



Committee of the Whole

Deb Bell

Council Initiated:

☐ Yes

☒ No

ECAF: 2026-1998
Ordinance: 26-041

Type:

☐ Contract

☐ Board Appt.

☒ Code Amendment:

Growth Targets

☐ Budget Action

☐ Other

Requested Handling:

☐ Normal

☐ Expedite

☒ Urgent

Fund Source:

☐ General Fund

☐ Other

☒ N/A

Executive Rec:

☒ Approve

☐ Do Not Approve

☐ N/A

Approved as to

Form:

☒ Yes

☐ No

☐ N/A

Subject: Growth Targets.

Scope: The proposed Countywide Planning Policy amendments are to population, housing, and employment growth targets (Appendix B), the urban area growth area (UGA) map and the southwest urban growth area (SWUGA) map (Appendix A) to reconcile and establish 2044 growth targets.

Update	Proposed Change
Repeal growth targets in Appendix B Ord. 23-063 and replace with proposed Exhibit A	Reconcile population, housing and employment growth targets in Tables P1, P2, H1, H2, E1 and E2.
Repeal UGA & MUGA maps in Appendix A Ord. 22-003 and replace with proposed Exhibit B	Amend Countywide Planning Policies: UGA & MUGA Boundary Maps.
SCC 30.10.050	Update pursuant to SCC 1.02.020(3) .

Authority Granted: The proposed Ordinance would repeal and amend portions of Countywide Planning Policies (CPPs) to establish 2044 reconciled growth targets (20-year growth allocations), under RCW 36.70A.210.

Background: Growth targets are a foundational tool of comprehensive plans. Growth targets identify the amount of population, employment, and housing growth in the region and Snohomish County, and policies implement the goals to encourage or cap these growth elements to meet targeted numbers. The Growth Management Act (GMA) requires counties to adopt CPPs that implement growth targets. These policies 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 and 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."

Policy updates require the County Council to adopt the initial growth targets in the CPP's. 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. This Ordinance amends growth targets last amended in the CPPs in 2024.

After adoption of initial targets, local jurisdictions must then consider the growth targets in updating their own plans. Considering does not necessarily mean that the local

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jurisdiction must adopt plans that achieve the targets. Snohomish County Tomorrow (SCT) is a public inter-jurisdictional forum from representatives from the County, cities in Snohomish County, and the Tulalip Tribes. SCT requires that cities and the County develop and maintain a coordinated, annual growth monitoring process that establishes a growth monitoring report. This report assesses the most recent growth and development trend information available for Snohomish County. The CPPs are then updated to account for any differences from existing growth targets and the Growth Monitoring Report. To account for differences between final plans and initial growth targets in the present ordinance (and for other factors such as annexations), SCT has gone through a target reconciliation and recommendation of final targets for consideration and adoption.

SCT has reviewed the 2024 Comprehensive Plan updates for all jurisdictions found that there were no discrepancies to reconcile between city targets adopted by cities and the County's adopted targets for cities. SCT did find differences in the County's adopted targets and the initial targets in the CPPs for several unincorporated UGAs and Municipal Urban Growth Areas (MUGAs). The reasons for these differences are as follows:

1. The County's adopted targets utilized revised growth capacity estimates to reflect updated future land use plan designations, development regulations, and UGA boundaries adopted by the County Council since the adoption of the initial targets.
2. Corrections to critical area features in some unincorporated UGAs resulted in capacity reductions which were reflected in the adopted targets.
3. Updated pending residential project information resulted in changes to residential capacity estimates in some unincorporated UGAs.
4. Higher than originally anticipated housing growth targets provided by the state Department of Commerce, which resulted in shifts of unincorporated urban residential growth from areas with insufficient capacity to areas with surplus capacity.
5. Revisions to the employment targets in some parts of the unincorporated UGA where the initial employment target exceeded capacity resulted in some shifts of unincorporated urban employment growth from areas with insufficient capacity to areas with surplus capacity.

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The proposed ordinance is to reconcile the initial targets for growth to the year 2044.

2020-2044 Population Growth:

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

2019-2044 Employment Growth:

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

In accordance with Snohomish County Charter 2.60, any amendments to the Comprehensive Plan require a night meeting.

Requested Action: For Council to move the ordinance to GLS on August 19th, 2026, to set time and date for public hearing, on September 15th, 2026, following the in-district night meeting, at the time of 6 pm; District 5 - Lake Stevens Boys & Girls Club 1609 E. Lakeshore Drive, Lake Stevens, WA & Remote Meeting.