

1 APPROVED: July 19, 2023
2 EFFECTIVE: July 31, 2023

3
4 SNOHOMISH COUNTY COUNCIL
5 Snohomish County, Washington

6
7 ORDINANCE NO. 23-062

8
9 RELATING TO THE GROWTH MANAGEMENT ACT, AMENDING APPENDIX B OF THE
10 COUNTYWIDE PLANNING POLICIES FOR SNOHOMISH COUNTY TO ESTABLISH 2044
11 INITIAL HOUSING GROWTH TARGETS
12

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

18
19 WHEREAS, RCW 36.70A.210 also requires that the CPPs govern interjurisdictional
20 consistency of county and city planning efforts and implementation of GMA requirements for
21 designating urban growth areas (UGAs), including the establishment of 20-year growth
22 allocations used as the basis for designating UGAs pursuant to RCW 36.70A.130(3); and

23
24 WHEREAS, the County most recently revised CPPs through Ordinance 22-003, effective
25 March 6, 2022; and

26
27 WHEREAS, CPP GF-5 requires that the cities and county engage in the cooperative
28 planning process of Snohomish County Tomorrow (SCT) to establish a subcounty allocation of
29 projected growth for coordination of city and county growth management plans, using the State
30 Office of Financial Management’s (OFM) population projections for Snohomish County and the
31 numeric guidance provided by the Puget Sound Regional Council’s (PSRC) VISION 2050
32 Regional Growth Strategy (RGS) as a starting point for this effort; and

33
34 WHEREAS, following an extensive SCT effort through the Planning Advisory
35 Committee (PAC), culminating in a recommendation by the SCT Steering Committee, the
36 County Council adopted Ordinance No. 22-003 on February 23, 2022, amending Appendix B of
37 the CPPs by establishing initial population and employment growth targets for the year 2044;
38 and

39
40 WHEREAS, CPP GF-5 also calls for use of the SCT process to develop initial housing
41 growth targets for cities, unincorporated UGAs, and unincorporated municipal urban growth
42 areas (MUGAs), and the rural/resource area; and
43

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1 WHEREAS, in 2021 the State Legislature passed, and the Governor signed, E2SHB 1220
2 which gave authority to the State Department of Commerce (“Commerce”) to identify existing
3 and projected housing needs for use in the updating of local GMA housing elements; and
4

5 WHEREAS, in 2022 the PAC of SCT, through its housing working group, began
6 preparing a new housing characteristics and needs report, as required by CPP HO-5, including
7 the development of the 2044 initial housing growth targets based on the adopted initial
8 population targets; and
9

10 WHEREAS, during 2022 Commerce began issuing draft guidance and numeric housing
11 needs information at the county-level, along with a methodology for distributing total housing
12 needs from the county to individual jurisdictions using their Housing for All Planning Tool
13 (HAPT); and
14

15 WHEREAS, in August of 2022 the PAC housing working group began using the draft
16 Commerce guidance and HAPT numeric output to prepare draft 2044 initial housing growth
17 targets for inclusion in the HO-5 report; and
18

19 WHEREAS, on December 8, 2022, the PAC reviewed the draft HO-5 housing
20 characteristics and needs report, including the draft 2044 initial housing growth targets, as
21 provided by the PAC housing working group; and
22

23 WHEREAS, on March 1, 2023, Commerce finalized the HAPT housing needs for the
24 year 2044 for Snohomish County; and
25

26 WHEREAS, on April 13, 2023, the PAC reviewed and approved the updated draft HO-5
27 report, including revised draft 2044 initial housing growth targets consistent with Commerce’s
28 final HAPT housing needs projections for Snohomish County, and recommended to the SCT
29 Steering Committee that it accept the new report, entitled *Housing Characteristics and Needs in*
30 *Snohomish County*, and recommend adoption of the 2044 initial housing growth targets for
31 inclusion into Appendix B of the CPPs; and
32

33 WHEREAS, following briefings on the HO-5 report and E2SHB 1220 requirements on
34 October 26, 2022, and March 22, 2023, the SCT Steering Committee reviewed the HO-5 report
35 and 2044 initial housing growth targets recommended by PAC on April 26, 2023; and
36

37 WHEREAS, on May 24, 2023, the SCT Steering Committee accepted the HO-5 report
38 prepared by the PAC, and recommended that the 2044 initial housing targets contained in the
39 report be forwarded to the County Council for adoption into Appendix B of the CPPs; and
40

41 WHEREAS, CPP GF-5 requires that the Snohomish County Council consider the
42 recommendation of the SCT Steering Committee on the subcounty allocation of growth for
43 cities, unincorporated UGAs, unincorporated municipal urban growth areas (MUGAs), and the

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1 rural/resource area of the county, and adopt 20-year GMA growth targets into Appendix B of the
2 CPPs; and

3
4 WHEREAS, the County Council held a public hearing on July 19, 2023, to consider
5 the entire record, including the SCT Steering Committee recommendation on the 2044 initial
6 housing growth targets for adoption into Appendix B of the CPPs, and to hear public testimony.

7
8 NOW, THEREFORE, BE IT ORDAINED:
9

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

11
12 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth
13 fully herein.

14 B. The revisions would expand the initial growth target tables contained in Appendix B of the
15 CPPs to include initial 2044 housing growth targets to complement the adopted 2044 initial
16 population and employment growth targets.

17 C. The County Council adopts and incorporates the following findings of fact related to the SCT
18 process for developing the CPP amendments:

19 1. In 2021, the GMA was amended by E2SHB 1220 to instruct local governments to “plan
20 for and accommodate housing affordable to all economic segments of the population of
21 the state.” To help accomplish this, the bill assigned a central role to Commerce to
22 provide countywide projections of housing needs, and to provide guidance for how
23 counties, working in collaboration with their cities, can allocate these projected
24 countywide housing needs to local jurisdictions.

25 2. In order to develop the housing need allocations in time for jurisdictions to use in their
26 2024 comprehensive plan updates, work at the PAC HO-5 working group of SCT
27 commenced in mid-2022 using draft guidance materials provided by Commerce on their
28 projected housing needs methodology.

29 3. The countywide housing needs forecast for 2044 is based on Snohomish County’s
30 adopted initial population target 1,136,309 for 2044, as contained in Appendix B of the
31 Countywide Planning Policies.

32 4. Using Commerce’s guidance and final countywide 2044 housing needs results generated
33 by the HAPT model, released on March 1, 2023, Snohomish County’s countywide
34 population target was translated into a countywide total housing target for 2044 by:

- 35 a) Projecting total future household population by removing future assumed group
36 quarters population from the adopted 2044 total population target for the county,
37 b) Dividing the future household population by an assumed 2044 average household size
38 to arrive at total projected households, and
39 c) Adding vacant units needed for ample choice for a healthy housing market to operate.

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- 1 5. Following these steps arrived at a total countywide 2044 housing unit need of 484,791.
2 Net new housing units needed countywide from 2020-2044 was then calculated by
3 subtracting the 2020 countywide housing base of 317,348 from the total 2044 housing
4 unit projection, resulting in a countywide need of 167,443 housing units for the period
5 2020-2044.
- 6 6. Commerce’s population to housing translation assumptions are intended to account for
7 the historic under-production of housing in Washington State over the past decade or
8 more, during which housing supply has not kept pace with demand. This has led to rising
9 housing costs, households “doubling-up,” overcrowding living spaces, and delayed
10 household formation (e.g., young adults living with parents instead of finding their own
11 housing). Commerce’s methodology for projected housing needs explicitly includes
12 enough housing to remedy the current housing undersupply, as well as address new
13 population growth.
- 14 7. Specific aspects of Commerce’s methodology for translating Snohomish County’s total
15 future population to housing units which are intended to address the current housing
16 undersupply include:
- 17 a) An assumption that housing units for the homeless population will be provided over
18 time such that the share of group quarters population that was homeless, either
19 unsheltered or living in shelters as revealed in the 2020 Census, will be reduced to
20 zero by 2044.
- 21 b) A resumption of significant average household size declines over time in Snohomish
22 County, from 2.67 in 2020 to 2.48 in 2044.
- 23 c) An increase in the countywide vacancy rate to 6% by 2044, up from 4.6% countywide
24 in 2020.
- 25 d) The removal of seasonal units/vacation homes from the 2020 housing base since these
26 units do not accommodate year-round residents.
- 27 8. In order to allocate the countywide housing target to jurisdictions within Snohomish
28 County, the same methodology described above was used at the individual jurisdiction
29 level. The step which involved extra consideration at the jurisdictional level was the
30 projection of average household size in 2044. For this purpose, the PAC HO-5 working
31 group started with each jurisdiction’s estimated additional housing capacity as
32 documented in the 2021 Buildable Lands Report (BLR) and developed projections of
33 additional housing capacity by housing type that would be needed to accommodate the
34 jurisdiction’s adopted 2044 population target. The resulting housing unit mix associated
35 with the jurisdiction’s additional housing capacity was the determinant of the
36 jurisdiction’s future average household size.
- 37 9. As with the adopted population and employment growth targets, housing growth to 2044
38 on tribal lands is not included in the SCT-recommended initial growth targets. This is
39 consistent with the PSRC VISION 2050 Regional Growth Strategy which does not
40 allocate projected growth to tribal lands since these jurisdictions plan outside of the
41 Growth Management Act.

- 1 D. The Appendix B initial housing growth targets are consistent with CPP GF-5 and the
2 Appendix C requirements regarding the establishment of new 20-year GMA initial growth
3 targets, which are required to be used for at least one of the plan alternatives evaluated by
4 cities and the county during development of the local GMA comprehensive plan updates
5 required under the GMA by December 31, 2024.
- 6 E. Appendix C of the CPPs anticipates that following the plan updates conducted by each
7 jurisdiction within the County, the final growth allocations may need to be reconciled. To do
8 this, Appendix C calls for a target reconciliation process conducted through SCT should the
9 preferred target outcome of the city and county GMA plan updates differ. In these situations,
10 SCT shall recommend to the County Council for consideration and adoption a reconciled 20-
11 year housing target allocation that resolves these differences.
- 12 F. The proposed amendments comply with the substantive requirements of the GMA, including
13 RCW 36.70A.110(2) which states that the county shall coordinate with the cities on the
14 location and amount of projected 20-year growth for purposes of ensuring adequate capacity
15 within the UGA to accommodate the projected urban growth.
- 16 G. The amendment to Appendix B of the CPPs is consistent with PSRC’s MPP-RC-1 regarding
17 coordination of planning efforts among jurisdictions.
- 18 H. This amendment to Appendix B of the CPPs is consistent with PSRC’s Multicounty Planning
19 Policy MPP-RGS-1 policy regarding implementation of the VISION 2050 regional growth
20 strategy through the countywide planning policies.
- 21 I. This amendment to Appendix B of the CPPs is consistent with PSRC’s MPP-RGS-2 policy
22 regarding the development of local housing targets based on allocated population targets.
- 23 J. The proposed amendments comply with the procedural requirements of the GMA, including
24 the public participation provisions in RCW 36.70A.035 and .140.
- 25 K. No inconsistencies between the proposed amendments and the GMA have been identified.
- 26 L. No inconsistencies between the amendments and the CPPs have been identified.
- 27 M. Appropriate public participation has been provided through the SCT process and through a
28 public hearing on this ordinance held after public notice.
- 29 N. SEPA requirements for this non-project action have been met through the issuance of
30 Addendum No. 3 of the PSRC VISION 2050 Supplemental Final Environmental Impact
31 Statement on July 12, 2023.

32

33 Section 2. The County Council makes the following conclusions:

34

- 35 A. The amendments would amend Appendix B of the CPPs by adding two 2044 initial housing
36 growth target tables (Table H1 and Table H2) as set forth in Exhibit A of this ordinance
37 between Tables P2 and E1 of Appendix B.

- 1 B. The amendments to the CPPs satisfy the procedural and substantive requirements of the
- 2 GMA.
- 3 C. The amendments are consistent with the policies of the MPPs.
- 4 D. The amendments are consistent with the policies of the CPPs.
- 5 E. The amendments as set forth in Exhibit A increase consistency between the CPPs and
- 6 PSRC’s VISION 2050 Regional Growth Strategy.
- 7 F. The County has complied with the procedural requirements of SEPA.
- 8 G. 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 Ordinance No. 22-003 on February
18 23, 2022, is amended to insert immediately before Table E1 the contents of Exhibit A of this
19 ordinance, which is attached hereto and incorporated by reference into this ordinance as if set
20 forth in full.

21
22 Section 5. The County Council directs the Code Reviser to update SCC 30.10.050 pursuant to
23 SCC 1.02.020(3).

24
25 Section 6. Severability. If any section, sentence, clause or phrase of this ordinance shall be held
26 to be invalid by the Growth Management Hearings Board, or unconstitutional by a court of
27 competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or
28 constitutionality of any other section, sentence, clause or phrase of this ordinance. Provided,
29 however, that if any section, sentence, clause or phrase of this ordinance is held to be invalid by
30 the Board or unconstitutional by a court of competent jurisdiction, then the section, sentence,
31 clause or phrase in effect prior to the effective date of this ordinance shall be in full force and
32 effect for that individual section, sentence, clause or phrase as if this ordinance had never been
33 adopted.

34
35 PASSED this 19th day of July, 2023.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Jared Mead
Council Chair

ATTEST:

Lisa Campfield
Asst. Clerk of the Council

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

DATE: July 21, 2023

[Signature]
Snohomish County Executive

ATTEST:

Melissa Geraghty

Approved as to form only:

/s/ Alethea Hart 6/7/2023
Deputy Prosecuting Attorney

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Exhibit A

Ordinance No. 23-062

Amendment to the Countywide Planning Policies Appendix B –

Growth Targets

APPENDIX B, Table H1 - 2044 Initial Housing Growth Targets for Cities, UGAs and the Rural/Resource Area (Recommended by the Snohomish County Tomorrow Steering Committee on May 24, 2023)

Area	2020 Census Housing Units (excluding seasonal units)	2044 Housing Unit Targets	2020-2044 Housing Unit Growth	
			Amount	Pct of Total County Growth
Non-S.W. County UGA	67,917	104,318	36,401	21.7%
Arlington UGA	7,868	15,780	7,913	4.7%
Arlington City	7,689	15,483	7,794	4.7%
Unincorporated	179	298	119	0.1%
Darrington UGA	686	884	198	0.1%
Darrington Town	648	802	154	0.1%
Unincorporated	38	82	44	0.0%
Gold Bar UGA	1,235	1,440	205	0.1%
Gold Bar City	892	1,059	167	0.1%
Unincorporated	343	381	38	0.0%
Granite Falls UGA	1,635	2,709	1,074	0.6%
Granite Falls City	1,579	2,566	987	0.6%
Unincorporated	56	143	87	0.1%
Index UGA (incorporated)	80	90	10	0.0%
Lake Stevens UGA	14,124	19,254	5,131	3.1%
Lake Stevens City	13,473	18,388	4,915	2.9%
Unincorporated	651	866	216	0.1%
Maltby UGA (unincorporated)	60	234	175	0.1%
Marysville UGA	25,783	40,038	14,256	8.5%
Marysville City	25,723	39,976	14,253	8.5%
Unincorporated	60	62	3	0.0%
Monroe UGA	6,714	9,138	2,423	1.4%
Monroe City	6,163	8,379	2,216	1.3%
Unincorporated	551	758	207	0.1%
Snohomish UGA	4,846	6,596	1,750	1.0%
Snohomish City	4,327	5,873	1,546	0.9%
Unincorporated	519	722	203	0.1%
Stanwood UGA	2,983	4,750	1,768	1.1%
Stanwood City	2,929	4,559	1,630	1.0%
Unincorporated	54	191	138	0.1%
Sultan UGA	1,906	3,404	1,498	0.9%
Sultan City	1,883	3,308	1,425	0.9%
Unincorporated	23	96	73	0.0%
S.W. County UGA	199,902	325,748	125,847	75.2%
Incorporated S.W.	118,993	200,733	81,740	48.8%
Bothell City (part)	7,343	14,325	6,982	4.2%
Brier City	2,355	2,894	539	0.3%
Edmonds City	19,005	28,073	9,068	5.4%
Everett City	47,023	85,580	38,557	23.0%
Lynnwood City	16,132	30,183	14,051	8.4%
Mill Creek City	8,961	11,578	2,617	1.6%
Mountlake Terrace City	9,133	16,816	7,683	4.6%
Mukilteo City	8,565	10,711	2,146	1.3%
Woodway Town	476	574	98	0.1%
Unincorporated S.W.	80,909	125,015	44,107	26.3%
UGA Total	267,819	430,067	162,248	96.9%
City Total	184,379	301,218	116,839	69.8%
Unincorporated UGA Total	83,440	128,849	45,409	27.1%
Non-UGA Total (Uninc Rural/Resource Area)	49,529	54,724	5,195	3.1%
County Total	317,348	484,791	167,443	100.0%

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

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APPENDIX B, Table H2 - 2044 Initial Housing Growth Targets for Cities and Unincorporated MUGAs within the SW County UGA (Recommended by the Snohomish County Tomorrow Steering Committee on May 24, 2023)

Area	2020 Census Housing Units (excluding seasonal units)	2044 Housing Unit Targets	2020-2044 Housing Unit Growth	
			Amount	Pct of Total County Growth
SW County UGA Total	199,902	325,748	125,847	75.2%
Incorporated SW County UGA Total	118,993	200,733	81,740	48.8%
Unincorporated SW County UGA Total	80,909	125,015	44,107	26.3%
Bothell Area	19,495	31,870	12,375	7.4%
Bothell City (part)	7,343	14,325	6,982	4.2%
Unincorporated MUGA	12,152	17,545	5,393	3.2%
Brier Area	2,991	3,669	678	0.4%
Brier City	2,355	2,894	539	0.3%
Unincorporated MUGA	636	775	139	0.1%
Edmonds Area	20,612	30,214	9,602	5.7%
Edmonds City	19,005	28,073	9,068	5.4%
Unincorporated MUGA	1,607	2,141	534	0.3%
Everett Area	64,822	112,234	47,412	28.3%
Everett City	47,023	85,580	38,557	23.0%
Unincorporated MUGA	17,799	26,655	8,856	5.3%
Lynnwood Area	30,488	55,099	24,611	14.7%
Lynnwood City	16,132	30,183	14,051	8.4%
Unincorporated MUGA	14,356	24,916	10,560	6.3%
Mill Creek Area	26,810	36,904	10,094	6.0%
Mill Creek City	8,961	11,578	2,617	1.6%
Unincorporated MUGA	17,849	25,326	7,477	4.5%
Mountlake Terrace Area	9,142	16,829	7,687	4.6%
Mountlake Terrace City	9,133	16,816	7,683	4.6%
Unincorporated MUGA	9	13	4	0.0%
Mukilteo Area	14,029	20,418	6,389	3.8%
Mukilteo City	8,565	10,711	2,146	1.3%
Unincorporated MUGA	5,464	9,707	4,243	2.5%
Woodway Area	476	714	238	0.1%
Woodway Town	476	574	98	0.1%
Unincorporated MUGA	-	140	140	0.1%
Paine Field Area (Unincorporated)	2	1	(1)	0.0%
Larch Way Overlap (Unincorporated)	1,765	4,562	2,797	1.7%
Lake Stickney Gap (Unincorporated)	4,036	5,823	1,787	1.1%
Silver Firs Gap (Unincorporated)	5,234	7,412	2,178	1.3%
County Total	317,348	484,791	167,443	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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