-uses and plan to improve jobs-housing balance across the region, a key objective of VISION 2050.

The Washington Administrative Code (WAC 365-196-310(4)) provides the following guidance on employment forecasts:

“Selection of a county-wide employment forecast. Counties, in consultation with cities, should adopt a twenty-year county-wide employment forecast to be allocated among urban growth areas, cities, and the rural area. The following should be considered in this process:

- (A) The county-wide population forecast, and the resulting ratio of forecast jobs to persons. This ratio should be compared to past levels locally and other regions, and to desired policy objectives; and
- (B) Economic trends and forecasts produced by outside agencies or private sources.”

Recommendation for Employment Targets: Use a county control total for employment that is consistent with the VISION 2050 county allocations to ensure regional consistency and promote jobs/housing balance. If needed, deviation from the VISION 2050 county totals should support an improved regional jobs/housing balance and VISION 2050 policy objectives and should be coordinated among the counties.

Previous rounds of growth targets were informed by PSRC’s Small Area Forecast, which did not include projections of construction/resource jobs. PSRC’s current Macroeconomic Forecast includes forecasts of total employment, including construction/resource jobs, which makes an adjustment for construction/resource jobs no longer necessary. Counties are encouraged to adopt employment targets that include construction/resource jobs.

Other data resources:

- [Current local employment estimates and trends](#)
- [PSRC 2018 Macroeconomic Forecast, including forecast for industry sectors](#)

Housing Targets

VISION 2050 states that counties should establish local housing targets based on population projections (MPP-RGS-2). Translating population to housing is a critical step in recognizing and planning for regional housing needs and ensuring that local land use plans are sufficient to accommodate the projected population target.

Recommendations for Housing Targets:

- Counties are encouraged to use the methodology developed by LUTAC to translate population to housing targets [see Appendix A]. The methodology considers countywide housing need as a first step, uses consistent household size appropriate for each county and regional geography, and creates a common set of assumptions to develop housing targets.
- The Regional Growth Strategy is for total population inclusive of group quarter population. For purposes of translating population targets into housing units, housing targets should focus on household population excluding group quarter population, per the methodology provided in Appendix A. The most recent group quarters information can be used with an adjustment for anticipated growth.
- Some counties adopt both population and housing targets for jurisdictions. Where both sets of targets are available, jurisdictions are strongly encouraged to use adopted housing targets in countywide planning policies to ensure that the housing needs identified at the countywide level are fully addressed in local targets and plans.
- Counties may consider establishing more detailed affordable housing targets aimed at proactively planning for below-market units. If adopted, affordable housing targets should be consistent with overall countywide and local housing targets.

PSRC’s Regional Housing Needs Assessment includes a translation of the Regional Growth Strategy into housing units. This translation (see Figure 4) uses the methodology provided in Appendix A. The Regional Housing Needs Assessment finds that the region underbuilt housing over the last decade, relative to population growth. The recommended method to translate population to housing accounts for the current backlog because it is based on total population and household size by the end of the planning period. While the methodology accounts for the current backlog over the long term, the region is currently experiencing a housing affordability crisis, and jurisdictions should take short-term action to encourage housing development and plan to address the affordability gaps at all levels while also being consistent with the Regional Growth Strategy.

Figure 4 Regional Growth Strategy 2020-50 Housing Unit by Regional Geography (Illustrative)

	METROPOLITAN CITIES	CORE CITIES	HIGH CAPACITY TRANSIT COMMUNITIES	CITIES & TOWNS	URBAN UNINCORP.	RURAL	TOTAL
King	194,200	158,000	42,400	18,400	1,600	3,400	418,000
Kitsap	14,200	6,700	15,300	-	2,800	3,500	42,600
Pierce	63,900	41,200	32,100	10,600	9,100	3,900	160,800
Snohomish	42,400	22,400	91,900	16,300	6,900	6,700	186,500
Total	314,700	228,300	181,700	45,300	20,400	17,500	807,900

PART II: GROWTH AND POLICY FACTORS

This section outlines additional technical and policy-related factors to allocate growth to individual jurisdictions.

Translating County Control Totals to Regional Geographies

VISION 2050 provides guidance on shares and roles of different regional geographies.

- **Metropolitan and Core Cities** include cities that have designated regional growth centers. Most are also connected to the region’s high-capacity transit system or will see new investments in the future. These two groups of cities are and will be the most intensely urban places in the region. It would be consistent with the spirit of the Regional Growth Strategy for the region’s Metropolitan Cities to accommodate an even larger share of forecast regional growth in the countywide growth targets, while aiming for a better balance of jobs and housing.
- **High Capacity Transit Communities** are cities and unincorporated areas that are connected to the regional high-capacity transit system. These urban unincorporated areas are also planned for annexation or incorporation. Historical growth targets may not be as useful a guide for these jurisdictions compared to some cities. In many cases, transit investments represent new, future opportunities to accommodate growth.

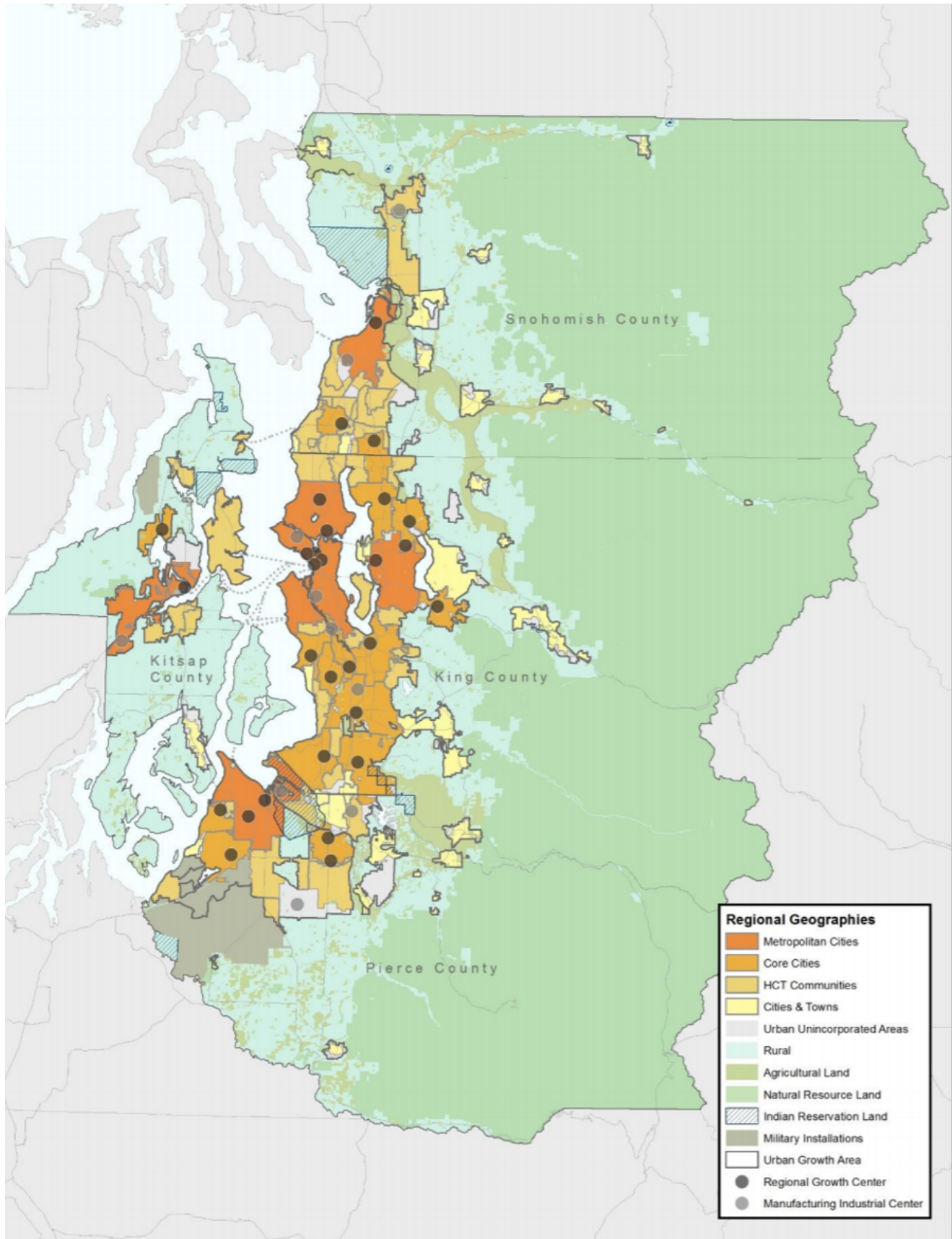
- **Cities and Towns** are cities and towns with smaller downtown and local centers, which may be served by local transit.
- **Urban Unincorporated Areas** capture a wide variety of urban lands, both lightly and heavily developed. These areas may be served by local transit and may include areas identified as potential annexation or incorporation areas.
- **Rural Areas and Natural Resources Lands** describe the different types of unincorporated areas outside the urban growth area and include very low-density housing, working landscapes, and open space. VISION 2050 calls for reduced rural population growth rates in all counties. Counties are encouraged to plan for even lower growth—where possible—than contained in the Regional Growth Strategy.

Compared to historical trends, Metropolitan, Core, and High Capacity Transit Communities are planned for higher levels of growth in the Regional Growth Strategy. Other geographies are planned for more modest levels of growth. In several of these geographies, additional capacity for housing and jobs may be necessary to accommodate growth in this planning period.

Recommendation for Regional Geographies: Achieve substantial consistency with shares identified for each regional geography identified in VISION 2050. Deviations from the regional geography shares should be reasonably expected to be achieved through backloaded growth beyond the planning period to 2050. Counties are encouraged to identify opportunities to implement the guidance in VISION 2050 that Metropolitan cities could plan for higher levels of growth and Rural areas could plan for lower levels of growth than specified by the Regional Growth Strategy.



Figure 5 VISION 2050 Regional Geographies



General Planning Considerations

As targets are determined for individual cities and unincorporated areas within a single regional geography, there are several factors and questions that may be considered. For reference, the Washington Administrative Code WAC 365-196-310 (4)(a)(iii) – (vii) identifies several of these factors:

- **Existing growth targets and progress.** Has a jurisdiction grown more or less than expected during the previous round of growth targets? Jurisdictions that have been able to accommodate growth may continue these trends into the future.
- **Historic and recent development trends.** Where has growth been occurring in the county? Have trends shifted since the last round of growth targets were set?
- **Vested development projects.** Are known projects in the pipeline that should be considered?
- **Zoned development capacity.** Where is there existing capacity for new urban growth in the county? While many areas are being planned for additional growth in VISION 2050 that have not yet zoned for additional capacity, existing capacity could be a factor to consider in establishing growth targets. Relative distribution of capacity can inform targets but isn't a fixed constraint — cities are expected to continue to accommodate growth over time. Changing circumstances, such as major infrastructure investments, may necessitate a new and expanded role for jurisdictions in accommodating growth.
- **Availability and capacity of transportation and other infrastructure.** Where is existing and planned infrastructure to accommodate new growth? The WAC cautions that ability to pay for urban infrastructure should be a consideration in how much growth to expect. Some jurisdictions have known limitations of future water availability or sewer service – these factors should inform establishing reasonable targets for growth. On the other hand, major regional investments in light rail present new opportunities for some communities to accommodate growth.
- **“Fair share” distribution.** Are jurisdictions sharing the responsibility to accommodate future growth? The GMA framework supports interjurisdictional cooperation and recognizes a shared responsibility across each county for accommodating new growth.
- **Location within the county.**
 - **Employment distribution.** Employers and industries generally cluster together and seek access to infrastructure and transportation facilities, including ports or other distribution networks. Do growth targets support known employment distribution patterns?
 - **Transportation and distance from job centers.** Will the distribution of growth targets help to reduce greenhouse gas emissions and reducing vehicle miles traveled between residential areas and job centers? In addition to the Regional Growth Strategy, VISION 2050 supports regional and state goals for reducing greenhouse gas emissions. Transportation is a main contributor to greenhouse gas emissions, and the location of job centers and existing commute patterns should inform the distribution of growth.
 - **Environment.** Are some areas more appropriate for growth in the context of other environmental factors? Environmental features play a role in distributing growth within individual jurisdictions but could also shape the total amount of planned growth.

Front and Back-Loaded Growth

VISION 2050 provides a planning horizon six years beyond the recommended 2044 growth targets. A first step may be to consider a 2044 target level based on assuming a straight-line path to 2050. In some instances, it may be appropriate to account for higher or lower shares for regional geographies within a county than allocated in the Regional Growth Strategy in targets (referred to as “front-loaded” or “back-loaded” growth) to acknowledge that growth often is not linear and may be expected to accelerate or slow over time. VISION 2050 assumes that the region will ultimately achieve the growth allocations in the Regional Growth Strategy by 2050, even with assumptions for slightly higher or lower growth allocation through 2044.

Some factors which are especially relevant in front-loading or back-loading growth include:

- Major transit or other infrastructure investments. Some Sound Transit projects will be completed in the next few years while others will not be complete until 2041. This could shift market response to early or late in the planning period. Other major transportation or utility infrastructure may shape development patterns. For example, planned upgrades or known limitations of water or sewer utility may shift when growth is expected to occur.
- The timing of major planned developments. Major planned developments permitted under development agreements come online in larger and more predictable phases than typical housing and employment development.
- Current development patterns. In some geographies, the Regional Growth Strategy assumes a notably different development trajectory than current trends. For example, Core Cities across all counties have more ambitious goals for growth than current trends. Except for King County, Metropolitan cities are also expected to ramp up growth over time. Given the timing of transit investments, some of that growth may take place later in the planning period.

Recent updates to the Buildable Lands statute (RCW 36.70A.215) require an analysis of growth targets to understand when growth targets and assumptions are not being achieved. In the context of backloading, that statute notes, “It is not appropriate to make a finding that assumed growth contained in the countywide planning policies and the county or city comprehensive plan will occur at the end of the current comprehensive planning twenty-year planning cycle without rationale.” To facilitate review, counties should recognize and document any rationale for front or back-loading growth as part of targets documentation, including why it is reasonable to expect that regional geographies can achieve the Regional Growth Strategy shares by 2050.

Jobs-Housing Balance

VISION 2050 emphasizes the importance of improving the balance of jobs and housing to support regional mobility, access to living-wage jobs, and affordable housing. Without adequate housing near jobs, people find themselves living further away and making longer commutes. This can be exacerbated when housing is available, but unaffordable to the workers employed in the area.

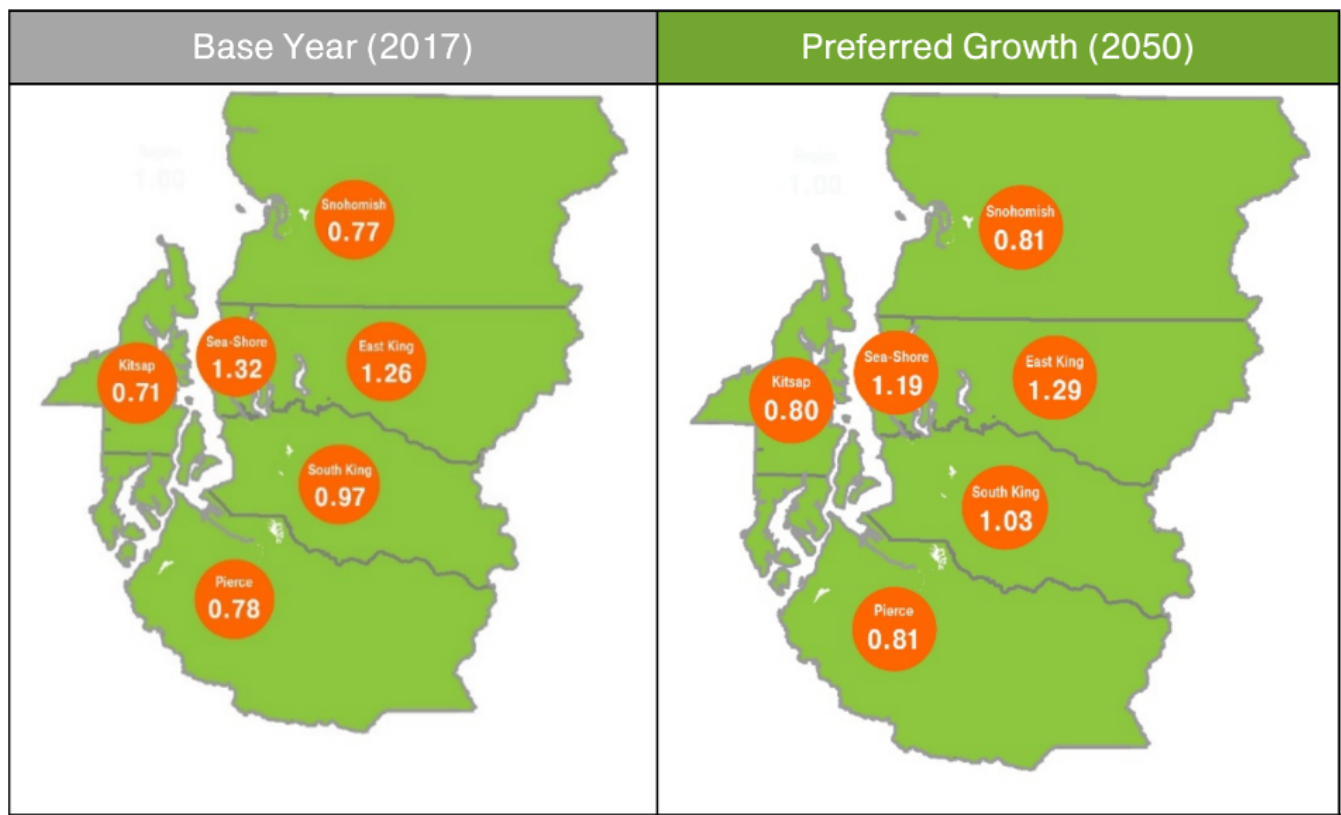
In establishing growth targets, counties, in consultation with cities, should consider jobs-housing balance across larger subareas when establishing growth targets. VISION 2050 includes an action specifically on jobs-housing balance in the growth targets:

RGS-Action-8 Plan for Jobs-Housing Balance: Countywide planning organizations will consider data on jobs-housing balance, especially recent and projected employment growth within Metropolitan and Core cities, to set housing growth targets that substantially improve jobs-housing balance consistent with the Regional Growth Strategy. Metropolitan and Core cities experiencing high job growth will take measures to provide additional housing capacity for a range of housing types and affordability levels to meet the needs of those workers as well as the needs of existing residents who may be at risk of displacement.

The VISION 2050 action focuses on housing growth near job centers to address risk of displacement. Jobs-housing balance should be a countywide consideration in developing targets. The countywide process should also consider subareas and individual jurisdictions with long-term imbalance of jobs and housing in establishing targets.

Jobs-housing ratios in the [VISION 2050 Final Supplemental EIS](#) estimate long-term imbalances of jobs and housing across King County subareas, which could be improved with more proactive local planning.

Figure 6 Regional Growth Strategy Jobs-Housing Balance



The maps provided above are based on an index of jobs and housing by subarea, compared to a regional average.

Figure 7 Regional Jobs-Housing Ratios (2019)

COUNTY	EMPLOYMENT	HOUSING	JOBS-HOUSING RATIO
King County	1,529,000	956,000	1.60
East King	432,000	251,000	1.72
Sea-Shore	702,000	400,000	1.75
South King	396,000	305,000	1.30
Kitsap County	111,000	114,000	0.98
Pierce County	377,000	353,000	1.07
Snohomish County	323,000	317,000	1.02
Region	2,341,000	1,740,000	1.35

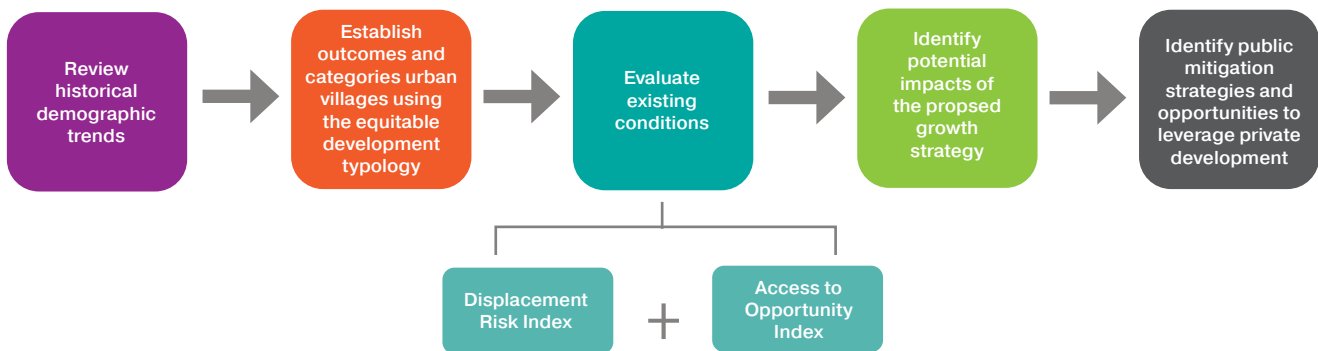
Access to Opportunity and Housing Affordability

VISION 2050 supports equitable growth that minimizes displacement and expands access to opportunity. Regional resources are available to support consideration of housing affordability and social equity in establishing growth targets:

- [Opportunity Mapping](#)
- [Displacement Risk Mapping](#)
- [Regional Housing Needs Assessment](#)

At the city level, [Seattle](#) has used displacement risk and access to opportunity to shape how much growth is allocated to individual centers and subareas. These data resources can also be used to consider how growth is allocated among jurisdictions within each regional geography.

Figure 8 Displacement Risk and Access to Opportunity in Seattle’s Growth Framework



Source: Seattle 2035 Growth and Equity: Analyzing Impacts on Displacement and Opportunity Related to Seattle’s Growth Strategy

The Regional Housing Needs Assessment will provide additional data and perspective on future housing need, providing further detail besides the total number of units needed in the region. This project may be able to inform how growth targets are translated to local planning

Centers and High Capacity Transit Station Areas

Both regional centers and investments in high-capacity transit represent critical opportunities to accommodate new growth. VISION 2050 and the [Regional Centers Framework](#) includes specific growth goals for both types of places.

Regional High-Capacity Transit Goal

VISION 2050 includes a goal of 65% of population growth and 75% of job growth to occur in centers and near high-capacity transit stations (MPP-RGS-8). Achieving this goal will help bring people and jobs closer together and provide people with greater transportation access to other jobs centers. That goal applies regionally and is based on assumptions that vary in each county.

VISION 2050 defines high-capacity transit station areas as parcels within a half-mile walk of existing/planned light rail and streetcar stations, commuter rail stations, and ferry terminals in the region's designated urban growth areas (UGA), and within a quarter-mile walk of existing/planned bus rapid transit stations in the UGA.

King County has significantly more current and planned high-capacity transit investments than other counties, but each has a role to play in encouraging new growth near transit.

Figure 9 Distribution of Land Area in Current and Planned High-Capacity

	ACRES IN CENTERS AND TRANSIT STATION AREAS	SHARE OF REGION
King	51,615	71%
Kitsap	2,791	4%
Pierce	10,735	15%
Snohomish	7,708	11%
Region	72,849	100%

Source: PSRC VISION 2050 Alternatives Background Paper analysis

Recommendation for HCT Goal: While the goal in VISION is region-wide, counties should seek to implement the centers and high-capacity goal through the growth targets. Counties should consider the distribution and relative share of high-capacity transit areas within each jurisdiction when developing targets.

Transit Timing, Mode, Access and Market Response

Different modes and transit investments elicit varying levels of market response. Research has identified that fixed transit investments more readily catalyze the real estate market and help attract housing and job growth. Modes such as light rail are likely to promote and support high levels of development and provide high quality service for residents. Higher-cost transit systems (such as light rail) require higher densities to encourage the kind of frequent use to support the overall system.

The [Regional Centers Market Study](#) (2016) identified several important factors related to significant growth in centers. These factors are similar for both designated regional growth centers and other mixed-use areas served by transit and indicate that some centers and transit station areas are better situated to accommodate future growth than others. Factors include:

- Large firms are more likely to locate in large and well-developed urban centers.
- Service sector-oriented centers grow faster. Industries and firms oriented around large, global markets tend to drive growth in centers.

- Transportation accessibility to regional concentrations of jobs facilitates urban center growth. Location in the region and accessibility, particularly by transit, to other centers is an important factor for both employment and population growth in centers.
- Employment growth leads population growth in centers.
- Sufficient zoning capacity reduces barriers to residential and job development. Limited zoned development capacity can be a barrier to employment and population growth.
- More walkable centers will likely experience faster employment and residential growth.

Recommendation for Transit Characteristics: Counties should consider transit service characteristics, location, and urban form in allocating growth between jurisdictions served by high-capacity transit. Targets should take into account multiple dimensions of transit access and timing, which may vary among cities and unincorporated areas within each regional geography.

The following graphic shows where growth is distributed among high capacity transit areas. To avoid double-counting, transit types are arranged as a hierarchy from left to right. For example, if a location is served by both light rail and bus rapid transit, it is counted in the light rail data in the chart below. Some portions of regional growth centers are not served by any type of high capacity transit and are categorized below as “remaining RGC areas.”

Figure 10 Distribution of Centers/HCT Geography Land Area by Mode Type

	ALL LIGHT RAIL	REMAINING COMMUTER RAIL	REMAINING FERRY	REMAINING BRT	REMAINING RGC AREA	TOTAL TOD AREAS
King	27%	1%	0%	65%	6%	100%
Kitsap	0%	0%	38%	32%	30%	100%
Pierce	33%	10%	0%	38%	19%	100%
Snohomish	16%	4%	0%	66%	15%	100%
Region	26%	3%	2%	60%	10%	100%

Source: PSRC VISION 2050 Alternatives Background Paper

PSRC’s guidance on [Transit-Supportive Densities and Land Uses](#) (2015) also provides information on densities and transit modes that support development activity.

Regional growth centers and manufacturing/industrial centers

VISION 2050 calls for regional growth centers and manufacturing/industrial centers to accommodate a significant share of the region’s growth (MPP-RGS-9, RGS-10).

Recommendations for Regional Centers:

- Under the [Regional Centers Framework](#), there are tailored growth expectations for different types of centers. PSRC has completed the [typology of regional centers](#). Targets should be sufficient to enable jurisdictions to reach their regional center density goals; insufficient targets for cities with regional centers could jeopardize the regional center designation. Some regional centers already exceed the minimum density standard. These centers are still expected to accommodate a significant share of their jurisdiction’s growth.

Figure 11 Regional Centers Typology

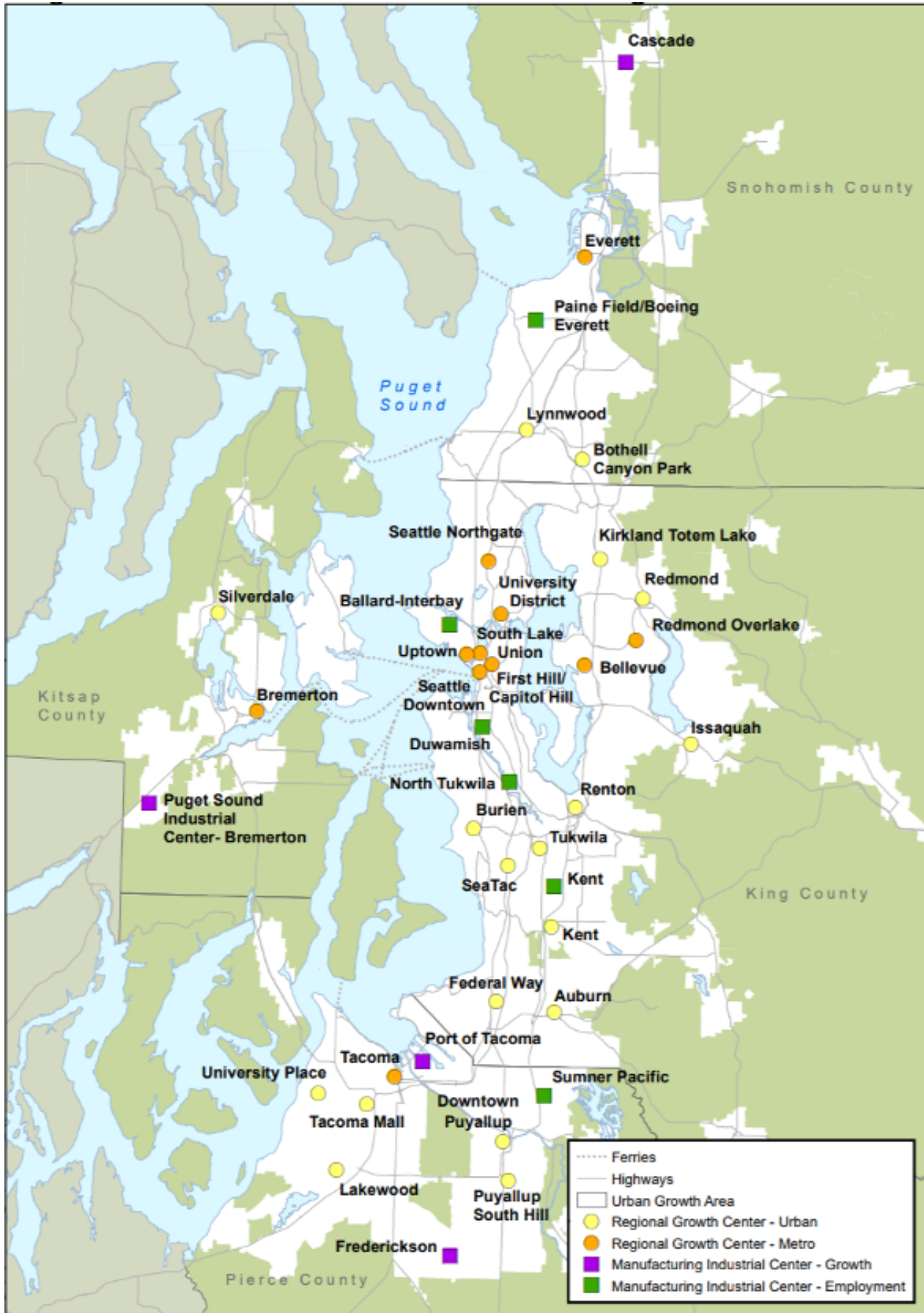


Figure 12 Minimum Growth Goals for Designated Regional Centers

REGIONAL CENTER TYPE	MINIMUM PLANNING GOAL	OTHER NOTES
Urban Growth Center	45 activity units per acre	Minimum mix of at least 15% planned residential and employment activity in the center
Metro Growth Center	85 activity units per acre	Minimum mix of at least 15% planned residential and employment activity in the center
Industrial Growth Center	10,000 total jobs	-
Industrial Employment Center	20,000 total jobs	-

- Some jurisdictions have more than one designated regional center. These jurisdictions may warrant higher growth allocations than other cities within their regional geography.
- Unlike regional growth centers, designated MICs are not part of the criteria used to establish regional geographies in VISION 2050. However, these centers are planned for additional growth, and growth targets for jurisdictions with MICs should reflect appropriate levels of employment growth.

Countywide centers and local centers

The Regional Centers Framework provides a framework to designate new countywide centers that can successfully accommodate new growth. VISION 2050 also encourages growth in designated countywide centers (MPP-RGS- 11). Jurisdictions with countywide centers may warrant higher growth allocations to accommodate new growth in these areas.

Urban Unincorporated Areas

VISION 2050 encourages phasing and prioritizing growth in unincorporated areas planned for annexation or incorporation. VISION 2050 recognizes that urban unincorporated areas have different existing conditions and plans. Urban unincorporated areas are included in two different regional geographies:

- **High-Capacity Transit Communities.** Cities and unincorporated areas that are connected to regional high-capacity transit system. These urban unincorporated areas are also planned for annexation or incorporation.
- **Urban Unincorporated.** Urban areas that may be served by local transit but are either not yet planned for annexation or incorporation and/or not yet planned for high-capacity transit

VISION 2050 envisions that, over time, unincorporated area inside the urban growth area will be fully annexed to or incorporated as cities. Careful planning and phased development of the unincorporated portions of the urban growth area are vital to ensure that these areas assume appropriate urban densities and an urban form that supports the efficient provision of future transit and urban services and facilitates annexation or incorporation.

Recommendation for Urban Unincorporated Areas: Growth targets for urban unincorporated areas in both regional geographies should be informed by their annexation or incorporation status and opportunities to phase growth in these areas.

Growth on Tribal Reservation Lands and Major Military Installations

It may be appropriate in growth targets to acknowledge known growth forecasts and major planned developments on tribal reservation lands or military installations.

These areas plan differently than local governments and are not subject to the planning requirements of the Growth Management Act. However, VISION 2050 recognizes their important roles in the region and their influence on regional growth patterns.

Major Military Installations

Military installations play an important role in the central Puget Sound region's economy. Washington state has one of the highest concentrations of military personnel claiming residence, with the majority of personnel located at installations in the central Puget Sound region. Nine installations of various sizes are located in the region. Installations are not required to plan under the Growth Management Act, and the Regional Growth Strategy does not allocate forecasted regional employment growth to these areas, though existing levels of military employment are included in regional modeling.

OFM GMA population projections designate 'special populations' including military populations in their models to account for military personnel. The OFM projections assume that bases are unlikely to be downsized because of their strategic location and importance. PSRC's forecast similarly assumes existing levels of activity at military installations will continue in the future.

Installations serve as hubs for both employment and population, and it is important to work together on growth planning in and around bases.

Recommendation for Major Military Installations: Counties and cities should coordinate with military installations on growth planning issues, including any planned changes. While military installations are not formally part of the Growth Management Act framework and should not be assigned growth targets, supporting data and information presented with the growth targets can recognize existing activity or document major changes expected on bases.

Indian Reservation Lands

As sovereign nations, each tribe has its own form of government, constitution or charter, laws and planning processes and are not subject to state planning requirements or the Growth Management Act. Because of this, the Regional Growth Strategy does not include population and employment growth allocations for these sovereign lands.

Recommendation for Indian Reservation Lands: Counties and cities should coordinate with tribal nations on growth planning issues, including how much growth tribal nations are forecasting and tracking on reservations in order to coordinate their planning policies and achieve consistency in regional planning. Growth on rural reservation lands is not included in rural regional geography allocations when tracking population and employment growth. While reservation lands are not formally part of the Growth Management Act framework and should not be assigned growth targets, supporting data and information presented with the growth targets can recognize existing activity or document major changes expected on reservation lands. Counties should seek to be consistent with the overall goals for rural growth in VISION 2050 when permitting new development on fee-simple reservation lands outside the urban growth area. Tribal governments may also have input on off-reservation growth patterns, which may affect their off-reservation interests.

Reconciliation Processes

Counties, working with their cities, should strive to reach agreement on growth targets that are reasonable and achievable and where there is a commitment to plan for them in local comprehensive plan updates. A new action in VISION 2050 (RGS-Action-9) calls for countywide organizations to develop processes to reconcile any discrepancies between city and county adopted targets contained in local comprehensive plans, and that reconciliation processes should maintain consistency with the Regional Growth Strategy. Counties and cities can avoid the need for reconciliation by seeking agreement through the target-setting process, but any adjustments needed should be coordinated through the countywide process.

Snohomish County has long included a process for adjusting growth targets after comprehensive plan updates have been adopted to account for differences in growth target outcomes in local plans. Following the 2015 comprehensive plan update, Pierce County also adjusted the growth targets to account for misalignment between growth targets and capacity in some cities. Reconciliation may make sense when there are changes to transit investments or other circumstances unforeseen during growth target development.

A reconciliation process may require updates to the countywide planning policies to outline a process to adjust growth targets or to ensure that existing reconciliation processes are consistent with the Regional Growth Strategy.

Recommendation for Reconciliation: Countywide planning organizations should identify a reconciliation process to address potential discrepancies. Reconciliation should maintain consistency with growth allocations within each regional geography and with VISION 2050 and avoid shifts of planned growth to regional geographies that are accommodating lower levels of growth in the Regional Growth Strategy.

Counties should also develop a process to address annexations and other technical adjustments to growth targets over time. King County countywide planning policies include a policy [King CPP-DP-12] permitting the Growth Management Planning Council to “[a]djust targets administratively upon annexation of unincorporated Potential Annexation Areas by cities.” Such changes may be necessary to support long-term planning by cities and orderly updates to the growth targets. This may be another useful approach for other counties to consider.

Review and Implementation

Counties should consult this guidance, continue to engage with PSRC and other counties on methodology assumptions, and document their work and rationale for key decisions in the growth target process. PSRC provides a forum for coordination through the Land Use Technical Advisory Committee and the Regional Staff Committee. PSRC staff are available to provide data, technical assistance, and review throughout the target setting process.

PSRC will participate in the process and will formally review and comment on each update to growth targets prior to formal adoption. To facilitate this process, each county is asked to submit their draft growth targets along with a brief memo that explains consistency with the Regional Growth Strategy. PSRC will review countywide adoption of growth targets with recognition of good faith efforts to be consistent with the Regional Growth Strategy and VISION 2050 over the long-term. Targets should demonstrate how cities and counties are working towards the outcomes and objectives of the Regional Growth Strategy. In some cases, growth targets may not fully align with the precise shares in the Regional Growth Strategy. For example, there are jurisdictions where high-capacity transit is planned to be built and operational late in the planning period, and higher growth rates may not occur until the last decades of VISION 2050.

For cities, VISION 2050 includes guidance on using land use assumptions consistent with the countywide growth targets in comprehensive plans. As local comprehensive plans are updated, land use growth assumptions used in plans should be consistent with adopted countywide growth targets and support implementation of the Regional Growth Strategy. Growth targets will be for a slightly longer period of time than the local comprehensive plan, given targets will generally use 2019 or 2020 as the base year. Where data is available, cities and counties can document and deduct actual growth that has occurred prior to 2024 in their comprehensive plan land use assumptions. In many instances, however, timely data to deduct actual growth may not be available prior to beginning work analyzing and modeling the growth assumptions in the plan. Unless major projects come online during this 2020 – 2024 time period that can be documented and make a substantial difference in growth assumptions, cities and counties should consider applying the growth targets in their plans as they have been adopted through the countywide process.

In its review of comprehensive plans for certification, PSRC looks for substantial consistency of the plan's land use growth assumptions with countywide-adopted growth targets. In addition to assessing that the land use growth assumptions are consistent with the growth targets and implementing the Regional Growth Strategy, PSRC review and certification looks broadly at all actions and measures taken in local comprehensive plans to implement VISION 2050 and achieve the regional growth shares.

For jurisdictions with regional growth centers, manufacturing/industrial centers or high-capacity transit stations, additions to this guidance later in 2021 will provide additional recommendations for setting targets at the sub-jurisdiction scale. Counties and cities with regional centers will be expected to include center targets in their adopted comprehensive plans, due in 2024.



OTHER REGIONAL & COUNTY RESOURCES

There are several important data resources that have been referenced throughout this document.

Forecast products:

- [PSRC 2018 Macroeconomic Forecast](#)
- [OFM 2017 Population Projections](#) (medium series)

Population and employment data:

- [Census Bureau](#)
- [Office of Financial Management Population Estimates](#)
- [PSRC Employment Database](#)

Other resources:

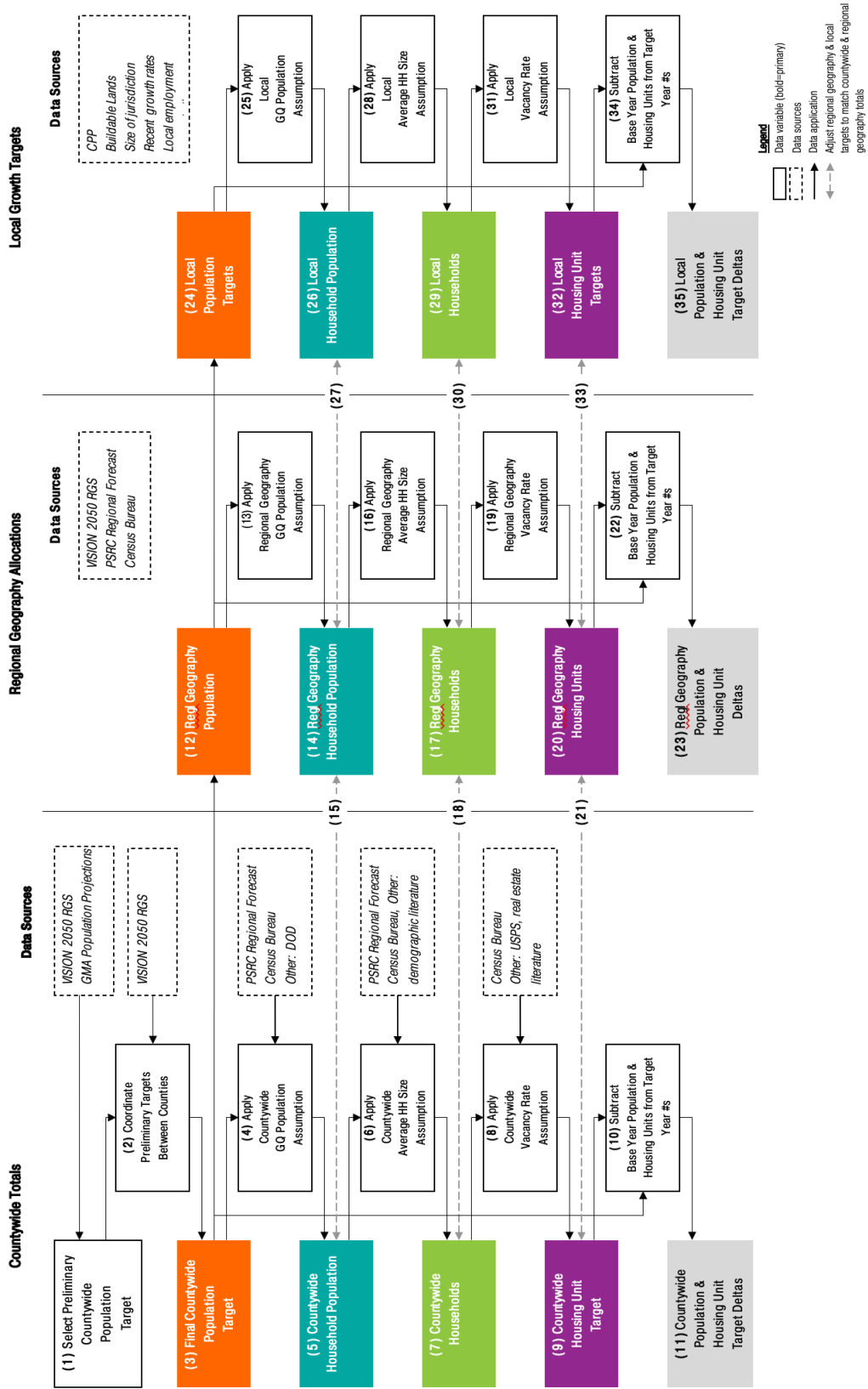
- [Opportunity Mapping](#)
- [Displacement Risk Mapping](#)
- [VISION 2050 Alternatives Background Paper](#) (provides information on transit investments, capacity and other factors)

County-developed Buildable Lands reports also provide valuable information about development capacity, trends, and past targets to assist this work.

PSRC staff are available to provide additional data support and technical assistance as needed.



APPENDIX A: BEST PRACTICE METHODOLOGY FOR HOUSING TARGETS



APPENDIX B: GROWTH TARGET STATUTORY AND POLICY REFERENCES

This appendix compiles relevant growth target statutes, rules, policy, and guidance from the Growth Management Act, Washington Administrative Code, and VISION 2050. Statutory language is provided as of February 2021 — please see links provided for the most current adopted language.

Revised Code of Washington — Population Projections

RCW 43.62.035 Determining population—Projections

The office of financial management shall determine the population of each county of the state annually as of April 1st of each year and on or before July 1st of each year shall file a certificate with the secretary of state showing its determination of the population for each county. The office of financial management also shall determine the percentage increase in population for each county over the preceding ten-year period, as of April 1st, and shall file a certificate with the secretary of state by July 1st showing its determination. At least once every five years or upon the availability of decennial census data, whichever is later, the office of financial management shall prepare twenty-year growth management planning population projections required by RCW [36.70A.110](#) for each county that adopts a comprehensive plan under RCW [36.70A.040](#) and shall review these projections with such counties and the cities in those counties before final adoption. The county and its cities may provide to the office such information as they deem relevant to the office's projection, and the office shall consider and comment on such information before adoption. Each projection shall be expressed as a reasonable range developed within the standard state high and low projection. The middle range shall represent the office's estimate of the most likely population projection for the county. If any city or county believes that a projection will not accurately reflect actual population growth in a county, it may petition the office to revise the projection accordingly. The office shall complete the first set of ranges for every county by December 31, 1995.

A comprehensive plan adopted or amended before December 31, 1995, shall not be considered to be in noncompliance with the twenty-year growth management planning population projection if the projection used in the comprehensive plan is in compliance with the range later adopted under this section.

Revised Code of Washington — Urban Growth Areas and Growth Forecasts

[...] (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. [...]

Washington Administrative Code – Urban Growth Areas and Growth Forecasts

WAC 365-196-310 — [Urban growth areas](#)

[...] (4) Recommendations for meeting requirements.

- (a) Selecting and allocating county-wide growth forecasts. This process should involve at least the following:
- (i) The total county-wide population is the sum of the population allocated to each city; the population allocated to any portion of the urban growth area associated with cities; the population allocated to any portion of the urban growth area not associated with a city; and the population growth that is expected outside of the urban growth area.

- (ii) RCW 43.62.035 directs the office of financial management to provide a reasonable range of high, medium and low twenty-year population forecasts for each county in the state, with the medium forecast being most likely. Counties and cities must plan for a total county-wide population that falls within the office of financial management range.

- (iii) Consideration of other population forecast data, trends, and implications. In selecting population forecasts, counties and cities may consider the following:
 - (A) Population forecasts from outside agencies, such as regional or metropolitan planning agencies, and service providers.
 - (B) Historical growth trends and factors which would cause those trends to change in the future.
 - (C) General implications, including:
 - (I) Public facilities and service implications. Counties and cities should carefully consider how to finance the necessary facilities and should establish a phasing plan to ensure that development occurs at urban densities; occurs in a contiguous and orderly manner; and is linked with provision of adequate public facilities. These considerations are particularly important when considering forecasts closer to the high end of the range. Jurisdictions considering a population forecast closer to the low end of the range should closely monitor development and population growth trends to ensure actual growth does not begin to exceed the planned capacity.
 - (II) Overall land supplies. Counties and cities facing immediate physical or other land supply limitations may consider these limitations in selecting a forecast. Counties and cities that identify potential longer term land supply limitations should consider the extent to which current forecast options would require increased densities or slower growth in the future.
 - (III) Implications of short term updates. The act requires that twenty-year growth forecasts and designated urban growth areas be updated at a minimum during the periodic review of comprehensive plans and development regulations (WAC 365-196-610). Counties and cities should consider the likely timing of future updates, and the opportunities this provides for adjustments.
 - (D) Counties and cities are not required to adopt forecasts for annual growth rates within the twenty-year period, but may choose to for planning purposes. If used, annual growth projections may assume a consistent rate throughout the planning period, or may assume faster or slower than average growth in certain periods, as long as they result in total growth consistent with the twenty-year forecasts selected.
 - (iv) Selection of a county-wide employment forecast. Counties, in consultation with cities, should adopt a twenty-year county-wide employment forecast to be allocated among urban growth areas, cities, and the rural area. The following should be considered in this process:
 - (A) The county-wide population forecast, and the resulting ratio of forecast jobs to persons. This ratio should be compared to past levels locally and other regions, and to desired policy objectives; and
 - (B) Economic trends and forecasts produced by outside agencies or private sources. [...]

Revised Code of Washington – Review and Evaluation Program

RCW 36.70A.215 – [Review and evaluation program](#)

The Growth Management Act Review and Evaluation Program (Buildable Lands) provides for a process to evaluate and address whether growth targets are being achieved. Provisions related to growth targets are provided below – please see the statute for additional context and requirements.

[...] (a) Determine whether a county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the countywide planning policies and the county and city comprehensive plans with actual growth and development that has occurred in the county and its cities; and

(b) Identify reasonable measures, other than adjusting urban growth areas, that will be taken to comply with the requirements of this chapter. Reasonable measures are those actions necessary to reduce the differences between growth and development assumptions and targets contained in the countywide planning policies and the county and city comprehensive plans with actual development patterns. The reasonable measures process in subsection (3) of this section shall be used as part of the next comprehensive plan update to reconcile inconsistencies.

[...]

(d) Develop reasonable measures to use in reducing the differences between growth and development assumptions and targets contained in the countywide planning policies and county and city comprehensive plans, with the actual development patterns. The reasonable measures shall be adopted, if necessary, into the countywide planning policies and the county or city comprehensive plans and development regulations during the next scheduled update of the plans.

[...]

(c) Provide an analysis of county and/or city development assumptions, targets, and objectives contained in the countywide planning policies and the county and city comprehensive plans when growth targets and assumptions are not being achieved. It is not appropriate to make a finding that assumed growth contained in the countywide planning policies and the county or city comprehensive plan will occur at the end of the current comprehensive planning twenty-year planning cycle without rationale; [...]

VISION 2050 – Multicounty Planning Policies, Actions, and Guidance

The Regional Growth Strategy chapter in VISION 2050 details purpose, regional geographies, growth allocations, policies and guidance on targets. Please see VISION 2050 for the complete adopted language.

Regional Growth Strategy Goal: The region accommodates growth in urban areas, focused in designated centers and near transit stations, to create healthy, equitable, vibrant communities well-served by infrastructure and services. Rural and resource lands continue to be vital parts of the region that retain important cultural, economic, and rural lifestyle opportunities over the long term.

Guidance for Aligning Growth Targets

Prior to the next cycle of local comprehensive plan updates, counties and cities will work together to establish growth targets for each jurisdiction to accommodate projected growth. These targets set by countywide planning bodies support implementation of the Regional Growth Strategy and VISION 2050 objectives of housing production, better jobs-housing balance, and greater growth near the region's transit investments. This section provides guidance on regional review of growth target allocations in countywide planning policies and comprehensive plan certification.

- PSRC, in consultation with its members, will update its guidance and Plan Review Manual and provide technical assistance to counties and cities as they develop countywide growth targets and prepare comprehensive plan updates. Guidance will address housing, regional centers, goals for transit-oriented development, support for jobs-housing balance, and other aspects of VISION 2050. PSRC's guidance will recognize that different approaches may be appropriate based on local circumstances. PSRC will provide early information and outreach to local governments on plan review and certification, including land use growth assumptions in comprehensive plans.
- PSRC will review countywide adoption of growth targets with recognition of good faith efforts to be consistent with the Regional Growth Strategy and VISION 2050 over the long-term. Targets should demonstrate how cities and counties are working towards the outcomes and objectives of the Regional Growth Strategy. In some cases, countywide growth targets may not fully align with the precise shares in the Regional Growth Strategy. For example, there are jurisdictions where high-capacity transit is planned to be built and operational late in the planning period, and higher growth rates may not occur until the last decades of this plan.
- As local comprehensive plans are updated, land use growth assumptions used in plans should be consistent with adopted countywide growth targets and support implementation of the Regional Growth Strategy. Capacity is the amount of housing and jobs that could be allowed under adopted zoning. The Growth Management Act requires counties and cities, at a minimum, to provide capacity to accommodate 20-year projected growth targets. Capacity may be greater than land use growth assumptions used in comprehensive plans.
- In its review of comprehensive plans for certification, PSRC looks for substantial consistency of the plan's land use growth assumptions with adopted countywide growth targets. In addition to assessing that the land use growth assumptions are consistent with the growth targets and implementing the Regional Growth Strategy, PSRC review and certification looks broadly at all actions and measures taken in local comprehensive plans to implement VISION 2050 and achieve the regional growth shares. In developing comprehensive plan updates, jurisdictions will be asked to explain how the plan supports VISION 2050 and works to meet the Regional Growth Strategy over the long term.
- If adjustments to countywide growth targets are needed, they should be coordinated through the countywide process. Countywide planning groups should work to develop processes to reconcile any discrepancies between the countywide growth targets and land use growth assumptions in local comprehensive plans. Reconciliation processes should maintain consistency with the Regional Growth Strategy.

Regional Growth Strategy Adjustments to Support Targets

Cities and unincorporated areas are grouped into their respective regional geographies based on designated regional centers, planning for annexation and incorporation, and existing and planned high-capacity transit. PSRC recognizes that some of these qualities may change based on future planning. To reflect these changes, PSRC's Executive Board may make a technical amendment to the Regional Growth Strategy to potentially reclassify cities and unincorporated areas. Technical amendments are limited to those updates needed to support establishing Growth Management Act population and employment targets; other amendments to the Regional Growth Strategy are subject to approval by the General Assembly.

Regional Growth Strategy Policies

MPP-RGS-1 Implement the Regional Growth Strategy through regional policies and programs, countywide planning policies and growth targets, local plans, and development regulations.

MPP-RGS-2 Use consistent countywide targeting processes for allocating population and employment growth consistent with the regional vision, including establishing: (a) local employment targets, (b) local housing targets based on population projections, and (c) local growth targets for each designated regional growth center and manufacturing/industrial center.

MPP-RGS-3 Provide flexibility in establishing and modifying growth targets within countywide planning policies, provided growth targets support the Regional Growth Strategy.

MPP-RGS-4 Accommodate the region's growth first and foremost in the urban growth area. Ensure that development in rural areas is consistent with the regional vision and the goals of the Regional Open Space Conservation Plan.

MPP-RGS-5 Ensure long-term stability and sustainability of the urban growth area consistent with the regional vision.

MPP-RGS-6 Encourage efficient use of urban land by optimizing the development potential of existing urban lands and increasing density in the urban growth area in locations consistent with the Regional Growth Strategy.

MPP-RGS-7 Provide additional housing capacity in Metropolitan Cities in response to rapid employment growth, particularly through increased zoning for middle density housing. Metropolitan Cities must review housing needs and existing density in response to evidence of high displacement risk and/or rapid increase in employment.

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.

MPP-RGS-9 Focus a significant share of population and employment growth in designated regional growth centers.

MPP-RGS-10 Focus a significant share of employment growth in designated regional manufacturing/industrial centers.

MPP-RGS-11 Encourage growth in designated countywide centers.

MPP-RGS-12 Avoid increasing development capacity inconsistent with the Regional Growth Strategy in regional geographies not served by high-capacity transit.

MPP-RGS-13 Plan for commercial, retail, and community services that serve rural residents to locate in neighboring cities and existing activity areas to avoid the conversion of rural land into commercial uses.

MPP-RGS-14 Manage and reduce rural growth rates over time, consistent with the Regional Growth Strategy, to maintain rural landscapes and lifestyles and protect resource lands and the environment.

MPP-RGS-15 Support the establishment of regional funding sources to acquire conservation easements in rural areas.

MPP-RGS-16 Identify strategies, incentives, and approaches to facilitate the annexation or incorporation of unincorporated areas within urban growth areas into cities.

Regional Growth Strategy Actions

Regional Actions

RGS-Action-1 Urban Growth Area: PSRC will report on urban growth area changes, annexation activity, and countywide coordination practices in each county.

RGS-Action-2 Track and Evaluate Growth: PSRC will study, track, and evaluate growth and development occurring in the central Puget Sound region and in high-capacity transit station areas in terms of meeting the goals and objectives of the Regional Growth Strategy.

RGS-Action-3 Growth Targets: PSRC, together with its member jurisdictions, will provide guidance and participate with countywide processes that set or modify local housing and employment targets. This effort will include consideration of the timing of Regional Growth Strategy implementation in relation to anticipated completion of regional transit investments and corresponding market responses. PSRC will also provide guidance on growth targets for designated regional centers and improving jobs-housing balance, and coordinate with member jurisdictions regarding buildable lands reporting.

RGS-Action-4 Rural Growth: PSRC, together with its members and stakeholders, will explore and implement, as feasible, opportunities for local, regional and state-wide conservation programs to reduce development pressure in rural and resource areas to conserve valuable open space areas:

- Establishing a regional structure for Transfer and Purchase of Development Rights and open space markets.
- Publishing a toolkit of open space conservation and other rural protection strategies.
- Working to facilitate city and urban development consistent with VISION 2050 that reduces rural development pressure.

RGS-Action-5 Regional Conservation Fund: PSRC, in collaboration with its members and other partners, will explore and support the establishment of regional funding sources to acquire conservation easements in rural areas.

RGS-Action-6 Outreach: PSRC will work with members to address ways the region can help communities understand and support increased growth within the urban growth area. VISION 2050's success is dependent on cities and counties welcoming new growth.

Local Actions

RGS-Action-7 Regional Growth Strategy: As counties and cities update their comprehensive plans in 2024 to accommodate growth targets and implement the Regional Growth Strategy, support the implementation of a full range of strategies, including zoning and development standards, incentives, infrastructure investments, housing tools, and economic development, to achieve a development pattern that aligns with VISION 2050 and to reduce rural growth rates over time and focus growth in cities.

RGS-Action-8 Plan for Jobs-Housing Balance: Countywide planning groups will consider data on jobs-housing balance, especially recent and projected employment growth within Metropolitan and Core cities, to set housing growth targets that substantially improve jobs-housing balance consistent with the Regional Growth Strategy. Metropolitan and Core cities experiencing high job growth will take measures to provide additional housing capacity for a range of housing types and affordability levels to meet the needs of those workers as well as the needs of existing residents who may be at risk of displacement.

RGS-Action-9 Growth Targets: Countywide planning groups will work to develop processes to reconcile any discrepancies between city and county adopted targets contained in local comprehensive plans.

SNOHOMISH COUNTY COUNCIL
Snohomish County, WashingtonNOTICE OF INTRODUCTION OF ORDINANCE
AND
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on **Wednesday, February 23, 2022, at the hour of 10:30 a.m.**, and continuing thereafter as necessary, in the Henry M. Jackson Board Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, to consider proposed Ordinance No. 22-003, titled: RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS.

NOTE: Due to current COVID-19 restrictions, Snohomish County Council is currently holding its public meetings remote only and will hold in-person meetings in conjunction with a remote meeting platform when restrictions and conditions change. Please check the Council webpage 24 hours prior to the scheduled hearing time for the most up-to-date information <https://snohomish.legistar.com/Calendar.aspx> or contact the Council Clerk at 425-388-3494 or at contact.council@snoco.org.

The public may participate remotely using the Zoom link below:

Zoom Webinar Information:

Join online at <https://zoom.us/j/94846850772>
or by telephone call 1-253-215-8782 or 1-301-715-8592
Meeting ID: 948 4685 0772

Background: This ordinance would amend the Countywide Planning Policies (CPPs), replacing the 2035 population and employment growth targets currently contained in Appendix B with 2044 initial population and employment growth targets. The 2044 initial targets are based on the most recent Office of Financial Management (OFM) population projection for Snohomish County, and the Puget Sound Regional Council's (PSRC's) Regional Growth Strategy. OFM supplemental population projections for Snohomish County ranged from a low of 928,488 to a high of 1,326,529 for the year 2044, with the middle/most likely series showing 1,090,757 residents by 2044. Once adopted, jurisdictions in Snohomish County are required to use the 2044 initial growth targets for at least one of the plan alternatives evaluated for their 2024 Growth Management Act comprehensive plan updates.

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 22-003

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the Council bases its findings and conclusions on the entire record of Snohomish County Tomorrow and the County Council.

Section 4. Adopts Exhibit A, amending Appendix B (Growth Targets) of the CPPs, to include 2044 initial population and employment growth targets. The 2044 initial population target for Snohomish County would be 1,136,309, distributed among incorporated areas, unincorporated urban growth areas, and rural areas. The 2044 initial employment target for Snohomish County would be 467,634, also distributed among incorporated areas, unincorporated urban growth areas, and rural areas.

Section 5. Adopts Exhibit B, amending Appendix A (UGA and MUGA Boundary Maps) of the CPPs to show updated city boundary information and references to the updated estimates and targets in Appendix B.

Section 6. Directs the code reviser to update SCC 30.10.050 pursuant to SCC 1.02.020(3).

Section 7. Provides a standard severability and savings clause.

Amendments: The County Council may consider amendments to the proposed ordinance, including an amendment to increase the 2044 initial population target by approximately 12,000, to approximately 1,148,309 residents.

=====

State Environmental Policy Act: To comply with the State Environmental Policy Act (SEPA) on this proposal, Addendum No. 2 to the PSRC’s VISION 2050 Final Supplemental Environmental Impact Statement (FSEIS) was issued for this non-project action. Copies of all applicable SEPA documents are available at the office of the county council.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by e-mailing contact.council@snoco.org.

Website Access: The ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above-described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 388-3496 or e-mailed to Contact.Council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.


Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

Americans with Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Debbie Eco at 425-388-3494, 1-800-562-4367 x3494, or TDD #1-800-877-8339.

QUESTIONS: For additional information or specific questions on the proposed ordinance, please call Stephen Toy in Planning and Development Services at 425-262-2361 or steve.toy@snoco.org.

DATED this 4th day of February, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Megan Dunn, Council Chair

ATTEST:



Debbie Eco, CMC
Clerk of the Council

PUBLISH: February 9, 2022

Send Affidavit to: Council
Send Invoice to: Planning #107010

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

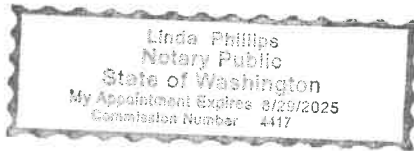
Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH948348 ORDINANCE NO. 22-003 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 02/09/2022 and ending on 02/09/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

SNOHOMISH COUNTY COUNCIL
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The amount of the fee for such publication is \$180.78. [Signature]

Subscribed and sworn before me on this 9th day of February, 2022.



[Signature: Linda Phillips]
Notary Public in and for the State of Washington.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington
NOTICE OF INTRODUCTION OF ORDINANCE
AND

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on Wednesday, February 23, 2022, at the hour of 10:30 a.m., and continuing thereafter as necessary, in the Henry M. Jackson Board Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington, to consider proposed Ordinance No. 22-003, titled: RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS.

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The public may participate remotely using the Zoom link below.

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Join online at <https://zoom.us/j/94846850772>

or by telephone call 1-253-215-8782 or 1-301-715-8592

Meeting ID: 948 4685 0772

Background: This ordinance would amend the Countywide Planning Policies (CPPs), replacing the 2035 population and employment growth targets currently contained in Appendix B with 2044 initial population and employment growth targets. The 2044 initial targets are based on the most recent Office of Financial Management (OFM) population projection for Snohomish County, and the Puget Sound Regional Council's (PSRC's) Regional Growth Strategy. OFM supplemental population projections for Snohomish County ranged from a low of 928,488 to a high of 1,326,529 for the year 2044, with the middle/most likely series showing 1,090,757 residents by 2044. Once adopted, jurisdictions in Snohomish County are required to use the 2044 initial growth targets for at least one of the plan alternatives evaluated for their 2024 Growth Management Act comprehensive plan updates.

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 22-003

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the Council bases its findings and conclusions on the entire record of Snohomish County Tomorrow and the County Council.

Section 4. Adopts Exhibit A, amending Appendix B (Growth Targets) of the CPPs to include 2044 initial population and employment growth targets. The 2044 initial population target for Snohomish County would be 1,136,309, distributed among incorporated areas, unincorporated urban growth areas, and rural areas. The 2044 initial employment target for Snohomish County would be 467,634, also distributed among incorporated areas, unincorporated urban growth areas, and rural areas.

Section 5. Adopts Exhibit B, amending Appendix A (UGA and MUGA Boundary Maps) of the CPPs to show updated city boundary information and references to the updated estimates and targets in Appendix B.

Section 6. Directs the code reviser to update SCC 30.10.050 pursuant to SCC 1.02.020(3).

Section 7. Provides a standard severability and savings clause.

Amendments: The County Council may consider amendments to the proposed ordinance, including an amendment to increase the 2044 initial population target by approximately 12,000, to

approximately 1,148,309 residents.
State Environmental Policy Act: To comply with the State Environmental Policy Act (SEPA) on this proposal, Addendum No. 2 to the PSRC's VISION 2050 Final Supplemental Environmental Impact Statement (FSEIS) was issued for this non-project action. Copies of all applicable SEPA documents are available at the office of the county council.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by e-mailing contact.council@snoco.org.

Website Access: The ordinance and other documents can be accessed through the Council websites at:

<https://snohomish.legistar.com/Calendar.aspx> or
<http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above-described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 388-3496 or e-mailed to Contact.Council@snoco.org. Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

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QUESTIONS: For additional information or specific questions on the proposed ordinance, please call Stephen Toy in Planning and Development Services at 425-252-2361 or steve.toy@snoco.org.

DATED this 4th day of February 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington
/s/ Megan Dunn
Council Chair

ATTEST:
/s/ Debbie Eco, CMC
Clerk of the Council
107010

Published: February 9 2022.

EDH948348

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF ENACTMENT

NOTICE IS HEREBY GIVEN, that on February 23, 2022 the Snohomish County Council adopted Ordinance No. 22-003, which will be effective March 6, 2022.

A summary of the ordinance is as follows:

ORDINANCE NO. 22-003

RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS

Sections 1 – 3. Adopts recitals, findings of fact, and conclusions, and states that the Council bases its findings and conclusions on the entire record of Snohomish County Tomorrow and the County Council.

Section 4. Adopts Exhibit A, amending Appendix B (Growth Targets) of the CPPs, to include 2044 initial population and employment growth targets. The 2044 initial population target for Snohomish County would be 1,136,309, distributed among incorporated areas, unincorporated urban growth areas, and rural areas. The 2044 initial employment target for Snohomish County would be 467,634, also distributed among incorporated areas, unincorporated urban growth areas, and rural areas.

Section 5. Adopts Exhibit B, amending Appendix A (UGA and MUGA Boundary Maps) of the CPPs to show updated city boundary information and references to the updated estimates and targets in Appendix B.

Section 6. Directs the code reviser to update SCC 30.10.050 pursuant to SCC 1.02.020(3).

Section 7. Provides a standard severability and savings clause.

=====

State Environmental Policy Act: To comply with the State Environmental Policy Act (SEPA) on this proposal, Addendum No. 2 to the PSRC’s VISION 2050 Final Supplemental Environmental Impact Statement (FSEIS) was issued for this non-project action. Copies of all applicable SEPA documents are available at the office of the county council.

Where to Get Copies of the Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by e-mailing contact.council@snoco.org.

Website Access: The ordinance and other documents can be accessed through the Council websites at: <https://snohomish.legistar.com/Calendar.aspx> or <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

DATED this 24th day of February, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Debbie Eco, CMC
Clerk of the Council

PUBLISH: March 2, 2022

Send Affidavit to: Council
Send Invoice to: Planning #107010

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 3.5.004

FILE ORD 22-003

NOTICE OF ACTION

NOTICE IS HEREBY GIVEN under the Growth Management Act, RCW 36.70A.290 that the Snohomish County Council took the action described in (1) below on February 23, 2022.

1. Description of agency action: Approval of Ordinance No. 22-003.

2. Description of proposal: RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS

3. Documentation is available electronically upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-800-562-4367 x3494, TDD 1-800-877-8339 or e-mailing to Contact.Council@snoco.org.

4. Name of agency giving notice: Snohomish County Council

5. This notice is filed by: Debbie Eco
Clerk of the Council

Date: February 24, 2022

PUBLISH: March 2, 2022

Send Affidavit to: County Council
Send Invoice to: Planning #107010



Department of Commerce

Innovation is in our nature.

SNOHOMISH COUNTY COUNCIL

Notice of Adopted Amendment

EXHIBIT # 3.5.005

Indicate one (or both, if applicable):

FILE ORD 22-003

- Comprehensive Plan Amendment
- Development Regulation Amendment

Pursuant to RCW 36.70A.106, the following jurisdiction provides notice of an adopted comprehensive plan amendment and/or development regulation amendment.

(If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.)

Jurisdiction:	Snohomish County
Mailing Address:	3000 Rockefeller Avenue, MS 609, Everett, WA 98201
Date:	February 24, 2022
Contact Name:	Debbie Eco
Title/Position:	Clerk of the Council
Phone Number:	425-388-7038
E-mail Address:	debbie.eco@snoco.org
Brief Description of the Adopted Amendment: <i>(40 words or less)</i>	ORDINANCE 22-003 RELATING TO GROWTH MANAGEMENT ACT, AMENDING GROWTH TARGETS IN APPENDIX B, URBAN GROWTH AREA MAP, AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF COUNTYWIDE PLANNING POLICIES TO ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS
Was this action submitted to Commerce for 60-day notice of intent to adopt (or to request expedited review)?	NO
Public Hearing Date:	Planning Commission: N/A Council/County Commission: February 23, 2022
Date Adopted:	February 23, 2022

REQUIRED: Attach or include a copy the adopted ordinance (signed and dated) and the final amendment text.

1 APPROVED: 02/23/22
2 EFFECTIVE: 03/06/22

3
4 SNOHOMISH COUNTY COUNCIL
5 SNOHOMISH COUNTY, WASHINGTON

6
7 ORDINANCE NO. 22-003
8

9 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND
10 EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP
11 AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN
12 APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO
13 ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS
14

15 WHEREAS, the Growth Management Act (GMA), RCW 36.70A.210(2), requires the
16 legislative authority of each county which is subject to the GMA’s comprehensive planning
17 requirements to adopt a countywide planning policy (CPP) framework in cooperation with the
18 cities and towns within that county, and from which the county, city and town comprehensive
19 plans are developed and adopted; and
20

21 WHEREAS, RCW 36.70A.210 also requires that the CPPs govern interjurisdictional
22 consistency of county and city planning efforts and implementation of GMA requirements for
23 designating urban growth areas (UGAs), including the establishment of 20-year growth
24 allocations used as the basis for designating UGAs pursuant to RCW 36.70A.130(3); and
25

26 WHEREAS, the County most recently revised CPPs through Amended Ordinance 21-
27 059, effective October 22, 2021; and
28

29 WHEREAS, CPP GF-5 requires that the cities and county engage in the cooperative
30 planning process of Snohomish County Tomorrow (SCT) to establish a subcounty allocation of
31 projected growth for coordination of city and county growth management plans, using the State
32 Office of Financial Management’s (OFM) population projections for Snohomish County and the
33 numeric guidance provided by the Puget Sound Regional Council’s (PSRC) VISION 2050
34 Regional Growth Strategy (RGS) as a starting point for this effort; and
35

36 WHEREAS, CPP GF-5 requires that the Snohomish County Council consider the
37 recommendation of the SCT Steering Committee on the subcounty allocation of growth for
38 cities, unincorporated UGAs, unincorporated municipal urban growth areas (MUGAs), and the
39 rural/resource area of the county, and adopt 20-year GMA growth targets into Appendix B of the
40 CPPs; and
41

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1 WHEREAS, the Planning Advisory Committee (PAC) of SCT began a process of
2 developing draft 2044 initial growth targets in November 2020 by deciding to form a PAC
3 working group which met six times, from May through September 2021, to work on this task;
4 and

5
6 WHEREAS, the PAC on September 17, 2021, reviewed the work of the PAC working
7 group, and on October 14, 2021, recommended to the SCT Steering Committee a set of 2044
8 initial population and employment growth targets for adoption into Appendix B of the CPPs; and

9
10 WHEREAS, on October 27, 2021, the SCT Steering Committee reviewed and discussed
11 the PAC recommendation; and

12
13 WHEREAS, on December 1, 2021, the SCT Steering Committee recommended that the
14 PAC recommendation be forwarded to the County Council for adoption; and

15
16 WHEREAS, the County Council held a public hearing on February 23, 2022, to consider
17 the entire record, including the SCT Steering Committee recommendation on the 2044 initial
18 growth targets for adoption into Appendix B of the CPPs, along with updated maps in Appendix
19 A of the CPPs that indicated jurisdictional areas associated with the 2044 initial targets, and to
20 hear public testimony.

21
22 NOW, THEREFORE, BE IT ORDAINED:

23
24 Section 1. The County Council makes the following findings of fact:

- 25
26 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth
27 fully herein.
- 28 B. The revisions would remove the information on the 2035 population, housing, and
29 employment growth targets contained in Appendix B of the CPPs, and replace them with
30 2044 initial population and employment growth targets.
- 31 C. The revisions would remove the UGA and MUGA maps contained in Appendix A of the
32 CPPs and replace them with updated UGA and MUGA maps that contain updated boundary
33 and reference information needed for proper interpretation of the updated Appendix B
34 population and employment growth targets, including August 26, 2021, base year
35 jurisdictional boundaries used for the development of the 2044 initial growth targets.
- 36 D. The County Council adopts and incorporates the following findings of fact related to the SCT
37 process for developing the CPP amendments:
- 38 1. The most recent OFM projections for counties were released in December 2017, and
39 showed a range of projected population for Snohomish County that varied from a low of

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- 1 905,221 to a high of 1,263,840 for the year 2040. The middle population projection for
2 2040, termed “most likely” under GMA, was 1,058,113.
- 3 2. The next release of official county-level projections from OFM for GMA planning
4 purposes is not scheduled until late 2022, which is too late to incorporate into the current
5 SCT initial growth target allocation process. To provide assistance to counties that need
6 to establish population growth targets beyond 2040 before the next release of OFM
7 projections in late 2022, OFM in 2018 provided supplemental county projections which
8 extended the 2017 OFM projections from 2040 to 2050. For Snohomish County, they
9 ranged from a low of 928,488 to a high of 1,326,529 for the year 2044, with the middle
10 series showing 1,090,757 residents by 2044.
- 11 3. PSRC’s VISION 2050 RGS, adopted in October 2020, provides numeric guidance for
12 long-term population and employment growth (2017-2050) among different categories of
13 jurisdictions, or “regional geographies,” within the 4-county central Puget Sound region.
14 The RGS distributes forecasted growth primarily within the designated urban growth
15 area, with particular emphasis on development near high-capacity transit and in regional
16 growth centers. As a result, the regional geographies with these features (Metropolitan
17 City, Core Cities, and High Capacity Transit Communities) are planned for higher levels
18 of growth compared with historical trends. Other regional geographies in the UGA
19 (remaining Cities & Towns and Urban Unincorporated areas) are planned for more
20 modest levels of growth.
- 21 4. CPP GF-5 states that the subcounty allocation of projected growth for local GMA plan
22 updates shall seek compatibility with the RGS and emphasize growth in and near urban
23 centers and high-capacity transit, address the jobs/housing balance, manage and reduce
24 the rate of rural growth over time, and support infill within the UGA. The process shall
25 also consider local input on community vision, market conditions, and level of
26 infrastructure investments. It states that “the process shall ensure flexibility for
27 jurisdictions in implementing the RGS.”
- 28 5. In developing the draft 2044 initial population and employment targets for cities,
29 unincorporated UGAs and MUGAs, and the rural/resource area of Snohomish County,
30 the SCT PAC working group followed the direction of CPP GF-5 by using the most
31 recent OFM population projection for Snohomish County and the PSRC’s Regional
32 Growth Strategy as the starting point for this process.
- 33 6. The PAC working group focused its subcounty distribution efforts using a single
34 countywide population projection of 1,136,309 for the year 2044 that was based on
35 PSRC’s RGS population allocation to Snohomish County. This projection falls within
36 the low to high range established by OFM’s 2017 supplemental projections for
37 Snohomish County and is closest to the OFM medium supplemental projection of
38 1,090,757 for 2044.

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- 7. The PAC working group developed the draft subcounty employment allocation using a single countywide employment projection of 467,634 for the year 2044 that was based on PSRC’s RGS employment allocation to Snohomish County, excluding resource and construction jobs.
- 8. The PAC working group used the RGS-based allocations of 2044 population and employment by regional geography within Snohomish County as the starting point for disaggregating RGS-projected growth to individual jurisdictions within regional geographies. Table 1 below shows RGS-based shares of population and employment growth by regional geography based on the RGS, compared with the growth shares by regional geography contained in the SCT recommendation in Table 2.

Table 1. VISION 2050 RGS - Snohomish County’s Population and Job Growth Shares by Regional Geography, 2017-2050:

Regional Geography	Population	Jobs
Metro City	20.0%	39.5%
Core Cities	12.0%	17.5%
HCT Communities	50.0%	30.0%
Cities & Towns	9.5%	8.0%
Urban Unincorporated	4.0%	3.0%
Rural	4.5%	2.0%
Total Snohomish County	100.0%	100.0%

Table 2. SCT Recommendation - Snohomish County’s Population and Job Growth Shares by Regional Geography, 2017-2044:

Regional Geography	Population	Jobs
Metro City	20.0%	39.5%
Core Cities	12.0%	17.5%
HCT Communities	50.0%	30.0%
Cities & Towns	11.0%	7.7%
Urban Unincorporated	2.5%	3.3%
Rural	4.5%	2.0%
Total Snohomish County	100.0%	100.0%

The resulting SCT-recommended growth shares are consistent with the RGS, with two minor adjustments. Firstly, due to relatively large annexations of portions of the unincorporated UGA into Cities & Towns since 2017 (by Lake Stevens, Sultan and Stanwood), the RGS population growth shares were adjusted to 11% for Cities & Towns (up from 9.5%) and 2.5% for Urban Unincorporated (down from 4%). And secondly,

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1 due to a PAC-recommended reassignment of employment growth from the Town of
 2 Darrington to other Cities & Towns and to the Paine Field MIC within the Urban
 3 Unincorporated regional geography, the RGS employment growth share for Cities &
 4 Towns dropped to 7.7% from 8.0%, while the Urban Unincorporated share rose to 3.3%
 5 from 3.0%.

- 6 9. In developing the 2044 population and employment targets for cities, unincorporated
 7 UGAs and MUGAs, and the rural/resource area, the PAC working group updated the
 8 base year estimates from 2017 to 2020 for population and 2019 for employment. For
 9 population, the 2020 base year figures included the Census 2020 population counts. The
 10 resulting 2019/2020 to 2044 growth shares by regional geography are shown in Table 3.

11 Table 3. SCT Recommendation - Snohomish County’s Population and Job Growth Shares by
 12 Regional Geography:

Regional Geography	Population (2020-2044)	Jobs (2019-2044)
Metro City	22.2%	39.2%
Core Cities	12.4%	17.8%
HCT Communities	49.7%	29.9%
Cities & Towns	8.8%	7.1%
Urban Unincorporated	3.6%	3.4%
Rural	3.3%	2.6%
Total Snohomish County	100.0%	100.0%

- 13
 14 10. The PAC working group developed a methodology to disaggregate the 2020-2044
 15 population growth and 2019-2044 employment growth by regional geography to
 16 individual jurisdictions within regional geographies. The methodology took into account
 17 the capacity results by jurisdiction to the year 2035 contained in the 2021 Buildable
 18 Lands Report for Snohomish County (BLR). In addition, a series of data factors were
 19 developed and averaged to distribute growth to individual jurisdictions within regional
 20 geographies. The data factors included the distribution of the following characteristics
 21 broken down by jurisdictions within regional geographies:

- 22 • existing population and employment distribution
- 23 • change over the past decade
- 24 • volume of pending development
- 25 • number of light rail and high-capacity transit stations
- 26 • number of manufacturing/industrial center locations, and
- 27 • transportation accessibility to job centers (for population).

- 28 11. Following the initial PAC review on September 17, 2021, of the results of the PAC
 29 working group’s methodology showing preliminary draft 2044 population and
 30 employment targets by jurisdiction, a further review within subgroups of jurisdictions

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1 organized by regional geography occurred. This review resulted in adjustments to some
2 of the distributions to better reflect an understanding of likely growth capacity conditions
3 than predicted by the standard formula. The updated results were approved by both the
4 SCT PAC and the Steering Committee as the 2044 population and employment targets
5 recommended to the Snohomish County Council.

6 12. For the next set of GMA plan updates in 2024, most jurisdictions in Snohomish County
7 (especially those in the Metropolitan and Core Cities, and High Capacity Transit
8 Communities categories) will need to address shortfalls in 2035 capacity under current
9 plans (as determined by the 2021 Buildable Lands Report) relative to the 2044 initial
10 growth targets. This capacity reevaluation is typically documented in a jurisdiction’s
11 updated land capacity analysis which re-estimates the growth capacity potential created
12 by plan, zoning or other development regulation changes adopted as part of the plan
13 update. An updated assessment of land market conditions to the year 2044 and its impact
14 on redevelopable land supply, as well as the densities likely to be achieved through 2044,
15 is also part of this analysis.

16 13. The initial subcounty allocation of projected growth established by this ordinance is the
17 first step of several required by CPP GF-5, which states that the growth target
18 development process in Snohomish County shall use the procedures contained in
19 Appendix C of the CPPs. Appendix C requires that the initial allocations established by
20 the County Council “be used for at least one of the plan alternatives evaluated by
21 jurisdictions for their GMA plan updates.” However, Appendix C also anticipates that
22 the final growth allocations might be adjusted based on the results of the comprehensive
23 plan update process conducted by each jurisdiction within the County. Appendix C
24 therefore calls for a target reconciliation process conducted through SCT following the
25 plan updates should the preferred target outcome of the city and county GMA plan
26 updates differ. In these situations, SCT shall recommend a reconciled 20-year target
27 allocation to the County Council that resolves the differences.

28 14. The development of the initial growth targets recommended by SCT took into account
29 the policy considerations outlined in Appendix C which call for emphasizing growth in
30 and near centers and high-capacity transit, addressing the jobs/housing balance, managing
31 and reducing the rate of rural growth over time, and supporting infill within the UGA.

32 15. Population and employment growth to 2044 on tribal lands is not included the SCT-
33 recommended initial growth targets. This is consistent with the PSRC VISION 2050
34 Regional Growth Strategy which does not allocate projected population and employment
35 growth to tribal lands since these jurisdictions plan outside of the Growth Management
36 Act.

37 16. In addition to the population and employment growth targets, CPP GF-5 and Appendix C
38 call for use of the SCT process to develop 2044 housing targets for cities, unincorporated

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1 UGAs and MUGAs, and the rural/resource area, consistent with PSRC Multicounty
2 Planning Policy (MPP) MPP-RGS-2. SCT has scheduled the development of the housing
3 targets, to be based on the initial 2044 population targets, in 2022 as part of SCT's
4 Housing Characteristics and Needs Report required by CPP HO-5.

- 5 E. The Appendix B initial population and employment growth targets and Appendix A map
6 amendments are consistent with CPP GF-5 and Appendix C requirements regarding the
7 establishment of new 20-year GMA initial growth targets, required to be used for at least one
8 of the plan alternatives evaluated by cities and the county during development of the local
9 GMA comprehensive plan updates required under GMA by June 30, 2024.
- 10 F. The proposed amendments comply with the substantive requirements of the GMA, including
11 RCW 36.70A.110(2) which states that the county shall coordinate with the cities on the
12 location and amount of projected 20-year growth for purposes of ensuring adequate capacity
13 within the UGA to accommodate the projected urban growth.
- 14 G. The amendments to Appendix B of the CPPs are consistent with the PSRC Regional Growth
15 Strategy contained in the VISION 2050 regional plan.
- 16 H. The amendments to Appendix B of the CPPs are consistent with PSRC's MPP-RC-1
17 regarding coordination of planning efforts among jurisdictions.
- 18 I. The proposed amendments comply with the procedural requirements of the GMA, including
19 the public participation provisions in RCW 36.70A.035 and .140.
- 20 J. No inconsistencies between the proposed amendments and the GMA have been identified.
- 21 K. No inconsistencies between the amendments and the CPPs have been identified.
- 22 L. Appropriate public participation has been provided through the SCT process and through a
23 public hearing on this ordinance held after public notice.
- 24 M. SEPA requirements for this non-project action have been met through the issuance of
25 Addendum No. 2 of the PSRC VISION 2050 Supplemental Final Environmental Impact
26 Statement on February 14, 2022.

27
28 Section 2. The County Council makes the following conclusions:
29

- 30 A. The amendments would amend the population and employment growth targets tables for
31 UGAs and MUGAs contained in Appendix B of the CPPs by removing all content in
32 Appendix B of the CPPs and replacing it with the contents in Exhibit A of this ordinance.
33 Adoption of initial housing targets for inclusion in Appendix B is forthcoming.
- 34 B. The amendments would amend the UGA and MUGAs maps contained in Appendix A of the
35 CPPs by removing all content in Appendix A of the CPPs and replacing it with the contents
36 in Exhibit B of this ordinance.

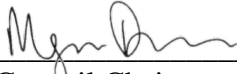
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- 1 C. The amendments to the CPPs satisfy the procedural and substantive requirements of the
2 GMA.
- 3 D. The amendments are consistent with the policies of the MPPs.
- 4 E. The amendments are consistent with the policies of the CPPs.
- 5 F. The amendments as set forth in Exhibits A and B increase consistency between the CPPs and
6 PSRC's VISION 2050 Regional Growth Strategy.
- 7 G. The County has complied with the procedural requirements of SEPA.
- 8 H. The county has complied with state and local public participation requirements under the
9 GMA and chapter 30.73 SCC by broadly disseminating the amendments and providing
10 opportunities for written comments and public hearing after public notice.
- 11 Section 3. The County Council bases its findings and conclusions on the entire record before
12 SCT and the County Council, including all testimony and exhibits. Any finding, which should
13 be deemed a conclusion, and any conclusion which should be deemed a finding, is hereby
14 adopted as such.
15
- 16 Section 4. Based on the foregoing findings and conclusions, Appendix B of the Countywide
17 Planning Policies for Snohomish County, last amended by Amended Ordinance No. 16-078 on
18 October 12, 2016, is repealed in its entirety and replaced with Exhibit A to this ordinance, which
19 is attached hereto and incorporated by reference into this ordinance as if set forth in full.
20
- 21 Section 5. Based on the foregoing findings and conclusions, Appendix A of the Countywide
22 Planning Policies for Snohomish County, last amended by Amended Ordinance No. 16-078 on
23 October 12, 2016, is repealed in its entirety and replaced with Exhibit B to this ordinance, which
24 is attached hereto and incorporated by reference into this ordinance as if set forth in full.
25
- 26 Section 6. The County Council directs the Code Reviser to update SCC 30.10.050 pursuant to
27 SCC 1.02.020(3).
28
- 29 Section 7. Severability. If any section, sentence, clause or phrase of this ordinance shall be held
30 to be invalid by the Growth Management Hearings Board, or unconstitutional by a court of
31 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
32 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,
33 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by
34 the Board or unconstitutional by a court of competent jurisdiction, then the section, sentence,
35 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and
36 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
37 adopted.
38

ORDINANCE NO. 22-003
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POPULATION AND EMPLOYMENT GROWTH TARGETS

1 PASSED this 23rd day of February, 2022.

2
3
4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

6
7 
8 _____
9 Council Chair

10 ATTEST:

11
12 
13 _____
14 Clerk of the Council

- 15
16 (X) APPROVED
17 () EMERGENCY
18 () VETOED

19 DATE: February 24, 2022

20
21 
22 _____
23 Snohomish County Executive

24 ATTEST:

25 
26 _____
27

28
29 Approved as to form only:

30  12/23/21
31 _____
32 Deputy Prosecuting Attorney

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Exhibit A

Ordinance No. 22-003

Amendment to the Countywide Planning Policies Appendix B –
Growth Targets

ORDINANCE NO. 22-003
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND
EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND
SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF
THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL
POPULATION AND EMPLOYMENT GROWTH TARGETS

**APPENDIX B, Table P1 - 2044 Initial Population Growth Targets for Cities, UGAs and the Rural/Resource Area
(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)**

Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	187,883	260,836	72,953	23.7%
Arlington UGA	20,418	35,506	15,088	4.9%
Arlington City	19,868	34,649	14,781	4.8%
Unincorporated	550	857	307	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	3,496	285	0.1%
Gold Bar City	2,403	2,650	247	0.1%
Unincorporated	808	846	38	0.0%
Granite Falls UGA	4,597	6,885	2,288	0.7%
Granite Falls City	4,450	6,551	2,101	0.7%
Unincorporated	147	334	187	0.1%
Index UGA (incorporated)	155	173	18	0.0%
Lake Stevens UGA	41,023	50,952	9,929	3.2%
Lake Stevens City	38,951	48,565	9,614	3.1%
Unincorporated	2,072	2,387	315	0.1%
Maltby UGA (unincorporated)	164	590	426	0.1%
Marysville UGA	70,911	100,020	29,109	9.4%
Marysville City	70,714	99,822	29,108	9.4%
Unincorporated	197	198	1	0.0%
Monroe UGA	21,266	26,276	5,010	1.6%
Monroe City	19,699	24,302	4,603	1.5%
Unincorporated	1,567	1,974	407	0.1%
Snohomish UGA	11,526	14,683	3,157	1.0%
Snohomish City	10,126	12,878	2,752	0.9%
Unincorporated	1,400	1,805	405	0.1%
Stanwood UGA	7,847	11,395	3,548	1.2%
Stanwood City	7,705	10,963	3,258	1.1%
Unincorporated	142	432	290	0.1%
Sultan UGA	5,201	8,876	3,675	1.2%
Sultan City	5,146	8,672	3,526	1.1%
Unincorporated	55	204	149	0.0%
S.W. County UGA	505,947	731,284	225,337	73.1%
Incorporated S.W.	282,883	423,950	141,067	45.7%
Bothell City (part)	19,205	32,355	13,150	4.3%
Brier City	6,560	7,100	540	0.2%
Edmonds City	42,853	55,966	13,113	4.3%
Everett City	110,629	179,176	68,547	22.2%
Lynnwood City	38,568	63,735	25,167	8.2%
Mill Creek City	20,926	24,813	3,887	1.3%
Mountlake Terrace City	21,286	34,710	13,424	4.4%
Mukilteo City	21,538	24,616	3,078	1.0%
Woodway Town	1,318	1,480	162	0.1%
Unincorporated S.W.	223,064	307,334	84,270	27.3%
UGA Total	693,830	992,120	298,290	96.7%
City Total	463,562	674,946	211,384	68.6%
Unincorporated UGA Total	230,268	317,174	86,906	28.2%
Non-UGA Total (Uninc Rural/Resource Area)	134,127	144,190	10,063	3.3%
County Total	827,957	1,136,309	308,352	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries.

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ORDINANCE NO. 22-003
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND
EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND
SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF
THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL
POPULATION AND EMPLOYMENT GROWTH TARGETS

APPENDIX B, Table P2 - 2044 Initial Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	505,947	731,284	225,337	73.1%
Incorporated SW County UGA Total	282,883	423,950	141,067	45.7%
Unincorporated SW County UGA Total	223,064	307,334	84,270	27.3%
Bothell Area	53,504	77,581	24,077	7.8%
Bothell City (part)	19,205	32,355	13,150	4.3%
Unincorporated MUGA	34,299	45,226	10,927	3.5%
Brier Area	8,388	9,078	690	0.2%
Brier City	6,560	7,100	540	0.2%
Unincorporated MUGA	1,828	1,978	150	0.0%
Edmonds Area	46,860	60,881	14,021	4.5%
Edmonds City	42,853	55,966	13,113	4.3%
Unincorporated MUGA	4,007	4,915	908	0.3%
Everett Area	158,319	244,002	85,683	27.8%
Everett City	110,629	179,176	68,547	22.2%
Unincorporated MUGA	47,690	64,826	17,136	5.6%
Lynnwood Area	74,220	119,170	44,950	14.6%
Lynnwood City	38,568	63,735	25,167	8.2%
Unincorporated MUGA	35,652	55,435	19,783	6.4%
Mill Creek Area	72,975	90,238	17,263	5.6%
Mill Creek City	20,926	24,813	3,887	1.3%
Unincorporated MUGA	52,049	65,426	13,377	4.3%
Mountlake Terrace Area	21,309	34,740	13,431	4.4%
Mountlake Terrace City	21,286	34,710	13,424	4.4%
Unincorporated MUGA	23	30	7	0.0%
Mukilteo Area	37,122	48,378	11,256	3.7%
Mukilteo City	21,538	24,616	3,078	1.0%
Unincorporated MUGA	15,584	23,762	8,178	2.7%
Woodway Area	1,318	1,751	433	0.1%
Woodway Town	1,318	1,480	162	0.1%
Unincorporated MUGA	-	271	271	0.1%
Paine Field Area (Unincorporated)	50	50	-	0.0%
Larch Way Overlap (Unincorporated)	4,999	10,539	5,540	1.8%
Lake Stickney Gap (Unincorporated)	11,042	14,842	3,800	1.2%
Silver Firs Gap (Unincorporated)	15,841	20,034	4,193	1.4%
County Total	827,957	1,136,309	308,352	100.0%

NOTE: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area.

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ORDINANCE NO. 22-003
RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND
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THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL
POPULATION AND EMPLOYMENT GROWTH TARGETS

**APPENDIX B, Table E1 - 2044 Initial Employment Growth Targets for Cities, UGAs and the Rural/Resource Area
(Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)**

Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	38,827	104,955	46,128	26.8%
Arlington UGA	10,289	24,751	14,462	8.4%
Arlington City	10,267	24,690	14,423	8.4%
Unincorporated	22	61	39	0.0%
Darrington UGA	522	1,091	569	0.3%
Darrington Town	522	1,015	493	0.3%
Unincorporated	-	76	76	0.0%
Gold Bar UGA	257	862	605	0.4%
Gold Bar City	250	841	591	0.3%
Unincorporated	7	21	14	0.0%
Granite Falls UGA	971	2,128	1,157	0.7%
Granite Falls City	971	2,126	1,155	0.7%
Unincorporated	-	3	3	0.0%
Index UGA (incorporated)	27	30	3	0.0%
Lake Stevens UGA	5,732	9,017	3,285	1.9%
Lake Stevens City	5,675	8,894	3,219	1.9%
Unincorporated	57	122	65	0.0%
Maltby UGA (unincorporated)	3,623	4,629	1,006	0.6%
Marysville UGA	15,974	33,683	17,709	10.3%
Marysville City	15,310	32,926	17,616	10.3%
Unincorporated	664	757	93	0.1%
Monroe UGA	10,260	12,660	2,400	1.4%
Monroe City	10,096	12,420	2,324	1.4%
Unincorporated	164	241	77	0.0%
Snohomish UGA	6,110	7,971	1,861	1.1%
Snohomish City	5,842	7,666	1,824	1.1%
Unincorporated	268	305	37	0.0%
Stanwood UGA	4,057	5,799	1,742	1.0%
Stanwood City	3,865	5,073	1,208	0.7%
Unincorporated	192	726	534	0.3%
Sultan UGA	1,005	2,335	1,330	0.8%
Sultan City	1,005	2,334	1,329	0.8%
Unincorporated	-	1	1	0.0%
S.W. County UGA	219,102	340,365	121,263	70.6%
Incorporated S.W.	184,813	291,764	106,951	62.2%
Bothell City (part)	16,100	24,805	8,705	5.1%
Brier City	495	609	114	0.1%
Edmonds City	14,174	17,232	3,058	1.8%
Everett City	99,817	167,157	67,340	39.2%
Lynnwood City	28,628	50,540	21,912	12.8%
Mill Creek City	6,787	7,523	736	0.4%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Mukilteo City	10,313	12,671	2,358	1.4%
Woodway Town	68	80	12	0.0%
Unincorporated S.W.	34,289	48,601	14,312	8.3%
UGA Total	277,929	445,320	167,391	97.4%
City Total	238,643	389,778	151,135	88.0%
Unincorporated UGA Total	39,286	55,542	16,256	9.5%
Non-UGA Total * (Uninc Rural/Resource Area)	17,887	22,314	4,427	2.6%
County Total	295,816	467,634	171,818	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries.

Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

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POPULATION AND EMPLOYMENT GROWTH TARGETS

APPENDIX B, Table E2 - 2044 Initial Employment Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)

Area	2019 Employment Estimates	2044 Employment Targets	2019-2044 Employment Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	219,102	340,365	121,263	70.6%
Incorporated SW County UGA Total	184,813	291,764	106,951	62.2%
Unincorporated SW County UGA Total	34,289	48,601	14,312	8.3%
Bothell Area	18,314	27,561	9,247	5.4%
Bothell City (part)	16,100	24,805	8,705	5.1%
Unincorporated MUGA	2,214	2,756	542	0.3%
Brier Area	619	814	195	0.1%
Brier City	495	609	114	0.1%
Unincorporated MUGA	124	205	81	0.0%
Edmonds Area	14,421	17,585	3,164	1.8%
Edmonds City	14,174	17,232	3,058	1.8%
Unincorporated MUGA	247	353	106	0.1%
Everett Area	106,229	175,473	69,244	40.3%
Everett City	99,817	167,157	67,340	39.2%
Unincorporated MUGA	6,412	8,317	1,905	1.1%
Lynnwood Area	33,695	58,548	24,853	14.5%
Lynnwood City	28,628	50,540	21,912	12.8%
Unincorporated MUGA	5,067	8,009	2,942	1.7%
Mill Creek Area	12,567	14,903	2,336	1.4%
Mill Creek City	6,787	7,523	736	0.4%
Unincorporated MUGA	5,780	7,379	1,599	0.9%
Mountlake Terrace Area	8,431	11,149	2,718	1.6%
Mountlake Terrace City	8,431	11,148	2,717	1.6%
Unincorporated MUGA	-	0	0	0.0%
Mukilteo Area	14,006	19,252	5,246	3.1%
Mukilteo City	10,313	12,671	2,358	1.4%
Unincorporated MUGA	3,693	6,581	2,888	1.7%
Woodway Area	68	112	44	0.0%
Woodway Town	68	80	12	0.0%
Unincorporated MUGA	-	32	32	0.0%
Paine Field Area (Unincorporated)	6,371	7,955	1,584	0.9%
Larch Way Overlap (Unincorporated)	1,636	2,127	491	0.3%
Lake Stickney Gap (Unincorporated)	911	1,618	707	0.4%
Silver Firs Gap (Unincorporated)	1,834	3,268	1,434	0.8%
County Total	295,816	467,634	171,818	100.0%

NOTES: All estimates and targets above are based on August 26, 2021 city boundaries; MUGA = Municipal Urban Growth Area. Employment includes all full- and part-time wage and salary workers and self-employed persons, excluding jobs within the resource (agriculture, forestry, fishing and mining) and construction sectors.

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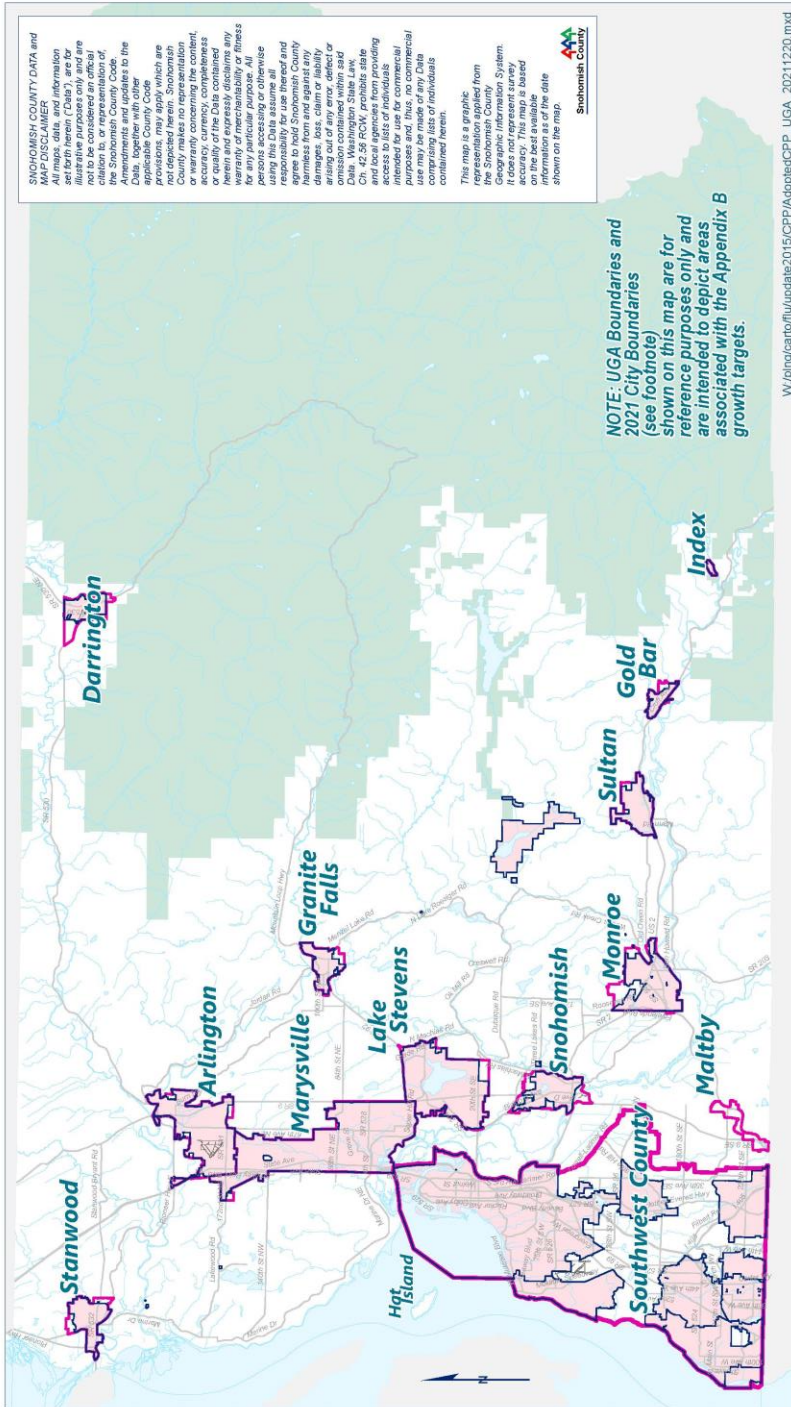
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Exhibit B

Ordinance No. 22-003

Amendment to the Countywide Planning Policies Appendix A –
UGA and MUGA Boundary Maps

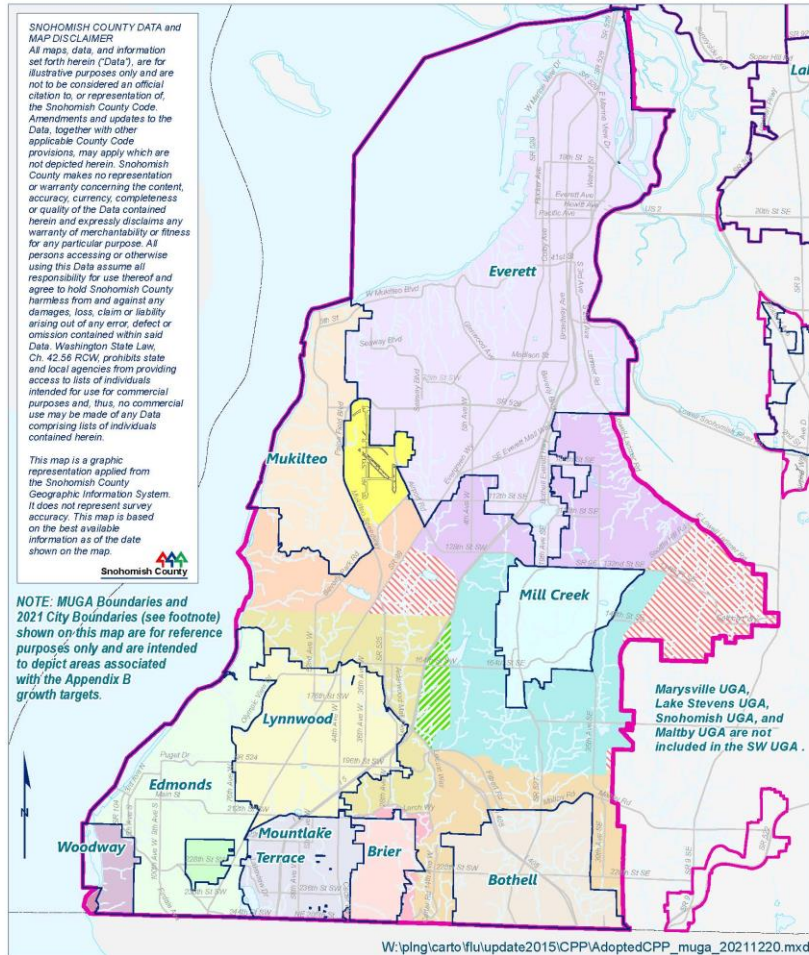
ORDINANCE NO. 22-003
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POPULATION AND EMPLOYMENT GROWTH TARGETS



URBAN GROWTH AREA (UGA) BOUNDARIES
Appendix A - CPP Snohomish County Effective Date:

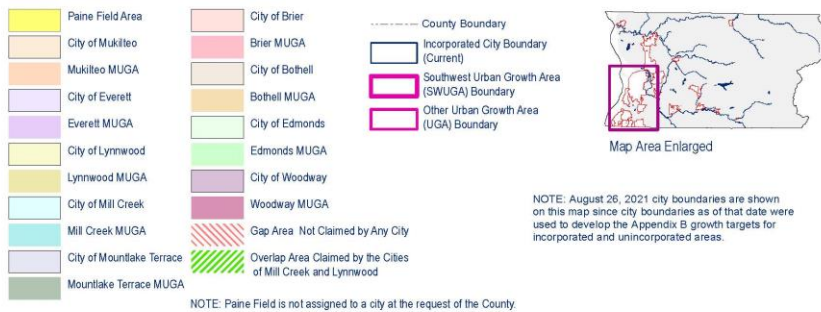
NOTE: August 26, 2021 city boundaries are shown on this map since city boundaries as of that date were used to develop the Appendix B growth targets for incorporated and unincorporated areas.

ORDINANCE NO. 22-003
 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS



MUNICIPAL URBAN GROWTH AREA (MUGA) BOUNDARIES

Appendix A - CPP Southwest Snohomish County Effective Date:



ORDINANCE NO. 22-003
 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

02/28/2022

Ms. Debbie Eco
Clerk of the Council
Snohomish County
3000 Rockefeller Ave.
Everett, WA 98201

Sent Via Electronic Mail

Re: Snohomish County--2022-S-3713--Notice of Final Adoption

Dear Ms. Eco:

Thank you for sending the Washington State Department of Commerce the Notice of Final Adoption as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Adopted Ordinance 22-003 amending growth targets in appendix B, urban growth area map, and southwest Snohomish County municipal urban growth area map in appendix A of countywide planning policies to establish 2044 initial population and employment growth targets.

We received your submittal on 02/24/2022 and processed it with the Submittal ID 2022-S-3713. Please keep this letter as documentation that you have met this procedural requirement.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Kirsten Larsen, (360) 280-0320.

Sincerely,

Review Team
Growth Management Services

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH949613 ORDINANCE 22-003 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 03/02/2022 and ending on 03/02/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

SNOHOMISH COUNTY COUNCIL
RECEIVED [Signature] TIME
MAR 04 2022

CC'D TO CF
JLM DIST 1 GOT
JDG DIST 2 DLE
YSW DIST 3 ALC
HCB DIST 4 ELL
NAG DIST 5 CMF

The amount of the fee for such publication is \$37.26. [Signature]

Subscribed and sworn before me on this 2nd day of March, 2022.



[Signature of Linda Phillips]

Notary Public in and for the State of Washington.

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON
NOTICE OF ACTION

NOTICE IS HEREBY GIVEN under the Growth Management Act, RCW 36.70A.290 that the Snohomish County Council took the action described in (1) below on February 23, 2022.

1. Description of agency action: Approval of Ordinance No. 22-003.
2. Description of proposal: RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING THE POPULATION AND EMPLOYMENT GROWTH TARGETS IN APPENDIX B AND THE URBAN GROWTH AREA MAP AND SOUTHWEST SNOHOMISH COUNTY MUNICIPAL URBAN GROWTH AREA MAP IN APPENDIX A OF THE COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044 INITIAL POPULATION AND EMPLOYMENT GROWTH TARGETS
3. Documentation is available electronically upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-800-662-4367 x3494, TDD 1-800-877-8339 or e-mailing to Contact.Council@snoco.org.
4. Name of agency giving notice: Snohomish County Council
5. This notice is filed by: Debbie Eco
Clerk of the Council

Date: February 24, 2022
107010
Published: March 2, 2022.

EDH949613

AMENDMENT SHEET 1

Ordinance No. 22-003 (ECAAF 2022-0007)

Amendment Name: Increasing Population Growth Targets
Brief Description: Increases initial countywide population target by 12,000
Affecting: Countywide Planning Policies for Snohomish County
Affected Ordinance Section: Section I and Exhibit A

Existing Ordinance Recitals, Findings, or Sections to Add, Delete, or Modify:

Page 6, Line 6 insert new Finding D.12 and renumber subsequent findings

12. Planning and Development Services (PDS) staff provided a briefing to the Planning and Community Development Committee of the County Council on January 18, 2022, describing the SCT process and recommendations. At the same meeting, council staff provided a staff report on the initial growth targets recommended by SCT. The council staff report, dated January 18, 2022, describes new information that may not have had full consideration during the SCT process. The council staff report also discusses pending permit information and capacity information found in the 2021 BLR suggesting that 11 of 45 geographic areas in the SCT-recommended interim 2044 growth targets are “areas of concern” where population growth may exceed the recommendations by a cumulative additional population of around 12,000.

- a) New information: The Washington State Legislature adopted Engrossed Second Substitute House Bill 1220 (HB 1220) in 2021. This bill revised the GMA goal for housing and requirements for planning related to housing. The Washington State Department of Commerce (Commerce) is currently preparing guidance on implementation of HB 1220. However, Commerce does not expect to release its guidance until late 2022.
- b) Geographic areas of concern: The 2021 BLR documents capacity for population growth in geographic areas that closely resemble the 45 areas covered by growth targets. Pending permits account for a portion of this capacity. According to permit and overall capacity data in the BLR, 13 of the 45 areas have the potential to exceed the population targets recommended by SCT. The differences between proposed targets and potential outcomes may be large enough to affect jurisdictional planning and forecasts of capital facilities needs in 11 of the 13 areas. Combining data from the 2021 BLR and SCT-recommended initial targets shows the following:

Table 4. Increases by geographic area to the SCT-Recommended Initial Targets

Area	2020-2044 Population Change Recommended by SCT	Population Change Associated with Pending Permits in 2021 BLR	Percent of SCT Targets Achieved by Pending Permits	Additional Capacity in 2021 BLR on Sites Without Permits	Total Capacity for Population Change	Percent of SCT Target Growth Achievable with Total Capacity	Amount of Increase to SCT Recommendation by this Ordinance	2020-2044 Population Change Adopted in this Ordinance	Notes
Arlington, Uninc. UGA	307	29	9%	909	938	306%	600	907	1
Granite Falls, City	2,101	1,278	61%	2,666	3,944	188%	1,300	3,401	
Lake Stevens, City	9,614	5,263	55%	3,866	9,129	95%	2,500	12,114	2
Lake Stevens, Uninc. UGA	315	29	9%	2,070	2,099	666%	100	415	2
Lake Stickney, Uninc. UGA Gap	3,800	1,860	49%	3,094	4,954	130%	500	4,300	
Maltby, Uninc. UGA	426	662	155%	187	849	199%	400	826	
Monroe, Uninc. UGA	407	873	214%	792	1,665	409%	1,100	1,507	3
Silver Firs, Uninc. UGA Gap	4,193	4,431	106%	1,879	6,310	150%	2,500	6,693	
Stanwood, City	3,258	1,659	51%	2,405	4,064	125%	600	3,858	
Stanwood, Uninc. UGA	290	110	38%	621	731	252%	400	690	
Sultan, City	3,526	2,968	84%	3,101	6,069	172%	2,000	5,526	
Total Increase to SCT Recommendation							12,000		

Notes:

- 1- The recent Arlington Lindsay annexation incorporated most of the unincorporated Arlington UGA into the city, but that annexation area still counts as part of the unincorporated area for interim growth targeting purposes because the targets are based on August 26, 2021, city boundaries. The reconciliation process discussed below will address this before adoption of final targets.
- 2- The Lake Stevens SE Annexation incorporated most of the unincorporated Lake Stevens UGA into the city and was reflected in the interim growth target process, but this occurred after the city boundary data cut off for the 2021 BLR. In other words, most of what the 2021 BLR said was unincorporated Lake Stevens UGA capacity counts as city capacity for purposes of growth targeting. The reconciliation process discussed below will address this before adoption of final targets.
- 3- The recent Monroe Woodlands annexation incorporated most of the unincorporated UGA and pending permits in that area. The reconciliation process discussed below will address this before adoption of final targets.

Page 6, Line 32 insert new Finding D.15 and renumber subsequent findings

16. The adjustments to the initial growth targets recommended by SCT adopted in this ordinance continue to account for the policy considerations outlines in Appendix C. These call for emphasizing growth in and near centers and high-capacity transit, addressing the

jobs/housing balance, managing and reducing the rate of rural growth over time, and supporting infill within the UGA. The adjustments also account for pending permit activity and available capacity as documented in the 2021 BLR, new legislation and policy direction enacted in HB 1220, and recent development trends. The resulting 2020 to 2044 growth shares by regional geography are in Table 5, which also includes the shares in the RGS and SCT recommendations for reference. Note that all growth target areas adjusted in this ordinance relative to the SCT recommendations are “Cities & Towns” or “Urban Unincorporated” according to the regional geographies (2017-2050) in the RGS. Percentages in other types of regional geography vary because the overall control total is 12,000 above the SCT recommendations.

Table 5: Comparison of Regional Geography Shares of Population Growth

Regional Geography	RGS Population Shares (2017-2050)	SCT Population (2017-2044)	SCT Population (2020-2044)	Adopted Population (2020-2044)
Metropolitan City	20.0%	20.0%	22.2%	21.4%
Core Cities	12.0%	12.0%	12.4%	12.0%
High-Capacity Transit Communities	50.0%	50.0%	49.7%	47.8%
Cities & Towns	9.5%	11.0%	8.8%	10.5%
Urban Unincorporated	4.0%	2.5%	3.6%	5.2%
Rural	4.5%	4.5%	3.3%	3.1%
Total Snohomish County	100.0%	100.0%	100.0%	100.0%

Exhibit A, Page 11, Row 1, Delete table titled “APPENDIX B, TABLE P1 – 2044 Initial Population Growth Targets for Cities, UGAs and the Rural/Resource Area (Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)”.

And Insert

APPENDIX B, Table P1 - 2044 Initial Population Growth Targets for Cities, UGAs and the Rural/Resource Area				
Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	187,883	269,835	81,952	25.6%
Arlington UGA	20,418	36,106	15,688	4.9%
Arlington City	19,868	34,649	14,781	4.6%
Unincorporated	550	1,457	907	0.3%
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	3,496	285	0.1%
Gold Bar City	2,403	2,650	247	0.1%
Unincorporated	808	846	38	0.0%
Granite Falls UGA	4,597	8,185	3,588	1.1%
Granite Falls City	4,450	7,851	3,401	1.1%
Unincorporated	147	334	187	0.1%
Index UGA (incorporated)	155	173	18	0.0%
Lake Stevens UGA	41,023	53,552	12,529	3.9%
Lake Stevens City	38,951	51,065	12,114	3.8%
Unincorporated	2,072	2,487	415	0.1%
Maltby UGA (unincorporated)	164	990	826	0.3%
Marysville UGA	70,911	100,020	29,109	9.1%
Marysville City	70,714	99,822	29,108	9.1%
Unincorporated	197	198	1	0.0%
Monroe UGA	21,266	27,376	6,110	1.9%
Monroe City	19,699	24,302	4,603	1.4%
Unincorporated	1,567	3,074	1,507	0.5%
Snohomish UGA	11,526	14,683	3,157	1.0%
Snohomish City	10,126	12,878	2,752	0.9%
Unincorporated	1,400	1,805	405	0.1%
Stanwood UGA	7,847	12,395	4,548	1.4%
Stanwood City	7,705	11,563	3,858	1.2%
Unincorporated	142	832	690	0.2%
Sultan UGA	5,201	10,876	5,675	1.8%
Sultan City	5,146	10,672	5,526	1.7%
Unincorporated	55	204	149	0.0%
S.W. County UGA	505,947	734,285	228,338	71.3%
Incorporated S.W.	282,883	423,951	141,068	44.0%
Bothell City (part)	19,205	32,355	13,150	4.1%
Brier City	6,560	7,100	540	0.2%
Edmonds City	42,853	55,966	13,113	4.1%
Everett City	110,629	179,176	68,547	21.4%
Lynnwood City	38,568	63,735	25,167	7.9%
Mill Creek City	20,926	24,813	3,887	1.2%
Mountlake Terrace City	21,286	34,710	13,424	4.2%
Mukilteo City	21,538	24,616	3,078	1.0%
Woodway Town	1,318	1,480	162	0.1%
Unincorporated S.W.	223,064	310,334	87,270	27.2%
UGA Total	693,830	1,004,120	310,290	96.9%
City Total	463,562	681,346	217,784	68.0%
Unincorporated UGA Total	230,268	322,774	92,506	28.9%
Non-UGA Total (Uninc Rural/Resource Area)	134,127	144,190	10,063	3.1%
County Total	827,957	1,148,310	320,353	100.0%

NOTE: All estimates and targets above are based on August 26, 2021 city boundaries.

Exhibit A, Page 12, Row 1, Delete table titled “APPENDIX B, TABLE P2 – 2044 Initial Population Growth Targets for Cities an unincorporated MUGAs within the SW County UGA (Recommended by the Snohomish County Tomorrow Steering Committee on December 1, 2021)”.

And Insert

APPENDIX B, Table P2 - 2044 Initial Population Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA				
Area	2020 Census Population	2044 Population Targets	2020-2044 Population Growth	
			Amount	Pct of Total County Growth
SW County UGA Total				
Incorporated SW County UGA Total	282,883	423,951	141,068	44.0%
Unincorporated SW County UGA Total	223,064	310,334	87,270	27.2%
Bothell Area	53,504	77,581	24,077	7.5%
Bothell City (part)	19,205	32,355	13,150	4.1%
Unincorporated MUGA	34,299	45,226	10,927	3.4%
Brier Area	8,388	9,078	690	0.2%
Brier City	6,560	7,100	540	0.2%
Unincorporated MUGA	1,828	1,978	150	0.0%
Edmonds Area	46,860	60,881	14,021	4.4%
Edmonds City	42,853	55,966	13,113	4.1%
Unincorporated MUGA	4,007	4,915	908	0.3%
Everett Area	158,319	244,002	85,683	26.7%
Everett City	110,629	179,176	68,547	21.4%
Unincorporated MUGA	47,690	64,826	17,136	5.3%
Lynnwood Area	74,220	119,170	44,950	14.0%
Lynnwood City	38,568	63,735	25,167	7.9%
Unincorporated MUGA	35,652	55,435	19,783	6.2%
Mill Creek Area	72,975	90,239	17,264	5.4%
Mill Creek City	20,926	24,813	3,887	1.2%
Unincorporated MUGA	52,049	65,426	13,377	4.2%
Mountlake Terrace Area	21,309	34,740	13,431	4.2%
Mountlake Terrace City	21,286	34,710	13,424	4.2%
Unincorporated MUGA	23	30	7	0.0%
Mukilteo Area	37,122	48,378	11,256	3.5%
Mukilteo City	21,538	24,616	3,078	1.0%
Unincorporated MUGA	15,584	23,762	8,178	2.6%
Woodway Area	1,318	1,751	433	0.1%
Woodway Town	1,318	1,480	162	0.1%
Unincorporated MUGA	0	271	271	0.1%
Paine Field Area (Unincorporated)	50	50	0	0.0%
Larch Way Overlap (Unincorporated)	4,999	10,539	5,540	1.7%
Lake Stickney Gap (Unincorporated)	11,042	15,342	4,300	1.3%
Silver Firs Gap (Unincorporated)	15,841	22,534	6,693	2.1%
County Total	827,957	1,148,310	320,353	100.0%

NOTE: All estimates and targets above are based on August 26, 2021 city boundaries.

Council Disposition: _____ **Date:** _____